



Legislation Details (With Text)

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Attachments: 1. Letters (2) concerning the Sonic Drive Inn project

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9/12/1989	1	Metropolitan Area Planning Commission	Passed	Pass

MAPC MINUTES
AUGUST 8, 1989

The Metropolitan Area Planning Commission met Tuesday, August 8, 1989 at 7:00 p.m. in the City Council Chambers, 314 W. Washington.

MEMBERS PRESENT: McCracken, Coleman, Patteson, Vance, Sloan, Blalock

MEMBERS ABSENT: Smock, Aycock, Lamberth

#1 A public hearing was conducted to receive comments, questions, suggestions, etc. on the first draft of the new mobile home ordinance that is being proposed. Several mobile home dealers and owners of mobile home parks were present to offer their cooperation in the preparation of this ordinance. It was stated by Alderman Cecil Province, chairman of the mobile home ordinance committee, that at least 3 attempts had been made to meet with members of the National Mobile Association but that none of those scheduled meetings were ever attended by the Association. It was agreed by all parties concerned that a meeting would try to be scheduled to receive input from the Mobile Home Association and from the dealers in the area. No action was taken on the ordinance by the Commission at this time.

#2 RZ89-21 & RP89-15 Robert Rees requested a rezoning from R-1 to R-3 and approval for a replat of Lots 1, 2, 25, 26, 27, 28, 29, 43, 44, 45 & 46 of Ruth Ann Subdivision. The property is located southeast of Aggie Road on Mark Street and on Holmes Street.

There were numerous persons present to voice opposition to this request, in particular the existing sanitary sewer problems, increased traffic on two streets that are essentially dead end streets, property devaluation and insufficient drainage in the area. Petitions containing approximately 200 signatures in opposition of this item were presented to the Commission.

Concluding the discussion was a motion by Mr. Sloan to approve the rezoning and re-plats for Lots A, B & C subject to:

1. The right-of-way along this property being brought up to City Standards which is 50' total.
2. That, street improvements be installed in accordance with the City Engineer.
3. That a site plan be submitted prior to issuance of a building permit that would specifically address the sewer problems and that no additional units would be allowed until the sewer is extended to the existing units. The motion was seconded by Mr. Blalock.

Those voting aye were Mr. Sloan, Mr. Blalock and Mr. Patteson. Those voting no were Mr. Vance and Mr. Coleman. 5 affirmative votes are necessary for a rezoning to be approved; therefore, REQUEST IS DENIED.

A further motion was made by Mr. Sloan and seconded by Mr. Vance to deny the rezoning and re-platting on Lot D. All members present voting aye. MOTION APPROVED, REQUEST DENIED.

#3 RZ89-24 B & C Die Cast, Inc. request a rezoning from R-1 to I-2 for 7.47 acres located on a part of the NE ¼, SW ¼, Section 32, T14N R4E, a/k/a as Southridge Industrial Part. The property is located on the west side of Hwy. 1B, east of the Mardis Addition.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Coleman. All members present voting aye. REQUEST APPROVED.

A second motion was made by Mr. Sloan and seconded by Mr. Vance to attach to the previous motion that 10' addition right-of-way be granted on Hwy. 1B for a total of 50' from centerline. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#4 RZ89-25 James and Aline Hanley requested a rezoning from R-1 to C-3 for a part of the NE ¼, NW ¼, Section 9, T14N, and R4E. The property is located at the northeast corner of Hwy. 1 and Hwy. 163.

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

1. That City Water & Light document that the existing utility easements are satisfactory.
2. Granting of additional right-of-way on Hwy. 163 for a total of 50' from centerline.
3. That a site plan be submitted before issuance of a building permit.
4. That a vicinity map be added to the plat.

The motion was seconded by Mr. Vance. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#5 RZ89-26 John Kee requested a rezoning from R-3 to C-3 for a part of the SE ¼, SW ¼ Section 7, T14N and R4E a/k/a 901 N. Church Street. The property is located on the west side of Church Street, some 250' south of Center Street.

