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12/9/1997	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on November 11, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

NOVEMBER 11, 1997

MEMBERS PRESENT: Coleman, Little, Damron, Gardner, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: Finley

Minutes of the October 14, 1997, meeting were approved as submitted.

#1 SU97-12 Jack and Rosetta McCann requested approval of placement of a mobile home next door to 1610 Beverly Drive.

Mr. Pitts moved to approve the request subject to Staff approval of the plat and septic system approval. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ97-39 Hardrock Properties, Inc. requested approval of rezoning from Residential R-1 to Residential R-2 for 2.63 acres located on the east side of Harrisburg Road, east end of Burns Circle.

Ms. Shaw moved to recommend approval to the City Council as requested, with zoning being brought into compliance with usage, site plan to be approved by MAPC before additional development, and sewer easements to be shown on plat. Dr. Beadles seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ97-41 Carl and Patricia Hollis requested approval of rezoning from Residential R-1 to Agricultural AG-1 for 6 acres located on the west side of Caraway Road, approximately 1/4 of a mile south of the intersection of Stadium Boulevard and north of the Missouri Pacific Railroad.

Mr. Damron moved to recommend approval to the City Council, and having a site plan and platting brought back to the MAPC. Mr. Phillips seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#4 RZ97-42 Tina Coats requested approval of rezoning from Residential R-1 to Commercial C-3 for 1.8 acres located on the north side of Washington Avenue, east of Highway 63 Bypass.

This property was recommended for zoning change last year but owners failed to get their request to the City Council in the allotted amount of time after recommendation.

Mr. Pitts moved to recommend approval to the City Council, seconded by Mr. Phillips. Seven voted aye, 0 no, REQUEST APPROVED.

#5 SP97-30 Ray Osment and Lee Hogue requested approval of site development plans for a convenience store, car wash and lube shop to be located on the southwest corner of Fowler Avenue and Caraway Road.

Ms. Shaw moved to approve the request subject to:

1. New plat showing dimensions on setbacks, lot, drives and parking spaces
2. Moving drive on Caraway 20' South, 60' wide with 12' island in center
3. Show existing underground drainage
4. Topo survey, grading plan
5. Details on reworked plans, with existing curb and gutter, ROW'S, landscaping and vicinity map
6. Staff to approve rework if comfortable with it

Dr. Beadles seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#6 SP97-35 Vaughn Wisdom, Northeast Arkansas Turret Press Works, requested approval of site plans for a new warehouse facility to be built on the north side of Vance Drive, east of Dupont Drive.

Mr. Pitts moved to approve the request subject to:

1. 10' drainage easement on west and east property lines
2. Flood plain elevation being indicated on plans
3. Vicinity map
4. Culvert at entrance on Vance Drive
5. Employee parking spaces to be shown
6. Grading and drainage plan for displaced water
7. Flood Elevation Certificate
8. Drainage from islands

Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 PP97-17 Jay Harmon requested approval of preliminary subdivision plans for Harmon Industrial Park, Second Addition. The subdivision contains 15 lots on 30.81 acres and is located on the southwest corner of Highland Drive and Cottage Home Road.

Dr. Beadles moved to give preliminary approval to the request subject to:

1. Engineering Comments
2. Drainage easement on Little Bay Ditch
3. Name street
4. Acknowledge uses have to commercial
5. Streets must be 4' asphalt with 8" stone base

Mr. Pitts seconded, 6 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#8 PP97-19 Kent Arnold requested approval of preliminary subdivision plans for Caraway South, a commercial subdivision containing 4 tracts on 65.58 acres. The property is located on the east side of Caraway Road, south of Sunny Meadow Drive.

Ms. Shaw moved to give preliminary approval subject to:

1. Multiple Staff and Engineering Comments
2. Buffering on north and south sides
2. Hydraulics study
3. Show R/W, legends, floodway and flood plain locations
5. Letter on FEMA approval prior to altering floodway
4. Street improvement plan to include Caraway Road for areas outside floodway
7. Site plans on each lot
5. FEMA approval prior to development in the areas shown as floodway

Mr. Phillips seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#9 PP97-18 Alec Farmer requested approval of preliminary subdivision plans for Commerce Square Phase III. The subdivision contains 4 lots on 12 acres and is located on the west side of Commerce Drive, on the north and south sides of Commerce Square.

Mr. Pitts moved to give preliminary approval to the request subject to:

1. Staff Comments
2. Replat of Lot 2 should be shown on final plat

Mr. Gardner seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 SP97-34 Alec Farmer requested approval of site development plans for 18,000 sf commercial building to be located on Lot 3 of Commerce Square Phase III. The property is located on the north side of Commerce Square, west of Commerce Drive.

Dr. Beadles moved to approve the request subject to approval of the final subdivision plan and:

1. Increase radius to 45'
2. In 100 year flood plain as in previous plat
3. Privacy fence around gravel parking and trash storage area
4. Street improvement being addressed on subdivision plan final

Mr. Little seconded, 6 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#11 RP97-59 Sage Meadows, Inc. requested approval of a replat of Lot C-1 of Sage Meadows Phase I-D into 18 lots. The property is located on the west side of Western Gales Drive, north of Sage Meadows Boulevard.

Mr. Pitts moved to approve the request subject to Engineering Comments and acknowledgment that zoning is C-3. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#12 PP97-16 Sage Meadows, Inc. requested approval of preliminary subdivision plans for Sage Meadows, Phase II-A. The subdivision contains 97 lots on 29 acres and is located east off Clubhouse Drive, south of Macedonia Road.

Ms. Shaw moved to approve the request subject to a drainage feasibility study and Engineering Comments. Mr. Pitts seconded, seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 SP97-36 Haworth Company requested approval of site plans for a new furniture manufacturing plant to be built on the southeast corner of Commerce Drive and Highway 63 Bypass.

It was pointed out that notes on the plans indicated a future expansion which is now not future but current. Both the proposed and future will be built now. A motion to approve was made by Ms. Shaw and seconded by Dr. Beadles, seven voted aye, 0 no, REQUEST APPROVED.

LEGAL DESCRIPTIONS AVAILABLE AT 314 W. WASHINGTON AVENUE