



Legislation Text

File #: MIN-94:1434, **Version:** 1

METROPOLITAN AREA PLANNING COMMISSION

MAY 10, 1994

MEMBERS PRESENT: Damron, McCracken, Finley, Shaw and Phillips

MEMBERS ABSENT: Coleman and Little

Minutes of the April 12, 1994, meeting were approved as submitted.

#1 Discussion of proposed amendments to the R-2 and R-3 zoning districts. The amendments include among other things density requirements, clarification of parking requirements and minimum lot sizes for multi-family developments.

In discussion, Robert Rees expressed his opinion on several points. Under the area and bulk requirement, he feels that 3,200 sq. ft. for each additional unit is excessive. R-2 and R-3 would be better served with 2,000 sq. ft. Mr. Rees also thinks open space should be by choice of the developer, that parking in front of apartments should be allowed and parking requirements for one and two bedroom units should be different. Uniform density requirements in R-2 and R-3 would help in knowing what can go on any property.

Carroll Caldwell voiced his opposition to parking only being allowed on the sides of rear portions of the lot in R-2 and R-3. He also disagrees with the 10% additional open space.

John Hill also opposed the side and rear parking and the open space requirement.

Max Dacus, Jr., likewise disagrees with the side and rear parking and thinks that the parking requirements for one bedroom units should be less.

No action was taken regarding a recommendation of the ordinance.

#2 SU94-6 Tim and Renee Houston requested approval of placement of a mobile home on W. Matthews Avenue, ¼ mile west of Strawfloor Drive

The property is located next to Mrs. Houston's parents. Ordinance requirements were met and no opposition was expressed.

A motion was made by Ms. Shaw to approve the request, seconded by Mr. McCracken. Three voting aye, one no, REQUEST APPROVED.

#3 RZ94-15 Harry Latourette requested approval of rezoning from R-1 to C-3 for 92.78 acres. The property is located on the west side of Caraway Road, south of Higginbottom Creek, east of the Southmeadow Subdivision, east and south of the Lakewood Subdivisions, north of Jonesboro Memorial Park Cemetery and extending to Harrisburg Road.

There were objections to the commercial zoning from the residentially developed areas on the west and part of the northern boundary area going onto Harrisburg Road. The developers conceded to a 200 foot C-4 or C-5 quiet zoning buffer in these areas.

It was pointed out that much of the property bordered on Higginbottom Creek and drainage easements were needed. The developers agreed to work with the City Engineer on the ditch and whatever is required.

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

1. Drainage easement as stipulated in staff report, with City Engineer's approval.
2. 200' buffer of C-5 zoning between the R-3 zoning and this property.

Mr. Phillips seconded the motion, three voting aye, one no, REQUEST DENIED.

#4 RZ94-16 Marvin Higgins requested approval of rezoning from R-1 to I-2 for 8.42 acres located on the east side of Industrial Drive, south of Nettleton Avenue and west of the access road.

Mr. McCracken made a motion to approve the request subject to granting drainage easements of 225' on the south edge of creek bank with owner's surveyor to point out where easement and ditch is. Ms. Shaw seconded the motion, five voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RZ94-17 Mike McNabb, Trinity Homes, Inc., requested approval of rezoning from R-1 to R-3 for 14.0 acres located on the west side of Loberg Lane, north of Nettleton Avenue and south of the Holy Cross Cemetery.

There were objections to the R-3 zoning. The developer agreed to amend his request to an R-2 zoning.

Mr. McCracken made a motion to approve this amended request. Ms. Shaw seconded, two voting aye, two voting no, REQUEST DENIED.

#6 PP94-10 Mike McNabb, Trinity Homes, Inc., requested preliminary approval of plans for Summer Oaks Subdivision containing 65 lots on 14.0 acres. The property is located on the west side of Loberg Lane, north of Nettleton Avenue and south of the Holy Cross Cemetery.

Item #5, the zoning request for this item was denied.

#7 RZ94-18 Carroll Carr requested approval of rezoning from R-1 to I-1 for 5.51 acres located on the west side of Harry Drive, north of Hwy. 63 bypass.

Ms. Finley made a motion to approve the request subject to street agreements being signed. Ms. Shaw seconded with 5 voting aye, 0 no, REQUEST APPROVED.

#8 MP94-13 Carroll Carr requested approval of a two lot minor plat located on the west side of Harry Drive, north of Hwy. 63 bypass.

Ms. Finley's motion on Item #7 also included this item. REQUEST APPROVED.

#9 RZ94-19 The Jonesboro Industrial Development Corporation requested approval of rezoning from R-1 to I-2

for 71.44 acres located on the east side of Commerce Drive, on the north and south sides of Highway 63 bypass.

Mr. McCracken made a motion to approve the request, seconded by Ms. Finley. 5 voting aye, 0 no, REQUEST APPROVED.

