



Legislation Details (With Text)

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Minutes for the MAPC meeting on November 14, 2006.

Metropolitan Area Planning Commission Minutes, November 14, 2006

Commissioners absent: Krennerich, Harpole

Staff present: Spriggs, White, Rook

Approval of minutes from the October 10, 2006, meeting. Motion was made by Mr. Day, seconded by Mr. Roberts. Minutes were approved by unanimous vote.

1. S.W. Transportation Study, June, 2006, Findings.

Mr. Spriggs reported to MAPC that the plan is being forwarded to them for final endorsement of the study to be passed on to City Council. Mr. Cameron will introduce the presenter.

Mr. Cameron came forward to state that they were the lead engineering firm on this transportation study. Carter Burgess and Peters and Associates are here to present this information. A traffic study is a general plan in trying to achieve your transportation goals. The next phase would be a thoroughfare plan. The land use plan that is being worked on would tie into a transportation plan. The City Council is looking into a capital improvement plan. The final step would be to find out which are the most needed streets. A lot of the information that you will see is 18 months old. Mr. James Arbuckle will be telling you what the traffic study tells us. One of the particular reasons that this study was requested was when the mall was going to be out on Southwest Drive.

Mr. Arbuckle came forward to discuss the study. The goals of this study was triggered in anticipation of future growth in south west Jonesboro. We also looked at current operations on current city streets. We also looked at a broad look at the thoroughfare plan where we could see gaps and where there might be east-west and north-south streets needed. The study area was basically bounded to the north by Nettleton, south was Lawson, to the east, Stadium and to the west Kellers Chapel and Woodsprings. They looked at existing demographics and

network conditions. They gathered traffic counts and looked at the land use plan. They looked at 29 signalized and 39 unsignalized traffic counts. During those counts, they looked at an early morning, lunch and evening traffic counts. The roadways were also looked at during the study as far as the condition of the pavement, if they had curb and gutter and how many lanes there were in each street. The analysis of the existing street network was taken and projected to 2010 and 2020. Highland Drive in 2005 shows approximately 10,000 cars per day and is projected to be approximately 10,000 to 24,000. US 63 traffic is just slightly more than we see on Highland Drive. When you look at US 63, it was intended to be a pass through and pointed to the fact that a lot of people use Highland instead of US 63. Highland scored approximately an E or F rating and that is basically a breakdown rating. What that means is that there is stop and go traffic and long queues. Level A would be an open highway that is clear. Some of the things that were looked at were limited to new signals, making geometric improvements (adding turn lanes) or modifying signal timing so that the traffic would flow smoother. Mr. Arbuckle discussed the connectivity within the city. There are some east-west gaps that they looked at to see which streets would provide this connectivity the best. A questionnaire was sent out to individuals and they were asked what they would do to improve congestion. The responses were to change signal timing and widen roads. A southern bypass was discussed but a lot of people were opposed to that. John Sloan presented his plan along with that and there was a lot of opposition to that as well.

Mr. Arbuckle discussed improvements and studies that needed to occur. There are multiple streets that need to be looked at including Stadium, Caraway and Southwest Drive. Highland needs to be looked at in the next 15 years.

Some of the commissioners had questions regarding the concerns of the people in the town.

City planner stated that the comments made by the people in the western portion of the City and that staff does realize that the City does need these connections. Ridgepointe residents opposed the connection going through their neighborhood. City planner hopes that with this study, that a thoroughfare plan can be developed for the future.

Mr. Sloan came forward to discuss the planned mixed use community that he had wanted to plan. He was told to hire a firm to help with the thoroughfare plan so that this area could be developed. Mr. Sloan's planner met with prior planners and discussed the good of Jonesboro. Mr. Sloan discussed the opposition from Ridgepointe residents.

Dr. Beadles asked Mr. Sloan about the 2 square miles that he would like to develop.

City planner stated that Mr. Sloan had a list of owners in the past who would donate right-of-way to the City. Mr. Sloan stated it had been approximately a year since he had spoken to the residents. City planner stated that some of these areas are being studied by the Highway Department as well.

Mr. Collins made a motion to recommend the city study to the City Council. Mr. Day seconded the motion. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

City planner stated that Mr. Sloan's study does need to be looked at and commissioners discussed the dead end streets and how the connectivity is important in this area of the city.

Mr. Halsey made a motion to recommend the plan for the Sloan study to the City Council. Ms. Norris seconded this motion. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

Both the city study and the Sloan study were approved to be recommended to City Council.

2. C.U. 06-15 Brenda Stainton request a Conditional Use to place horses and shelter for same on 10.5 acres located at 3105 Woodsprings Road. The property is zoned R-1.

Mrs. Brenda Stainton came forward as the proponent for this item.

City Planner stated that the staff report was forwarded to the members of the MAPC board and that staff has no objection to the proposal to the proposed use.

Dr. Beadles asked if a site plan would be provided when the barn was being built. City planner stated that no site plan would come through the board and it would be treated as an accessory building and only a permit would be required.

Commissioner asked Mrs. Stainton if adjoining property owners were advised of this item and she stated that they had been advised.

Mr. Day made a motion to approve the conditional use. Mr. Collins seconded the motion. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

Mrs. Stainton wanted to thank staff for their courtesy and help.

