



Legislation Details (With Text)

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Minutes for the MAPC meeting on June 8, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JUNE 8, 1999

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

MEMBERS ABSENT: None

The minutes of the May 11, 1999 meeting were approved as submitted.

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

No action taken due to lack of representation.

#2 AZ99-2 Carroll Caldwell requested approval of annexation and a zoning classification of Residential R-1 for 30.63 acres located on a part of the NE 1/4, NE 1/4 of Section 10, T13N, R3E. The general location of the property is on the east side of Wimpy Lane, approximately 245' south of Southwest Drive.

Ms. Shaw made a motion to recommend approval of annexation and a zoning classification of R-1 to the City Council. The motion was seconded by Dr. Beadles. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#3 RZ99-24 Kevin Wright requested approval of rezoning from Residential R-2 to Commercial C-3 for one half acre located on a part of the SW 1/4, SW 1/4 of Section 24, T14N, R4E. The general location of the property is on the northeast corner of Commerce Drive and E. Highland Drive.

Mr. Pitts made a motion to recommend approval of the rezoning to the City Council. Mr. Pitts further advised Mr. Wright that when he submits his plat of the property that r/w on Commerce Drive must be in compliance

with the Master Street Plan. Ms. Shaw seconded the motion. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#4 RZ99-25 Gilbert and Betty Foster requested approval of rezoning from Residential R-1 to Commercial C-3 for 5.13 acres located on a part of the south half of the NE 1/4 of Section 31, T15N, R4E. The general location of the property is on the northeast corner of Philadelphia Road and N. Church Street.

It was noted that the business on site had been there since 1963 and was annexed in 1989 as a nonconforming use. Mr. Foster stated that he had sold the business but was retaining ownership of the buildings and wanted the property rezoned for future use. The Fosters live on adjacent property to the north. After much discussion between the Fosters, area neighbors and the Planning Commissioners the following came forth as a recommendation from the MAPC.

Mr. Pitts made a motion to recommend approval of the rezoning to the City Council with the stipulation that the acreage of the tract being reduced to include just the business location. The east property line of the property to be rezoned will now stop at the west line of the area shown as trailer area and extend northward to the area marked as L2 on the plat. Mr. Pitts further stipulated that the MAPC would have to approve the site plan for additional development on the property.

With regard to the minor plat on the same property, Mr. Pitts stipulated that 60' of r/w be dedicated from the centerline to comply with the Master Street Plan.

The motion was seconded by Mr. Damron. Voting was 5 in favor, 2 opposed, REQUEST APPROVED WITH CONDITIONS.

#5 RZ99-26 Jimmy Cox requested approval of rezoning from Commercial C-3 to Industrial I-1 for 1.69 acres located on a part of the NE 1/4, NE 1/4 of Section 32, T14N, R4E. The general location of the property is south of Parker Road at 3221 Shelby Drive.

Mr. Damron made a motion to recommend approval of the rezoning to the City Council as submitted. Dr. Beadles seconded the motion. Voting was 7 in favor, 0 opposed, REQUEST APPROVED.

#6 RZ99-27 Gene Barnett requested approval of rezoning from Residential R-1 to Commercial C-3 for Lot 1, Block A of Morrow Acres containing .89 acre. The general location of the property is on the east side of Paragould Drive, north of Shagbark Lane.

Area residents spoke in opposition to the rezoning of the property citing traffic, particularly truck traffic that would be coming to the site, noise, drainage problems and decreased property values. It was also stated that there was no way to shield the residential homes on the west side of the road from the unsightly commercial developments across to the east.

Mr. Barnett stated that he planned to install a privacy fence around the site and would place the building as far south as possible away from the residences and that it would be a nice looking building.

Dr. Beadles made a motion to disapprove the request stating there was no need to expand the commercial zoning in this area considering the unsightly existing uses. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 2 opposed, REQUEST DISAPPROVED.

#7 RZ99-28 Eddie Foster requested approval of rezoning from Residential R-1 to Residential R-2 for Lots 1A

of the replat of Foster Estates Subdivision and Lot 10 of Foster Estates Subdivision. The general location of the property is on the northwest and southwest corners of Paragould Drive and Jettyl Street.

Mr. Foster stated that he had inherited this property from his father and had sold the existing Prospect School Apartments and he now wished to build apartments on the two corner lots. A duplex owned by Mr. Foster is located west of the southwest tract. It was further stated that he had improved the looks of the property there by removing the dilapidated home that was there as well as filling the swampy area. Plans are to build a four plex on the northwest corner and a six plex on the southwest corner. Private sewer disposal will be installed so that sewer from the northwest corner is piped into the septic system on the southwest corner.

It was noted that though there are nonconforming uses in the area the entire surrounding area is zoned R-1. Some area residents spoke in opposition to additional multifamily dwellings being located in the area.

