



Legislation Details (With Text)

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1/14/2003	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on December 10, 2002.
Metropolitan Area Planning Commission Minutes, December 10, 2002

MEMBERS PRESENT: Vance, Damron, Gott, Moore, Krennerich, Johnson

MEMBERS ABSENT: Beadles, (two appointments vacant)

OTHERS PRESENT: Glenn Batten, City Planner; Teddy Hooton, City Engineer, Brian Wadley, Planning Coordinator

The minutes of the November 12, 2002 meeting were approved on a motion by Mr. Gott, second by Mr. Damron and unanimous vote.

#1 RZ02-43 Randy Murphy requested approval of rezoning from the Residential R-2, Multi-Family Medium Density District to the Commercial C-3, General Commercial District for part of Lot 2 of Thorn’s Addition containing .26 acre. The general location of the property is on the southeast corner of Highland Drive and Bryan Street.

Glenn Batten, City Planner, stated that the proposed site on Highland Drive is consistent with the land use plan and is suitable for most C-3 uses that would fit on a lot this size. Plans are for this lot to be consolidated with the property to the east where Mr. Murphy currently has a car sales lot.

A motion to recommend approval of the rezoning to the City Council was made by Mr. Vance and seconded by Ms. Moore. Voting was 5 in favor, 0 opposed. Those voting aye were Vance, Moore, Johnson, Gott, Damron. MOTION CARRIED, REQUEST APPROVED.

#2 RZ02-44 John Warmack requested approval of rezoning from the Residential R-1, Single Family Medium Density District, and the Commercial C-3, General Commercial District, to the Commercial C-3 LU-O, Limited Use Overlay District for 15.44 acres located on a part of the NE ¼ of Section 36, T14N, R3E, and a

part of the SW ¼, SE 1/4 of Section 25, R3E. The general location of the property is on the south side of Parker Road, west of Culberhouse Street.

Terry Bare, Project Surveyor, explained that this proposal is in the vicinity of the new mall location and proposed by the same owner. The limited uses proposed for this site is the same as those for Southern Hills Mall.

Two area residents from Morningview Drive, spoke in opposition to the proposal. The main points of opposition were the detrimental impact they felt this development would have on a quiet neighborhood that was started 50 years ago when Culberhouse was a gravel road. Traffic is bad now and turning movements off Culberhouse are very hard and with the increase in traffic it will only get worse.

Glenn Batten, City Planner, stated that he had gone through the same analysis that was used when the mall property was considered a couple of months ago. Just to the east of the proposed site is a C-5 area and actually only one lot and part of another lot in Morningview Heights adjoin this proposal. The land also extends to Southwest Drive. There is an R-1 tract between this site and the mall site. The Village Residential designation in the land use plan is obsolete due to the vast amount of changes that have taken place in the years since its adoption, particularly the widening of Southwest Drive and the location of the mall. It is doubtful that R-1 uses would develop in this area when considering the pattern that has developed. Increased noise, traffic, and buffering are all items that will need to be addressed by the developer and by the city. Traffic movement will be a high prior as well as drainage issues. Mr. Batten recommended using the same specified limited uses that was stipulated with the mall rezoning as well as stipulations regarding drainage and a traffic study.

Mr. Johnson made a motion to recommend approval of the request to the City Council with the following stipulations:

1. Permitted uses shall be limited to the following:

- Automated teller machine
- Bank or financial institution
- Convenience store provided it blends in with the appearance of the other buildings developed on the parcel
- Government service
- Hotel or motel
- Library
- Medical service/office
- Museum
- Office, general
- Parks and recreation
- Post office
- Recreation/entertainment, indoor or outdoor
- Restaurant, fast-food
- Restaurant, general
- Retail/service
- Service station provided it blends in with the appearance of the other buildings within the proposed development
- Utility, major and minor
- Vehicle repair, limited and general but only as a part of or associated with another user within the development

2. Prior to beginning any clearing, grubbing, or earthwork on the site, the developer shall submit a

comprehensive grading, drainage, and erosion control plan to the City Engineer for review and approval

3. Prior to issuance of a zoning permit, the developer shall submit a site development plan that will include a traffic study indicating the impact that the development will have on the surrounding streets including Parker Road, Southwest Drive, Culberhouse Street, Harrisburg Road, the Harrisburg-Hwy. 63 Interchange and the Southwest Drive-Hwy. 63 Interchange.

