



Legislation Details (With Text)

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METROPOLITAN AREA PLANNING COMMISSION  
MAY 11, 1993

MEMBERS PRESENT: Coleman, Damron, McCracken, Finley, Baker, Alston.

MEMBERS ABSENT: Little, Blalock

The minutes of the 04-13-93 meeting were approved as prepared.

SU93-9 Jimmy Allen requested approval of placement of a mobile home at 1011 Lawrence Street.

A motion to approve the request was made by Ms. Finley and seconded by Mr. Damron. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#1 RZ93-20 William E. Turner requested approval of rezoning from R-1 to C-3 for .46 acre located on the east side of Southwest Drive (Hwy 49), south of Wood Street.

This property has been the site of a commercial development for many year. It was annexed in 1989 and zoned R-1. Several commercial used properties in the area have been changed to commercial zoning over the last couple of years. It was noted that additional right-of-way was needed to be in compliance with the street plan. The Turners stated they had no problem with the additional right-of-way and was willing to make the dedication.

Ms. Finley made a motion to approve the request subject to additional right-of-way being dedicated for a total of 50' from the centerline of Southwest Drive.

#2 RZ93-21 William Dixon and Florence Dixon requested approval of rezoning from R-1 to C-3 for 1.40 acres located on the southeast corner of Airport Road and Johnson Avenue.

This has been the site of Dixon Auto Parts for several years and was used commercially before the Dixon's

bought the property.

A motion to approve the request was made by Ms. Finley and seconded by Mr. Alston. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#3 MP93-24 William Dixon and Florene Dixon requested approval of a minor plat containing 1.40 acres and located on the southeast corner of Airport Road and Johnson Avenue.

Ms. Finley make a motion to approve the request with the stipulation that a site plan be submitted and approved by the Planning Commission prior to development. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#4 RZ93-22 Norman and Christy Ellison requested approval of rezoning from AG-1 to C-3 for 3.534 acres located on the south side of Southwest Drive, ¼ mile west of Maple Valley Drive.

This property was rezoned in recent months from R-1 to AG-1. The owners stated that they have been unable to market or develop the property as agricultural property. The original request was for C-3 zoning and was amended to AG-1. The Ellison's stated they were not able to get utilities to the property they owned south of this tract which is where they desired to build their building.

Access to other properties at the rear of this property also owned by the Ellison's was questioned. Skip Mooney stated there would be an easement across this property for the property to the read. If the frontage is sold the easement would be retained. Access to the property at the rear will be addressed when the property is platted.

It was pointed out that the right-of-way on Southwest Drive was not in accordance with the street plan. The Ellison's stated they had no problem with dedicating the additional right-of-way and was willing to do so.

A motion to approve the requests was made by Mr. Alston subject to the 10' additional right-of-way being granted. Approval is also subject to platting of the land and submission of a site plan prior to development. The motion was seconded by Ms. Finley. Voting was 3 in favor, 2 opposed. Five affirmative votes are required for a recommendation on zoning. MOTION FAILED.

A second motion was made by Ms. Finley to approve the request subject to the 10' additional right-of-way being granted from centerline on Southwest Drive, as agreed to by the owners and also that this property could only be sold as a single tract containing 3.534 acres, also agreed to by the owners. Ms. Finley further stipulated that the land be platted and a site plan submitted prior to development on the land. The motion was seconded by Mr. Alston. Voting was 5 in favor, 1 opposed. REQUEST APPROVED WITH STIPULATIONS.

#5 FP93-11 Mary Cathryn Walker requested final approval of Lots 1, 2 & 3, a replat of Lot 7 of Shady Acres Cove and part of the SW ¼, SE ¼ of Section 27, T 14N, R3E containing 4.71 acres. The property is located on the south side of Sloan Circle, south of Day Drive.

This request was withdrawn by owner.

#6 FP93-13 David Abernathy and Venture Seven Corporation requested final approval of Abernathy Lake Estates, a subdivision containing 8 lots on 8.02 acres. The property is located on the south side of Nix Lake Drive, west of Tower Park Addition.

Mr. Damron made a motion to approve the request with the statement that the reason for allowing the extra

length on the cul-de-sac was due to the low density of this development (8 lots ranging from 3/4 acres to 1.25 acres) and the adjoining development and the low traffic volume on both streets. The Fire Department is in agreement to allow the street as proposed. The motion was seconded by Mr. Alston. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#7 PP93-8 John Morris requested approval of preliminary plans for Woodsprings Forest, a subdivision containing 51 lots on 22.69 acres. The property is located on the north side of Casey Springs Road, west of Woodsprings Estates Subdivisions.

