

**CITY OF JACKSONVILLE, ARKANSAS
REGULAR PLANNING COMMISSION MEETING
JULY 10, 2023
6:30 P.M. - 6:53 P.M.**

OPENING REMARKS:

The Planning Commission of the City of Jacksonville, Arkansas met in a regular session on July 10, 2023. Chairman Moore opened the meeting at approximately 6:30 p.m. expressing appreciation to those in attendance.

ROLL CALL: Commissioners Mike Dietz, William Montgomery, Billy Hall, Jeff Twitty, Dan Brown, Greg Bollen, and Chairman Jim Moore were present and answered ROLL CALL. Chairman Moore declared a quorum. PRESENT (7) with chair, ABSENT (2).

CORRECTION AND/OR APPROVAL OF MINUTES: Commissioner Bollen moved, seconded by Commissioner Brown to approve the minutes of May 8, 2023 as presented. MOTION CARRIED.

PUBLIC HEARING(S): REZONE Crestview Park Subdivision from C-3 to R-3

Aaron Robinson with Bond Engineering stated this property is located on the corner of Crestview Drive and Ramada Street. He explained it has apartments, along with vacant property. He noted they are trying to clean up the area and zone it for its actual current use. He surmised the existing apartments have been there since 1976 and consist of two buildings with eight units each. He related that the new site plan would be a two-story building with another sixteen units, therefore, the entire area they are requesting a rezone for will have thirty-two units. He was unaware of how the original apartments were able to be built in that zone.

City Engineer Adam Whitlow stated they are asking for the zoning of what it is being used for currently, which is an R-3. He was also unaware of the history of the existing apartments being built in a C-3 zone. He confirmed what they are requesting is consistent with what exists and what they are seeking to do, therefore Staff has no objections to it.

Chairman Moore opened the public hearing at approximately 6:36 p.m.

With no one requesting to speak, Chairman Moore closed the public hearing at approximately 6:37 p.m.

Commissioner Bollen moved, seconded by Commissioner Montgomery to approve the rezoning of Crestview Park Subdivision as requested. MOTION CARRIED.

REQUEST TO APPROVE PLAT(S): a. FINAL PLAT Lot 1 Crestview Park

Aaron Robinson with Bond Engineering stated this is a one lot subdivision platting the piece of property they just approved for rezone. He reiterated this is just to clean up the area by platting it, rather than having it all by metes and bounds. He noted it is setting an access easement for Ramada Street, because it is not a public street.

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Engineer Whitlow confirmed this provides the easement the City wants.

Commissioner Montgomery moved, seconded by Commissioner Bollen to approve the final plat for Lot 1 Crestview Park as presented. MOTION CARRIED.

b. FINAL PLAT Lot 1 & 2 Araujo Addition

Jim Bagwell with Jim Bagwell Surveying stated this is a request for a replat for a lot in an older subdivision. He noted that the owner would like to make two lots out of one and is asking for some variances to accomplish that. He related that the City has a minimum lot width of sixty feet, but one of the lots will be fifty-five feet. He added that the other has to do with Bailey Street, which its pavement is not built within the existing right-of-way, so they are asking for a variance on the street from twenty-five to a fifteen feet setback. He confirmed they are planning on building two small single-family homes, even though it is zoned R-2.

Council Member Dietz moved, seconded by Commissioner Twitty to approve the final plat for Lot 1 and 2 Araujo Addition with a 55-foot lot and 15-foot setback variance waivers. MOTION CARRIED.

BUILDING PERMIT(S): a. SITE PLAN Lot 1 Crestview Park

Aaron Robinson with Bond Engineering stated this is the site plan regarding the property just approved for rezone and final plat. He explained it is a single, two-story structure that will have eight units on each floor, totaling sixteen units. He noted the parking lot is adjacent to this building and is accessed off Ramada Street. He confirmed they are not asking for any variances or waivers and he tried to answer all of Engineer Whitlow's questions last week.

Jeremiah Russell with Rogue Architecture related that each unit is between 700 and 1,000 square feet and they will not look like the existing apartments. He explained that the existing building has a mansard roof, but these will be more of a traditional garden apartment design.

Engineer Whitlow stated there are only standard contingencies; all other comments have been addressed. He believes the rendition of what they came up with is probably the best for the site.

Commissioner Montgomery moved, seconded by Commissioner Bollen to approve the site plan for Lot 1 Crestview Park as presented. MOTION CARRIED.

b. SITE PLAN Jacksonville Physical Therapy 519 Marshall Road

Engineer Whitlow stated this site plan has been approved and is under construction, but one comment Staff had was regarding the cross connection between this building and the existing eye clinic. He explained it is not something Staff actually requested, but was a weird condition of the final plat for the original Rebsamen Center.

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He surmised it was to limit the number of driveways on Marshall Road by connecting the parking lots. He mentioned it is a bit unusual, because you really cannot use a final plat in that mechanism, which is more like a Planned Unit Development mechanism. He confirmed Staff has no objections to not having a cross connection, because the owner is still not adding additional driveways to Marshall Road, which he feels meets the original intent of why it was on the plat that way.

Petitioner Bo Renshaw related there will be an access off of Marshall Road and on Braden Street. He explained if someone came off of Braden Street, a patient would not have to go into the eye doctor clinic, but would go behind it. He stated that their front door is going to be facing Marshall Road, with a thoroughfare, where they can drop off patients with walkers, crutches, or wheelchairs, so they do not want there to be a bog down between his place and the next place over. He noted they did put in a drive-through behind his building, that was approved, where they will be able to drop off and drive around to park without there being a lot of traffic in front of the door. He told how they will have two rows of parking behind the building, along with one in the front and one on the side. He pointed out that they also own the lot next to that.

Council Member Dietz moved, seconded by Commissioner Bollen to approve the site plan for Jacksonville Physical Therapy at 519 Marshall Road as presented. MOTION CARRIED.

GENERAL:
ANNOUNCEMENT(S):

ADJOURNMENT: Chairman Moore without objection, adjourned the meeting at approximately 6:53 p.m.

Respectfully submitted,

Susan L. Davitt