This item was approved.

3. C.U. 06-16 Steve Edwards request a Conditional Use to put General Dollar store at 4117 E. Highland, this property is to the east of the present location (owned by applicant), and to relocate the intersection of Watt and Highland adjacent to his property, to form a safer intersection. Property is located in I-1 Industrial, therefore requiring a Conditional Use.

George Hamman came forward as the proponent for this item. Mr. Hamman stated that no comments had been received from planning or engineering. The intersection is going to be straightened out into almost a 90 degree intersection instead of the current angle.

Mr. Day made a motion to approve the conditional use. Mr. Halsey seconded. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

The item was approved.

4. RZ-06-22 A&B Investments, LLC (Kevin Alpe) request rezoning from R-1 Residential to C-3 General Commercial for 1.36 acres located at 2309 - 2411 Sunny Meadow Drive.

Terry Bare came forward as the proponent for this item. As the residents leave the owners are now wanting to reconfigure the property and use it for commercial use.

City planner agreed in the consistency with the overall neighborhood. Attention needs to be placed on future egress and ingress on the property. If these lots are consolidated then the curb cuts would be a great improvement if they were consolidated.

Commissioner asked about the clients owning all lots and Mr. Bare stated yes. Mr. Bare did not know specifics

on how the land would be used. This street is being used as a throughway now.

Are these lots going to be replatted or is each lot going to be a commercial lot. Commissioners had concerns about this area already being platted. This area was built as residential and another concern was the street being not up to standard for commercial area.

Mr. Collins made a motion to table the item for further discussion. Mr. Day seconded. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

This item was tabled until further discussion can be had with street department and engineering department.

5. RZ-06-23 Jay Goodman request rezoning from R-2 Residential to C-3 General Commercial for .34 acres located at 1024 E. Washington (NW corner of E. Washington and McDaniel St.)

Skip Mooney came forward as proponent for this item. Mr. Goodman was not able to be at the meeting. East Washington is experiencing substantial growth of a commercial corridor. This particular tract of property borders McDaniel Ave. and 100 ft. frontage on W. Washington. There is nothing on this property. The property immediately west of it is owned by an unknown individual at this point. We are asking that this property be rezoned from R-2 to C-3 classification.

City planner came forward and stated that the area that could use some revitalization. Possibly some type of limitations should be put on this area to create a buffer between the more medical type uses and major retail core areas.

Mr. Day asked about the limits of the downtown C-1. The C-1 stops about 2 or 3 blocks away from this area.

Mr. Day makes a motion to approve as C-2 for this property but not a C-3. Mr. Halsey seconded the motion. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye Collins voted aye.

This item was approved.

6. RZ-06-24 Steve Edwards request rezoning from I-1 Industrial to C-3 General Commercial for 3.65 acres located at 4201 Highland Dr. (between Watt Street and the railroad)

George Hamman came forward as proponent for this item. Dr. Beadles asked if this was the vacant lot and Mr. Hamman said that it was. It will be across Watts Street.

City planner stated that there are no objections to the request.

Mr. Halsey made a motion to recommend to the City Council. Mr. Roberts seconded the motion to recommend. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye.

This item was approved.

7. PP-06-17 Nix Development (Robin Nix) request Preliminary Plat approval for CULBERHOUSE CROSSING a 12-lot subdivision on 3.14 acres located west of Culberhouse between Culberhouse Cove and Melody Lane.

John Easley came forward as proponent for this item. Mr. Easley stated that two comments were received from

engineering and they would agree to both. One was a drainage easement and the other was a ditch.

Mr. Carl Snider came forward regarding the drainage plan. He has no objection but would like to hear about the drainage issues. Dr. Beadles repeated the engineering comments. Mr. Easley explained the drainage to Mr. Snider.

City planner stated that staff comments were forwarded. Two lots were not meeting the minimum square footage of 8,000 feet. Commissioners can approve this plan with a 50 ft. building line in the cul-de-sac. Mr. Easley stated that these homes will be starter homes and will be small and will fit within these areas.

Mr. Day made a motion to approve this item with engineering and planning stipulations. Mr. Roberts seconded the motion. Norris voted aye. Day voted aye. Roberts voted aye. Halsey voted aye. Collins voted aye. The commissioners agree to waive the 60 foot requirement for the 50 foot that is available.

This item was approved with above-mentioned stipulations.

8. PP 06-18 Ridge Realty request Preliminary Plat approval for PRAIRIE MEADOW a 94-lot subdivision on 27.22 acres located north of Flemon Road and west of Beaver Creek subdivision.

Withdrawn prior to meeting.

9. Planned Development Text Amendment Update.

City planner suggested having a workshop to further discuss the PD text amendments, or if commissioners wanted to have the PD text amendment updates at the regular MAPC meeting then that would be fine. Commissioners decided to listen to this item on the next meeting that has fewer agenda items.

Dr. Beadles made a statement about the landfill out south of town. He would like to see a recommendation to City Council that no house can be developed in a certain distance of the landfill. City planner stated that the Long Range Planning Committee would look into that. Commissioners had a discussion regarding this item.

Meeting was adjourned.