There were several questions regarding the jogging path, which is basically a back yard sidewalk on the back of each lot shown around the perimeter of the property. Some of the questions were related to maintenance, hours of availability, fencing, etc... The developer stated that these would be specifically addressed in the Bill of Assurance.

There was also concern expressed that the street details were not sufficient to know what the actual street improvements are and where they are going.

Mr. McCracken made a motion to approve the request with the following stipulations:

1. The developer includes elevation drawings and street improvement plans for Casey Springs Road including, curb, gutter and underground drainage in the final plans.
2. Addressing the comments contained in the staff report.
3. Correction of the grate drawings for drainage structures.

The motion was seconded by Mr. Alston. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 MP93-23 Ed and Wanda Vaught requested approval of a minor plat containing six lots on 1.38 acres. The property is located on the south side of Craighead Road, east of Wood Street.

Mr. Damron made a motion to table this plat due to deficiencies in the plat, relating to street frontage, legal descriptions, etc. The motion was seconded by Mr. Baker. Voting was 5 in favor, 0 opposed. REQUEST TABLED.

#9 SP93-18 Robert Rees requested approval of site plans for a dry cleaning drop off/pickup service. The building contains 3,290. Sq. ft. and will have a 33'X70' canopy attached on the east side. The property is located on the southeast corner of Nettleton Avenue and Cole Street.

There were many questions that could not be answered due to lack of complete plans. One of the questions raised by the Commission, the City Engineer and some area landowners related to drainage from the site and what impact the drainage would have on the adjoining properties and on properties downstream from the site. Another question raised was where the new curbs are going to be placed to facilitate left turn lanes on Cole Street and Nettleton Avenue.

Mr. Rees said it was his intention to install left turn lanes on both streets and further stated that he had Bob Newell working on a drainage plan for the site. There is a problem to be resolved with a utility pole on Nettleton Avenue that appears to be a conflict with any street widening.

Mr. Rees stated that he would be filling his land so that he would not be the low point and this would divert the

path of some of the water coming from the east and traveling down Cole Street. Other water will be diverted to Nettleton Avenue and Mr. Rees said he would get with the City Engineer and pay for the improvements that are necessary to get the water on Nettleton into the inlet.

Another area of concern from the area owners was the increased traffic congestion in a R-1 neighborhood. Conflicting traffic movements from this property and the property on the east side were also discussed as being a potential problem. As proposed there would be a drive immediately adjacent to a drive on the property on the east side. Some of the property owners stated their objections to the project being so close to Cole Street and the number of variances as well as the size of the variances that had been granted on this site. Conversion from this planned use to another high traffic use was also a concern. It was noted that the Board of Zoning Adjustments had granted variances as follows: 2.5' variance in the front setback, a 7' variance in the side setback, a 16' variance in the side setback for a corner lot and a parking variance of 5 spaces.

Mr. McCracken made a motion to table the request with the statement that plans submitted have changed and is incomplete and lacking in several details. It was stipulated that the owner consult with his engineer to prepare complete plans on drainage, elevations, inlets, pipes, curbs, street widening and installation of turn lanes on Cole and Nettleton, sidewalks, fencing and/or buffering on the south property line and address the existing power poles. These plans are to be submitted to the staff for review prior to being placed on the next agenda. The motion was seconded by Mr. Damron. Voting was 5 in favor, 0 opposed. REQUEST TABLED.

#10 PP93-9 The, Jonesboro Industrial development Corporation requested preliminary approval of subdivision plans for a 24 lot mini industrial park. The property is located on the southeast corner of Willow Road and Parker Road.

It was noted that these are preliminary plans and complete plans will be forthcoming for final approval. This is an industrial subdivision very similar to the small industrial park on Commerce Drive at Krueger Drive.

The status of Willow Rod was questioned as to what the right-of-way should be.

When asked if the plans met the ordinance standards for streets and drainage, Mr. Coleman stated that the plans as presented did not address those issues. A representative of the JIDC stated they were not including curb and gutter in the street plans. It was further stated that this would be developed exactly as the other industrial parks which do not have any curb and gutter. The finished plans will have all the grades and elevations.

When the MAPC approved the last mini-park was in 1988 it was with the stipulation that the street improvement question be forwarded to the City Council to be resolved.

Mr. McCracken made a motion to grant preliminary approval subject to detailed plans being submitted for staff review prior to being placed on the agenda for final approval. Staff verification is requested on the right-of-way for Willow Road. Even though the plan indicates that 60' is the sufficient right-of-way, the road is connected to an overpass and it appears over time it will carry a substantial volume of traffic, more than a 60' right-of-way would accommodate. Approval is also subject to the City Council providing guidance on the street improvement question regarding curbs, gutters and underground drainage. The motion was seconded by Mr. Baker. Voting was 5 in favor, 0 opposed. REQUEST APPROVED PRELIMINARILY WITH STIPULATIONS.