The motion was seconded Mr. Gott. Voting was 5 in favor, 0 opposed. Those voting aye were Gott, Moore, Johnson, Damron, Vance. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ02-45 Donald Griffith, CEO of Jonesboro Surgical Hospital, requested approval of rezoning from the Commercial C-3, General Commercial District, to the Commercial C-3 PUD, Planned Unit Development District, for Lot 16-A of the Replat of Windover Plaza Seventh Addition. The general location of the property is on the south side of Enterprise Drive, west of Longview Drive.

Terry Bare, Project Surveyor, stated that the developers of the hospital wished to turn this site into a medical campus with medical offices surrounding the hospital. They are requesting the PUD zoning in order to be able to sell lots on the already constructed street which is and will be a private drive. The streets and utilities will remain private. Mr. Bare stated that some drainage easements will be added later when they know where the drainage and property lines are going to be. Each lot will have its own open space and there will be some common open areas.

Glenn Batten, City Planner, stated he recommended approval of the request subject to granting a 70' wide utility easement, 35' either side of centerline of the private driveway because of the way utilities will be installed in this development. A 10' utility easement is also requested along the south side of the property. Mr. Batten further suggested that a sketch plan showing total site with the proposed lots, building locations, open space, drainage and other appropriate information be submitted to the Planning Department for review prior to submitting site plans for individual buildings. Mr. Batten stated that the purpose of the conceptual plan is to try to make sure that all buildings work together and are related in some fashion to create a sense of unity within the PUD. This will be the first commercial PUD to be developed and an overall total plan should be prepared.

Teddy Hooton, City Engineer, stated that the Fire Department will need to review and approve the width of the private drive especially the radius in the curve. Drainage will be reviewed when complete site plans are submitted.

Mr. Gott made a motion to recommend approval of the request to the City Council with the following stipulations:

1. Granting a 70' wide utility easement, 35' from the centerline of the private drive
2. Granting a 19' utility easement parallel to the south property line
3. Providing a conceptual plan of the overall development to the City Planner prior to requesting permits. This plan should include building locations, open space, drainage and other items typically seen on a site plan

The motion was seconded by Mr. Damron. Voting was 5 in favor, 0 opposed. Those voting aye were Vance, Johnson, Moore, Damron, Gott. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#4 RP02-63 Donald Griffith, CEO of Jonesboro Surgical Hospital, requested approval of a replat of Lot 16-A of the Replat of Windover Plaza Seventh Addition. The general location of the property is on the south side of Enterprise Drive, west of Longview Drive.

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

1. Granting a 70' wide utility easement, 35' from the centerline of the private drive
2. Granting a 19' utility easement parallel to the south property line

The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed. Those voting aye were Moore, Damron, Gott, Johnson, Vance. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ02-46 Wayne Long requested approval of rezoning from the Industrial I-2, General Industrial District, to the Commercial C-3, General Commercial District, for 59.885 acres located on a part of the north ½ of Section 1, T13N, R4E. The general location of the property is on the southwest side of Highway 63, approximately 700' north of Taylors Chapel Lane.

WITHDRAWN PRIOR TO MEETING

#6 RZ02-47 Artis Scott requested approval of rezoning from the Residential R-2, Multi-Family Low Density District, to the Commercial C-4, Neighborhood Commercial District, for Lot 15, Block 3 of Mathews Addition. The general location of the property is on the west side of Fisher Street, north of Creath Avenue.

Mac McAlister, Project Surveyor, stated that the Scotts wished to open a beauty shop on this lot which currently has a manufactured home on it.

Glenn Batten, City Planner, stated that immediately south of this proposal is an open lot zoned R-2 and further south is a C-5 lot which contains a manufactured home which is an office for a community action group. After evaluating the surrounding neighborhood this is considered to be an economic development opportunity that will benefit the neighborhood. It is a private investment in the neighborhood that is very worthwhile and will provide a good service to the neighborhood.

A motion to recommend approval of the request to the City Council was made by Mr. Gott and seconded by Ms. Moore. Voting was 5 in favor, 0 opposed. Those voting were Gott, Moore, Vance, Damron, Johnson. MOTION CARRIED, REQUEST APPROVED.

