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MEETING OF MARCH 14, 1989

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METROPOLITAN AREA PLANNING COMMISSION
MEETING OF MARCH 14, 1989

PRESENT: McCracken, Sloan, Vance, Blalock, Lamberth, Smock, Aycock

ABSENT: Harris, Lusby

RZ89-1 Mr. Bob Newell presented the request of William P. and Goldie Dabbs for rezoning a 21.2 acre tract of land at the South and Southeast side of the intersection of U.S. Highway 63 Bypass and Woodsprings Road from R-1, Residential to C-3, Intermediate Business District. Mr. Vance made a motion to approve the request with the stipulations that a site development plan be submitted prior to issuance of a building permit and that before City Council adoption of the ordinance on third reading, the applicant’s engineer assures that there is adequate right-of-way on Wood Springs Road and that the right-of-way be reflected on the plat, as necessary. The motion was seconded by Mr. Blalock. The request was approved on a vote of 5 in favor, 1 opposed and 1 abstention.

RZ89-2 Gerald and Frances Barnett requested a rezoning for a 1.74 acre tract located on the South side of Race Street, 531.6 West of Stadium Boulevard from R-1 Residential, to C-3 Intermediate Business District. Mr. Sloan made a motion to approve the rezoning request with the stipulation that funding of an escrow for Race Street improvements be worked out with the City. The motion was seconded by Mr. Aycock. The motion was approved on a vote of 6 in favor. 0 opposed.

RZ89-3 Bob Bennett requested approval of rezoning from R-2 to C-5, Quiet Zone, for Lots 5 and 6 of Block 2, Patrick’s Second Addition, located at the Northeast corner of East Matthews and Houghton (Houston) Road. Motion was made by Mr. Vance to approve the rezoning request, subject to the stipulations that a site development plan be approved prior to issuance of a building permit which addresses the building site elevation and access, that the replat be corrected to eliminate confusion and that if a replat needed to be approved, it is hereby approved. The motion was seconded by John Sloan. The rezoning request was approved by a vote of 6 in favor. 0 opposed.

FP89-1 Bob Newell presented the request of Mary Lee Blocker for final approval of Crystal Hills Subdivision, subdividing 11.8769 acres into six lots located between the South and of Patricia Cove (Formerly Patricia Drive) and Covey Road. Mr. Sloan moved to approve the final plat as requested with the stipulations that:

1. Lot sizes be shown.
 2. That lots, not be sold/developed until a letter is received from the Soil Conservation Service approving the pond design.
 3. That a fire hydrant be provided.
 4. That a ten foot easement for cable television be provided across the North property line of Lot 1.
- The motion was seconded by Mr. Aycock. The motion to approve the final plat of Crystal Hills Subdivision was approved by a vote of 6 in favor and 0 opposed.

FP89-2 Bob Newell presented the request of Dale Reaves for final plat approval of Medallion Acres, a subdivision of 9.22 acres into 18 lots located at the East end of Medallion Drive. Mr. Vance made a motion to approve the final plat with the stipulation that drainage detail be provided from the street at Station 1.00 and that a fire hydrant be provided. The motion was seconded by Mr. Smock. The motion to approve the final plat of Medallion Acres was approved by a vote of 6 in favor. 0 opposed. In addition, Mr. Newell requested that the City Planner check into the zoning of this tract, as the applicant desires that the property be zoned R-1 rather than R-2 as it is now.

PP89-1 Mr. Newell presented the request of John R. Rankin for preliminary plat approval of Rankin's Oak Forest 7th Addition, a seven lot subdivision of 2.91 acres located on Catharine Circle, a proposed road Northeast off of Catharine Drive. Mr. Vance made a motion to approve the preliminary plat with the following stipulations;

1. A fire hydrant be provided.
2. A key map (vicinity map) be provided.
3. The 10 foot utility easements be changed to 15 feet in order to be able to place facilities.

The motion was seconded by Mr. Sloan. The motion to approve the preliminary plat of Rankin's Oak Forest 7th Addition was approved on a vote of 6 in favor, 0 opposed.

PP89-2 Mr. H.J. Parker of Jonesboro Investment Corporation requested preliminary plat approval of Country Club Heights Addition Extended (Third Addition), subdividing 9.39 acres into 21 lots located on Dove Road, an easterly and northerly extension of Lark Drive to Starling Drive. Mr. Lamberth moved to approve the preliminary plat of Country Club Heights Addition Extended subject to clarification of the telephone Company's need for a 15 foot easement between Lots 46 and 47 and subject to the following stipulations:

1. That a fire hydrant be provided.
2. That the class three base, be changed to class five base on page 4.
3. That a key map (vicinity map) of the location of this subdivision be provided.
4. That the size of each lot in square feet be provided.

The motion to approve the preliminary plat of Country Club Heights Addition Extended was approved on a vote of 6 in favor, 0 opposed.

RP89-1 Mr. Kent Arnold requested approval of the replat of Lots 16, 17 and 18R of Oak Meadow North Replat into Lots 16R and 17R, located on the North side of Oak Meadow Drive, East of Oak Meadow Boulevard. Mr. Vance made a motion to approve the replat with the stipulation that the owner be made aware of the requirement to relocate the electric transformer and pull box at his expense. The motion to approve the replat of Lots 16, 17 and 18R, Oak Meadow North was approved by a vote of 6 in favor, 0 opposed.

