



Legislation Text

File #: MIN-06:100, **Version:** 1

Minutes for the MAPC meeting on September 12, 2006.
Metropolitan Area Planning Commission Minutes, September 12, 2006

Commissioners absent: Moore, Collins

Staff present: Spriggs, White, Rook, Martin, Crego

Approval of minutes from the August 8, and August 22, 2006, meeting. Motion was made by Mr. Harpole, seconded by Krennerich. Minutes were approved by unanimous vote.

1. CU-06-07 Copeland & Ross, LLC, requests a Conditional Use for single story multi-family housing on property zoned I-1. Located on Richardson Road between Rook Road and Longview.

This item was withdrawn by applicant.

2. CU-06-10 Jerry Bowen, Bowen Properties, LLC request Conditional Use to place off-premise sign (bill board) on the southwest corner of property located on Access Road east of R.R. and west of Willow Road overpass.

Allen Raulston came forward as proponent for this item and explained the details of the request. There was no opposition for this item. Staff stated that there was no direct impact to surrounding residential and that this request is required as a conditional use because of residentially zoned property to the east. Otherwise the sign abuts Interstate 63.

Mr. Krennerich made a motion to approve this item with all of Staff recommended conditions. Motion was seconded by Mr. Day. Mr. Krennerich voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye. Mr. Day voted aye.

This item was approved.

3. CU-06-11 William & Joanna Freeman (owners) DIDICOM, LLC, applicant request a Conditional Use to place Cell Communications Tower at 2805 Forrest Home Road.

Joel Taylor came forward as proponent for this item. The facts were presented and there was no opposition to this item.

Attorney Skip Mooney, Sr. gave testimony that he represented an abutting owners of MidSouth Heating & Cooling Co. on Highland Dr., who had concerns that if the tower were approve that all requirements of setbacks and landscaping and screening be properly implemented.

Mr. Day made a motion to approve this item with the recommended conditions of Staff. Mr. Harpole seconded.

Mr. Day voted aye. Mr. Halsey voted aye. Mr. Roberts voted aye. Mr. Harpole voted aye. Ms. Norris voted aye. Mr. Krennerich voted aye.

This item was approved.

4. CU-06-12 Jon Moore (owner) and Doris Hooten applicant request a Conditional Use for home day care located at 4709 Peter Trail in R-1 zoning.

Doris Hooten came forward as proponent for this item. The facts were presented. Residents of John Hardy Meadows came forward to oppose this item. The Bill of Assurance was presented to the MAPC and their opinions over this type of business with in the newer subdivision were voiced.

Mr. Krennerich made a motion to deny this item. Motion was seconded by Mr. Halsey. Mr. Krennerich voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye. Mr. Day voted aye.

This item was denied.

5. CU-06-13 Wanda Harbi request a Conditional Use for a day care/preschool for 8 children at 1500 Granger located in R-1 zoning.

Wanda Harbi came forward as proponent for this item. There were no opponents to this item.

Mr. Day made a motion to approve this item with Staff recommended conditions as read. The motion was seconded by Ms. Norris. Mr. Day voted aye. Mr. Halsey voted aye. Mr. Roberts voted aye. Mr. Harpole voted aye. Ms. Norris voted aye. Mr. Krennerich voted aye.

This item was approved.

6. CU-06-14 Troy Coleman (owner) and Karolyn Crosby applicant request a Conditional Use for a therapeutic group home for adolescent and teen girls. Located at 1020 W. Matthews in R-2 zoning.

This item was withdrawn by Karolyn Crosby, who stated that she needed additional time to gather more facts and distribute information concerning the request.

7. RZ-06-11 Berney C. Halsell request rezoning from I-1 to C-3 Commercial for 9.97 acres located on north side of Hwy 18 East.

Andy Hubbs came forward as proponent for this item. There were no opponents to this item.