#7 CU02-15 Artis Scott requested approval of a conditional use to have a beauty shop in the Commercial C-4, Neighborhood Commercial District. The general location of the property is on the west side of Fisher Street, north of Creath Avenue.

A motion to approve the request was made by Mr. Vance and seconded by Mr. Johnson. Voting was 5 in favor, 0 opposed. Those voting were Gott, Moore, Vance, Damron, Johnson. MOTION CARRIED, REQUEST APPROVED.

#8 RZ02-41 Roy and Nell Bearden requested approval of rezoning from the Residential R-1, Single Family Medium Density District to the Commercial C-3, Limited Use Overlay District for Lots 6-9, and lots 20 and 21 in Block A of Benton's Subdivision. The general location of the property is in the 5400 block of Southwest Drive, on the northwest side of Southwest Drive, south of Johnwood Drive.

WITHDRAWN PRIOR TO MEETING

#9 CU02-16 James Finley requested approval of a conditional use for placement of a manufactured home,

residential style, in the Residential R-1, Single Family Medium Density District. The address of the property is 6008 Crowleys Ridge Road.

WITHDRAWN PRIOR TO MEETING

#10 FP02-16 Mitchell Caldwell requested final approval of subdivision plans for Caldwell Acres Fourth Addition containing 39 lots on 9.90 acres. The general location of the property is on the east side of Richardson Road, north of Keely Drive.

WITHDRAWN PRIOR TO MEETING

#11 FP02-17 Mitchell Caldwell requested final approval of subdivision plans for Caldwell Acres Fifth Addition containing 19 lots on 4.30 acres. The general location of the property is on the east side of Richardson Drive, and is continuation of Keely Drive.

WITHDRAWN PRIOR TO MEETING

#12 FP02-18 Mitchell Caldwell requested final approval of subdivision plans for Caldwell Acres Sixth Addition containing 19 lots 4.44 acres. The general location of the property is on the east side of Richardson Road, north of Keely Drive.

WITHDRAWN PRIOR TO MEETING

#13 FP02-20 Skip Macon and Max Dacus requested final approval of subdivision plans for Washington Grove Extended, a subdivision containing 4 lots on 6.532 acres, which includes Lot 1 of Washington Grove Addition. The general location of the property is on the north side of W. Washington Avenue, west of Stratford Drive.

City Planner, Glenn Batten stated that all stipulations from the preliminary approval have been met and one stipulation may be modified with regard to the ingress and egress being limited to the side street off Ivy Lane. A gated driveway may be constructed off Washington Avenue that will be used only during times of a funeral. This will be addressed on the site development plans that are forthcoming. Mr. Batten also pointed out the developer will be required to comply with the ordinance regarding subdivision improvements.

Mr. Vance made a motion to grant final approval of the subdivision with the following stipulations:

1. Compliance with the subdivision regulations which states that, "prior to the sale of any lot or lots within the subdivision, all improvements must either be completed or have a bond posted with the City of Jonesboro to cover the cost of the improvements as estimated by a registered civil engineer.
2. Acknowledging that a gated driveway may be constructed off Washington Avenue that will be used only during times of a funeral.

The motion was seconded by Mr. Johnson. Voting was 5 in favor, 0 opposed. Those voting aye were Vance, Johnson, Moore, Gott, Damron. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#14 PP02-20 Kent Arnold requested preliminary approval of subdivision plans for Chapel Hill Subdivision Phase I containing 34 lots on 10.442 acres. The general location of the subdivision is on the south side of Kellers Chapel Road, approximately 1/4 mile west of Southwest Drive.

WITHDRAWN PRIOR TO MEETING

#15 PP02-21 Randy Simpkins and Danny Wallis requested preliminary approval of subdivision plans for Ridge Run Phase IV containing 27 lots on 10.59 acres. The general location of the property is on the west side of Paragould Drive and a continuation of Cypress Springs Road.

There was discussion regarding the need for an additional access to the subdivision. Carlos Wood, Project Engineer, stated his clients were aware that an additional access may be required and they had no problem with it. Mr. Wood did request that the access to be provided to Paragould Drive now only be required to be SB-2 and it will be paved in the next phase of the development. Mr. Vance stated that at least 30' of the access should be improved with asphalt coming off Paragould Drive at this time to provide a turnout.