#10 FP94-8 Joe Rankin requested final approval of subdivision plans for Rankin's Oak Forest 9th addition. The subdivision contains 6 lots on 3.01 acres and is located on the east side of Patricia Drive, north of Carolyn Drive.

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

1. Revised plans to show the exact location of Christian Creek.
2. 30' easement from the centerline of creek.
3. Plans detailing the drainage structure to cross Christian Creek.

Ms. Finley seconded the motion, four voting aye, 0 no. REQUEST APPROVED WITH STIPULATIONS.

#11 FP94-6 Gary Bearden requested final approval of subdivision plans for Garden Place. The subdivision contains 11 lots on 4.73 acres and is located on the east side of Metzler Drive, south of Wilkins Avenue.

All structures outside Lot 11 will be removed.

Ms. Finley made a motion to approve the request, seconded by Ms. Shaw, four voting aye, 0 no. REQUEST APPROVED.

#12 PP94-11 Habitat for Humanities requested preliminary approval of plans for Millard Fuller's replat of lots 13, 14 and 15 of Stuck & Stuck 2nd Addition. The property is located on the southeast corner of Belt Street and Calion Street.

Ms. Finley made a motion to approve the request subject to a street profile showing 41' right of way from centerline of Belt Street and a 10' utility easement adjacent to the right of way. Ms. Shaw seconded the motion, four voting aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 FP94-10 Robert Chastain requested final approval of plans for Southmeadow 2nd Addition. The subdivision contains 2 lots on 1.71 acres and is located south of Medallion Drive and is a continuation of Lakewood Drive.

Mr. McCracken made a motion to approve the request, seconded by Ms. Shaw, four voting aye, 0 no, REQUEST APPROVED.

#14 SP94-10 Robert Chastain requested final approval of site development plans for apartments to be built on Lots 1 and 2 of Southmeadow 2nd Addition. The proposal indicates 16 units in 5 buildings on Lot 2 and 10 units on Lot 1. The property is located south of Medallion Drive on the east and west sides of Lakewood Drive.

Ms. McCracken made a motion to approve the request with the installation of a fire hydrant, if requested by the fire department and acknowledgment by the developer that he will widen the throat of the inlet at the intersection of Lakewood and Medallion Drive. Ms Shaw seconded, with four voting aye, 0 no, REQUEST APPROVED.

#15 SP94-11 Robert Rees requested approval of site plans for 21 apartment units to be built on Lot 6 of Heatheridge III Addition. The property is located on the south side of Matthews Avenue, east of Ferrell Street.

After a long discussion time, this item was withdrawn by the developer and his attorney. The site plan as submitted did not show adequate access for fire protection to the development, and lack of traffic stops on north boundary to prevent cars from going into the ditch.

#16 FP94-9 John Morris requested final approval of subdivision plans for Woodsprings Forest Phase II containing 33 lots on 16.62 acres. The property is located on the north side of Casey Springs Road, west and north of Woodsprings Estates Subdivision.

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

1. The notation being added in regard to the adjacent landfill.
2. Revisions being made on street alignment and tapering to be reviewed by the City Engineer.
3. Drainage easements and structures being revised in accordance with discussion with the City Engineer and subject to his approval.
4. Sidewalk details being revised to comply with city ordinances.
5. Lion Heart Drive having typical cross section at intersection of King Richard Drive.
6. Re-evaluation of pipe sizes to be approved by City Engineer.

Ms. Finley seconded the motion, 3 voting aye, one no, REQUEST APPROVED.

#17 RP93-42 Frank Springle requests approval of a replat of Lots 2-6, Block H of the Viking Addition. The property is located on the southwest corner of Nettleton Avenue.

Most of the discussion concerned the right of way for Nettleton and what is required by MATA plan. The Commission determined that 41' of right of way from the centerline of Nettleton was sufficient. The 60' requirement would take most of the property. Mr. Springle's engineer clarified the status of Copeland Street and further stated that this was a private drive and not a city street.

Mr. McCracken made a motion to approve the replat as submitted. Street improvements are to be addressed on the site plan. Ms. Finley seconded the motion, with four voting aye, 0 no, REQUEST APPROVED.

#18 Ken Stuart requested site plan approval for placing buildings on one lot located at 3101 Southwest Drive. A car wash is to be in the second building on the northwest corner of the property.

The request requires setback variances and will go to the BZA on May 23 for an 18' variance on the west side and a 9' variance on the north side. The car wash will be drive in and back out type operation. Its placement in the northwest corner of the property will allow for safe entry and exit and have less conflict with other traffic movements on site. There was also discussion concerning the use of septic tanks for wastewater.

A motion to approve was made by Ms. Shaw subject to the Board of Zoning Adjustments granting the needed variances and receiving approval of the septic system. The motion was seconded by Ms. Finley. Voting was 3 in favor, 1 opposed, REQUEST APPROVED WITH STIPULATIONS.