



Legislation Details (With Text)

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Minutes for the MAPC meeting on October 8, 1996.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

OCTOBER 8, 1996

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

MEMBERS ABSENT: Little

#1 RZ96-36 Bruce Burrow, Belz-Burrow, requested approval of rezoning from Residential R-1 to Commercial C-3 for 9.62 acres located on the south side of Woodsprings Road, west of Parker Road.

It was explained by Mr. Burrow that since the filing of the original plat they had reduced the rezoning to approximately 6.8 acres so that it does not include the 100' of property that he is donating to the adjoining property owners on the west side. Mr. Burrow stated that he had met with the adjoining owners to give them an opportunity to discuss the rezoning with him privately before coming to the MAPC. Several neighbors were present at the meeting. Two spoke in opposition to the rezoning and one spoke in favor of the proposal. Mr. Burrow stated to the Commission that 9 of the 10 adjoining property owners were in agreement with the restrictions, conditions and statements contained in a memorandum of understanding and had signed same.

Ms. Shaw moved to approve the request subject to:

1. Making the memorandum of understanding between developers and neighbors a part of the record
2. A site plan being reviewed and approved by the MAPC prior to development on the property
3. The developer following through with the voluntary deed restriction on outlot one to limit development to no drive through restaurant
4. Removing the planned park area from commercial zoning as well as the 2.8 acres of land to be donated to the adjoining property owners
5. Amending the plat showing 6.82 acres instead of 9.62

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

#2 SP96-22 Jim Darnell requested approval of site plans for two additional dwelling units to be built on a lot with an existing home at 1115 W. Jefferson Avenue.

Ms. Shaw moved to deny the request citing the neighborhood integrity is single family. Property owners have spent money on upkeep of their homes with new exterior finishes etc. and the commission should help preserve this single family status. Ms. Finley seconded, 7 voted aye, 0 no, REQUEST DENIED.

#3 RZ96-38 St. Bernard's Village requested approval of rezoning from Residential R-1 to Residential R-2 for Lots B & C, of the Metzler Replat of Lots 1-4, Block A. The property is located on the south side of Wilkins Avenue, west of Metzler Lane.

The purpose of this rezoning is to incorporate other properties that have been acquired adjacent to the current property as part of the St. Bernard's Village development.

Ms. Shaw moved to approve the request, seconded by Mr. Damron. Seven voted aye, 0 no, REQUEST APPROVED.

#4 SU96-11 Wayne Dunaway requested approval of placement of a mobile home on the south side of Pacific Road, east of Commerce Drive.

Ms. Finley moved to approve the request, seconded by Mr. Damron. Seven voted aye, 0 no, REQUEST APPROVED.

#5 PP96-11 Bob Gibson requested preliminary approval of subdivision plans for Griffin Park Phase II, containing 19 lots on 8.0 acres and located on the west side of Southwest Drive, north of Oak Park Circle.

Dr. Beadles moved to approve the request subject to:

1. Compliance with the engineer's comments in the staff report
2. Granting utility easements as noted in the staff comments
3. Change slope of drainage pipe on Stillwater Court to 6 cfs
4. Providing all necessary information on the record plat

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

#6 FP96-7 Bob Gibson requested final approval of subdivision plans for Forrest Green containing 37 lots on 16.59 acres. The property is located on the south side of Thomas Green Road, west of N. Church Street.

Mr. Pitts made a motion to approve the request subject to engineer's comments on staff report being met. Dr. Beadles seconded, 6 voted aye, 0 no, one absent for voted, REQUEST APPROVED WITH STIPULATION.

#7 FP96-8 Phillips Investments requested final approval of subdivision plans for Lynnwood Heights containing 39 lots on 11.5 acres. The property is located on the east side of Pleasant Grove Road.

An adjoining property owner expressed concerns over drainage, street construction and utility easements.

Ms. Shaw moved to approve the request subject to:

1. Granting a 20' sanitary sewer easement along the east property line and the other utility easements as noted in the staff report

2. Changing conflicting street names
 3. Changing scale on page 2 to match other pages
 4. Correcting all pages to reflect changes in record plat
 5. No recording or permits until City Engineer approves plans
 6. Developer to cooperate with City Engineer to achieve best road possible on Pleasant Grove Road
 7. Verify electric easement along north property line
 8. Compliance with the preliminary minutes stipulations that are not met
- Dr. Beadles seconded, 6 voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#8 PP96-12 Robert Rees requested preliminary approval of subdivision plans for Highland Park Subdivision containing 48 lots on 11.33 acres located on the north side of Highland Drive, east of Amanda Drive.

Dr. Beadles moved to approve the request subject to:

1. Dedicating the utility easements in staff report
2. Drainage plan and profile being approved by City Engineer
3. Keeping only 60' ROW and eliminate nonconforming Lot 1A
4. Compliance with comments in staff report

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

#9 Walter Catlett requested conceptual approval of plans for a manufactured home park to be located on the east side of N. Patrick Street, south of Lost Creek.

No action taken on this as it is a conceptual review only.

#10 SP96-27 Burger King requested approval of site plans for a new restaurant to be built on the southeast corner of Harrisburg Road and Windover Road.

Ms. Shaw moved to approve the request subject to:

1. Providing a new drainage plan, existing plan not acceptable
 2. Providing a landscape plan and lighting plan
 3. Re-evaluating the elevation on drives and combine both into one 40' drive as far south as possible
- Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 SP96-28 Mark Lawrence requested approval of site plans for a veterinary clinic to be located on the Access Road, south of Woodsprings Road.

Dr. Beadles moved to approve the request subject to:

1. Providing proper documentation on easements north of the property
2. Providing parking and drives according to code
3. Verify flood plain location
4. Provide protection if on slope as indicated or as required by City Engineer
5. Widen and pave access drive to 24' minimum
6. CWL and Fire Department approving plans

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

#12 FP96-9 City of Jonesboro requested approval of an industrial mini park containing 7 lots on 30.443 acres and located on the east side of Dupont Drive, north of Krueger Drive.

Ms. Shaw moved to give final approval to the request, authorizing the Staff to approve the site plan on Lot 1 if

they are comfortable with it. Dr. Beadles seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.