Mr. Spriggs stated that the requested Zone Change should be approved as I-1, Limited Industrial District or C3-LU, Office & Vocational to be recommended to the Jonesboro City Council. He stated that he had major concerns that if this property is rezoned to General Retail, C-3, any use permitted in C-3 such as big-box retail will be allowed in this area which is not suited for such intense uses.

Mr. Harpole made a motion to approve this item as C-3, L.U.O. for Office/ Electrical Training & Vocational Use with Staff recommended conditions. The motion was seconded by Mr. Roberts. Mr. Krennerich voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye. Mr. Day voted

aye.

This item was approved.

8. RZ-06-12 Brian Allred request rezoning from R-1 Single Family Residential to R-2 Multi-Family for 2204 Needham Street.

Brian Allred came forward as proponent for this item. There were no opponents to this item.

Staff had no objections on the request.

Mr. Krennerich made a motion to approve this item. The motion was seconded by Mr. Roberts. Mr. Krennerich voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye. Mr. Day voted aye.

This item was approved.

9. RZ-06-13 Dr. Bryan M. Harvey request rezoning from R-2 Residential to C-5 Neighbor Office District for 904 East Oak Street.

Jerry Harvey came forward as proponent for this item. There were no opponents to this item.

Mr. Spriggs stated that the requested Zone Change submitted by Jerry Harvey should be approved however with limited use restrictions as a C-5 LU designation which would be a more suitable approved district given the fact that all C-5 permitted uses do not fit within residential areas. He stated the following conditions to be considered by MAPC:

1. That no signage, advertising business use be displayed on the subject property except for address number.
2. Parking to serve this office storage use shall be provided off-street, and no such parking shall be permitted in a required setback other than in a driveway. In no event shall yard areas be converted to off-street parking to serve the business use.
3. That no future additions/redevelopment of the said premises be made without the approval of MAPC.

Mr. Krennerich made a motion to accept this item with the above conditions. Mr. Day seconded. Mr. Day voted aye. Mr. Halsey voted aye. Mr. Roberts voted aye. Mr. Harpole voted aye. Ms. Norris voted aye. Mr. Krennerich voted aye.

This item was approved.

10. RZ-06-14 E. Wayne Tate request rezoning from I-1 to R-5 LU for 15.70 acres located between Belt Ave. and Word Ave.

Troy Sheets and Wayne Tate came forward as proponents for this item.

Linda Douthitt came forward as opponent to this item with a petition of approximately 440 signatures and gave

her opinion on this matter.

Mr. Spriggs stated that the request is a little premature due to the fact that a future land use study is pending which will most likely address this area.

MAPC asked Mr. Tate would he consider withdrawing the item so that the Land Use study can give priority attention to this vicinity. He did not agree.

Mr. Krennerich made a motion to deny. Motion was seconded by Mr. Roberts. Mr. Krennerich voted aye. Mr. Day voted no. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye.

This item was denied.

11. RZ-06-15 Aaron Harris request rezoning from R-1 Residential to R-5 LU (10 unites per acre) for 1.48 acres located on Curtis Road between Walters Road and Win Brook Circle.

Mr. Spriggs stated that the Public Works Committee is evaluating a number of drainage “hot spot” projects to address flooding within the City, of which this project falls within vicinity of one.

This item was tabled until the drainage study is completed. Mr. Krennerich made a motion to table. Motion was seconded by Mr. Roberts. Mr. Krennerich voted aye. Mr. Day voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye.

12. RZ-06-16 Elizabeth Moore request rezoning from R-1 Residential to C-3 L.U.O. for 8 acres located on Willow Road between Long Crest Drive and Joe N. Martin Expwy.

Jennifer Killian came forward as proponent for this item. There were no opponents for this item.

Mr. Spriggs stated no objections from staff.

Mr. Krennerich made a motion to accept this item with staff recommendations. The motion was seconded by Mr. Halsey. Mr. Krennerich voted aye. Mr. Day voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye.

This item was approved.

