



Legislation Details (With Text)

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Minutes for the MAPC meeting on July 13, 2004.
Metropolitan Area Planning Commission Minutes, July 13, 2004

MEMBERS PRESENT: Beadles, Krennerich, Day, Gott, Harpole, Moore, Damron, Johnson

MEMBERS ABSENT: Vance

The minutes of the June 8, 2004 meeting were approved as prepared on a motion by Krennerich, second by Harpole and unanimous vote.

#1 SP04-24 Belz, Burrow, Hocker requested approval of site development plans for The Mall at Turtle Creek containing 673,525 square feet on 72.97 acres. The general location of the property is on the northeast corner of Highland Drive and Stadium Boulevard.

Bruce Burrow, President of Belz/Burrow, addressed the commission regarding the site development plans for The Mall at Turtle Creek. Mr. Burrow stated that it had taken some time to put the paper plans together for this 750,000 square foot mall and now they are ready to proceed with the project. Target, J C Penney, Dillards with two levels, Bed, Bath & Beyond, Barnes & Noble, Circuit City are some of the anchors of the mall along with many sub-anchors. There are two accesses off Stadium Boulevard, one of which is signalized and there are two accesses off Highland Drive, both of which are signalized. Matthews Avenue will be extended across Turtle Creek to the north side of the mall site. Turtle Creek will be relocated to the perimeter of the mall property as a part of this project. The creek currently is very deep with almost vertical sides and is not maintainable. The relocated creek will have a 35' bottom and 3 to 1 side slopes which will make it easy to maintain. The bank of the creek will have a green belt adjacent to it with park benches, trash receptacles and landscaping. A retention pond, approximately 9 acres in size, will be constructed on the south side of Highland Drive to collect the storm water runoff and release it slowly. There will be park benches, trash receptacles and landscaping around this area as well. The retention pond will be a wet weather pond and will only be wet during periods of rain, otherwise it will be green and dry. The retention pond as projected will remove many properties, maybe as many as 525 structures, in the area from the flood plain.

The interior corridor of the mall is extra wide so that the store fronts may be extended and take on the appearance of a street scape. There will be a lot of natural lighting in the corridor. There is a carousel in the middle of the center court adjacent to the food court.

Many of the stores will have direct access to the outside and there will be convenient, quick in/quick out parking to some of them.

Commissioner Damron questioned the need for the traffic signal on Stadium Boulevard. Bernie Auld, Project Engineer, stated that the traffic study conducted by Peters & Associates, shows the need for the signal for traffic in and out of the mall as well as the north/south traffic on Stadium Boulevard.

No opposition was expressed by any one in attendance.

Ron Shipley, Acting City Planner, had no comments on the plans.

Claude Martin, City Engineer, stated that he needed confirmation that the parking meets ADA requirements. Some sheets were missing from the plans that need to be provided. The pipe size is needed on the pipe in the ditch under Matthews. Pipe sizes and flow capacities are needed for the retention pond. Mr. Martin noted that he had provided this information to the engineer and they had agreed to provide it.

Chairman Beadles informed those in attendance that the commissioners had received a copy of the mall plans around the 17th of June and had been reviewing them since that time and many of their questions had already been answered. A work session was held on July 8th for preliminary review as well.

Mr. Harpole made a motion to approve the request subject to approval by the City Engineer on the revised parking and drainage plans. The motion was seconded by Mr. Day. Voting was 7 in favor, 0 opposed. Those voting aye were Gott, Moore, Krennerich, Harpole, Day, Johnson and Damron. Mr. Damron stated for the record that his aye vote was with reservation regarding the need for the traffic signal on Stadium Boulevard. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#2 An amendment to Title 14, Section 14.20.02 (c) (Use Table) of the Code of Ordinances for the City of Jonesboro for the purpose of making a loft apartment a conditional use in the C-3, C-4, C-5 and I-1 Zoning Districts.

Ron Shipley, Acting City Planner, said that some situations had arisen where there was a need for loft apartments outside the downtown/downtown fringe area. The zoning classification for the downtown area is not appropriate for areas outside those boundaries and for which whose boundaries are interpreted in many ways. In some of the industrial zoned properties there have been requests to have an onsite manager or security guard that would live on the premises 24/7. MAPC approval is required for all conditional uses. Adjoining uses would have to be considered on all applications and some uses may not be compatible. A change in use would have to be approved each time there is a change.

No opposition was expressed by anyone in attendance.

A motion to recommend approval of this amendment to the City Council was made by Mr. Krennerich and seconded by Mr. Damron. Voting was 7 in favor, 0 opposed. Those voting aye were Damron, Gott, Moore, Krennerich, Harpole, Day, Johnson. MOTION CARRIED, REQUEST APPROVED.