RP89-2 Mr. Roy Cooper requested approval of the David E. Puryear Center Replat of the John T. Gray School Tract, subdividing one tract into two lots, located on the North side of Fox Meadow Road, 900.73 feet West of State Highway 1. After much discussion, it was moved by Mr. Vance to approve the replat request with the following stipulations.

1. That a 60 foot strip running North and South between the John T. Gray School Tract and the 4 acre tract owned by the John T. Gray School to the North of the Puryear Center Tract be retained by the John T. Gray School.
2. That a fire hydrant be provided.
3. That the replat be revised to reflect two lots, one lot being the current John T gray School Tract with the 60 foot strip as noted in number 1 above and the 4 acre tract to the North owned by the John T. Gray School, and Lot 2 being the Puryear Center Tract.
4. That easements b provided on the lots as required by the utility companies - a 15 foot Southwestern Bell and East Arkansas Cablevision easement along the North side of the David E. Puryear Center and the 60 foot strip tracts, a 15 foot electric easement along the East side of both the John T. Gray and the David E. Puryear Center Tracts including the 60 foot strip, and a 10 foot Arkla Gas easement located along the West side of the David E. Puryear Center Tract the distance of the 90 foot access easement.
5. That any further development on either property would require a site development plan beyond the site development plan submitted with this replat.

The motion was seconded by Mr. Lamberth. The motion to approve the revised replat for the David E. Puryear Center was approved on a vote of 6 in favor, 0 opposed.

RP89-3 Mr. John J. Rankin requested approval of a replat of Lot 20, Block A, Rankin's Oak Forest Addition, into Lots 19 and 20 of Block A, located at the Northeast and of Richard Cove, off Catharine Drive. Mr. Lamberth moved to approve the replat as requested, subject to changing the name of the replat by adding the word "6th" between the word "Forest" and the word "Addition". The motion was seconded by Mr. Smock. The motion to approve the Replat of the Replat of Lot 20, Block A, Rankin's Oak Forest Sixth Addition was approved on a vote of 6 in favor, 0 opposed.

RP89-4 Troy Sheets presented David Stobaugh's request for approval of Stoby's Restaurant Replat of Lot 18 of Gregg and Houghton's South Main Addition and Lot 10 of South Main Addition into one lot of 26,200 square feet, at 1900 South Main Street and 1851 South Church Street. Mr. Vance made a motion to approve Stoby's Restaurant Replat with the stipulation that a site development plan be approved prior to issuance of a building permit and that the street right-of-way be dedicated, 50 feet from centerline with the contingency on the plat removed. The motion was seconded by Mr. Sloan. The vote on the motion to approve Stoby's Restaurant Replat was 6 in favor, 0 opposed.

PV89-1 Mr. Ray Nickle presented the request of Citizens Bank to vacate the five lots Schisler Subdivision into one lot, including vacation of dedicated right-of-way for Callion Street north of Belt Street. Mr. Vance made a motion to approve the vacation of Schisler Subdivision and the replat into one lot, which included the notion for the right-of-way for Belt Street. The motion was seconded by Mr. Smock. The vote on the motion to approve the vacation and replat of Schisler's Subdivision into one lot, including the vacation of Callion Street, was 6 in favor, 0 opposed.

SP89-1 The Nettleton Public School District, requested approval of the site development plan for the new Nettleton Elementary School to be located on the South side of Fox Meadow Lane, east of Caraway Road. After much discussion, it was moved by Mr. Blalock to approve the site development plan as submitted with the following stipulations:

1. That the gas meter be located at the property line.

2. That two inch conduit with sweep 90's is required under all proposed paved acres for cable television.
3. That the required improvements be made during construction.
4. That the curb and gutter shown on Caraway Rod be omitted and that the School Board pay its fir share of half of Caraway Rod on its side when Caraway Road is improved along its length to the bypass.
5. That the School Board works with the City Engineer on widening Fox Meadow Lane to three lanes.

The motion was seconded by Mr. Vance. The vote on the motion to approve the site development plan for the new Nettleton Elementary School was 6 in favor, 0 opposed.

SP89-2 Mr. McCracken stated that this request had been withdrawn by the applicant.

SP89-3 Mr. McCracken requested that the Commission consider whether to waive the ten day notice requirement for a request by Phillips Construction Company for site development plan approval for the expansion of the K-Mart. He indicated that it was questionable whether or not this request needed to come before the commission because it had been understood that only changes to the outbuildings in the K-Mart Shopping Center would require site plan review and approval by the Commission. Because of the question regarding this request, Mr. McCracken requested that the Commission consider waiving the ten day requirement in hearing the case. Mr. Vance made a motion to waive the ten day notice, seconded by Mr. Sloan.

The vote on the motion to waive the ten day notice and the other requirements to hear this request was approved on a vote of 3 in favor, 2 opposed. After some discussion regarding parking requirements, Mr. Vance made a motion to approve the site development plan as submitted with the stipulation that the plan be corrected and checked by the City Planner and the Building Inspector and have the same review as a regular site development plan, so that all requirements of codes are met. It was also stated for the record that the project as a whole has already been approved by MAPC, except for the out lots on the tract. The motion was seconded by Mr. Blalock. The vote on the motion to approve the site development plan for the K-Mart expansion was 5 in favor, 0 opposed and 1 absent.

At the City Planner's request, the Commission discussed the current transition period for new application forms and new development review procedures. The Commission requested that the City Engineer provide Mr. Brian Wadley to continue to function as secretary as he head in the past to assist the City Planner at future Planning Commission meetings.

The meeting was adjourned at 10:00 p.m.