

PP-21-18 PRELIMINARY SUBDIVISION: Southern Oaks Phase 2

Jeremy Bevill of Fisher Arnold is requesting MAPC Preliminary Subdivision Approval for Southern Oaks Phase 2 for 82 lots on 29.78 acres +/- of land that is located within the Southern Oaks Subdivision Development off of South Culberhouse Street.

APPLICANT: Jeremy Bevill stated they are asking for preliminary approval.

STAFF: Derrel Smith stated they have reviewed this and it does meet all requirements of the subdivision ordinance. He stated they would recommend approval.

A motion was made by Dennis Zolper to approve the request, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

RZ-21-13 REZONING: 5403 E. Nettleton

Carlos Wood of Wood Engineering on behalf of Jerry Stephens are requesting MAPC Approval for a Rezoning from “C-3” General Commercial District to “RS-7” Single Family residential district for a minimum 6,222 square foot lot with .66 +/- acres of land located at 5403 E. Nettleton.

APPLICANT: Carlos Wood stated we want to rezone this property residential. There are residential homes behind it and off to the West of it. The same person that has built these homes on Fred Street wants to build four houses on this property of equal size.

STAFF: Derrel Smith stated we have looked at it and it does not meet two of the five requirements for rezoning. The first one is that it goes against our Land Use Plan. Right now, our adopted Land Use shows its high intensity growth area, which is commercial. To take it back down to residential may be the right idea currently; it may not be the best idea in the future. We are going to go ahead and forward it on for consideration with the following requirements. The proposed site shall satisfy all requirements of the city engineer, all requirements of the current storm water drainage design manual and flood plain regulations regarding any new development. It is in the overlay district so if it is residential it will not have to meet requirements but if it stays commercial, it will.

PUBLIC: Maxine Stevens stated her and husband Jerry Stevens have owned their property for several years and have been trying to sell it. There have been a lot of interest from residential people but no one has approached us for commercial. Even though the property is in the commercial area, I feel like the overpasses have taken away from the property as far as its value to be considered as a commercial for anybody. There is not anything down on Nettleton that would warrant anyone to put a restaurant. Ed's Catfish has moved and they were next door to the old Couch's building and way down the street is the only restaurant down there.

COMMISSION: David Handwork stated Derrel from the Land Use Plan is there any consideration to re-look at that area because of some of the changes with the overpass or is this some area that you feel or from the cities perspective still meets the needs for it to be a high grown area for commercial.

STAFF: Derrel Smith stated currently what we have in place shows it as a high growth area. We are going to re-look at this. We are talking about trying to get some funding for a plan to look at the entire city but we have not done that yet. If this is Residential the problem that will be there is it is going to be limited on access because access management is going to control this and with both streets being one collector and one arterial. It is going to limit the number of accesses. If they want to put residences on this not every residence will have access to the street. We do not want vehicles backing up onto a collector or arterial street.

COMMISSION: David Handwork stated from these standpoints we set strong precedent when we start looking at Land Use Plans and making some changes. I will not be supportive of this motion.

COMMISSION: Kevin Bailey stated some of the things that came up yesterday in the pre-meeting were wanting to do four houses on four lots is going to be a subdivision, so will we need sidewalks and there are ditches on both sides of the property that are going to be enclosed with drainage. I do not know how you will get four driveways in there. Carlos have you considered all that.

APPLICANT: Carlos Wood stated we took his footprint of the houses he is going to build and they can physically fit in there with some green space on each side of the house. There is going to be a larger setback on the sidelines than what the code requires for these particular houses. We are also going to do a shared drive off Nettleton and one drive off Race St. If we need to we could have only one drive off Race St. and they could access a drive parallel to Nettleton.

STAFF: Derrel Smith stated getting into the design of it is a little past what we are looking at. As long as he is aware that these items are out there and he can design it and meet all the codes he knows that going forward.

A motion was made by Dennis Zolper to approve the request, seconded by Jimmy Cooper, that this matter be Approved. The motion FAILED with the following vote.

Aye: 2 – Stephanie Nelson and Jimmy Cooper

Nay: 6 – Paul Ford; David Handwork; Kevin Bailey; Monroe Pointer; Jim Little and Dennis Zolper

PP-21-15 PRELIMINARY SUBDIVISION: Brookshire Place Phase 2

Mark Morris of Mark Morris Construction are requesting MAPC Preliminary Subdivision Approval for Brookshire Place Phase 2 for 44 lots on 9.72 acres +/- of land that is located within the Brookshire Place Development off of Kathleen Street that is located in an RS-8 Single Family Residential District, minimum 5.445 sq. ft. lot required.

APPLICANT: Mark Morris with Mark Morris Construction stated we are seeking approval for Phase II of Brookshire, 44 lots.

STAFF: Derrel Smith stated we have reviewed it and does meet all requirements of our subdivision ordinance so we would recommend approval.

A motion was made by Kevin Bailey to approve the request, seconded by Monroe Pointer, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

PP-21-17 PRELIMINARY SUBDIVISION: Prospect Farms Phase 4

Mark Morris of Mark Morris Construction, LLC. Are requesting MAPC Preliminary Subdivision Approval for Prospect Farms Phase 4 for 3 lots on 1.67 acres +/- of land that is located within the Prospect Farms Development off Prospect Farm Lane that is located in an R-1 Single Family Residential District, minimum 8,000 sq. ft. lot required.

APPLICANT: Mark Morris with Mark Morris Construction stated Yukon and Prospect was built several years ago and then the developer came and built Wolf Den. They provide the street connecting it to, so we are just taking some left over land and dividing it into three lots.

STAFF: Derrel Smith stated we have reviewed it and it does meet all requirements of our subdivision ordinance so we would recommend approval.

A motion was made by Paul Ford to approve the request, seconded by Jimmy Cooper, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0

PP-21-16 FINAL SUBDIVISION: Prospect Farms Phase 7

Mark Morris on behalf of Jonesboro 2015, LLC are requesting MAPC Final Subdivision Approval for Prospect Farms Phase 7 for 61 lots on 23.59 acres +/- of land that is located within the Prospect Farms Development off of Prospector Drive that is located in an R-1 Single Family Residential District, minimum sq. ft. lot required.

APPLICANT: Mark Morris with Mark Morris Construction stated we are asking for final approval on Phase VII and we have one more phase coming up after this.

STAFF: Derrel Smith stated this is a final and it does meet all requirements so we would recommend approval. We also want to make everyone aware that the rezoning that was tabled last month on North Church St. has been officially withdrawn by the applicant. They will not come back through unless they submit a new application.

A motion was made by Jimmy Cooper to approve the request, seconded by Dennis Zolper, that this matter be Approved. The motion PASSED with the following vote.

Aye: 8 – Paul Ford; Stephanie Nelson; David Handwork; Kevin Bailey; Monroe Pointer; Jimmy Cooper; Jim Little and Dennis Zolper

Nay: 0