#3 An amendment to Title 14, Section 14.20.01 (c) (3) of the Code of Ordinances for the City of Jonesboro for the purpose of exempting utility facilities from the five acre minimum lot size in the AG-1 Zoning District.

Acting City Planner, Ron Shipley, explained that there are several instances in the AG-1 Zoning that the five acre minimum is excessive for the use. Often times one acre is more than needed. The question was raised that some installations may need additional acreage and that option needs to be there to require more if necessary.

No opposition was expressed by anyone in attendance.

Mr. Krennerich made a motion to recommend approval of the amendment with the stipulation that location of a power station, water or sewer plant or substation on a lot smaller than five acres must be approved by the MAPC. The motion was seconded by Mr. Harpole. Voting was 7 in favor, 0 opposed. Those voting aye were Krennerich, Damron, Day, Moore, Harpole, Johnson, Gott. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#4 An amendment to Title 14, Section 14.20.01 (a) of the Code of Ordinances, known as the Zoning Ordinance, for the City of Jonesboro for the purpose of creating an R-5 Residential Zoning District.

This item was withdrawn when it was discovered that all of the proposed amendments were not included in the first draft of the proposal and was not properly advertised. The item will need to be advertised again. Commissioners requested additional clarifications for the new districts and their enforcement to be ready for the August work session.

ITEM WITHDRAWN.

#5 Discussion of establishing mail delivery in new subdivisions and proper locations of mail boxes.

Postmaster Hillrey Adams addressed the commission regarding new approaches to more efficient mail delivery and related some of the problems currently being experienced by the postal service. Existing mail service would not be affected. Mr. Adams stated that he would like to have the opportunity to look at new subdivision plans and discuss options with the developer so they could exercise better control over mail delivery. Mr. Adams said he had flyers that could be distributed when building permits are issued to encourage early contact with the post office regarding mail delivery.

Chairman Beadles requested the Planning Department provide the post office with a copy of all new subdivision plans as they are approved which was agreed to. However, it was noted that the MAPC has no jurisdiction over mail delivery and current ordinances do not address it.

NO ACTION TAKEN.

#6 RZ04-18 Frances T. Sowle requested approval of rezoning from the R-1, Single Family Medium Density District to the C-3, General Commercial District for .92 acre located on a part of the SW ¼, SW ¼ of Section 14, T14N, R3E. The address of the property is 2905 W. Washington and the general location of the property is on the southeast corner of W. Washington Avenue and W. Matthews Avenue.

This item was reviewed and approved a couple of months ago when problems arose with title to the property. That issue has been cleared up and they are ready to proceed.

Teddy Hooton, City Engineer, informed Mr. Park about impending highway improvements in the area which

may impact the development of this property and he was urged to explore this with the AHTD soon.

Ron Shipley, Acting City Planner, stated that the proposed zoning was compatible with the surrounding area.

A motion to recommend approval of the request to the City Council was made by Mr. Harpole and seconded by Ms. Moore. Voting was 7 in favor, 0 opposed. Those voting aye were Moore, Harpole, Day, Johnson, Gott, Damron, Krennerich. MOTION CARRIED, REQUEST APPROVED.

#7 CU04-7 Airport Road Baptist Church requested approval of a conditional use to construct a church in the R-1, single Family Medium Density District. The address of the property is 315 N. Airport Road and the general location of the property is on the west side of Airport Road, south of Aggie Road.

Mark Saddler, Pastor, noted that there is an existing, portable building on site and they wish to build a new, larger building.

Ron Shipley, Acting City Planner, had no comments on the plans.

Claude Martin, City Engineer, stated that he needed to see the site development plans and would reserve his review and comments when it is submitted.

A motion to approve the request was made by Mr. Day and seconded by Mr. Johnson. Voting was 7 in favor, 0 opposed. Those voting aye were Harpole, Day, Krennerich, Johnson, Gott, Damron, Moore. MOTION CARRIED, REQUEST APPROVED.

#8 CU04-8 Jacqueline Stanback requested approval of a conditional use to operate a daycare in the R-3, Multi-Family High Density District at 223 Miller Street. The general location of the property is on the corner of Miller Street and Word Avenue.

Ms. Stanback stated that she currently has a day care next door and has purchased this home and wishes to expand it there.

Ron Shipley, Acting City Planner, had no comments on the plans.

Claude Martin, City Engineer, had no comments on the plans.

A motion to approve the request was made by Mr. Gott and seconded by Mr. Day. Voting was 7 in favor, 0 opposed. Those voting aye were Gott, Day, Krennerich, Moore, Johnson, Damron, Harpole. MOTION CARRIED, REQUEST APPROVED.

