



Legislation Details (With Text)

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10/12/2004	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on August 10, 2004.

Metropolitan Area Planning Commission Minutes, August 10, 2004.

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

MEMBERS ABSENT: None

OTHERS PRESENT: Ron Shipley, Acting City Planner; Phillip Crego, City Attorney; Brian Wadley, Planning Coordinator

The minutes of the July 13, 2004 meeting were approved as amended on a motion by Day, second by Vance and unanimous vote.

#1 An amendment to Title 14, Section 14.20.01 subsections (a) and (b) of the Code of Ordinances, known as the Zoning Ordinance, for the City of Jonesboro for the following purposes:

R-2A District - to discontinue new use in this district

R-3 District - new use restricted to requesting MAPC approval of manufactured housing unit placement, unit no older than 8 years old as measured from the date that the permit or approval is sought. Manufactured housing Residential Style would not be affected. Properties already zoned R-3 would not be affected.

R-4 District - creating a new district allowing multi-family up to and including 4 duplexes or not to exceed 8 dwelling units, 6 dwelling units per acre, must provide parking and code compliance

R-5 District - creating a new district allowing multi-family up to and including 5 buildings or not to exceed 20 dwelling units, 12 dwelling units per acre, must provide required parking and code compliance

R-6 District - creating a new district allowing multi-family in excess of 6 buildings, unlimited dwelling units

maximum unrestricted units per acre, must provide required parking and all code compliance

Ron Shipley, Acting City Planner, read the list of proposed changes to the commissioners and those in attendance.

Chairman Beadles noted that there are a few revisions in this document here tonight for the first time and he requested that they table it and schedule a public hearing and give the builders and developers more time for input.

NO ACTION TAKEN.

#2 RZ04-19 Michael Thompson requested approval of rezoning from the R-1, Single Family Medium Density District to the C-5, Neighborhood Office District for 4.48 acres located on a part SE ¼, NE ¼ of Section 26, T14N, R3E. The address of the property is 2801 Paula Drive and the general location of the property is on the north side of Paula Drive, west of Parker Road.

Skip Mooney, Sr., representing Dr. Thompson, addressed the commissioners and presented a conceptual drawing show approximately five office buildings for professional offices with a new street to serve them. The outward appearance of these buildings will be similar to what Dr. Thompson's dental office looks now. Mr. Thompson or his wife and family (the Rankins) have been the owners of this property for over 100 years. The Rankins developed all ten phases of Rankin's Oak Forest Subdivision and the commercial development on Paula Drive. There is a church with a new, large, metal building that adjoins this property on one side and a portion of the Wal-Mart property adjoins it on the north side. Mr. Mooney stated that the Paula Drive/Carolyn Drive area is one of the nicest areas in Jonesboro but there is a major commercial area on the front of it along Parker Road and Highway 63. A neighborhood meeting was held at Dr. Thompson's office in an effort to inform the neighborhood of what was planned for the property. It was explained that the uses there will be low traffic, 8 to 5 kind of offices that are closed on weekends.

Dr. Thompson stated that it was important to him and his family for this to be a nice, neighborhood development. They live in the Oak Forest Subdivision also.

Kurt Reed, a property owner on Carolyn Dive, stated that there will be an increase in traffic with employees and appointments otherwise they won't stay in business. Mr. Reed explained that there is a brick wall at the entrance to the Oak Forest Subdivision which is considered the entrance to the residential subdivision. This proposal extends beyond the bricked entry and goes back behind residential lots. Mr. Reed acknowledged that the current office of Dr. Thompson is very nice, well kept, and well landscaped but they do not want the commercial property creeping any closer to the residential areas.

Mr. Reed further stated they felt the church is a good buffer between the residential property and the commercial property and they believe the property can be developed residentially. If rezoned where does the line stop for future rezonings.

Mr. Mooney stated that this proposal meets all the criteria that the city has set out and referred to the planning staff notes pointing out that this property follows the thoroughfare commercial use that is set forth in the future land designation. The staff notes also tell you that the proposal is consistent with the future land use plan and is compatible with the zoning, uses and character of the surrounding area.

Commissioner Krennerich questioned why the staff notes stated that the property could not be developed as currently zoned. What would keep it from being developed?

Ron Shipley, Acting City Planner, stated that those comments were made by another staff member and he could not justify that comment.

Mr. Mooney stated that the church and other large commercial developments make it not very attractive to build R-1 residential next to it. Everything zoned R-1 technically could be developed R-1, but is it the highest and best use is what you have to consider.

Chairman Beadles pointed out that churches can be built in R-1 zoning as well.

A motion to disapprove the request was made by Mr. Day and seconded by Mr. Johnson. Voting was 7 in favor, 0 opposed, 1 abstaining. Those voting aye were Vance, Damron, Gott, Moore, Harpole, Day, Johnson. Those abstaining were Krennerich. MOTION CARRIED, REQUEST DISAPPROVED.

#3 RZ04-20 Kevin Alpe, dba A & B Investments LLC requested approval of rezoning from the C-4, Neighborhood Commercial District to the C-3, General Commercial District for .72 acre located on a part of the NE ¼, NE ¼ of Section 28, T14N, R4E. The address of the property is 3401, 3407 and 3415 E. Highland Drive and the general location of the property is on the south side of Highland Drive, east of Parkside Drive.

Terry Bare, Surveyor for Mr. Alpe, stated that this is commercial rental property and due to the mall being built across the street they are proposing this change to bring it more in line with what is going on there. C-4 zoning imposes limitations on uses that are available in C-3 zoning.

Questions were raised about the buffer between the proposed commercial and residential uses. The C-3 district allows uses that would need to be screened more than the C-4 uses.

Mr. Bare stated that there is currently a chain link fence on the south property line.

Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council with the stipulation that a buffer be installed now between the subject property and the residential property before the C-3 uses commence and that all code requirements for that buffer be met. The motion was seconded by Mr. Vance. Voting was 8 in favor, 0 opposed. Those voting aye were Krennerich, Moore, Gott, Damron, Johnson, Harpole, Day, Vance. MOTION CARRIED, REQUEST APPROVED WITH STIPUATLIONS.

A public hearing was scheduled for 6:00 p.m. on September 14, 2004 to receive input on the proposed amendments to the zoning ordinance.