



Legislation Details (With Text)

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Minutes for the MAPC meeting on July 13, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JULY 13, 1999

MEMBERS PRESENT: Beadles, Damron, Gott, Krennerich, Shaw

MEMBERS ABSENT: Little, Finley, Pitts, Phillips

The minutes of the June 8, 1999 meeting were approved as prepared.

#1 SU99-15 Larry Casey requested approval of placement of a mobile home at 1615 Easley Lane.

A motion to approve the request was made by Mr. Krennerich and seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#2 RZ99-30 Shirley McNamara requested approval of rezoning from Residential R-1 to Residential R-2 for 3.16 acres located on a part of the South Half of the NW 1/4 of Section 32, T14N, R4E. The general location of the property is 3714 Harrisburg Road, on the east side of Harrisburg Road, south of Medallion Drive.

It was brought to the Planning Commissioners' attention that there is pending litigation regarding ownership of portions of the property and potential landlocked property owned by other family members. Opposition was also expressed from property owners in the area.

Ms. Shaw made a motion to recommend disapproval the request due to the pending litigation and the illegal lot that may be created on the east side. The motion was seconded by Mr. Gott. Voting was 4 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#3 RZ99-31 Max Dacus, Jr. requested approval of rezoning from Agricultural AG-1 to Industrial I-1 for 2.80

acres located on a part of the NW 1/4, NW 1/4 of Section 25, T14N, R4E. The general location of the property is on the east side of Commerce Drive, approximately 1,000 feet south of Highland Drive.

Mr. Krennerich made a motion to recommend approval of the request to the City Council as submitted. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#4 RP99-37 Max Dacus, Jr. requested approval of a replat of Dacus Industrial Subdivision Revised. The replat contains 3 lots on 26.8 acres. The general location of the property is on the south side of Highland, east of Commerce Drive.

A motion was made by Mr. Krennerich to approve the request subject to granting a 10' drainage easement from the top of bank for the ditch on the south side. Ownership of Moore Ditch on the east side is also requested to be clarified. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#5 RP99-31 Roy Cooper Requested approval of a replat of Lot 4 of Roy Cooper Subdivision into three lots. The general location of the property is on the east side of Stadium Boulevard, south of Ole Feed House Road.

It was pointed out by the City Engineer that the ditch and the drainage easements did not align.

Ms. Shaw made a motion to approve the request subject to granting a drainage easement on the new lot as field determined by George Hamman and approved by the City Engineer. The base flood elevations are to be shown on the replat. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#6 FP99-12 Carroll Caldwell requested final approval of Ridgeview Acres Subdivision containing 7 lots on 7.27 acres. The general location of the property is on the east side of Stadium Boulevard in the 5800 block.

It was pointed out that there is not less than 50' of dedicated street right of way throughout the subdivision with 60' of right of way in some areas and a 50' radius on the cul-de-sac.

Mr. Krennerich made a motion to approve the request subject to compliance with the City Engineer's comments contained in the staff report, with the exception of the 200' radius requirement, and improving the street all the way to Stadium Blvd. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#7 FP99-14 Todd Jackson and Roy Milner requested final approval of subdivision plans for Woodsprings Estates Phase V containing 34 lots on 22 acres. The general location of the property is on the north side of Woodsprings Road, east of Casey Springs Road.

Ms. Shaw made a motion to table the request due to unresolved issues regarding the on site retention pond. The motion was seconded by Mr. Krennerich. Voting was 5 in favor, 0 opposed, MOTION CARRIED, REQUEST TABLED.

#8 RZ99-34 Jerry & Connie Bowen, dba The Athletic Club of Jonesboro at 2617 Phillips Drive, requested approval of rezoning from Commercial C-2 to Commercial C-3 for Bowens Phillips Drive Addition. The general location of the property is on the southwest corner of Gilmore Drive and Phillips Drive.

A motion to recommend approval of the request to the City Council was made by Ms. Shaw and seconded by Mr. Damron. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#9 RP99-36 Jerry & Connie Bowen, dba The Athletic Club of Jonesboro at 2617 Phillips Drive, requested approval of a replat of Bowen Phillips Drive Addition. The general location of the property is on the southwest corner of Gilmore Drive and Phillips Drive.

A motion to approve the request was made by Ms. Shaw and seconded by Mr. Krennerich. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#10 FP99-15 James Darnell requested final approval of subdivision plans for Woodridge Subdivision containing 30 lots on 6.95 acres. The general location of the property is on the north side of Greensboro Road, west of Scott Street.

