



Legislation Text

File #: MIN-94:1433, **Version:** 1

METROPOLITAN AREA PLANNING COMMISSION

APRIL 12, 1994

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

Minutes for the March 8, 1994, meeting were approved as prepared.

A public hearing was held to discuss proposed amendments to the R-2 and R-3 zoning ordinances.

Robert Rees spoke concerning advertisement of this public hearing and was told it had been published in the Jonesboro Sun. Working sessions were also advertised. Work on this was begun about eight or nine months ago. Another public hearing will be held May 10, 1994.

#1 RZ94-11 Joe Rankin requested approval of rezoning from C-3 to R-1 for 1.71 acres located on the north side of Carolyn Drive, east of Patricia Drive.

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

#2 PP94-9 Joe Rankin requested approval of subdivision plans for Rankin's Oak Forrest 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 subject to:

1. Staff comments including a 30' drainage easement for Christian Creek.
2. Improvement plans for drainage structures for crossing Christian Creek.
3. 100-year flood plain and floodway to be shown.
4. Drop inlet on north side of Carolyn Drive at or in Ellen Drive to be shown.

All this is to be included in a complete set of plans, including street details. Ms. Shaw seconded the motion, six voting aye, 0 no, request APPROVED WITH STIPULATIONS.

#3 RZ94-12 Kent Arnold requested approval of rezoning from R-1 to R-3 for all of Key Place Subdivision. The property is located on the east and west sides of Murray Creek Drive, south of Johnson Avenue (Hwy. 49 North) and east of Paragould.

Ken Kelso and Richard Carvell, residents of adjoining subdivisions, spoke in opposition to the rezoning. Mr. Arnold spoke at length on reasons for the rezoning. His specific reason is to have the single family home subdivision but with setback dimensions of R-3 zoning.

Mr. Phillips moved to approve the request subject to the bill of assurance previously filed on April 12, 1994, be

amended to exclude paragraph 15 and to revise paragraph 3 so that home occupations and activities conform to R-1 standards. MOTION FAILED due to lack of a second.

Mr. McCracken moved to approve the request identical to the above motion, excluding Lots 1-6 and 79 from the request and remain R-1. These lots are adjacent to the Murray Creek Subdivision. Mr. Phillips seconded the motion. Three voted aye, three voted no. Five affirmative votes are needed for a recommendation, therefore MOTION FAILED.

Mr. Damron made a motion to deny the request as setting a precedent for future rezoning on adjacent parcels that are zoned R-1 and largely developed as R-1. Ms. Shaw seconded the motion. Four voted aye, two no, REQUEST DENIED.

#5 RZ94-13 Max Dacus, Jr., requested approval of a rezoning from I-1 to R-3 for Lots 6-9, Block A of Stuck and Stuck 2nd Addition. The property is located on the southwest corner of Calion Street and Belt Street.

Ms. Finley made a motion to approve subject to street right of way of 41' from centerline of Belt being given. Mr. McCracken seconded the motion. Five voted aye, 0 no, one abstained, MOTION APPROVED WITH STIPULATIONS.

#5 RZ94-14 Bob Adams requested approval of rezoning from R-1 to C-3 for 2.2 acres located on the east side of Southwest Drive, south of Oak Park Drive.

Ms. Finley made a motion to approve the request subject to site plan approval before new development of the lot and subject to a 60' right of way being given on Southwest Drive. Mr. Damron seconded the motion, six voting aye, 0 no. MOTION APPROVED WITH STIPULATIONS.

#6 FP94-7 Ridgepointe Development Corporation requested final 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.

Ms. Finley made a motion to approve the final plats. Mr. Little seconded the motion, six voting aye, 0 no, MOTION APPROVED.

#7 PP94-6 John Morris requested preliminary plat approval of 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. Frank Lady, as spokesman for adjoining property owner Doyle Brown, brought concerns about drainage for future property owners as well as his client. Mr. Coleman reiterated the fact that these plans are preliminary and the problems that were addressed by Mr. Lady will be studied worked out and presented back to this committee with the final plans.

Mr. McCracken made a motion to approve the preliminary plans subject to the developer, city engineer and adjoining property owner evaluating the site, the city engineer in particular, and come back for final approval with a recommendation in regard to how this might be addressed. This is subject to consideration being given to whether some type of bill of assurance document be required for the lots that join the landfill site, merely putting into record the fact of what the adjoining property was used for in the past. Mr. Damron seconded the motion, six voting aye, 0 no, MOTION APPROVED.

#8 PP94-5 Robert Chastain requested preliminary approval of subdivision 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. Damron made a motion to approve the preliminary plans, seconded by Mr. Little. Six voted aye, 0 no, MOTION APPROVED.

#9 SP94-10 Robert Chastain requests approval of site development plans for apartments to be built on Lots 1 and 2 of Southmeadow 2nd Addition. The proposal indicates 14 units in 5 buildings on Lot 2 and 8 units on Lot 1. The property is located south of Medallion Drive on the east and west sides of Lakewood Drive.

There was opposition to this item from adjoining property owners, most related to opening Lakewood Drive. Others were opposed to multi-family development. It was noted that parking is in a building setback area and fencing has not been addressed and that new plans were submitted that had not been reviewed.

Ms. Finley made a motion to table the request, noting that some of the parking is in the setback areas and fencing has not been addressed on this site plan. Mr. McCracken seconded the motion, six voting aye, 0 no, REQUEST TABLED.

#10 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.

New plans were presented to the Commission different to those submitted for review.

Mr. McCracken made a motion to table the request until new and improved plans that reflect what the developer anticipates wanting to ask for, so that staff can review it. Specifically, those items that need attention are: parking in setback areas, inaccessible parking off Ferrell, ditch on the east side to be moved into easement, ditch improvement on Matthews and right of way on Matthews. The motion was seconded by Ms. Shaw, six voting aye, 0 no, REQUEST TABLED.

#11 PP94-8 Harold Lamb requested approval of subdivision plans for Northview Estates, a subdivision containing 6 lots on 6.67 acres. The property is located on the north side of Lawson Road, east of Lamb Lane.

Ms. Finley made a motion to approve the request subject to plans being revised to include full street improvements meeting city specifications on Lamb Lane. Right of way is to be verified on Lamb Lane also. The motion was seconded by Damron. Voting was 6 in favor, 0 no, REQUEST APPROVED WITH STIPULATIONS.