



Legislation Details (With Text)

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Minutes for the MAPC meeting on March 14, 2000.
 METROPOLITAN AREA PLANNING COMMISSION
 MARCH 14, 2000

MEMBERS PRESENT: Beadles, Little, Damron, Gott, Finley, Krennerich, Pitts, Shaw, Phillips

MEMBERS ABSENT: None

A public hearing was conducted prior to beginning the regular meeting to receive input from the public on the revised Jonesboro Planning Area Map as prepared by Jeff Hawkins, City Planner. No one in attendance addressed the item. Planning Commissioners stated they had had several weeks to review the revised map which actually reduces the original planning area from what it was.

A motion to adopt the revised Jonesboro Planning Area Map, as prepared by Jeff Hawkins, was made by Mr. Krennerich and seconded by Mr. Pitts. Voting was 9 in favor, 0 opposed, MOTION CARRIED.

The minutes of the February 8, 2000 meeting were approved as prepared on a motion by Ms. Shaw, second by Mr. Gott and all aye votes.

#1 AZ00-1 Doyle Yarbrough requested approval of annexation and a zoning classification of Residential R-1 for 94.23 acres located in the SE 1/4 of the NE 1/4 of Section 10, T13N, R3E and the west 1/2 of the NW 1/4 of Section 11, T13N, R3E. The general location of this property is west of Weaver Road, east of Wimpy Lane and 300' south of Southwest Drive.

A motion was made by Mr. Pitts to recommend approval of the annexation and requested zoning of Residential R-1 to the City Council. The motion was seconded by Ms. Shaw. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#2 MP00-7 Larry Gipson requested approval of a minor plat containing 4.11 acres on a part of the SW 1/4 of the NE 1/4 of Section 9, T14N, R3E. The address of the property is 3410 Dan Avenue and the general location

of the property is on the north side of Dan Avenue, west of the Burlington Northern Railroad and east of Harry Drive.

Ms. Shaw made a motion to approve the minor plat as submitted with Mr. Gott making the second. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#3 RZ00-15 Larry Gipson requested approval of rezoning from Residential R-1 to Industrial I-1 and from Commercial C-3 to Industrial I-1 for 4.11 acres located on a part of the SW 1/4 of the NE 1/4 of Section 9, T14N, R3E. The address of the property is 3410 Dan Avenue and the general location of the property is on the north side of Dan Avenue, west of the Burlington Northern Railroad and east of Harry Drive.

It was noted that there is an existing antique shop and an irrigation and well company currently on the property which has split zoning. No opposition was expressed by any in attendance.

A motion to recommend approval of the rezoning to the City Council as submitted was made by Ms. Shaw and seconded by Mr. Gott. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#4 MP00-8 Buddy Bogan requested approval of a minor plat containing 2 lots on 8.0 acres and located on a part of the NW 1/4 of Section 10, T14N, R4E. The general location of the property is on the northwest corner of Johnson Avenue and Pleasant Grove Road, north of Hudson Drive.

Ms. Shaw made a motion to approve the request with the stipulation that the right-of-way for Johnson Avenue be shown at no less than 60' from centerline in accordance with the Master Street Plan. It was further stipulated that a 10' utility easement be granted adjacent to the street right-of-way on Pleasant Grove Road and Hudson Drive. The motion was seconded by Mr. Krennerich. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ00-16 Buddy Bogan requested approval of rezoning from Residential R-1 to Commercial C-3 for Lot 2 of Buddy Bogan Minor Plat containing 2 acres. The general location of the property is on the northwest corner of Johnson Avenue and Pleasant Grove Road.

No opposition was expressed by any in attendance. Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council with the stipulation that a site development plan be submitted to and approved by the MAPC prior to development. The motion was seconded by Ms. Shaw. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#6 RZ00-17 Buddy Bogan requested approval of rezoning from Residential R-1 to Commercial C-3 for 3.80 acres located on a part of SE 1/4 of the NW 1/4 of Section 10, T14N, R4E. The general location of the property is on the northwest corner of Johnson Avenue and Hudson Drive.

No opposition was expressed by any in attendance.

There was discussion regarding the location of Hudson Drive at this 5 way intersection. Mr. Bogan stated that they would work with the City to realign Hudson to make the intersection safer.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council subject to site development plans being submitted to and approved by the MAPC. Realignment of Hudson of Drive will be considered as part of the site plan. The motion was seconded by Mr. Krennerich. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ00-18 Phillips Investments requested approval of rezoning from Residential R-1 to Commercial C-3 for 4.61 acres located on a part of the SE 1/4, NW 1/4 of Section 10, T14N, R4E. The address of the property is 3905 E. Johnson Avenue and the general location of the property is on the southwest corner of Johnson Avenue and Airport Road.

Mr. Phillips recused himself and left the room during the discussion and review of this item and was absent during the voting. It was pointed out that this was this third of three corners at this 5 way intersection requesting rezoning to commercial on this agenda. The other two corners are already commercial. No opposition was expressed by any in attendance.

Mr. Krennerich made a motion to recommend approval of the rezoning to the City Council with the stipulation that site development plans be submitted to and approved by the MAPC prior to development. The motion was seconded by Ms. Shaw. Voting was 7 in favor, 0 opposed, 1 absent, REQUEST APPROVED WITH STIPULATIONS.