Mr. Vance made a motion to grant preliminary approval of the subdivision with the following stipulations:

1. The developers providing a second access to Paragould Drive at this time which doesn't have to be paved except for the first 30' coming off Paragould Drive
2. Compliance with the subdivision regulations which states that, "prior to the sale of any lot or lots within the subdivision, all improvements must either be completed or have a bond posted with the City of Jonesboro to cover the cost of the improvements as estimated by a registered civil engineer.

The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed. Those voting aye were Gott, Vance, Damron, Johnson, Moore. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#16 PP02-22 Robert Chastain requested preliminary approval of subdivision plans for Windsor Landing Phase III containing 83 lots on 23.43 acres. The general location of the property is on the north side of Johnson Avenue and a continuation of Britton Drive.

Carlos Wood, Project Engineer, stated this was the next phase of the development that crosses Bridger Creek. Additional access was discussed at length by the Commissioners because of only one way in and one way out of the development on the north side of the creek. Commissioners noted how much they appreciated the overall development plan provided by the engineer and the help it provides.

Teddy Hooton, City Engineer, stated that a drop inlet is needed on the northwest corner of Britton Drive and Whitecliff.

Mr. Vance a motion to grant preliminary approval of the subdivision with the following stipulations:

1. The developers review their plans and look for the best location to provide a second access to the lots on the north side which might be a connector street from Whitecliff to New Castle and/or another connection that might be beneficial to traffic flow.
2. Compliance with the subdivision regulations which states that, "prior to the sale of any lot or lots within the subdivision, all improvements must either be completed or have a bond posted with the City of Jonesboro to cover the cost of the improvements as estimated by a registered civil engineer.
3. Revising the drainage plans to include a drop inlet on the northwest corner of Britton Drive and Whitecliff.

The motion was seconded by Mr. Johnson. Voting was 5 in favor, 0 opposed. Those voting aye were Johnson,

Moore, Gott, Damron, Vance. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#17 PP02-23 Israel and Catherine Dillon requested preliminary approval of subdivision plans for Kingswood Addition, a replat of Lots 13-A, 14-B, 15-A, 15-B, 16-A, 16-B, 17-A, and 17-B into 31 lots. The general location of the property is on the north side of Bettie Street, west of Watergate Street and south of Ginger Street.

Commissioners discussed second point of access to the subdivision and what should be required as far as street improvements on Ginger Street and Bettie Street. Bettie Street is dedicated but is not built in its entirety. Watergate Street is paved approximately 22' wide leading to this property. The MAPC informed the Dillon's that they were concerned about only having one way in to the subdivision and would consider foregoing the improvements on Bettie Street if they would agree to take one of the internal streets and connect to Bettie Street at some point probably on the east side. This would provide two means of ingress and egress. Bettie Street would only have to build as far down as the new access and a T intersection is preferred so property to the south could be developed. If the unused portion of Bettie Street were to be abandoned the Dillon's would pick up ½ of the dedicated right of way that could be included in their lots.

Mr. Johnson made a motion to grant preliminary approval of the subdivision with the following stipulations:

1. In lieu of curb, gutter and paving on ½ of Ginger Street, the developer will be allowed to improve all of Ginger Street to the width of the existing street
2. Extend Tameron Street to the south to tie into Bettie Street to provide a connection on the east side of the subdivision
3. Build Bettie Street to match the existing pavement width down to Tameron Street
4. Grant a 7.5' utility easement along the east property line. (this may change with the extension of Tameron Street)
5. Compliance with the subdivision regulations which states that, "prior to the sale of any lot or lots within the subdivision, all improvements must either be completed or have a bond posted with the City of Jonesboro to cover the cost of the improvements as estimated by a registered civil engineer.

The motion was seconded by Ms. Moore. Voting was 5 in favor, 0 opposed. Those voting aye were Johnson, Moore, Gott, Vance, Damron. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#18 Skip Macon and John Carter requested reconsideration of the subdivision plans for Wilderness Run Subdivision. The subdivision is located on the north side of Lawson Road, approximately 1,000 feet east of Culberhouse Street.

