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Metropolitan Area Planning Commission
February 8, 1994

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

MEMBERS ABSENT: None

Minutes for the December 14, 1993 and the January 11, 1994, meetings were approved as submitted.

#1 RZ94-3 Elwood Freeman requests approval of rezoning from R-1 to C-3 for two acres located on the southwest corner of Dan Avenue and Woody Lane.

Mr. Little made a motion to approve the request as submitted, seconded by Mr. McCracken. Seven members voted aye, 0 opposed, request APPROVED.

#2 RZ94-4 David and Angelina Caradine request approval of rezoning from R-1 to C-3 for .36 acres located on the west side of Southwest Drive, north of Wood Street.

This property borders residential property on the west side. The engineer for the property stated that his client planned to ask for a variance of the 20' setback from residential property as required. The owner of the residential property stated his intention to oppose the variance.

Ms. Finley made a motion to approve the rezoning, seconded by Mr. Baker. Seven members voted aye, 0 opposed, request APPROVED.

#3 MP94-1 David and Angelina Caradine request approval of a minor plat containing .36 acres located on the west side of Southwest Drive, north of Wood Street.

Mr. McCracken made a motion to approve the request, seconded by Ms. Shaw. Seven members voting aye, 9 opposed, request APPROVED.

#4 SP94-3 David and Angelina Caradine request approval of site plans for a 3,000 sq. ft. commercial building to be located on Lot 1 of Caradine Highway 49 Addition.

Mr. McCracken made a motion to table the request for site plan approval. The rezoning will have to go before the Council for three readings with a minimum time of one month. Tabling will not delay the petitioner because of the need for the variance. Ms. Shaw seconded the motion with seven voting aye, 0 opposed, request TABLED.

#5 RZ94-5 Vetcare, Inc., Drs. Kevin Reed and Roger McMillan, request approval of rezoning from C-3 to C-4 for .39 acres located on the south side of Parker Road, east of Culberhouse Street.

The owners seek C-4 zoning for a newly purchased tract that had been zoned C-3 to prevent mixed zoning on a single lot. Ms. Shaw made a motion to approve the rezoning, seconded by Ms. Finley. Seven members voting aye, 0 no, request APPROVED.

#6 RP94-6 Vetcare, Inc., Drs. Kevin Reed and Roger McMillan, request approval of Reed & McMillan Subdivision containing 1.22 acres located on the south side of Parker Road, east of Culberhouse.

Mr. Damron moved to approve the request subject to the existing sewer easement being shown on the plat. Ms. Finley seconded the motion, seven voting aye, 0 no. Request APPROVED.

#7 SP94-4 Vetcare, Inc., Drs. Kevin Reed and Roger McMillan, request approval of site plans for an animal hospital to be built on site with the existing clinic. The property is located on the south side of Parker Road, east of Culberhouse Street.

A 2.5' variance on the west side and a parking variance have been granted by the BZA. Mr. McCracken made a motion to approve the request subject to project engineer getting with the City Engineer in approving revisions in the drainage plans for the front and subject to staff review to ensure adequate soundproofing. Mr. Damron seconded the motion, seven voting aye, 0 no, request APPROVED WITH STIPULATIONS.

#8 PP94-1 Paul Throgmartin requests preliminary approval of plans for Throgmartin Subdivision Phase IV containing 6 lots on 9.24 acres. The property is located on the north side of Prospect Road, east of Paragould Drive.

Ms. Shaw made a motion to approve the request subject to 60' right of way dedication and a street improvement agreement on Prospect Road. Mr. Baker seconded the motion with seven voting aye, 0 no, request APPROVED WITH STIPULATIONS.

#9 PP94-2 Tim Redden requests preliminary approval of plans for Sylvan Hills 4th Addition containing 5 lots on 1.92 acres. The property is located on the northwest corner of Caraway Road and Sylvan Hills Drive.

Ms. Shaw made a motion to approve the request subject to:

1. Showing a 10' utility easement along the rear of the property
2. Submitting drainage plans to the City Engineer
3. Require 50' from centerline of Caraway Road

Mr. Little seconded the motion. With seven voting aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 PP94-3 RidgePointe Development Corporation requests preliminary approval of Block GC of RidgePointe Country Club. The property is the actual golf course and is located within the boundaries of the RidgePointe Subdivision.

Utility easements that are already dedicated and in use need to be clarified. Also, proper naming of the plat needs to be discussed with abstractors, attorneys, etc. so that it is properly filed. Mr. McCracken made a motion to approve the request subject to the above requirements. Mr. Damron seconded the motion, seven voting aye, 0 no, motion APPROVED.

#11 RP94-7 RidgePointe Development Corporation requests approval of a replat of Lots 1-5, Block A, RidgePointe Phase I. The property is located on the west side of Woodsprings Road, west of RidgePointe Drive.

Mr. McCracken made a motion to approve the request, seconded by Mr. Little. Seven voted aye, 0 no, motion APPROVED.

#12 SP94-5 Recon, Inc. requests approval of site plans for an apartment complex to be located on Lots 2 & 3, of the replat of Block D of the Spence Addition. Each lot is proposed to have 9 units. The property is located on the west side of Spence Circle, south of Race Street.

This item was withdrawn from the agenda.

#13 SP94-6 Matthews Oil Company requests approval of site plans for a convenience store/gas station to be constructed on the northwest corner of Main Street and Johnson Avenue.

A letter from John Porter of the Highway Department indicated they have reviewed the access drive permit request for three driveways at the intersection of Highway 63B and Highway 141 North and found them to be in compliance with their regulations for access driveways to state highways. A motion was made by Mr. Damron to approve the request subject to the following stipulations:

1. Right of way is to be shown as 50' from the centerline of Johnson, with centerline being determined by consultation between Mr. Lowes and the Highway Department. The commission feels the Main Street right of way is adequate and will probably not get any wider by virtue of existing street surfaces and the bridge.
2. Request that the easternmost ingress be restricted an entrance.

The motion was seconded by Ms. Shaw with six voting aye, one no, request APPROVED WITH STIPULATIONS.

#14 SP94-7 Conway Inn Corporation requests approval of site plans for Holiday Inn Express, a new motel to be constructed on the east side of Caraway Road, south of Phillips Drive.

Mr. Little made a motion to approve the request as submitted acknowledging the unique character of the building placement along the access road. Staff should handle the setback question in regards to the access road. Ms. Finley seconded the motion with seven voting aye, 0 no, request APPROVED.