#11 SP93-19 Diversified Packaging requested approval of site plans for a new industrial plant to be located on a lot in the JIDC mini industrial park. The property is located on the east side of Willow Road, south of Parker Road.

Mr. McCracken made a motion to approve the request with the following stipulations

1. The site plan being completed to accurately show the driveway widths and that these widths be approved by the City Engineer.
2. The City Engineer reviewing any applicable drainage requirements
3. The parking lot in front of the building being shown as paved.
4. Verification, relocation or elimination of the parking spaces that appear to be in the truck well drive.
5. Staff verification that there is adequate parking.

The motion was seconded by Mr. Alston. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#12 FP93-10 Kent Arnold requested final approval of Key Place, a subdivision containing 79 lots on 20.01 acres. The property is located on the south side of Johnson Avenue, east of Paragould Drive.

Mr. McCracken made a motion to approve the request subject to rip rap being placed around the pipe at the end of Jamaica Place. All conditions of preliminary approval have been met. The motion was seconded by Mr. Alston. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#13 FP93-9 Kent Arnold requested reconsideration of final plans approval of Stadium Place regarding the placement of underground drainage pipe along Stadium Blvd. The property is located on the northeast corner of Stadium Blvd. and Colony Drive.

The developer stated that after the stipulation was made concerning enclosure of the ditch at the April meeting he decided to do further study on the drainage in the area. Mr. Arnold stated that there was not much water draining through this area. The only water entering the ditch is from the centerline of Stadium. Practically all of the other water travels east and doesn't flow through this north/south ditch. It was speculated that the ditch, which is very shallow, was excavated when the road bed was built and actually served no other purpose other than the road bed.

Guy Lowes, City Engineer, stated the water coming into this ditch is from the right-of-way and maybe some from the monument company to the north. Something would be need to be done to prevent water from the road from running onto the lots and possibly up against the buildings because the lots are lower than the center of the street. There is little water entering this ditch. Mr. Lowes further stated that there is not much need for pipe at this point.

Mr. Arnold stated that he would maintain a natural swale down so that what water does come there off the street or elsewhere would be moved into the east/west ditch.

A motion was made by Mr. Alston to remove the requirement to install drainage tile in the north/south ditch. Mr. Alston further stated that owner take whatever steps are necessary to handle the water runoff from Stadium Blvd.

In other business:

Master Street Plan - Jim Shaw, City Planner, informed the Commission of a decision from the City Attorney stating the MATA Plan does conform to the State law requirements for a Master Street Plan. Mr. Shaw stated that there was no record of the MAPC ever adopting the Master Plan and that one should be adopted. It was noted that the City Council had adopted the MATA Plan with some changes. The Commission can adopt this

plan or some other plan for the Master Street Plan.

It was Mr. Shaw's recommendation that the Commission adopt the MATA Plan as its Master Street Plan. The question was asked if the plan could be amended periodically and Mr. Shaw responded that it could. It was noted that the MATA Plan does not cover the annexed area. It was asked what conflicts there were between the MATA Plan and the Jonesboro 2000 Plan. It was stated that the plans were similar in many ways.

A motion by Mr. Damron to adopt the MATA Plan was withdrawn prior to a second.

It was asked that all of the Commission members be furnished a copy of the MATA Plan and the Jonesboro 2000 Plan.

Parking Ordinance - Jim Shaw gave all the Commissioners a copy of the parking ordinance and asked them to review the ordinance. The ordinance will be considered at the next meeting.

Retention pond behind vacated Wal-Mart building - Mr. McCracken noted that the retention basin has not been completed as of this date. The plans for the Supercenter included the basin some two year ago. After that plan was approved plans were submitted for a Sam's Wholesale Club that involved relocation of the basin and so therefore work ceased. This particular Sam's site was scrapped but no more work has ever been done toward completion of the pond. The basin is a terrible eyesore and needs to be completed. Mr. McCracken asked that Staff contact Wal-Mart and get an update on the status of the retention basin and plans for completion of that structure. This should be done no later than the filing of the plans for the Sam's Club.

It was stated that Wal-Mart people, Wal-Mart's engineers and the local manager had been contacted in past months about the retention basis. During a recent conversation with CEI Engineering, Mandy Bunch stated that the construction contact on the Sam's Club would include completion of the retention basin behind the old Wal-Mart. Trees from the Sam's site will be transplanted to the retention basin.