



## Legislation Text

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**File #:** MIN-97:1472, **Version:** 1

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Minutes for the MAPC meeting on June 10, 1997.  
MINUTES  
METROPOLITAN AREA PLANNING COMMISSION  
JUNE 10, 1997

Minutes of the May 13, 1997 meeting have not been finished.

**MEMBERS PRESENT:** Coleman, Gardner, Damron, Beadles, Finley, Pitts, Shaw and Phillips

**MEMBERS ABSENT:** Little

#1 RZ97-25 Bruce Wrinkles requested approval of rezoning from Residential R-1 to Commercial C-3 for 5.54 acres located on the south side of Long Crest Drive, west of Willow Road.

Ms. Finley moved to recommend approval to the City Council subject to site plans being approved by the MAPC prior to development, which will include street improvements with overall plan. Ms. Shaw seconded, seven voted aye, 0 no, **REQUEST APPROVED WITH STIPULATIONS.**

#2 MP97-16 Bruce Wrinkles requested approval of a minor plat containing three lots on 6.58 acres. The property is located on the south side of Long Crest Drive, west of Willow Road.

Ms. Finley moved to approve subject to site plans being approved by the MAPC before development. Ms. Shaw seconded, seven voted aye, 0 no, **REQUEST APPROVED WITH STIPULATION.**

#3 RZ97-26 Earl Brannon requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.41 acres located on the west side of Highway 63 Bypass, north of Strawfloor Road.

Dr. Beadles moved to recommend approval to the City Council, subject to site plan approval by MAPC before development. Ms. Shaw seconded, 7 voted aye, 0 no, **REQUEST APPROVED WITH STIPULATION.**

#4 RZ97-27 Robert Chastain requested approval of rezoning from Industrial I-1 to Commercial C-3 for 5.28 acres located on the north side of Johnson Avenue, west of Darrick Lane.

Mr. Pitts moved to recommend approval to the City Council subject to plat correction. Dr. Beadles seconded, 7 voted aye, 0 no, **REQUEST APPROVED WITH STIPULATION.**

#5 AZ97-3 Robert Chastain requested approval of annexation of 23.30 acres located on a part of the SW 1/4 of Section 1, T14N, R4E and a zoning classification of Residential R-2. The property is located on the north side of Windsor Landing Subdivision, north of Bridger Creek.

Dr. Beadles moved to recommend approval of annexation and the zoning requested to the City Council, with

property owner voluntarily agreeing to place a deed restriction on site to restrict to single family. Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED.

#6 RP97-31 Lester Prescott requested approval of a replat of Lot 4 of Prescott's Replat of Lots 2 of Prescott's Subdivision. The property is located on the west side of Prescott Lane, at the east end of Meadowlark Cove.

Relatives of Mr. Prescott stated the plat wasn't platted in the manner in which it was supposed to be. Lot lines are not are directed by Mr. Prescott.

Dr. Beadles moved to table the item. Property owner not present to answer questions of commissioners. Ms. Shaw seconded, seven voted aye, 0 no, REQUEST TABLED.

#7 SU97-6 Floyd Prescott requested approval of placement of a mobile home at 1302 Meadowlark Cove.

Dr. Beadles moved to table, seconded by Ms. Shaw to allow for additional signatures to be collected on a petition and for correction of the plat in item #6. Seven voted aye, 0 no, REQUEST TABLED.

#8 RZ97-28 Midway Properties requested approval of rezoning from R-1 to C-3 for 1.57 acres located on the northeast corner of Johnson Avenue and Highway 351. Dr. Beadles moved to recommend approval to the City Council with site plan by MAPC before development. Mr. Damron seconded, 6 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATION.

#9 SP97-18 The Arkansas Bank requested approval of site plans for a branch bank to be located on Lot 2 of Vaughn's Hilltop Replat. The property is located on the southwest corner of Johnson Avenue and Jewell Drive.

