



Legislation Details (With Text)

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3/14/2006	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on February 14, 2006.

Metropolitan Area Planning Commission Minutes, February 14, 2006

COMMISSIONERS PRESENT: HALSEY, MOORE, HARPOLE, DAY, GOTT, KRENNERICH, ROBERTS AND BEADLES

COMMISSIONERS ABSENT: SAWYER

STAFF PRESENT: TOMLINSON, SPRIGGS, ROOK AND BEVILL

Chairman Beadles called the meeting to order at 5:30 p.m. (special meeting time/holiday)

Chairman Beadles introduced Otis Spriggs, the new City Planner.

On a motion by Mr. Krennerich and seconded by Mr. Harpole the minutes of the January 10, 2006 meeting were approved by unanimous vote.

1. RZ-06-01 Dale Wood, Meadows Construction, request recommendation for approval to the City Council for rezoning from R-1 Single-Family Medium Density to I-2 General Industrial District, 30.02 acres located on Parker Road, west of J. A. Riggs Tractor Co. and east of the Missouri Pacific Railroad.

Carlos Wood came forward and stated Gary Meadows has bought this property and plans to build offices at this site. Chairman Beadles ask for opponents to this item there were none. Ask for comments from Mr. Spriggs, stated that the comprehensive plan shows medium density for this district but with the character of the land in this area, the staff has no problem with this zoning change. Motion was made by Mr. Krennerich to recommend to the City Council that they approve this rezoning, seconded by Mr. Harpole. The vote was unanimous to recommend approval.

2. RZ-06-02 James Best, Cottage Home Development, request recommendation for approval to the City

Council for rezoning from R-1 Single-Family Medium Density to C-3 General Commercial District, 22.14 acres located at the intersection of Arkansas Hwy 18 East, Nestle Way and Cottage Home Road.

Skip Mooney, attorney came forward representing the owner stating that they are requesting rezoning of this property located about 3 miles east of Hytrol. There are very few residences located in this area. The property is on a 5 lane highway in an industrial area and their use is going to be commercial. Mr. Spriggs stated that staff had no objection to this rezoning. Chairman Beadles ask for opponent to this item, there were none. Mr. Krennerich stated that he approved of a commercial node but did not want to create a commercial thoroughfare along this road. Mr. Harpole stated they had approved commercial across the road from this location, and that is the only commercial in this area. Mr. Krennerich made motion that they recommend approval to the City Council seconded by Mr. Roberts. The vote was unanimous to recommend approval.

3. PP-06-01 David Onstead, Tri-State Development Group L.L.C., request preliminary approval for The Villa at Sage, a 25-lot residential subdivision on 7.38 acres in an R-3 Multi-Family High Density District, located off Clubhouse Drive.

John Easley came forward representing Tri-State Development Group, asking for approval. Chairman Beadles ask for opponents there were none. Mr. Spriggs stated the development met all the requirements but wanted to caution the developer about the configuration of the lots for defining the rear yards, setbacks and frontage of these lots. Engineering had one comment and that has been addressed. Mr. Day made motion that they recommend approval seconded by Mr. Krennerich. The vote was unanimous to recommend approval.

4. PP-06-02 Percy Caines request preliminary plat review of Paradise Estates Phases I and II. A 28-lot residential subdivision on 8.01 acres in R-1 Single-Family Medium Density located off North Culberhouse.

George Hamman came forward as proponent for this item. Chairman Beadles ask for opponent to this item, there were none. Mr. Spriggs stated had no additional comments, except a minor correction of total acres in description. City Engineer stated that comments have been addressed and will be included as stipulations as this is preliminary. Mr. Day ask if all criteria of preliminary plat review had been met, commissioners concluded that they had. Mr. Gott made motion that they recommend approval seconded by Mr. Harpole. The vote was unanimous to recommend approval.

5. FP-06-01 Frank Macon, Sr. request final approval of Wilderness Run a 12-lot residential subdivision on 14.12 acres, located north on Wilderness Run Drive off Lawson Road.

Carlos Wood came forward to represent the owner stating that this is final plat of this subdivision. Stated he had addressed all engineering comments from the preliminary. Chairman Beadles ask for opponent there were none. Mr. Spriggs stated final plat was in compliance with the preliminary. City Engineer stated all comments had been addressed. Commissioners had agreed with the length of street due to the size and number of lots. Mr. Krennerich ask if the stipulation was still in place that no work begin on this phase until completion of first phase. Mr. Wood stated that the developer was aware of this stipulation. Mr. Krennerich made motion for approval with the stipulations that all work on previous phase be completed before any work be done on this phase and that all engineering comments are addressed, seconded by Mr. Day. The vote was unanimous to approve with these stipulations.

6. FP-06-02 Randy Simpkins and Danny Wallis request final approval for Ridge Run Sub-division phase VI, a 39- lot Residential subdivision in R-1 Single-Family Medium Density located north of Prospect Road, south of Oak Hill Lane, east of Sandra Lane, west of Old Paragould Road.

Carlos Wood representing the owner stated this is the final phase of this subdivision. Stated had met engineering comments. Chairman Beadles ask for opponent, there were none. Mr. Spriggs stated this item is in compliance with the preliminary. Mr. Krennerich ask if this property is in a flood plain. Mr. Wood stated that it is not in a flood plain. Motion was made by Mr. Harpole to approve, seconded by Mr. Gott. The vote was unanimous to approve.

7. FP-06-03 Rick Turman request final approval of Stoneridge Estates Phase II, a 64-lot residential subdivision on 23.50 acres in R-1 Single-Family Medium Density District, located approximately 200 feet south of the intersection of Keller's Chapel Road and Darr Hill Road.

Carlos Wood representing the owner stated this property is located due south of the phase they just completed and have addressed all the stipulations from the preliminary plans. Chairman Beadles ask for opponents there were none. Mr. Spriggs stated this is in compliance with the preliminary plans. City Engineer had no additional comments. Mr. Krennerich ask that in the future that the vicinity map show any connecting roads so they would know that there are other outlets and not just a dead end road in the subdivision. Mr. Krennerich made a motion they recommend approval with the 4 stipulations stated, seconded by Mr. Roberts. The vote was unanimous to approve.

NOTE: ITEM # 8 A REQUEST OF REMOVAL OF A PUD DESIGNATION FROM AN UNDEVELOPED 12.79 ACRES OFF STADIUM BY DR. DARLENE ANTOSH WAS WITHDRAWN.