#9 CU04-9 The Carter Family Investments, LLC requested approval of a conditional use to establish an agricultural animal use in the R-1, Single-Family Medium Density District. The address of the property is 2023 Pleasant Grove Road and the general location of the property is west of Pleasant Grove Road, approximately ¼ mile north of E. Johnson Avenue.

Jim Carter stated they he had owned the property for 30 years. His daughters are wanting to build a home there and have their horses and barn in the back. The horse will not require any pasture. All feeding and such will take place in the barn, there will be no need for grazing. He also adjoins fifteen additional acres behind that they will not be used at this time. Other animal uses are in the area and have been for years.

Ron Shipley, Acting City Planner, had no comments on the plans.

Claude Martin, City Engineer, had no comments on the plans.

A motion to approve the request was made by Mr. Damron and seconded by Mr. Harpole. Voting was 7 in favor, 0 opposed. Those voting aye were Damron, Harpole, Gott, Day, Johnson, Krennerich, Moore.

MOTION CARRIED, REQUEST APPROVED.

#10 RZ04-17 J. T. Barr requested approval of rezoning from the Residential R-1, Single-Family Medium Density District to the Residential R-2A, Multi-Family Medium Density District for Lot 3 of Key's Replat of Lot 6 of Pine Hills Subdivision. The address of the property is 923 & 925 E. Craighead Forest Road and the general location of the property is on the south side of E. Craighead Forest Road, approximately 1,000 feet west of Harrisburg Road.

WITHDRAWN PRIOR TO MEETING.

#11 PP04-14 Don Bridger requested preliminary approval of plans for Bridger Place Subdivision, a residential subdivision containing 103 on 39.803 acres in the R-1, Single-Family Medium Density District. The general location of the property is on the west side of Old Bridger Road, south of Minga Lane.

Carlos Wood, Project Engineer, stated that he had been provided with a copy of the city engineering comments and they had no problem with compliance.

Ron Shipley, Acting City Planner, had no comments on the plans.

Claude Martin, City Engineer, stated that he had some questions regarding the drainage. Particularly the size of the pipe under Bridger Road needs to be shown with more detail on the intersection. The preconstruction and post construction flows need to be provided for a more complete review. A drainage easement is needed between lots 12,13,15, and 16 in Block B. The engineer needs to spell out what kind of ditch or pipe is going into the easement. Murray Creek is being relocated by the developer of this subdivision and a typical section is needed on the relocated creek and more engineering details on what he plans to do there.

Commissioner Krennerich questioned if the relocated creek should be curved or at a 90° turn. The proposed easement does make a 90° turn. Mr. Wood stated they were still looking at that and would work with the City Engineer to do whatever is determined best.

Commissioner Damron stated that there was a need for an outlet to the west. Minga Lane and Oriole Drive are connected now and he would like to see Oriole brought further south and a new street extended to the west around Lots 24 or 25 to tie into Oriole Drive.

Mr. Krennerich made a motion to grant preliminary approval with the following stipulations:

1. Providing the size of the pipe under Bridger Road
2. Provide more detail on the intersection
3. Provide the preconstruction and post construction surface water flows
4. Granting a drainage easement between lots 12,13,15, and 16 in Block B and showing what is going to be done in the ditch
5. Providing a typical section on the relocated Murray Creek and more engineering details on what he plans to do there
6. Providing a street extension to the west around Lots 24 or 25

The motion was seconded by Mr. Harpole. Voting was 7 in favor, 0 opposed. Those voting aye were Krennerich, Moore, Johnson, Day, Damron, Gott, Harpole. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#12 A request to post the speed limit at 25mph on Rusher Lane between Nix Lane and Nix Lake. The area is residential and currently 30mph limit un-posted. Residents in the neighborhood have asked for this change.

Commissioner Harpole stated that he had done some research to make sure that MATA Committee is still in effect and that he was concerned about the precedence that would be set by the MAPC hearing this kind of request. Mr. Harpole then made a motion to send this item and item #13 back to the City Council and ask them to refer it to the MATA Committee for their consideration. The motion was seconded Mr. Krennerich. Voting was 7 in favor 0 opposed. Those voting aye were Harpole, Krennerich, Moore, Day, Johnson, Gott, Damron. MOTION CARRIED.

#13 A request to add two stop signs on Ingles Rd at Industrial Dr., making the intersection a four-way stop. Residents in the neighborhood have asked for this change.

Commissioner Harpole stated that he had done some research to make sure that MATA Committee is still in effect and that he was concerned about the precedence that would be set by the MAPC hearing this kind of request. Mr. Harpole then made a motion to send this item and item #12 back to the City Council and ask them to refer it to the MATA Committee for their consideration.