Ms. Shaw made a motion to grant final approval subject to the following conditions:

1. Dedicate the full street right of way for Hail Drive to the west line of the subdivision
2. Construct Hail Drive to the full width of a city street with this phase of the development
3. Provide details on the double run of 42" pipe
4. Complete rezoning before recording the record plat
5. Change the lot numbers to be consistent throughout the plans
6. Follow through with the voluntary deed restriction regarding single family development

The motion was seconded by Mr. Damron. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#11 SP99-11 Brenda Rainwater requested approval of site plans for a ten unit apartment complex to be built on site with an existing house. The property is located at 2606 Curtview Street.

Ms. Shaw made a motion to approve the request subject to the following conditions:

1. Six foot, wooden, privacy fencing to be installed on the north and south sides of the property
2. Installation of a six foot sidewalk in front of the building with 8 units in it
3. Show base flood elevation on plans
4. Include landscaping on the revised plans

The motion was seconded by Mr. Damron. Voting was 4 in favor, 1 opposed, REQUEST APPROVED WITH CONDITIONS.

#12 RZ99-32 Kent Arnold requested approval of rezoning from Commercial C-3 to Residential R-1 for Lots 2, 3, & 5 of Key Place Commercial Addition. The general location of the property is on the east and west sides of Murray Creek Drive, south of Johnson Avenue.

A motion to recommend approval of the request to the City Council was made by Mr. Krennerich and seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#13 RZ99-33 Kent Arnold requested approval of rezoning from Commercial C-3 to Residential R-1 for Lots 9 & 10 of Cayman Place Phase III. The general location of the property is on the north side of Summer Place, west of Stadium Blvd.

A motion to recommend approval of the request to the City Council was made by Mr. Damron and seconded by

Ms. Shaw. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#14 PUD99-1 Affhouse, LLC, requested preliminary approval of plans for a Residential Planned Unit Development containing 136 units, in 34 buildings on 15 acres. The property is located on the east side of Caraway Road, south of Sunnymeadow Drive and is an extension of Caprice Parkway from Caraway Road to Malibu Drive.

Issues of concern were: 1) sidewalk encroachment into perimeter setback and in a drainage easement, 2) partial, incomplete plans for development of Caprice Parkway, 3) the drainage easement on the east side varies from 45' to 55', 4) the island at the entrance to the development, 5) emergency vehicle access, 6) at least 400' or so of sidewalks are in a drainage easement and potentially would be under water during periods of rain, 7) the tree line along the north side is being taken out and replaced with small plantings, 8) several of the buildings are not adjacent to any parking area and that parking will occur along the street r/w, particularly with units that directly face Caprice, 9) where are the trash receptacles going to be placed, 10) lack of recreation areas for a high density, highly populated development of mostly three bedroom units, 11) use of parking stops instead of sidewalks, 12) using parking lots and driveways for overland surface drainage.

Mr. Krennerich made a motion to disapprove stating that the purpose and intent of the PUD ordinance had not been accomplished met with this submittal. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#15 PUD99-2 Sage Meadows, Inc. requested conceptual approval of plans for a Residential Planned Unit Development containing 63 units on 63 lots on 8.3 acres. The general location of the property is on the east side of Old Greensboro Road, north of Sage Meadows Boulevard, south of Macedonia Road and west of Western Gales Drive.

No official action was taken but a conceptual nod of approval was given for the overall design and permission to proceed with preliminary plans.

#16 SP99-14 Calvary Baptist Church requested approval of site plans for a new family life center to be constructed on site with existing facilities. The property is located at 2731 Paula Drive.

Mr. Krennerich made a motion to approve the request with the condition that they explore the possibility of moving the building farther than 10' from the property line. It was noted that there is a large grade differential as you move southward on the lot. The motion was seconded by Mr. Damron. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

Other business:

Dewayne Winters, Nettleton Concrete, presented a site plan to the Commissioners regarding additional structures on their site at 2314 Moore Road.

Mr. Krennerich made a motion to approve the request with final approval by the City Engineer on the design and if a problem arises, it is to be sent back to the MAPC. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

Dennis and Kay Noell presented a sketch site plan to the commissioners seeking approval to further develop their site on 1711 E. Parker Road. The MAPC stipulated at the time of rezoning that they wanted to approve the site development plans for development of the site. The plan was incomplete and lacked drainage

information.

Mr. Damron made a motion to defer approval of the plans to City Staff. If Staff is not comfortable with the plans, then the plans are to be brought back to the MAPC. The motion was seconded by Ms. Shaw. Voting was 4 in favor, 1 opposed, MOTION CARRIED.