13. RZ-06-18 Gary Ezell request rezoning from R-1 Residential to C-3 General Commercial for 1.98 acres located on the west side of Southwest Drive (Hwy 49 S.)

This item was withdrawn by George Hamman.

14. RZ-06-19 Jay Harmon request rezoning from R-1 Residential to R-6 Multi-Family Residential for 64.8 acres located on Nestle Way between Highland Dr. and C.W. Post Rd.

Attorney Brent Crews explained the request and stated that this area was planned to be industrial and the owner tried to do some industrial at this property but he couldn't compete with the City for the free area.

Mr. Halsey stated that multi-family residential may not need to go all the way to Nestle Way, but we don't want

to have a strip zoning of commercial there either.

Carlos Wood stated that there is supposed to be a signal light installed at Nestle Way and Highland but I don't know that for sure.

Mr. Krennerich stated that he thinks it would be a good thing to test in this area, due to the fact that no one wants multi-family next to them. There was discussion regarding the utilities.

Dr. Beadles asked if there were any opponents and asked the City planner to give his thoughts. City planner recommended the limited use instead of R-6 maximum density. City planner suggests that this be done in phases.

Carlos Wood stated that there are two or three options for sewer there and City, Water and Light is of the notion that if we don't have to put a lift station in they don't want to do that.

Mr. Krennerich suggested that they do 11 acres to begin with and then come back for the rest of it.

Mr. Krennerich made a motion to accept the 11 acres to rezone to limited use overlay at 10 units per acre. The motion was seconded by Mr. Roberts. Mr. Krennerich voted aye. Mr. Day voted no. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye.

The 53.91 acres are withdrawn.

15. RZ-06-20 Jay Harmon request rezoning from AG-1 Agriculture to R-6 for 28.76 acres located east side of Kathleen Street.

Mr. Wood came forward as proponent for this item. This is property east of the airport, north of Highland and it is already bordering R-3 which is just off Kathleen and the newer developments out in Highland Park border this on the southeast.

City planner stated that the applicant has heard and listened to suggestions from staff as turning this into R-5 limited use with 10 units per acre. This area is already multi-family and city planner has no objection to this request.

Mr. Krennerich recommends to City Council that this is made into an R-6 limited use with 10 units per acre. Mr. Day seconded this motion. Mr. Halsey voted aye. Mr. Roberts voted aye. Mr. Harpole voted aye. Ms. Norris voted aye. Mr. Day voted aye. Mr. Krennerich voted aye.

16. Text Amendment Case No. RZ-06-07- Adoption - Res/Comm. Sections.

Mr. Spriggs stated that the changes in red are the changes that were made for the last meeting. Mr. Caldwell asked about the setbacks on page 10. He felt the RS-3 and RS-4 needs to have the side setbacks lowered. RS-4 needs to be changed to 7.5 ft. for side setbacks and 25 ft. for front setback. Mr. Caldwell said that the minimum width needs to be 70 ft. not 80 ft. City planner asked Mr. Caldwell why the front setbacks should be changed and Mr. Caldwell stated that 3 years ago the committee that was brought together to study that said it should be that way. There was discussion regarding the side setbacks and whether or not it should be changed due to the builders coming in to get RS-7 instead of RS-3 or RS-4.

Mr. Caldwell wants RS-3 side setbacks to be 10 ft. RS-4 front setback should be 25 ft. and the sides 7.5 ft. RS-5 needs to be 7.5 side setbacks. Mr. Roberts made a motion to approve this item with changes. Mr. Halsey seconded motion.

City Planner requested one year expirations for final subdivision plan approval.

Mr. Krennerich voted aye. Mr. Day voted aye. Ms. Norris voted aye. Mr. Harpole voted aye. Mr. Roberts voted aye. Mr. Halsey voted aye.

17. Set Work session - MAPC set the next Text Amend work session for Tuesday, September 26, 2006, at 5:30 p.m. All agreed on that time and date for the PUD work session.

Meeting Adjourned 7:54 PM by Dr. Beadles.