#8 RZ00-19 Best Diversified requested approval of rezoning from Residential R-2 to Commercial C-2 for Lots 9 & 10, Block 2 of Cole's Subdivision. The general location of the property is on the southwest corner of Burke Avenue and Flint Street.

Mr. Pitts made a motion to recommend approval of the rezoning to the City Council as submitted. The motion was seconded by Ms. Shaw. No opposition was expressed by any in attendance. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#9 RP00-15 Best Diversified requested approval of a replat of Lots 9 & 10, Block 2 of Cole's Subdivision of Block 4 of Flint's Addition. The general location of the property is on the southwest corner of Burke Avenue and Flint Street.

A motion to approve the request was made by Ms. Shaw and seconded by Mr. Damron. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#10 RP00-16 Bob Adams requested approval of a replat of Lot 5 and the north half of Lot 4 of the Oak Park Subdivision. The general location of the property is on the southeast corner of Summitridge Drive and Boundary Oaks Drive.

Mr. Damron made a motion to approve the request subject to the street right of way being curved with a 25' radius at the corner. The motion was seconded by Ms. Shaw. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#11 RZ00-20 Floyd Wineland requested approval of rezoning from Commercial C-3 to Industrial I-1 for 3.40 acres located on a part of the NW 1/4, SE 1/4 of Section 22, T14N, R3E. The general location of the property is on the south side of Tall Birch Drive, 600' west of Strawfloor Drive.

Mr. Pitts made a motion to recommend approval of the rezoning to the City Council subject to past use as a landfill being added to the ordinance language and with the stipulation that site plans be submitted to and approved by the MAPC prior to development. No opposition was expressed by any in attendance. The motion was seconded by Mr. Little. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#12 RZ00-21 Robin Nix requested approval of rezoning from Residential R-1 to Commercial C-4 for Lot 10 of Marlo Acres First Addition. The general location of the property is on the southeast side of Southwest Drive, approximately 450' southwest of the intersection of Culberhouse Street.

WITHDRAWN by Robin Nix, Jr. prior to any discussion before the Commission.

#13 RZ00-22 Alec Farmer and George Stem requested approval of rezoning from Commercial C-3 to Industrial I-1 for 22.835 acres located on a part of the NE 1/4 of Section 35, T14N, R4E. The general location of the property is on the south side of Dalton Farmer Drive, west of Commerce Drive.

A motion to recommend approval of the rezoning to the City Council was made by Ms. Shaw and seconded by Mr. Damron. No opposition was expressed by any in attendance. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#14 SU00-2 Pauline Bridger requested approval of placement of two manufactured homes at 4215 Richardson Road and 4217 Richardson Road.

Ms. Bridger stated that the homes would be owner occupied and she had no further plans for the property at this time except for these two homes on two lots. Signatures were sufficient on the petitions for placement. No opposition was expressed by any in attendance.

Ms. Finley made a motion to approve the request, seconded by Mr. Gott. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#15 PP00-3 Dennis Gregory requested preliminary approval of subdivision plans for Gregory's Subdivision containing 37 lots on 9.57 acres. The subdivision is a continuation southward of Crepe Myrtle Drive and is located approximately 1/4 mile east of Paragould Drive.

Mr. Krennerich made a motion to grant preliminary approval with the following stipulations:

1. Working out the culvert crossing the creek with the City Engineer
2. Change the street name on Gregory Circle
3. Address the issue of a secondary means of access. Additional phases will not be approved until the second access is in place
4. Reserve the right to add conditions on final approval

The motion was seconded by Mr. Gott. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#16 MP00-9 Conrad Mobley requested approval of a minor plat containing 4 lots on 39.08 acres. The general location of the property is on the east side of Prescott Lane, north of Daybreak Drive.

WITHDRAWN in lieu of submission of complete subdivision plans, including preliminary and then final.

#17 FP00-1 Rick Turman requested final approval of subdivision plans for the Paddock, a subdivision containing 108 lots on 28.52 acres. The general location of the property is on the south side of Rook Road, west of the Missouri Pacific Road and east of Stadium Boulevard.

WITHDRAWN prior to action being taken due to noncompliance with preliminary stipulations including drainage easements and drainage improvements.

#18 SP00-2 John Childs requested approval of site development plans for a car wash to be located on Lot 1 of Phillips Commercial Addition. The general location of the property is on the north side of Johnson Avenue, east of Airport Road.

Mr. Krennerich made a motion to approve the request with the following stipulations:

1. Eliminate one drive and have just one drive that is a minimum of 36' wide toward the east side
2. Push the whole development north by 25' to allow proper movements on site
3. Provide details on the drainage inlets and details on the curb and gutter for approval by the City Engineer
4. Staff can refer back to MAPC if not comfortable with revised plans

The motion was seconded by Ms. Finley. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#19 SP00-3 Phillips Investments, Inc. requested approval of site development plans for a new commercial development containing 1,250 square feet and located on part of Lamco Commercial Addition. The general location of the property is on the southeast corner of Parker Road and Ben J. Lamberth Drive.

Mr. Little made a motion to approve the request with the following stipulations:

1. Installing curb along the north side of site or other method of preventing at will access to the side that is approved by City Engineer. It may call for increased elevation of the site and the building.
2. Provide details on the curb and gutter

The motion was seconded by Mr. Gott. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#20 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.

It was noted that plans as submitted were incomplete and had only been in the hands of the City Engineer for a few hours. No motion was made to untable the item for review. NO ACTION TAKEN.