Dr. Beadles moved to approve the request subject to working out drainage with the City Engineer and a wooden privacy fence separating this development from residential properties. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 MP97-17 Real Estate Solutions requested approval of a minor plat containing two lots on 2.60 acres. The property is located on the south side of Johnson Avenue, east of Highway 351.

Dr. Beadles moved to approve the request, seconded by Mr. Pitts. Seven voted aye, 0 no, REQUEST APPROVED.

#11 SP97-17 Real Estate Solutions requested approval of site plans for of a branch of Midsouth Bank to be located on Lot 1 of Real Estate Solutions Hilltop Addition. The property is located on the south side of Johnson Avenue, east of Highway 351.

Dr. Beadles moved to approve the request subject to:

1. Highway Department approving entrances. If only minor changes, staff can approve, if major, will have to come back to MAPC. MAPC recommends rerouting of drive so that left turns are only permissible at the traffic light and with the access on the east side being restricted to right turns only
2. Work out drainage with City Engineer
3. 6' wooden privacy fence between this development and residential properties

Mr. Gardner seconded, 5 voted aye, 2 no, REQUEST APPROVED WITH STIPULATIONS.

#12 MP97-18 Charles Gibson requested approval of a one lot minor plat containing 1.34 acres. The property is located on the west side of Highway 351, south of Lucille Drive.

This property involves a portion of inherited family property that apparently is in dispute. A lengthy discussion concerning what their ancestors had intended and where streets would go and who would give which right of way for a street preceded the vote.

Ms. Shaw moved to approve the request subject to the appropriate 60' right of way being dedicated to serve Mr. Gibson's lot with street improvement agreement instead of requiring improvements at this time. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 PP97-11 Bob Gibson requested preliminary approval of subdivision plans for Forest Green, Phase III. The subdivision contains 23 lots on 10.9 acres and is located on the south side of Thomas Green Road, west of N. Church Street.

Ms. Shaw moved to approve the request subject to engineering comments. Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#14 FP97-12 Robert Chastain requested final approval of plans for Windsor Landing Subdivision, Second Addition, containing The property is located on the north side of Johnson Avenue, west of Darrick Lane.

Dr. Beadles moved to approve the request subject to engineering comments regarding drainage on Manchester. Mr. Pitts seconded, 7 voted aye, 0 no REQUEST APPROVED WITH STIPULATION.

#15 FP97-13 Eric Pruitt requested final approval of subdivision plans for Eric Pruitt Subdivision containing 24 lots on 8.56 acres. The property is located on the west side of Caraway Road, south of Sylvan Hills Drive.

Mr. Pitts moved to approve subject to engineering comments and clarifying discrepancy on Lot B drainage easements between Lots 9, 10 and 11. Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#16 SP97-19 Kenny Findley requested approval of site plans to have two residences on one lot located at 617 Pinehill Lane.

A representative of this item was not present to answer questions the commissioners had. Ms. Shaw moved to table the request, seconded by Mr. Damron. Six voted aye, 1 no, REQUEST TABLED.

#17 PUD97-5 Southbay Partners, Inc. requested approval of revised plans for an independent retirement residence to include six additional units. The property is located on the west side of Bernard Street, south of Fowler Avenue.

Plans are to change three two bedroom units into six one bedroom units. Ms. Shaw moved to approve subject to:

1. Engineering comments
2. No unit is to be smaller than 450 sq. ft.

Dr. Beadles seconded, six voted aye, 0 no, one abstained, REQUEST APPROVED WITH STIPULATIONS.

#18 SP97-13 Dean Tyrer requested approval of site plans for expansion of Meadowview Trailer Park into Meadowview Manufactured Housing Village to include 193 new spaces located at 4303 Aggie Road.

Mr. Gardner moved to approve the request subject to:

1. Engineering comments on drainage
2. Fire Department review and approval
3. Proper plat of property with easement dedications

Dr. Beadles seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.