Alderman Garry Tate informed the commissioners of a meeting that the City Council Street Committee had with the Mr. Macon and Mr. Carter. The original developer of the property abandoned the subdivision several years ago and did not complete the street improvements. These owners want to complete the subdivision but wish to have the curb and gutter requirement on Lawson Road waived. The internal streets will be fully improved.

City Planner, Glen Batten, explained that there is currently no curb and gutter on Lawson Road at this time. It would really serve no purpose to install curb and gutter on Lawson Road and he recommended that the stipulation be removed. Another issue to be considered is due to the changes that have taken place and the status of the subdivision an up to date plat and plans are needed. Teddy Hooton, City Engineer, stated that plans were going to be revised pending the outcome of this request.

Mr. Vance made a motion to approve the request as follows:

1. Deletion of the curb and gutter stipulation on Lawson Road
2. Fully improve the interior streets, but before any lots or streets are developed that updated subdivision plans be prepared brought to the City departments for approval. There has been extensive mining since the subdivision was started in 1994 and new plans are needed that take that into account.
3. The entrances be widened with a larger radius to allow quicker turns off Lawson which carries many vehicles traveling fast
4. Compliance with the subdivision regulations which states that, "prior to the sale of any lot or lots within the subdivision, all improvements must either be completed or have a bond posted with the City of Jonesboro to cover the cost of the improvements as estimated by a registered civil engineer.

The motion was seconded by Mr. Johnson. Voting was 5 in favor, 0 opposed. Those voting aye were Vance, Johnson, Gott, Moore, Damron. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#19 SP02-28 The Home Depot requested approval of site plans for construction of a new facility containing 133,685 square feet. The general location of the property is on the southwest corner of Parker Road and Harrisburg Road.

Tom McCaleb, Project Engineer, addressed the MAPC stating the Home Depot Store will be built on a lot at the rear of the property and there will be four our parcels. A detention pond will be constructed on the southern portion of the property to assist with drainage. Street improvements are planned in the way of widening and turn lanes into the site A traffic study was submitted with the site plan. There are 4 planned drives labeled one (1) through four (4). Drive #4 is on the west side and #3 is in front of the building. The street between drives #3 & 4 will be widened and will include a deceleration lane. The remaining portion of the road will be widened and left turn lanes will be installed.

One property owner spoke in opposition to the project because of the traffic that will come down Harrisburg Road going to home depot. Harrisburg Road is a two lane road and carries a lot of traffic now.

Glenn Batten, City Planner, pointed out that traffic movement and management is a major impact issue for this area and even more larger upon the southern section of the city. Parker Road will be the hub for it and it cannot handle the load that will be put upon it. The area of influence is much greater that just this corner. Mr. Batten recommended that the MAPC schedule workshops for after the first of the year to look at the existing streets, potential new streets that are needed and the alternatives available to try to encourage the city to finance some traffic studies in this area. Some commissioners felt that the intersection of Parker Road and Harrisburg Road needs some immediate attention with regard to left turn lanes, right turn lanes and straight through lanes and asked that the city pursue these improvements now with the Arkansas Highway Department.

A couple of stipulations were recommended by Mr. Batten that included a double row of trees along the west property line. The variety of tree should be a fast growing species that is full at the top. The recommendation by the landscape architect will be relied upon by the MAPC. An 8' privacy fence is to be installed on the west property line with the trees planted on the inside. The existing large trees on the west side are to remain. Complete site development plans will be submitted at a later date.

The drainage plans are currently being reviewed by City Engineer's office including a drainage impact analysis to try to mitigate the drainage. The flood plain status needs to be noted on the plans.

A motion to approve the request was made by Mr. Damron with the following stipulations:

1. Install 8' privacy fencing along the west property line
2. Planting a double row of trees inside the fence where there are no trees now and maintaining the existing trees. Type and species to be approved by the City Planner
3. Shielding the lights adjacent to the residential areas so that they do not shine in the yards of those homes
4. Complete the street improvements to Parker Road as noted above
5. Approval of the drainage plans by the City Engineer
6. Provide flood plain status on plans

The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed. Those voting aye were Damron, Gott, Moore, Vance, Johnson. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.