



Legislation Text

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Minutes for the MAPC meeting on October 10, 1995.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

OCTOBER 10, 1995

MEMBERS PRESENT: Coleman, Little, Damron, McCracken, Finley, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: None

Minutes for the September 12, 1995 meeting were approved as submitted.

#1 SP95-19 Trinity Lighting requested approval of site plans for a new industrial building to be located on the east side of Quality Way, north of C. W. Post Road.

Drainage swales on the north and south sides are private. The property lies in the floodplain.

Ms. Shaw moved to approve the request subject to:

1. Must be brought into ADA compliance for handicapped ramps, parking, etc.
2. Design truck turnaround and parking to prevent trucks backing in from street
3. Secondary means of egress for cars or small vehicles only, no trucks

Dr. Beadles seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ95-32 Sadie E. Schoenfield requested approval of rezoning from R-1 to R-2 for 1.29 acres located on the north side of Highland Drive, east of Rains Street.

This item WITHDRAWN prior to meeting, property has been sold and will remain R-1.

#3 RZ95-38 Pete Gasaway requested approval of rezoning from R-1 to C-3 for 1.0 acre located on the west side of Oak Park Drive, north of Southwest Drive.

Property owners stated there are no plans for the property to change owners at present. Options for other uses were a reason for rezoning. Mr. Bobby Gibson, representing the Gasaways, stated there was no sale of the property anticipated at this time.

Scott Waddell represented opponents of the zoning change. Objections were more to change of use from neighborhood grocery.

Commissioners mentioned the Land Use Plan has brought up possibilities of having "village concepts" with neighborhood stores, such as drugstores, and this type business that you would walk to for needed services, rather than driving across town to a commercial area. C-4 zoning was discussed as possibly being a better choice than C-3 as requested.

Ms. Shaw made a motion to approve the request as C-4, with a village concept in mind. Mr. Pitts seconded, 7 voted aye, one no, REQUEST APPROVED.

#4 RZ95-39 Ruben Griffin requested approval of rezoning from R-1 to C-3 for 1.0 acre located on the west side of Oak Park Drive, north of Southwest Drive.

Mr. Little moved to approve the request subject to:

1. Plat of property
2. Right of way clarification on Oak Park Drive
3. Site plans with street plans to be approved prior to development by the MAPC

Ms. Finley seconded, 8 ayes, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ95-40 Mary Lee Blocker requested approval of rezoning from R-1 to C-3 for 2222 Spence Circle, also known as the replat of Lot 12 and part of Lots 12 and 14 in Block B, Spence Subdivision. The property is located on the north side of Spence Circle, west of Caraway Road.

Mr. McCracken moved to approve the rezoning subject to:

1. Six foot solid wooden or shadowbox fence on the north and west sides

Ms. Finley seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#6 SU95-12 Carey and Lisa Conaway requested approval of placement of a mobile home on the corner of Waymon Road and Kingspoint Lane.

Item WITHDRAWN prior to meeting.

#7 FP95-15 Kent Arnold requested final approval of subdivision plans for Cayman Place, Phase II containing 54 lots on 16.01 acres. The property is located on the east side of Caraway Road, north of Harrisburg Road.

There was lengthy discussion on comments in the staff report, what was done at the last meeting on this, and compromises on this plat.

Mr. McCracken moved to approve the request subject to:

1. Utility easements marked in red
2. Elevation map being provided, or topo maps, as required by ordinance, that we apparently don't have
3. Subject to elimination of Lots 90 and 91 from this approval request
4. Street design being submitted of an extension of Summer Place to connect to Stadium Boulevard across a section of Lots 90 and 91 s
5. Fire Department approving street design and specifically the length of Summer Place
6. Dedication of fully improved street connecting to Stadium
7. Design of Caribbean Place and Wakefield Drive to remain as shown so that a possible connection in the future to Wakefield could be accomplished if owner of Wakefield Subdivision decides to grant some similar right of way dedication and street improvements to accomplish that.
8. Underground drainage pipe be installed between Lots 43 and 44 and along the south line of Lots 44 and 45 with revised drainage plans to be approved by the City Engineer unless other revised plans are submitted to Planning Commission for approval

Mr. Damron seconded, 4 voted aye, 4 no, Chair voted aye to break tie, REQUEST APPROVED WITH STIPULATIONS.

#8 PP95-15 Ridgepointe Development Corp. requested preliminary approval of subdivision plans for Ridgepointe Phase VI. The subdivision is located on the west side of the existing Ridgepointe development, east of Strawfloor Road.

Mr. Damron made a motion to approve the request subject to all required street, drainage and utility plans being included in the final plans. The motion was seconded by Ms. Finley. Voting was 7 in favor, 0 opposed, 1 abstaining. REQUEST APPROVED WITH STIPULATIONS.

#9 PP95-16 M. L. Coleman requested preliminary approval of plans for Throgmartin Estates Phase II containing 15 lots on 4.90. The property is located on the east side of Elizabeth Lane, and a continuation of Nathan Drive.

It was noted that the street, drainage and utility plans for this phase were approved on 11-8-94. Those plans should be referred to for construction.

A motion was made by Mr. McCracken and seconded by Mr. Damron to grant final approval of this plan acknowledging the fact that the plans for the streets, curbs, drainage, etc. was approved last November. The motion was seconded by Mr. Damron. Voting was 8 in favor, 0 opposed, REQUEST APPROVED AS NOTED.

#10 PP95-17 Hillpoint Development requested preliminary approval of subdivision plans for Windover Plaza 2nd Addition, a commercial subdivision containing 33 lots on 74.61 acres. The property is located on the south side of Windover Road, east and north of Browns Lane Access Road.

Mr. Pitts moved to approve the request subject to the engineer's and utility comments in the Staff Report being addressed. Mr. Damron seconded, seven voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#11 MP95-45 Larry and Paul Lawrence requested approval of a minor plat containing 8.52 acres located on the east side of Friendly Hope Road approximately a quarter mile south of Woodsprings Road.

Mr. McCracken moved to approve the request subject to a street improvement agreement being entered into for Friendly Hope Road. Mr. Pitts seconded, 7 voted aye, one no, REQUEST APPROVED WITH STIPULATION.