A motion to approve the request was made by Mr. Vance subject to a additional right-of-way being granted on Hwy. 141 for a total of 50' from centerline and that a vicinity may be added to the plat. The motion was seconded by Mr. Patteson. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#6 RZ89-27 Farmer Enterprises, Inc. requested a rezoning form R1 to C-3 for a part of the NW ¼, NE ¼, and a part of the NE ¼, NE ¼ of Section 31, T14N, R4E, containing 1.52 acres, more or less, in tract I and 19 acres, more or less, in Tract II. The property is located on the south side of Hwy. 63 Bypass, west of Hwy. 1B.

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

1. A site plan being submitted prior to issuance of a building permit.
2. The location of the floodway and floodplain be shown on the plat with the area calculated.
3. Compliance with Ordinance No.2018 regarding flood Damage prevention.
4. Installation of fire hydrants as required by the Fire Department.
5. All necessary improvements, including entrance/exit lane, reserve buffer strips, etc. be provided at the site development stage.
6. Include provisions for such elements as landscaping in any site plan.

The motion was seconded by Mr. Coleman. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#7 RZ89-28 Duke Enterprises, Inc. requested a rezoning from R-1 to C-3 for a part of the NW ¼, NW ¼, and a part of the NE ¼, NW ¼, Section 31, T14N and R4E. The property is located on the south side of Parker Road, east of Brentwood Subdivision.

Mr. Sloan made a motion to recommend to the City Council that the rezoning be approved for the two smaller lots and the northern portion of the large lot that extends from Parker Road down to the northern property line of Southside Estates, and which is adjacent to an area marked on the plat as “NOT ZONED”. The approval of this request is contingent upon the following stipulations being met:

1. A site plan being submitted prior to any development.
2. That a replat be provided to establish the lot lines for the two lots being created and lot numbers be assigned to all four lots.
3. The plat being amended to reflect the depth of the request for C-3, with southern portion to remain R-1.
4. Clarification of the drainage easements on the east and north sides of the property and the size of the drainage easement crossing the property.

The motion was seconded by Mr. Vance. All members present voted aye. REQUEST APPROVED WITH STIPULATIONS.

#8 RZ89-29 Bracey & associates requested a rezoning from R-1 to R-2 for a part of the SW ¼, NW ¼ of Section 31, T14N, R4E, containing 0.77 acres, more or less. The property is located on the east side of Hwy/ 141 (S. Culberhouse), south of Brentwood Subdivision.

This item was POSTPONED by the requesting party until the September meeting.

#9 RZ89-30 M.G. Spurlock requested a rezoning form R-1 to C-3 for a part of the SE ¼, Section 28, T14N, R4E containing 14.70 acres, more or less. The property is located on the east side of Middlefield Drive, north of Hwy. 63 Bypass.

A motion to approve the request was made by Mr. Vance and seconded by Mr. Patteson. All members present voting aye. REQUEST APPROVED.

#10 RP89-22 Barton Ahlberg requested a replat of Lots 2, 3 & 4, Block F, Benton’s Subdivision Extended. The property is located on the north side of Pam Drive, west of Martha Drive.

Mr. Vance made a motion to approve this request with Mr. Sloan seconding. All members present voting aye. REQUEST APPROVED.

#11 RP89-23 Mark Lercher requested a replat of Lots 11A, 11B & 12 of County Manor 2nd Addition. The

property is located at the south end of Country Manor Lane.

Mr. Vance made a motion to approve this request subject to the building setback line being extended to ensure 60' width at the setback. Mr. Pattenon seconded the motion. All members present voting aye. REQUEST APPROVED WITH STIPULATION.

#12 RP89-24 Warren Dupwe requested a replat of Lots 15, 16 & 17 of Southwest Square Subdivision. The property is located on the south side of Southwest Square Circle, east of Southwest Drive.

A motion to approve this request was made by Mr. Coleman and seconded by Mr. Sloan. All members present voting aye. REQUEST APPROVED.

