



Legislation Details (With Text)

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Minutes for the MAPC meeting on October 10, 2000.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

OCTOBER 10, 2000

MEMBERS PRESENT: Beadles, Damron, Gott, Gill, Krennerich, Pitts, Shaw, Phillips

MEMBERS ABSENT: Little

The minutes of the September 12, 2000 meeting were approved as prepared.

#1 RZ00-44 Jay Harmon requested approval of rezoning from Agricultural AG-1 to Residential R-3 for 28.76 acres located on a part of the North Half of the SW 1/4 of Section 23, T14N, R4E. The general location of the property is on the east side of Kathleen Street, north of Morton Drive.

Ms. Shaw made a motion to table this request due to lack of representation to answer questions by the Commissioners. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST TABLED.

#2 RZ00-45 Leroy and Ruth Scott requested approval of rezoning from Commercial C-3 to Residential R-2 for Lot 20, Block D of Dudley's Subdivision of a part of Blocks, B, C, D, E, F and G of Dudley's First Addition. The general location of the properties on the northeast side of Fred Street, east of Donald Street.

Some area residents spoke in opposition to this request stating that there had been trouble in the past with other apartments in the area. Close proximity to the school and safety were other points of concern.

Mr. Phillips made a motion to recommend rezoning of the property to the City Council stating that it was actually a down grade in zoning to R-2. The motion was seconded by Mr. Gill. Voting was 5 in favor, 1 opposed, MOTION CARRIED, REQUEST APPROVED.

#3 RZ00-46 Richard and Patsy Foster requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.21 acres located on a part of the NW 1/4, SW 1/4 of Section 31, T15N, R4E. The general location of the property is on the southeast corner of Philadelphia Road and N. Church Street.

Mr. Damron made a motion to table the request due to lack of representation to answer questions by the Commissioners. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST TABLED.

#4 RZ00-47 Linda Kerr requested approval of rezoning from Residential R-1 to Residential R-3 for 10.82 acres located on a part of the SE 1/4, NE 1/4 of Section 5, T13N, R4E. The general location of the property is on the west side of Caraway Road, north of Golf Course Drive.

Ms. Shaw made a motion to disapprove the rezoning based upon existing density issues already present in the area. The motion was seconded by Mr. Krennerich. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#5 RZ00-48 Universal Group Investments, LLC, requested approval of rezoning from Residential R-1 to Industrial I-1 for 1.67 acres located on the south side of Strawfloor Drive, approximately 400' west of Parker Road.

A motion to recommend approval of the rezoning to the City Council was made by Mr. Krennerich and seconded by Mr. Gott. Voting was 5 in favor, 1 opposed, MOTION CARRIED, REQUEST APPROVED.

#6 SU00-12 Wayburn Heavener requested approval of placement of a manufactured home at 1403 Magnolia Road.

It was pointed out that approval was not necessary. Mr. Heavener was approved a few years ago to have a manufactured home at this location. That home was destroyed by fire earlier this year and can be replaced without approval from MAPC.

ITEM WITHDRAWN

#7 PUD00-1 Carroll Caldwell requested final approval of Woodsprings Road Condominiums Phase I, a Residential Planned Unit Development containing 36 units on 5 acres, located on Lot 1 of the replat of Lots 1-6, Block A of Ridgepointe Country Club Phase I. The general location of the property is on the north side of Woodsprings Road, west of Ridgepointe Blvd.

Mr. Damron made a motion to grant final approval subject to the Fire Department and City Water & Light signing off on the utility revisions. The motion was seconded by Mr. Krennerich. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#8 SP00-13 Phillips Investments requested approval of site development plans for a 39,210 square foot commercial building to be constructed on 4.98 acres, at 3605 East Johnson Avenue. The general location of the property is on the south side of Johnson Avenue, west of Airport Road.

George Hamman, project engineer, stated that many of the items discussed at the September meeting had been addressed or were being addressed. Continuing drainage and erosion problems were discussed by neighbors in the area.

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

1. Plans shall be revised to include all planned and/or stated revisions as spoken by George Hamman
2. Drainage structures and erosion protection must be installed prior to commencing construction of the building
3. City Engineer's review and approval of all drainage plans after revisions
4. Fire Department approval on fire hydrant location
5. Install screening around trash dumpster
6. Provide details on the retaining walls
7. Trees to be planted on site shall be 6' to 8' in size to provide screening. Irrigation shall be installed for maintenance of the trees and sod areas
8. Greenery of some type shall be planted to cascade over the stone rip-rap
9. Staff may approve revisions or send back to MAPC

The motion was seconded by Ms. Shaw. Voting was 5 in favor, 1 abstained, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#9 SP00-14 Griffin-Dement LLC requested approval of site development plans for a mini-warehouse development to be constructed on the Red Roof Addition. The proposal contains 862 units in 19 buildings, with a 3,200 square foot office building. The general location of the property is on the south side of Rook Road, east of the Union Pacific Railroad, and west of Longcrest Drive.

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

1. Fire Department approval on the fire protection plan
2. No obstructions or plantings to be placed north of the gate at the northeast side of the property
3. All landscaping must be moved inside the property line
4. Irrigation shall be installed for maintenance of landscaping
5. Guaranty a minimum of 24' drives on the site between all buildings including areas where protective posts are installed
6. Drainage plans must be submitted to City Engineer for approval
7. Correct plans to show proper scale, scale shown is incorrect, should be 1" = 60'
7. All revisions must be shown on plans for staff approval. Staff may refer back to MAPC if not comfortable with final revisions

The motion was seconded was seconded by Mr. Pitts. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.