



Legislation Text

File #: MIN-99:1504, **Version:** 1

Minutes for the MAPC meeting on September 14, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

SEPTEMBER 14, 1999

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

MEMBERS ABSENT: Little, Pitts

Consideration of the minutes of August 10, 1999, meeting was delayed until October.

#1 RZ99-39 Pete Tharp, dba Pete's Town, requested approval of rezoning from Residential R-1 to Commercial C-3 for 1.60 acres located on a part of the south $\frac{1}{2}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 9, T13N, R4E. The property is located at 5909 and 5911 Harrisburg Road.

Mr. Tharp's business has been in its current location for many years and a nonconforming use inside the city for 10 years. He is requesting to bring the property into conformance with zoning.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council and to grant approval of the minor plat (next item) subject to clarification of the right of way of Harrisburg Road. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed and 1 absent during voting. REQUEST APPROVED WITH STIPULATIONS.

#2 MP99-27 Pete Tharp requested approval of Pete's Town Minor Plat containing 1.60 acres and located on a part of the south $\frac{1}{4}$ of the NW $\frac{1}{4}$, SE $\frac{1}{4}$ of Section 9, T13N, R4E. The property is located at 5909 and 5911 Harrisburg Road.

See item #1 above for action regarding this item.

#3 RZ99-45 Jim Mead requested approval of rezoning from Commercial C-3 to Industrial I-1 for 6.86 acres located on a part of the NW $\frac{1}{4}$, NW $\frac{1}{4}$ of Section 32, T14N, R4E. The general location of the property is on the south side of Parker Road, west of Mead Drive.

Mr. Phillips made a motion to recommend approval of the rezoning for Lot 2 only. The motion was seconded by Mr. Krennerich. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#4 RP99-50 Jim Mead requested approval of Kart World Replat, a replat of part of Lot 4A of 1st Replat of Mead's Development Addition and a closed street and a part of the NW $\frac{1}{4}$ of Section 32, T14N, R4E. The general location of the property is on the south side of Parker Road, west of Mead Drive.

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

1. Completion of the street abandonment before recording.
2. Approval of site development plans by MAPC prior to development which is to include a cul-de-sac for turning around.
3. No additional land filling or cutting unless approved by the City Engineer.

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

#5 RZ99-40 Dan Hogan, dba Razorrock Material, requested approval of rezoning from Residential R-1 to Industrial I-1 and from Commercial C-3 to Industrial I-1 for 56.7 acres located on a part of the South ½ of Section 15, T14N, R3E. The property is located at 3105 W. Washington Avenue.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with the stipulation that a site plan be approved by MAPC prior to additional development. The existing Washington Avenue crossing the property is to be shown. The motion was seconded by Mr. Gott. Voting was 65 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#6 RZ99-41 Rick Turman requested approval of rezoning from Residential R-1 to Industrial I-1 for 8.76 acres located on a part of the SW ¼, NE ¼ of Section 33, T14N, R4E. The general location of the property is on the south side of Rook Road, west side of Richardson Road and east of Missouri Pacific Railroad.

No one was in attendance representing this item and respond to questions from the MAPC and from some in attendance. Ms. Shaw made a motion to table the request due to lack of representation. Mr. Krennerich seconded the motion. Voting was 6 in favor, 0 opposed, REQUEST TABLED.

#7 RP99-54 Max Dacus, Jr., requested approval of a Dacus Replat of Max Dacus, Jr. replat of Lot 1, Block B, Washington Grove and a minor plat of part of the East ½ of SE ¼ of Section 14, T14N, R3E. The general location of the property is on the north side of W. Washington Avenue, west of Stratford Drive.

WITHDRAWN.

#8 RZ99-42 Max Dacus, Jr., requested approval of rezoning from Commercial C-3 to Industrial I-1 for a part of Lot 4 of Dacus Replat of Max Dacus, Jr. replat of Lot 1, Block B, Washington Grove and a minor part of part of the east ½ of the SE ¼, Section 14, T14N, R3E. The general location of the property is approximately 600' north of W. Washington Avenue, west of Stratford Drive.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council as submitted. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#9 RZ99-44 Eddie Foster requested approval of rezoning from Residential R-1 to Residential R-2 for Lot 1A of the replat of Foster Estates and Lots 6 through 10 of Foster Estate Subdivision. The general location of the property is on the northwest corner and on the southwest corner of Paragould Drive and Jettyl Street.

City Planner Jeff Hawkins informed the Commission that three persons had expressed opposition to the rezoning but were not able to attend the meeting. The reasons stated were loss of property value, traffic congestion and opening the door for more multifamily dwellings.

It was also noted that there are multifamily dwellings adjacent and across the street from the proposed rezoning. Two of the lots requested for zoning change are part of a lake at this time.

