



Legislation Details (With Text)

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Minutes for the MAPC meeting on March 11, 2003.

Metropolitan Area Planning Commission Minutes, March 11, 2003

MEMBERS PRESENT: Beadles, Vance, Damron, Gott, Moore, Krennerich, Johnson, Day

MEMBERS ABSENT: None (one appointment vacant)

OTHERS PRESENT: Glenn Batten, City Planner; Claude Martin, City Engineer; Teddy Hooton, City Engineer; Phillip Crego, City Attorney; Brian Wadley, Planning Coordinator.

The minutes of the February 11, 2003 meeting were approved as corrected on a motion to approve by Mr. Day, second by Ms. Moore and unanimous vote.

#1 RZ03-4 Wayne Long requested approval of rezoning from the I-1 Limited Industrial District to the Commercial C-3, LU-O Limited Use Overlay District, for 3.517 acres located on a part of the North 1/2 of Section 1, T13N, R4E. The general location of the property is on the northeast side of Highway 63, at the south end of Moore Road.

City Planner, Glenn Batten, informed the Commissioners that this site is flat, covered with vegetation and trees, has an elevation about a foot below the street level and is visible going both directions on Highway 63. Installing proper drainage may require raising the elevation of the site. Water and sewer service is approximately 1,500 feet from the site currently. These services are critical and must be extended to this site which would also benefit other properties in the area and other owners in the area are encouraged to help with the cost of these extensions. The proposed limited uses of the property are restricted to indoor recreational activities such as cheerleader training, gymnastics, and other similar athletic activities. These uses would be compatible with the adjacent C-3 zoning.

Mr. Krennerich made a motion to recommend approval of the request for C-3, Limited Use Overlay, with the following stipulations;

1. Uses are limited to indoor recreational activities such as cheerleader training, gymnastics, and other similar athletic activities
2. That the development be served by public water and sewer services

The motion was seconded by Mr. Damron. Voting was 6 in favor, 1 abstained, 0 opposed. Those voting aye were Vance, Johnson, Krennerich, Moore, Gott, Damron. Those abstaining were Day. MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ03-5 Bob W. Harrison requested approval of rezoning from the Residential R-1, Single-Family Medium Density District to the Residential R-2A, Multi-Family Medium Density District for Tract C of Parker Lands containing .99 acre. The general location of the property is on the west side of Parker Annex Road, south of Parker Road.

WITHDRAWN

#3 RZ03-6 Patsy Odom and Tim Meredith requested approval of rezoning from the C-3, General Commercial District and the Residential R-1 Single-Family Medium Density District to the Residential R-2, Multi-Family Low Density District for Lots 3, 4 & 5 in Block B, and part of Lots 6 & 7 in Block B of Apple Hills Subdivision. The general location of the property is on the northeast corner of Warren Street and Daybreak Drive.

WITHDRAWN

#4 RZ03-7 Doyle Yarbrough requested approval of rezoning from the Residential R-1 Single-Family Medium Density District to the to the C-3, General Commercial District for 33.07 acres located on a part of the NE $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 11, T13N, R3E. The general location of the property is on the southeast corner of Valley View Drive and Weaver Road.

WITHDRAWN

#5 PP03-3 Tim Meredith requested preliminary approval of Meredith Meadows Phases I, II, and III, containing 32 lots on 8.68 acres. The general location of the property is on the northeast corner of Warren Street and Daybreak Drive.

WITHDRAWN

#6 SP03-7 Sam's Wholesale Club requested approval of site development plans for a new Sam's store to be constructed. The general location of the property is on the west side of Caraway Road, north of Race Street.

It was noted that approval of the site development plans first occurred in 1993. The project has been on hold since then. The project engineer explained that there will be two access points off Caraway Road, one at the existing entrance to IHOP and the other will be north of IHOP which will be signalized. There is also one proposed access off Race Street which will also serve Sam's gas station. In conjunction with this project, the developers will be building Bernard Street from its current ending southward to Race Street and will have one access off of it. Drainage from the site will be redirected and collected in a detention pond before entering the existing storm drainage system at Race Street. Large landscaping areas will be provided and many of the trees on site will be kept as tree preservation areas. There will also be a planting screen across the rear of the property along with a grade separation from the rear of the building and Bernard Street, approximately 8' on the average to provide a screen to hide the rear functions of the building.

The building contains 118,000 square feet and the exterior will be concrete block on a couple of sides, while the front sides facing Race Street and Caraway Road have a painted, split faced block..

Lee Hogue, owner of the Elephant Car Wash on the north side, expressed concern over the placement of a traffic signal. Mr. Hogue was concerned that cars would not be able to enter and exit the site because vehicles would be backed up. He also suggested that the signal be moved to Fowler Avenue.

Chris Rutherford, owner of property on the south side of Race Street, expressed concern over the drainage on Race Street and stated that the street could not carry any more water than it currently does without flooding.

Glenn Batten, City Planner, stated that he furnished the consultants copies of the minutes from July, 1993 meeting and it appears that all stipulations and suggestions from that meeting have been complied with on these plans in one way or another. They have certainly tried to preserve the trees and handle the drainage and provide a much more handsome building than was originally proposed. The traffic signal is a very important issue and something that needs to be dealt with and there are probably several ways of doing that and it will need to be resolved.

Claude Martin, City Engineer, stated that there is a drainage problem on Race Street and they are working closely with the project engineers to resolve some of the drainage issues and not increase the runoff. The plan as proposed should help the drainage.

The project engineer stated that the detention pond will function in a manner such that the inflow entering the pond will be greater than the release which will be a small pipe. The pond will detain the water temporarily and then release it at a slower rate than the entry. The pond is designed for both the 10 year and 25 year event storms which is fairly intensive. Runoff will not be increased in any direction. With regard to the traffic signal, the engineer stated that with a project of this size, Sam's feels it is a very important aspect of this development to have this type of traffic control and soon the city would be realizing the need as well for traffic movement in the area. Relocating the signal to a different location would not provide the best use. Sam's is paying 100% of the cost of the signal installation and the traffic signal will be designed to work in conjunction with the signal at Race Street and Caraway Road. Construction traffic access will be off Race or off Bernard and will not be using Caraway Road.

Commissioner Day asked if the 100 year storm event had been calculated for the detention pond and how much larger it would have to be. The project engineer said it would take more capacity than what is provided but they did not do the calculations for the 100 year storm.

A motion was made by Mr. Vance to approve the site development plans acknowledging that the 1993 stipulations are being complied with and with the stipulation that the placement of the traffic signal be studied for the best possible placement. The motion was seconded by Mr. Krennerich. Voting was 7 in favor, 0 opposed. Those voting aye were Vance, Damron, Gott, Moore, Krennerich, Johnson, Day. **MOTION CARRIED, REQUEST APPROVED WITH STIPULATIONS.**

#7 PUD03-1 Home Depot requested preliminary approval of plans for a Commercial Planned Unit Development (PUD). The general location of the property is on the southwest corner of Parker Road and Harrisburg Road.

Item not considered due to lack of proper notice and signage.