



## Legislation Details (With Text)

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**On agenda:**    **Final action:** 6/13/2000  
**Title:** Minutes for the MAPC meeting on May 9, 2000.

**Sponsors:**

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Date	Ver.	Action By	Action	Result
6/13/2000	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on May 9, 2000.  
METROPOLITAN AREA PLANNING COMMISSION  
MAY 9, 2000

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

MEMBERS ABSENT: Pitts, Gott

The minutes of the April 11, 2000 and April 18, 2000 meetings were approved as prepared.

#1 RZ00-26 Central Baptist Church requested rezoning of: (a) Lots 1-4 of Beloate Addition, from C-2 to C-1; Lots 5-9 of Beloate Addition, from R-2 to C-1; and Lots 35-42 of Cobb's Survey of the NW 1/4, NE 1/4 of Section 19, T14N, R4E, from R-2 to C-1; all located east of Church Street between Oak Avenue and Cherry Avenue; (b) Block 11 of Knights 1<sup>st</sup> Addition from C-2 to C-1, located between Oak Avenue and Cherry Avenue, and Main Street and Church Street; and (c) a part of Block 9 of Knights 1<sup>st</sup> Addition, generally located at the NW corner of Main Street and Oak Avenue, from C-2 to C-1.

Cardiology Associates have purchased a portion of the church property and the property is currently zoned R-2 and C-2. Ms. Shaw made a motion to recommend approval of the request to the City Council as submitted with the stipulation that buffering be installed on the east side of the site when the homes there are removed. Ms. Shaw further stipulated that before additional development can occur a site plan would have to be submitted to and approved by the MAPC. The motion was seconded by Mr. Damron. No opposition was expressed by any in attendance. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ00-27 William Wooten requested rezoning of 0.81 acres in the SW 1/4, SE 1/4, SE 1/4 of Section 19, T14N, R5E; located on the north side of E. Highland Drive, about half-way between Rogers Chapel Road and Little Bay Road, from R-1 to C-3.

Mr. Krennerich made a motion to recommend approval of the request to City Council with the stipulation that

site development plans would have to be submitted and approved by the MAPC. The motion was seconded by Ms. Finley. No opposition was expressed by any in attendance. Voting was 5 in favor, 1 opposed, REQUEST APPROVED WITH STIPULATION.

#3 RZ00-28 Bert Cruse requested rezoning, from R-1 to R-3, Blocks 16-19 of R. L. Hayes 2<sup>nd</sup> Addition, generally located east of Warren Street and west of and contiguous to Lost Creek.

Ms. Shaw made a motion to recommend rezoning of the property to City Council with a R-2 designation instead of R-3 and with the stipulation that site development plans would have to be submitted and approved by the MAPC. The motion was seconded by Mr. Damron. No opposition was expressed by any in attendance. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATION.

#4 RZ00-29 Doyle Yarbrough requested rezoning from R-1 to C-3, Lot 21 of a replat of Benton's Subdivision of part of the South ½ of Section 2, T13N, R3E; located on the east side of the intersection of Southwest Drive and Valley View Drive.

Mr. Phillips made a motion to recommend rezoning of the property to the City Council with the stipulation that site development plans would have to be submitted and approved by the MAPC. The motion was seconded by Mr. Little. No opposition was expressed by any in attendance. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATION.

#5 RZ00-30 Bill Cope requested rezoning, from R-1 to C-3, 2.73 acres at the southeast corner of Oriole Drive and E. Johnson Avenue (AR Hwy 49N).

A motion to disapprove the request was made by Mr. Krennerich stating that the rezoning would be spot zoning and beyond the projected commercial uses as shown on the Land Use Plan. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, MOTION CARRIED, REQUEST DISAPPROVED.

#6 MP00-17 Bill Cope requested approval of a minor plat containing 2 lots on 2.73 acres. The general location of the property is on the southeast corner of Oriole Drive and E. Johnson Avenue and at 5205 E. Johnson Avenue.

WITHDRAWN BY OWNER.

#7 RZ00-31 Robert Nevin requested rezoning, from R-1 to C-3, for 0.81 acre at 2320 W. Washington Avenue.

Ms. Shaw made a motion to recommend rezoning of the property to the City Council with the stipulation that site development plans would have to be submitted and approved by the MAPC. The motion was seconded by Mr. Krennerich. No opposition was expressed by any in attendance. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATION.

#8 MP00-16 Bob Nevin and Richard Clark requested approval of a minor plat containing .81 acre. The address of the property is 2320 W. Washington Avenue, and the general location of the property is on the north side of W. Washington Avenue, approximately 1,200 feet east of Jeramy Drive.

Ms. Shaw made a motion to approve the request with the stipulation that further development on the site would require site development plans to comply with zoning requirements to be submitted and approved by the MAPC. The motion was seconded by Ms. Finley. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATION.