#13 RP89-25 Acro-wood South, Inc. requested a replat of Lots 3, 4 & 5 of the First Replat of Turtle Creek Industrial Park. The property is located at the end of Neil Circle, north of Neil Drive.

Mr. Vance made a motion to approve this request with the stipulation that the portion of Neil Circle being vacated by this plat be closed and abandoned by City Council. It was further stated that the owners of this property would be responsible for paying for relocation of the utilities on the portion of the street being closed. In regards to street improvements on the remaining portion of this property, it was stated that a grant has been approved to make the improvements. The motion was seconded by Mr. Pattenon. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#14 RP89-26 John Stump, Sr. requested a replat of Lots 1 & 2 of Stump's replat of Lot 2 of Sirois 1st Addition. The property is located on the south side of Parker Road, east of Hwy. 1B.

A motion to approve this request was made by Mr. Vance subject to a new plat being provided that moves the west property line 37' to the east and connecting to Lot 2 some 20 feet south of the existing lot 2. The motion was seconded by Mr. Sloan. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#15 RP89-27 Aubrey Lindley requests a replat of Lots 1, 2 & 3, Block H, Cole's Third Addition. The property is located on the south side of Nettleton, east of Flint Street.

This item was WITHDRAWN by requesting party.

#16 PP89-8 Kent Arnold requested preliminary approval of Caraway Place, a subdivision containing 131 lots on 31.85 acres. The property is located on the east side of Caraway Road, north of the Fox Meadow Subdivisions.

Mr. Sloan made a motion to approve this with the following stipulations:

1. That Bonnie Jean Place be changed to 60' right-of-way with the right-of-way extended to the east and west property lines with a cul-de-sac provided at the east end of the street.
2. That the 60' right-of-way for Glenn Place be extended to the east property line with a cul-de-sac provided at the end.
3. That the street names be changed as noted on the plat.
4. That the developer participate in any association for improvements on Caraway Road.

The motion was seconded by Mr. Vance. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#17 PP89-9 Methodist Hospital of Jonesboro, Inc. requested preliminary approval of Medical Center Addition Phase I, a subdivision containing 6 lots on 6.065 acres, more or less. The property is located on the east side of Middlefield Drive, east and north of Methodist Hospital.

A motion to approve this request was made by Mr. Coleman subject to the following stipulations:

1. The right-of-way being shown on Methodist Drive and on Middlefield Street.
2. The status of Middlefield Street being clarified as to being open or closed.
3. Fire hydrants be provided as necessary.
4. That the minimum required rear yard setback for Lots 1, 2 and 3 be shown as 10 feet.
5. That no building be placed in the circle in the middle of the street.

The motion was seconded by Mr. Vance. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#18 SP89-7 Delta Beverage Group requested approval of site plans for a Sonic Drive Inn restaurant to be located on the south side of Johnson Avenue, west of Liggett Street.

Mr. Vance made a motion to approve this request with the following stipulations:

1. That Liggett Street be paved with asphalt for a width of 24 to 26 feet with no curb and gutter for the full length of this owner's property with the location of the paving to be worked out with the City Engineer. This requirement is in replacement of the ½ street that was to be constructed to full city specifications from the previous replat on 6-13-89.
2. That the drainage calculations be provided to the City Engineer (See Attachment).
3. That the ditch on the east side be shaped so that it can be mowed and properly maintained.

The motion was seconded by Mr. Coleman. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

#19 SP89-8 & MP89-5 Northeast Arkansas Women's Clinic requested approval of a one lot minor plat and site plans for a new medical office building to be located on the north side of Apache Drive and west of Middlefield.

A motion to approve this request was made by Mr. Vance with the stipulations that:

1. All curbs be cleaned and repaired to the approval of the City Engineer.
2. A concrete apron be poured at the curb opening on the west side of this site to prevent erosion.

The motion was seconded by Mr. Sloan. All members present voting aye. REQUEST APPROVED WITH STIPULATIONS.

Meeting adjourned at 11:20 p.m.