



## Legislation Details (With Text)

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2/13/2001	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on January 16, 2001.

### MINUTES

### METROPOLITAN AREA PLANNING COMMISSION

JANUARY 16, 2001

MEMBERS PRESENT: Beadles, Damron, Gott, Krennerich, Pitts, Phillips, and Gill

MEMBERS ABSENT: Little and Shaw

It was noted that a quorum was not present at the regular meeting scheduled for January 9<sup>th</sup>, thus necessitating its re-scheduling to this date. The minutes of the December 12, 2000 meeting were approved as prepared.

#1 RZ01-01 Darrell Canfield requested rezoning, from R-3 Residential to C-3 Commercial, of Lots 59 and 60 of Keich's 1<sup>st</sup> Addition (0.36 acres), generally located at 5203 East Nettleton.

A motion to recommend City Council approval of the rezoning was made by Mr. Krennerich and seconded by Mr. Gill. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST APPROVED.

#2 PUD01-01 Karen & Kenneth Tyson requested preliminary approval of Phase I of Katlyn Manor, a 57 unit Planned Unit Development (PUD) on Linda Kerr Minor Plat property, generally located on the west side of South Caraway Road, just north of Golf Course Drive.

After presentation of the proposal by the applicant's engineer, area resident Carolyn Stockwell, on behalf of numerous neighborhood residents, recommended that the Commission approve the development. Steve Metcalf, a nearby resident on Craighead Forest Road, also endorsed the project and asked that the back gate shown for Phase II be kept closed and locked. Chairman Beadles advised Metcalf that Phase I was all that was under consideration at this time, and that the gate issue would be addressed as part of Phase II consideration in the future. Sandra Aiken, owner of Lot 7 in the adjoining subdivision, said that she had not had the opportunity to meet with and hear the applicant's description of the proposed project, as many of the other neighbors had,

but that she was not for the development plan.

She expressed concern regarding pedestrian and vehicular safety and access; increased traffic on Caraway; and asked that as many big trees be saved as possible, and that the lake on the rear of the property be kept, with parking provided for those who wish to use the lake.

After hearing planning and engineering staff reports, Mr. Krennerich made a motion to grant preliminary approval of Phase I with the following conditions:

- 1-A conflict with street names must be resolved.
- 2-City Water and Light comments are to be resolved.
- 3-A note must be added to the plans with regard to the installation of a “Knox Box” at the Caraway Road entrance, in the event that the developers elect to install a gate.
- 4-An opaque privacy fence is to be shown around the perimeter of the site.
- 5-A revised landscape plan must be submitted, and shall include the configuration of sidewalks.
- 6-Sidewalks widths are to be a minimum of five feet (5').
- 7-All development shall be in accordance with, or exceed, the minimum A.D.A. Standards in effect on the date of final approval. The responsibility for ADA compliance, in all respects, shall rest with the developer.
- 8-The plans must include an index of the sheets.
- 9-A proposed schedule for the completion of the development must be included on the plans.
- 10-The issue of inverted crown streets must be resolved with the City Engineer.
- 11-The sidewalks indicated on the landscape plan are to be shown on the site plan.
- 12-As-Built locations of the building and improvements for Phase I shall be provided to the City prior to occupancy being permitted.
- 13-Additional drainage considerations shall be added to the plans at the Caraway Road entrance, satisfactory to the City Engineer.
- 14-The notes on the current sheet #7 shall be modified to only provide information, and omit any implications of any purported agreements between the City of Jonesboro and the developers, or any other party.
- 15-The relationship between the buildings and the parking spaces shall be considered, bearing in mind the level of appeal of the character of the development.
- 16-The appropriate agreements and documentation regarding public use of the private streets and rights-of-ways, and utilities shall be submitted to the City Attorney for review and approval.
- 17-The issue of future access to Craighead Forest Road at the west end of the property is to be addressed and considered by the MAPC upon formal consideration of Phase II (in the future).

The motion was seconded by Mr. Gott. Voting was 6 in favor, 0 opposed; MOTION CARRIED, REQUEST APPROVED.

#3 FP01-01 Robin Nix requested final plat approval of John Hardy Meadow Addition, a subdivision of Lot 4A of the Replat of Cornerstone United Methodist Church Addition, generally located on the south side of East Johnson Avenue, just east of Murray Creek Drive.

Planning and engineering staffs both reported that all revisions and stipulations attached to the Commission’s 12-12-00 approval of the preliminary plat had been made and addressed.

Mr. Phillips made a motion to grant final plat approval of the subdivision, subject to the posting of a financial guarantee to insure completion of all required improvements, or actual installation of all required improvements. Mr. Krennerich seconded the motion. Voting was 6 in favor, 0 opposed; MOTION CARRIED, REQUEST APPROVED.

There being no further business, the meeting was adjourned.