Ms. Finley made a motion to recommend approval of the rezoning to the City Council subject to the following stipulations:

1. Approval of site development plans by the MAPC prior to development of the property.
2. Either providing city sewer or obtaining Health Department approval for private septic disposal.
3. Owners signatures on plats.

The motion was seconded by Mr. Krennerich. Voting was 5 in favor, 1 opposed, REQUEST APPROVED WITH STIPULATIONS.

#10 RP99-51 Phillips Investments requested approval of a replat of Tract 1 of Phillips Commercial Addition. The general location of the property is on the north side of Johnson Avenue, approximately 1,000' east of Pleasant Grove Road.

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

1. Revising plans to show r/w on Johnson Avenue at 60' from centerline.
2. Revising plans to show the existing sanitary sewer easement adjacent to the r/w.
3. Submitting a site plan to the MAPC for approval prior to development.

The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, 1 abstained, REQUEST APPROVED WITH STIPULATIONS.

#11 RP99-52 Heritage Bank requested approval of a replat of Lot 6 of Union Planters Bank Replat of all of Lot 4, less the east 8.6' thereof; all of Lots 5, 6, and 7, less the south 12.4' thereof; all of Lot 8, less the south 12.4' and the east 8.6' thereof; all of t a closed alley lying west of Lots 4 and 5 all in Gladys Rankin Subdivision and part of Lots 3 and 6 of Cobb's Survey of the NW ¼, SE ¼ of Section 18, T14N, R4E. The general location of the property is on the northwest corner of East Street and Monroe Avenue.

Mr. Krennerich made a motion to approve the request as submitted acknowledging that plans shown by Attorney Mooney indicated driveway placement at the best possible location and therefore site plan approval by MAPC was not needed. Owners signatures are needed prior to recording. The motion was seconded by Ms. Shaw. Voting was 6 in favor, 0 opposed, REQUEST APPROVED.

#12 RP99-53 Fred Pearson requested approval of a replat of part of Lot 1, Block A of Stuck & Stuck Subdivision and part of Lots 9 and 10 of Cobb & Lee's Survey. The general location of the property is on the south side of Johnson Avenue, west of Howard Street.

WITHDRAWN PRIOR TO MEETING

#13 SP99-19 John Bracey requested approval of site development plans for a Family Dollar Store to be located on Lot 1 of the replat of Lot 1, Block A of Stuck & Stuck Subdivision and part of Lots 9 and 10 of Cobb & Lee's Survey. The general location of the property is on the southwest corner of Johnson Avenue and Howard Street.

WITHDRAWN PRIOR TO MEETING

#14 RZ99-43 Stuart Simpson requested approval of rezoning from Commercial C-3 to Industrial I-1 for 4.4 acres located on a part of the NW ¼, SE ¼ of Section 22, T14N, R3E. The general location of the property is on the south side of Tall Birch Road, approximately 500' west of Strawfloor Drive.

WITHDRAWN PRIOR TO MEETING

#15 MP99-28 Stuart Simpson requested approval of Lot 1 of Tall Birch Drive Addition, a minor plat containing 1.0 acre located on a part of the SE ¼, NW ¼, SE ¼ of Section 22, T14N, R3E. The general location of the property is on the east side of Tall Birch Road, approximately 1,000' west of Strawfloor Drive.

WITHDRAWN PRIOR TO MEETING

#16 SP99-18 Stuart Simpson requested approval of site plans for two proposed buildings to be located on Lot 1 of Tall Birch Drive Addition. The general location of the property is on the east side of Tall Birch Road, approximately 1,000' west of Strawfloor Drive.

WITHDRAWN PRIOR TO MEETING

#17 SP99-17 Elk Park, LLC requested approval of site development plans for the Elk Park Addition. The development contains 6 buildings on four lots. The general location of the property is on the northwest corner of Southwest Drive and Alexander Drive.

WITHDRAWN BY ENGINEER

#18 FPUD99-1 Affhouse, LLC, requested final approval of plans for a Residential Planned Unit Development containing 204 units, in 35 buildings on 30.2 acres. The property is located on the east side of Caraway Road, south of Sunnymeadow Drive and west of Caprice Parkway.

Mr. Phillips made a motion to grant final approval subject to the following stipulations being met:

1. Compliance with the engineer comments contained in the staff report.
2. Change the inconsistencies on pages 11 & 12.
3. Show and preserve the trees on the east side on the landscape plan.
4. Locate the fence outside the floodway.
5. Provide documents for use and maintenance of the private drives in the development.
6. Provide as built drawings upon completion for review by the MAPC.

The motion was seconded by Mr. Krennerich. Voting was 5 in favor, 1 opposed, REQUEST APPROVED WITH STIPULATIONS.

Other business:

Brian Wadley, Planning Coordinator for the City of Jonesboro, informed those in attendance that all future plats will require owners signatures as well as the surveyor.