



Legislation Text

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title

Minutes for the MAPC meeting on January 11, 2000.

body

METROPOLITAN AREA PLANNING COMMISSION

JANUARY 11, 2000 AT 7:00 PM

MEMBERS PRESENT: Beadles, Little, Gott, Finley, Krennerich, Pitts, Shaw, Phillips

MEMBERS ABSENT: Damron

The minutes of the December 21, 1999 meeting were approved as prepared.

#1 RZ00-1 Wayne Anderson requested approval of rezoning from Residential R-3 to Commercial C-3 for Lots 9, 10, 11 & 12 in Block 14, Lots 11, 12, 13, 14 & 15 in Block 13, Lots 1, 2, 3, 4, 5 & 6 in Block 9 of Matthews Addition. The property is located as follows:

- a. On the north side of Johnson Avenue between Miller Street and Bridge Street,
- b. On the northeast corner of Johnson Avenue and Bridge Street,
- c. On the south side of Johnson Avenue, between Bridge Street and Drake Street

WITHDRAWN PRIOR TO MEETING BY SKIP MOONEY, SR.

#2 RZ00-2 Son-Tina Enterprises, Inc. requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.17 acres located on a part of the SW 1/4, SW 1/4 of Section 24, T14N, R4E. The general location of the property is on the north side of Highland Drive, east of Commerce Drive.

A motion to recommend approval of the rezoning to the City Council was made by Mr. Pitts subject to proper platting and site plan approval by MAPC. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ00-3 Bob McCall requested approval of rezoning from Residential R-3 to Commercial C-3 for All of Lot 7 and the east 15' of Lot 6 of Block A of the Replat of Noble Acres. The address of the property is 2722 E. Nettleton Avenue and the general location of the property is on the north side of Nettleton Avenue, west of Oakdale Street.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council subject to site plan approval by MAPC prior to occupancy. The motion was seconded by Mr. Pitts. Voting was 6 in favor, 0 opposed, 1 abstained, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#4 RZ00-3 Albert Rusher Jr. and Pamela Rusher requested approval of rezoning from Residential R-2 to Commercial C-3 for 6.32 acres located on a part of the NE 1/4, NE 1/4 of Section 30, T14N, R4E. The address of the property is 2005 Harrisburg Road and the general location of the property is on the south side of Highland Drive, west of Harrisburg Road.

Many area residents were in opposition to this request for a varied reasons including but not limited to

decreased property values, proximity of residences, location on a federally funded scenic byway, traffic congestion, and violation of the bill of assurance. The configuration of the property actually goes beside and behind the homes facing Harrisburg Road. Several residents stated they had owned property and/or lived in the area in excess of 50 years.

Dr. Rusher made several statements regarding the redevelopment of the property noting its location on two state highways, one of those being five lanes now and one that probably will be five lanes in the future connecting to the bypass. High volume traffic was one of the factors that led him to move to another location.

Ms. Shaw made a motion to disapprove the request stating that the timing of the application was premature because the area is still predominantly residential and the configuration of the property is not conducive to commercial development. She further stated that even though not responsible with the enforcement of a bill of assurance, the MAPC should not willfully violate one. The motion was seconded by Mr. Gott. Voting was 6 in favor, 1 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#5 RZ00-5 Paul Koros requested approval of rezoning from Residential R-2 to Commercial C-5 for the east 70 feet of the north 100 feet of Block 21 of Knight's First Addition. The property is located on 1101 S. Main Street.

There was much discussion regarding the parking requirements for a C-5 property. Adjoining properties to the west and south are currently zoned C-5.

Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council with the stipulation that prior to occupancy of the building that either the parking requirement be met or a parking variance granted by BZA. The motion was seconded by Mr. Pitts. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#6 RZ00-6 Rick Turman requested approval of rezoning from Residential R-1 to Residential R-2 for 28.52 acres located on a part of the SE 1/4, NE 1/4 of Section 33, T14N, R4E. The general location of the property is on the south side of Rook Road, west of the Missouri Pacific Road and east of Stadium Boulevard.

Mr. Krennerich made a motion to disapprove the request as submitted stating that desired density was not a justification for rezoning and that the lots could be made slightly larger and thereby comply with the R-1 zoning and still allow for the size homes to be built there that are desired. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#7 PP00-1 Rick Turman requested preliminary approval of subdivision plans for the Paddock, a subdivision containing 108 lots on 28.52 acres. The general location of the property is on the south side of Rook Road, west of the Missouri Pacific Road and east of Stadium Boulevard.

ITEM WITHDRAWN AFTER DISCUSSION ON THE REZONING ISSUE, DRAINAGE ISSUES AND OPENING OF ADJACENT STREETS.

#8 RZ00-7 Ann Williams requested approval of rezoning from Residential R-2 to Commercial C-4 for Lots 14 & 15 of College Place Addition, less and except the north 75' thereof. The general location of the property is on the northeast corner of Aggie Road and Melrose Street.

ITEM WITHDRAWN BY OWNER TO ALLOW MORE TIME TO PREPARE ADDITIONAL PLANS FOR HOW THE PROPERTY WILL BE REDEVELOPED.

#9 RZ00-8 Wayne Dover requested approval of rezoning from Residential R-1 to Industrial I-1 for 1.21 for Tract 1-A of Wayne Dover Minor Plat. The general location of the property is on the northwest corner of Harrisburg Road and Apt Drive.

Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council subject to site plan approval by MAPC prior to development. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#10 SP00-1 Fred's Dollar Store requested approval of site development plans for a retail shopping plaza containing 14,473 square feet. The general location of the property is on the north side of Johnson Avenue, approximately 800' east of Airport Road.

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

1. Providing a minimum of a 6' privacy fencing on the north side
2. Changing the Bradford Pear trees to a hardwood variety
3. Totally screening the dumpster area on all sides
4. Taking the middle striped island in the parking lot and installing landscaping there
5. Relocate handicapped parking nearest the entrance to comply with ADA
6. Confirmation of the drainage plans and how the property drains to Johnson Avenue
7. Provide fire hydrant locations on site
8. Defer to City staff for final approval and if the staff isn't comfortable with the plans they should be referred back to the MAPC for approval

The motion was seconded by Mr. Pitts. Voting was 6 in favor, 1 opposed, MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#11 SP99-24 Wal-Mart and Murphy Oil USA, Inc. requested approval of site plans for a gas station to be built on site with the existing Supercenter. The address of the property is 1815 E. Highland and the general location is on the southeast corner of Highland Drive and Browns Lane.

Claude Martin, City Engineer, stated that everything they had discussed with the project people had been added but did ask that right turn sign be moved to the island or a second sign be placed there which Wal-Mart said they would do. The local store manager was in attendance to answer questions regarding the storage trailers being placed on the property and the lawn & garden items occupying designated parking areas. The manager was told that future placements would be frowned upon and that new codes were being written that would prohibit them. A total of 62 parking spaces are lots due to the construction of the gas station but the site still exceeds minimum. A motion to approve the request was made by Mr. Little and seconded by Mr. Krennerich. Voting was 7 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.