



Legislation Details (With Text)

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Minutes for the MAPC meeting on December 21, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

DECEMBER 21, 1999

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

MEMBERS ABSENT: Damron, Krennerich, Pitts

#1 FPUD99-2 Sage Meadows, Inc. requested final approval of plans for a Residential Planned Unit Development containing 65 units on 65 lots on 11.44 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.

Several issues and concerns were raised regarding this development by area property owners. The issues and concerns included, but were not limited to: determination of the adequacy of the sanitary sewer noting that there is sewer problems now; the abandonment and future of Western Gales Cove; abandonment of the storm sewer manholes and lack of access to those manholes; planting softwood instead of hardwood trees; access off Macedonia Road and Hwy. 351 should not be allowed; brick and wood fence on Hwy. 351 and Macedonia; inadequate water pressure; need a traffic study or plans for improving Hwy. 351. Questions were also raised with regard to whether the units were rental, HUD approved and how they were financed.

At the conclusion of the discussion a motion to approve the request was made by Mr. Little and seconded by Mr. Gott. Voting was 3 in favor, 2 opposed. Five affirmative votes are required to approve an overlay zoning district therefore, MOTION FAILS, REQUEST DISAPPROVED.

#2 RZ99-51 Clay Gott requested approval of rezoning from Residential R-2 to Commercial C-1 for part of Lot 4, Block 11 of Flint's Addition. The property is located at 714 Flint Street.

A motion was made by Ms. Shaw to recommend approval of the zoning change to the City Council as submitted. The motion was seconded by Mr. Phillips. Voting was 5 in favor, 0 opposed, 1 abstained, REQUEST APPROVED.

#3 RZ99-57 Stan Burgess requested approval of rezoning from Residential R-1 to Commercial C-3 for .80 acre located on a part of Lot 1 of Wakefield Acres Subdivision and a part of the NE 1/4, NW 1/4 of Section 9, T13N, R4E. The address of the property is 5324 Harrisburg Road and the general location of the property is on the northwest corner of Stadium Boulevard and Harrisburg Road.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with the stipulation that site development plans be submitted for approval to the MAPC prior to development. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#4 RP99-72 Stan Burgess requested approval of a replat of part of Lot 1 of Wakefield Acres Subdivision and part of the NE 1/4, NW 1/4 of Section 9, T13N, R4E. The address of the property is 5324 Harrisburg Road and the general location of the property is on the northwest corner of Stadium Boulevard and Harrisburg Road.

Mr. Little made a motion to approve the replat subject to site development plans be submitted for approval to the MAPC prior to development. The motion was seconded by Ms. Finley. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ99-60 Jimmy Gray requested approval of rezoning from R-1 to Commercial C-3 for .78 acre located on a part of the NW 1/4 of Section 9, T14N, R4E. The address of the property is 5325 Stadium Boulevard and the general location of the property is on the southwest corner of Stadium Boulevard and Harrisburg Road.

Ms. Finley made a motion to recommend approval of the rezoning to the City Council with the stipulation that site development plans be submitted for approval to the MAPC prior to development. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#6 RZ99-58 Ruben Griffin requested approval of rezoning from Residential R-1 to Commercial C-3 for Lots 8 & 9 of Robertson Subdivision. The address of the property is 5703 E. Nettleton Avenue and the general location of the property is on the west side of E. Nettleton Avenue, approximately 600' north of Ingels Road.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with the stipulation that site development plans be submitted for approval to the MAPC prior to development. The motion was seconded by Mr. Little. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ99-59 Ruben Griffin requested approval of rezoning from Residential R-1 to Commercial C-3 for .69 acre located on a part of the NW 1/4 of Section 9, T13N, R4E. The address of the property is 5514 Stadium Boulevard and the general location of the property is on the east side of Stadium Boulevard, approximately 1/4 mile south of Harrisburg Road.

Mr. Gott made a motion to recommend approval of the rezoning to the City Council with the stipulation that site development plans be submitted for approval to the MAPC prior to development. The motion was seconded by Ms. Finley. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#8 SP99-18 Stuart Simpson requested approval of site plans for two proposed buildings to be located on Lot 1 of Tall Birch Drive Addition. The general location of the property is on the east side of Tall Birch Road, approximately 1,000' west of Strawfloor Drive.

A motion to approve the request was made by Mr. Phillips with the stipulation that an additional 30' turn around be added to meet city codes on parking surface. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#9 SP99-23 Skip Macon requested approval of site development plans for two buildings containing a total of 13,000 square feet to be constructed on the south side of E. Highland Drive, east of National Drive.

It was noted that the engineering requirements were not satisfied with regard to drainage and access to some parking is not available. Revised plans were submitted on the day of the MAPC meeting.

Ms. Shaw made a motion to table the request due to incomplete plans. Mr. Phillips seconded the motion. Voting was 5 in favor, 0 opposed, REQUEST TABLED.

#10 RP99-71 Mitchell Caldwell requested approval of a replat of Lot 5 of Colony Park Revised 6th Addition into three lots. The general location of the property is at the south end of Lonoke Lane.

Ms. Finley made a motion to approve the request subject to the engineering being worked out to the approval of the City Engineer and working out the alignment of lot lines to meet CW & L requirements. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#11 SP99-24 Wal-Mart and Murphy Oil USA, Inc. requested approval of site plans for a gas station to be built on site with the existing Supercenter. The address of the property is 1815 E. Highland and the general location is on the southeast corner of Highland Drive and Browns Lane.

It was pointed out that all stipulations asked for had not been met including a center line stripe on driveway. It was stated that the detention pond is not being maintained and the local Wal-Mart manager was asked to be there and was not present.

A motion to table the request was made by Mr. Gott and seconded by Mr. Little. Voting was 5 in favor, 0 opposed, REQUEST TABLED.