



Legislation Details (With Text)

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Metropolitan Area Planning Commission
January 11, 1994

MEMBERS PRESENT: Coleman, Damron, McCracken, Finley, Baker, Shaw and Phillips.

MEMBERS ABSENT: Little and Alston

No action was taken on minutes of the December 14, 1993, meeting.

#1 RZ94-1 Bobby Burrow requested approval of rezoning from R-1 to C-3 for Lot 5, Block A of Spence Subdivision. The property is located at 2211 Race Street, west of Caraway Road.

The request was made in order to locate a photography studio at this address. This property was included in the 1988 island annexation. An additional 11' for right of way was requested by the commission.

It was noted that this lot is separated from another commercial district by one lot, whose owner was present and stated that he would be seeking commercial zoning in the next couple of years. Twenty acres north of this site was rezoned in 1993.

Ms. Finley made a motion to approve the request with 41' right of way along Race Street. Mr. Baker seconded the motion with 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#2 RZ94-2 Lucille Booth requested approval of rezoning from R-1 to C-3 and from R-1 to R-3 for Block D of the Spence Subdivision. The property is located on the southwest corner of Race Street and Spence Circle.

C-3 zoning is requested for the lot fronting on Race Street and R-3 for the back lots along Spence Circle.

A couple of property of owners from the surrounding subdivision expressed opposition to this rezoning. Most of the opposition was related to an existing drainage problem located on the southern portion of the subdivision that could possibly be worsened if action is not taken to correct it. It was also stated that there were already too

many apartments in the area and they did not want to see any more coming in. There are several duplexes, triplexes and other multi-family units located on all streets in the subdivision. One owner stated that he would really like to get Spence Circle closed stating it is presently a gravel street and seldom used and he did not want the additional traffic in the area.

The owners of the property presented a skeleton drawing of what they were proposing to develop on the property proposed for zoning change to R-3 and further stated they would be checking into the drainage problem to see if that could be corrected.

Mr. McCracken moved to approve the request, seconded by Mr. Phillips. Six voted in favor, 0 opposed. REQUEST APPROVED.

#3 RP94-2 Lucille Boothe requested approval of a replat of Block D of Spence Subdivision. The property is located on the southwest corner of Race Street and Spence Circle.

Mr. McCracken moved to approve the request subject to the following stipulations:

1. As part of the development, street improvements on Spence Circle are to be a full half street with curb and gutter and underground drainage.
2. Site plan for Lots 2, 3, and 4 should be submitted before development.
3. Right of way on Race Street needs to be clarified on plat as being 41' centerline.
4. Drainage easements of 10' from east bank of ditch and the state property.
5. City Engineer is to review stakes and drainage easements.
6. Site plan addressing drainage on adjoining property and on the east side of Spence Circle.

The motion was seconded by Ms. Finley. Five voted aye, 0 opposed, request APPROVED WITH STIPULATIONS.

#4 FP94-1 Ridgepointe Development Corporation requested final approval of subdivision plans for Ridgepointe Phase III containing 33 lots on 20.55 acres. The property is located east of Ridgepointe Drive and is an extension of Ridgepointe Drive.

Ms. Finley made a motion to approve the request, seconded by Mr. McCracken. Mr. Damron was absent for the vote. Five voted aye, 0 no, motion APPROVED.

#5 FP94-2 Ridgepointe Development Corporation requested final approval of Ridgepointe Subdivision, Phase IV containing one lot on 4.54 acres. The property is located on the west side of Lacoste Drive, south of Vintage Drive.

A motion to grant final approval of the revised plan was made by Ms. Finley and seconded by Mr. Phillips. Voting was five in favor, 0 opposed, 1 abstained. REQUEST APPROVED.

#6 PUD94-1 Hillpoint Development Corporation requested preliminary approval of Windover Gardens, a residential planned unit development (PUD). The development covers 12.49 acres and contains 36 lots, one unit each lot. The property is located south of Windover Road, east of Martinbrook Drive and west of Harrisburg Road.

A motion was made by Mr. McCracken and seconded by Ms. Finley to approve the request subject to the utility and staff comments being addressed. Five voted aye, 0 no, request APPROVED.

#7 SP94-1 Robert McGahah requested approval of site plans for an apartment complex. The complex contains 12 units in two buildings and is located on the northwest corner of Scott Street and Greensboro Road.

Mr. McCracken made a motion to approve the request subject to the following stipulations:

1. Sign street agreement for Greensboro Road
2. Require 24' asphalt with property base without curb and gutter and underground drainage on Scott Street where it adjoins this property
3. Need two more parking spaces
4. Corrected building setbacks need to be shown

Mr. Baker seconded the motion with 4 voting aye, 0 no and Ms. Finley and Ms. Shaw abstaining, request APPROVED.

#8 FP94-3 Phillips Investments Corp. requested final approval of the Thomas Addition, Phase II and a replat of part of Thomas Addition, Phase I. The property is located on the west side of Stadium Blvd., south of Stadium Square.

It was noted that a temporary permanent cul-de-sac will not be needed in this case. Mr. McCracken made a motion to approve the request, seconded by Ms. Finley. With 5 voting aye, 0 no and Mr. Phillips abstaining, request APPROVED.

#9 RP94-1 Phillips Investments Corp. requested approval of a replat of Lot 3, Calvary Chapel Addition. The property is located on the east side of Stadium Blvd., south of Rook Road.

Mr. McCracken made a motion to approve the request subject to the following stipulations:

1. Submit drainage plans on Peabody for approval of City Engineer
2. Drainage easement required on east side of property

It was further noted that stipulations required on the original subdivision approval had not been complied with and therefore the replat would not be valid until compliance with same.

Ms. Shaw seconded the motion, 5 voting aye, 0 no and Mr. Phillips abstaining, request APPROVED.

#9B Item presented was not on agenda. A request was made to have staff give approval of a site plan on the above property (RP94-1) after action by the Board of zoning Adjustment on January 17, 1994. A variance on parking spaces has been requested.

Mr. McCracken offered a motion to allow the staff to review and grant approval of site plans as seen by the commission at this meeting, if BZA approval is given and everything is acceptable. Ms. Finley seconded with 4 voting aye, 0 no, Mr. Phillips abstaining and Mr. Damron absent for the vote. Request APPROVED WITH STIPULATIONS.

#10 SP94-2 Kenny Findley requested approval of site plans for a mini-warehouse complex to be constructed. The complex contains five (5) buildings with a total square footage of 19,200 on 1.61 acres. The property is located on the north side of Access Road, east of Willows Road.

If utilities are to be brought to the lot, an easement will have to be granted off the highway right of way. Ms. Shaw made a motion to approve the request subject to a drainage easement along the north property line being granted. Ms. Finley seconded, 5 voting aye, 0 no. Mr. Damron was absent for the vote. Request APPROVED WITH STIPULATION.