#9 RZ00-32 David Rees requested rezoning, from R-1 to C-3, 1 acre at the NW corner of Browns Lane and Windover Road.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council as submitted. The motion was seconded by Mr. Little. No opposition was expressed by any in attendance. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#10 MP00-18 David Rees requested approval of a minor plat containing 1.0 acre. The address of the property is 2301 Browns Lane and the general location is on the northwest corner of Browns Lane and Windover Road.

Mr. Phillips made a motion to approve the minor plat with the stipulation that a site development be submitted and approved by the MAPC prior to development. The motion was seconded by Ms. Finley. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#11 SU00-4 Marilyn Bass requested approval to place a manufactured home on the west side of Industrial Drive in the 4700-4800 block.

A motion to approve the request was made by Mr. Damron and seconded by Mr. Krennerich. Signatures on petitions were adequate. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#12 RP00-29 Griffin Express requested approval of a replat of Lot 2 of Chastain Minor Plat. The general location of the property is on the northwest corner of E. Johnson Avenue and Chastain Drive.

Mr. Damron made a motion to approve the request subject to correcting the legal description and showing the r/w on Johnson Avenue. The motion was seconded by Mr. Phillips. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#13 SP00-8 SWAK Properties, LLC. requested approval of site development plans for a Huddle House Restaurant to be constructed on Lot 2 of the Replat of Lot 2 of Chastain Minor Plat. The general location of the property is on the northwest corner of E. Johnson Avenue and Chastain Drive.

Mr. Krennerich made a motion to approve the request subject to landscaping being added to the site plan and providing one shared access not exceeding 40' in width for both lots. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#14 RP00-30 Rodney Vaughn requested approval of a replat of Lots 1 & 2 of Vaughns Hilltop Replat of Lots 1, 2, & 3, Block A of Sunset Hills Addition. The general location of the property is on the south side of Johnson Avenue, west of Jewell Drive.

Mr. Phillips made a motion to approve the request with the stipulation that site development plans be submitted and approved by the MAPC prior to development on the vacant lot. The motion was seconded by Mr. Little. Voting was 5 in favor, 0 opposed, 1 absent, REQUEST APPROVED WITH STIPULATIONS.

#15 SP00-4 Tip Shipp requested approval of site development plans for a duplex to be added to a lot with an existing home. The lot contains .36 acre and is located at 3817 Hill Drive. The general location of the property is on the south side of Hill Drive, west of Airport Road.

Mr. Krennerich made a motion to approve the request subject to the addition of landscaping on the site. The

motion was seconded by Mr. Damron. Voting was 1 in favor, 5 opposed, REQUEST DISAPPROVED.

#16 SP00-9 Revis Stewart requested approval of site development plans to add a 3,465 square foot building to a site with an existing facility. The general location of the property is on the southeast corner of Johnson Avenue and Main Street.

WITHDRAWN BY OWNER'S REPRESENTATIVE.

#17 FP99-14 Todd Jackson and others requested approval of revised water plans in Woodsprings Estates Phase V. The general location of the property is on the north side of Woodsprings Road, east of Casey Springs Road.

WITHDRAWN PRIOR TO MEETING.

#18 SP00-6 Martin Crain requested approval of site development plans for 6 apartment units in three buildings to be constructed on site with an existing house. The property is known Crain's Replat of Lots 8 & 9, Block 2 of Wilson's Addition. The general location of the property is on the north side of W. Matthews Avenue, east of Wilson Street.

Carlos Wood, Project Engineer, stated the plan was in error and should have contained two duplexes and one house.

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

1. Redrawing the plan to reflect the two duplexes along with the existing home
2. Adding a vicinity map
3. Installation of privacy fencing on the west side of the property
4. Installing weeping privet hedge on the north side and providing perpetual maintenance

The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#19 FP00-3 Rick and Sandy Wyatt requested final approval of Marchbanks Estates, a subdivision containing 20 lots on 8.54 acres. The general location of the property is on the west side of Airport Road, south of Prospect Road.

It was noted that the preliminary stipulations had been complied with the exception of some drainage details. Mr. Phillips made a motion to approve the request subject to compliance with the City Engineer's comments regarding the drainage. The developer is also in agreement to work with the Grace Baptist Church and the City Engineer's office on developing a downstream drainage plan. Sewer easements are to be granted for the sewer line after its installation. The motion was seconded by Mr. Krennerich. Voting was 5 in favor, 0 opposed, 1 absent, REQUEST APPROVED WITH STIPULATIONS.

#20 MP00-19 Joe Moore requested approval of a minor plat containing 1.66 acres and located on the west side of Parker Road, north of Woodsprings Road.

Mr. Krennerich made a motion to approve the request with the stipulation that site development plans be submitted and approved by the MAPC prior to development. Voting was 5 in favor, 0 opposed, 1 absent, REQUEST APPROVED WITH STIPULATIONS.

#21 FP99-6 George Hamman requested approval of revised street plans for Crescent Cove Subdivision located

on the north side of W. Matthews Avenue, west of Freeman Street and east of Stratford Drive.

WITHDRAWN PRIOR TO MEETING.