Ms. Shaw made a motion to disapprove the request citing spot zoning. The motion was seconded by Mr. Pitts. Voting was 3 in favor, 2 opposed, 1 abstention and 1 absent during voting, REQUEST DISAPPROVED.

#8 RZ99-19 James Darnell requested approval of rezoning from Residential R-1 to Residential R-3 for 25.64 acres located on a part of the west half of Section 8, T14N, R4E. The general location of the property is on the north side of Greensboro Road, west of Scott Street.

Mr. Darnell is proposing a small lot, single family subdivision for the property and stated that is would voluntarily place a deed restriction on the property limiting it to single family.

Dr. Beadles made a motion to recommend approval of the rezoning to the City Council subject to following through with the voluntary deed restriction. Mr. Gott seconded the motion. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#9 PP99-11 James Darnell requested preliminary 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.

Mr. Darnell and his engineer stated that they agree will all staff comments contained in the analysis and will comply with them.

A motion to grant preliminary approval, subject to compliance with the staff analysis, was made by Dr. Beadles and seconded by Mr. Gott. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#10 RZ99-20 David Rees requested approval of rezoning from Commercial C-5 to Commercial C-3 for Lot 1 of the replat of Block D of Spence Subdivision containing 34, 780 square feet. The general location of the property is on the southwest corner of Race Street and Spence Circle.

Ms. Finley made a motion to approve the request to the City Council as submitted. MATA stated that 41' r/w from centerline was sufficient for Race Street. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 1 abstention, REQUEST APPROVED.

#11 PP99-10 Kent Arnold requested preliminary approval of subdivision plans for Oak Garden Addition containing 11 lots on 9.41 acres and is proposed to be an eastward continuation of Glenn Place. The general location of the property is at the east end of Glenn Place, north of Planters Drive.

There was discussion about what happens to the curbed bubble at the end of the street when the street is

extended. Back yard drives exit into the bubble at this time. The developer is to provide information regarding the drives and what effect straightening out the cul-de-sac will have on those drives and the overall development with the final plans. Mr. Arnold's engineer stated that they were in agreement with the staff comments and would comply with them.

Dr. Beadles made a motion to grant preliminary approval of the plans subject to compliance with the staff comments contained in the staff analysis and receiving information regarding the cul-de-sac elimination on the final submittal. The motion was seconded by Ms. Finley. Voting was 6 in favor, 1 absent during voting, REQUEST APPROVED WITH CONDITIONS.

#12 FP99-13 Jim Abel requested final approval of subdivision plans for Kensington Estates Subdivision containing 71 lots on 26.12 acres. The general location of the property is on the east side of Culberhouse Street, south of Pickering Drive.

Dr. Beadles made a motion to grant final approval of the request subject to compliance with the staff comments contained in the analysis as agreed to by the developer. The motion was seconded by Mr. Damron. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH CONDITIONS.

#13 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.

This item withdrawn by owner prior to action by the MAPC.

#14 RP99-26 David Oesterblad requested approval of a replat of part of Lot 18 of Keich's 1st Addition together with a an abandoned street right of way of the old Nettleton Avenue. The general location of the property is on the north side of Nettleton Avenue, east of Dudley Street.

Mr. Damron made a motion to approve the request subject to MATA approving the r/w on Nettleton Avenue. The motion was seconded by Dr. Beadles. Voting was 7 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#15 SP99-12 King Food Enterprises requested approval of site plans for El Chico Restaurant to be built on Lot 1 of the replat of Lot 1 of Lamco Second Commercial Addition. The building contains 5,585 square feet and is located on the south side of Parker Road, west of Ben J. Lamberth Drive.

Dr. Beadles made a motion to approve the site plan subject to submission of a drainage plan to be approved by the City Engineer and submission of a landscape plan for the site. The motion was seconded by Mr. Damron. Voting was 6 in favor, 1 abstention, REQUEST APPROVED WITH STIPULATIONS.

#16 FP99-14 Todd Jackson and Roy Milner requested final approval of subdivision plans for Woodsprings Estates Phase V containing 34 lots on 18, south side of Parker Road, west of Ben J. Lamberth Drive. 22 acres. The general location of the property is on the north side of Woodsprings Road, east of Casey Springs Road.

Item withdrawn by developer to allow the project engineer more time to complete the plans for onsite retention pond.

Pursuant to the discussion that occurred at the May meeting regarding the selection of a chairman to fill the position vacated by Jon Coleman, a motion was made by Ms. Shaw to elect Dr. Ken Beadles chairman. The motion was seconded by Mr. Damron and approved by acclamation.

The Commission also discussed what type of memorial would be most appropriate to honor Jon Coleman's service to the MAPC, the City of Jonesboro and Craighead County. It was decided that a tree would be planted in front of City Hall along with a bronze plaque commemorating his service to the community. Mr. Pitts volunteered his services to draft a sketch plan and select the appropriate tree variety to plant.