



Legislation Details (With Text)

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Minutes for the MAPC meeting on September 12, 2000.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

SEPTEMBER 12, 2000.

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

MEMBERS ABSENT: Little, Krennerich

#1 RZ00-38 W. B. Quinn and Paulette Quinn requested approval of rezoning from Agricultural AG-1 and Residential R-1 to Industrial I-1 for 9.03 acres located on a part of the NW 1/4 of Section 10, T13N, R3E. The address of the property is 6106 Southwest Drive and the general location of the property is on the south side of Southwest Drive,

This item was withdrawn from the August 8, 2000 agenda. There was discussion regarding the depth of the rezoning which is 300' from the highway and the type of development that can occur in I-1 Zoning. With this being one of the main entrances into the City, concern was expressed about protecting the visual aspect of this area of the City. Some commissioners stated they could support commercial zoning more than they could industrial. Terry Bare, representing the Quinns, stated that his clients would be receptive to Commercial C-3 zoning. Jeff Hawkins, City Planner, stated that the C-3 Zoning was less intensive than the I-1 Zoning and could be considered.

Mr. Pitts made a motion to recommend approval of a C-3 Zoning classification to the City Council with the stipulation that a site development plan be submitted and approved by the MAPC prior to development along with a more accurate vicinity map. The motion was seconded by Mr. Gott. Voting was 3 in favor, 3 opposed, MOTION FAILED, REQUEST DISAPPROVED.

#2 RZ00-40 Brian Gibbs Co. requested approval of rezoning from Residential R-1 to Residential R-3 for a part of Lot 4 of Terrace Apartments 2nd Replat of College Place Subdivision and Lots 161-168 of the College Place

Subdivision lying north of the corporate limits as of 4-17-72; and from Residential R-2 to Residential R-3 for Lots 1, 2, 3 & a part of Lot 4 of Terrace Apartments 2nd Replat of College Place Subdivision along with the 15' abandoned street right on the west side of Melrose Street. The address of the property is 1830 E. Johnson Avenue and the general location of the property is on the northwest corner of Johnson Avenue and Melrose Street.

Mr. Damron made a motion to recommend approval of the rezoning to the City Council with Ms. Shaw making the second. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#3 RZ00-41 Brian Gibbs Co. requested approval of rezoning from Industrial I-1 to Residential R-3 for Lot 1, Block B of the Replat of Lots 18-25, Block B of Stuck & Stuck Addition. The addresses of the property are 302, 304, 306, 308, 310, 314, 402, 404, 406, 408 & 410 Calion Street and the general location of the property is on the northeast corner of Calion Street and Word Avenue.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with Mr. Damron making the second. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#4 RZ00-42 Charles J. Proctor requested approval of rezoning from Residential R-1 to Commercial C-3 for 3.17 acres located on a part of the NW 1/4, NW 1/4 of Section 33, T14N, R4E. The address of the property is 3218 S. Caraway Road and the general location of the property is on the northeast corner of Caraway Road and Parker Road.

A motion to recommend approval of the rezoning to the City Council with the stipulation that a site development plan be submitted and approved by the MAPC prior to development was made by Mr. Gott and seconded by Mr. Damron. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ00-43 Afak Haydar requested approval of rezoning from Commercial C-3 to Residential R-2 for Lot 18 of Haydar Replat of Matthews Place. The general location of the property is on the south side of W. Washington Avenue, east of Stratford Drive and west of Freeman Street.

WITHDRAWN.

#6 RP00-53 Carroll Caldwell requested approval of a 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.

A motion to approve the replat was made by Mr. Damron and seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#7 PUD00-1 Carroll Caldwell requested preliminary approval of Woodsprings Road Condominiums Phase I, a Residential Planned Unit Development containing 36 units on 5 acres and 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. Phillips made a motion to grant preliminary approval of plans for both Phase I & Phase II with the following stipulations:

1. Granting a 20' sanitary sewer easement, 10' either side of the sewer line as constructed

2. Show dimensions on streets
3. Remove islands in street or seek Fire Department approval
4. Include utility plan in final submittal
5. Provide plat map showing ownership of adjoining and surrounding property owners
6. Provide details on buffering around the site
7. Provide property owner association documents to City Attorney for approval

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

#8 SP00-15 Bob Harrison requested approval of site development plans for a 12,500 square foot industrial building to be located on Lot 1 of Heath Minor Plat. The address of the property is 3325 Moore Road and the general location of the property is on the west side of Moore Road, south of C W Post Road.

A motion to table the request was made by Ms. Shaw due to lack of representation. Questions were raised regarding the drainage plans, noting that the plans show drainage to the north, but the water flow is to the south. Questions were also raised regarding the surface of the parking and driveways, the placement of rolling gates on the site and how trucks/vehicles would enter the site if those gates were not set back from the road. Back up space for 18 wheeler movement on the site was questioned as well as what happens to the areas on the site where gravel is not shown.

The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST TABLED.

#9 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 located at 3605 E. Johnson Avenue. The general location of the property is on the south side of Johnson Avenue, west of Airport Road. ITEM WITHDRAWN.

Items discussed that need to be addressed on resubmittal are:

1. Parking near the entrances on the east and west sides
2. Opening of Sharon Street on the southwest corner of site through a residential area
3. Signage
4. Adequate drainage provisions for this site and for the adjacent areas where the water is going along with erosion control plans.
5. Easement documents needed for offsite drainage and utility easements.
6. More details needed on the location of the filling station near the east entrance, placement of fuel tanks, curbs, etc...
7. Painted islands in parking lot should be curbed for traffic control and to show the extent of the parking lot
8. Screening around dumpster
9. Installation of retaining walls on the west and south sides
10. 20' sewer easement dedicated to the manhole on site
11. Black plastic drainage pipe must be installed to manufacturer's specifications and with proper covering. Plans show 6" cover material and a minimum of 18" of cover is required with proper compaction
12. Buffering and privacy fencing on east, south and west sides of site

#10 SP00-14 Griffin-Dement LLC requested approval of site development plans for a warehouse development to be constructed on the Red Roof Addition. The proposal contains 993 warehouse units in 19 buildings and a 3,200 square foot office building. The general location of the property is on the south side of Rook Road, east

of the Missouri-Pacific Railroad and north of Longcrest Drive. ITEM WITHDRAWN.

Items discussed that need to be addressed on final submittal are:

1. Recessed gates to allow proper turns off the street
2. Main entrance should be closer to office
3. Installation of an auxiliary entrance
4. Parking surface should be paved
5. Landscaping plans needed
6. Vegetation and trees need to be trimmed adjacent to RR tracks if on this property
7. All revisions and changes to plans should be shown on plans