



Legislation Text

File #: MIN-98:1487, **Version:** 1

Minutes for the MAPC meeting on September 15, 1998.
MINUTES
METROPOLITAN AREA PLANNING COMMISSION
SEPTEMBER 15, 1998

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

MEMBERS ABSENT: Coleman

Minutes of the 08-11-98 meeting were approved with the correction being made to Item 10 to show a second. Dr. Beadles moved to approve, seconded by Ms. Shaw. All voted aye, MOTION APPROVED.

Mr. Phillips moved to approve the minutes of the 6-23-98 meeting as submitted, seconded by Mr. Pitts. All voted aye, MOTION APPROVED.

Mr. Pitts moved to untable Item #1 from a previous meeting, seconded by Ms. Shaw. Six voted aye, 0 no, motion APPROVED.

#1 RZ98-34 The Northeast Arkansas Humane Society requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.08 acres located on a part of the NE 1/4, NW 1/4 pf Section 23, T14N, R3E. The general location of the property is on the southwest corner of Strawfloor Road and Matthews Avenue.

Item WITHDRAWN. It was made known to the Commission that negotiations were in progress regarding a land swap with other property in Jonesboro and therefore the Humane Society was encouraged to withdraw to pursue that option.

#2 RZ98-33 Dan Hatch requested approval of rezoning from Commercial C-3 to Residential R-1 for .56 acre located on a part of the NE 1/4/ NE 1/4 of Section 10, T14N, R4E. The general location of the property is on the west side of Paragould Drive, south of Johnson Avenue.

Item WITHDRAWN.

#3 RZ98-38 Gwenn Hall requested approval of rezoning from Residential R-1 to Commercial C-3 for 5.0 acres located on a part of the SW 1/4, SE 1/4 of Section 3, T13N, R3E. The general location of the property in on the north side of Southwest Drive, 1,000 feet west of Maple Valley Drive.

Virginia Moore, Glenda Sanders and Paul Gibson spoke in opposition to the rezoning.

Ms. Shaw moved to recommend approval to the City Council subject to a site plan being approved by MAPC with major buffering and landscaping for protection of the neighborhood. Mr. Damron seconded, 4 voted aye, 3 no, REQUEST DISAPPROVED.

#4 RZ98-40 Floyd Vuncannon requested approval of rezoning from Residential R-1 to Industrial I-1 for Lot 6, Block B of F.W. Caldwell's Subdivision containing .30 acre. The general location of the property is on the east side of Old Greensboro Road, north of Rios Lane.

Mr. Phillips moved to recommend approval to the City Council subject to a site plan being approved by MAPC prior to any development, cleanup of lot and fencing. Dr. Beadles seconded, 5 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#5 RP98-38 Hay Host, Inc. requested approval of a replat of a replat of part of Parcels B & C of the Gilmore Addition into three lots. The property is located at 2400, 2402 and 2406 Phillips Drive.

Item WITHDRAWN. Petitioners are to bring back a complete site plan showing existing development, parking, fire access, etc...

#6 RZ98-36 Rosie C. Young requested approval of rezoning from Residential R-2 to Commercial C-1 for Lots 1, 2 & 3 of Block 2 of Gregg and Houghton's Subdivision of Kitchen Place Addition. The general location of the property is on the south side of Gant Street, east of Rains.

Dr. Beadles moved to recommend approval to the City Council subject to any development, including parking, being brought back to the MAPC, and to also include buffering and fencing. Mr. Phillips seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ98-39 Lamco requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.49 acres located on a part of the NW 1/4, NW 1/4 of Section 33, T14N, R4E. The general location of the property is east of and south of Parker Road, north of Sunnymeadow Drive.

Dr. Beadles moved to recommend approval to the City Council, seconded by Mr. Phillips. Five voted aye, 0 no, one absent for vote, REQUEST APPROVED.

#8 RZ98-42 Wayne Hugg requested approval of rezoning from Residential R-1 to Residential R-2 for .51 acres located on a part of the NE 1/4, NW 1/4 of Section 31, T14N, R4E. The general location of the property is on the east side of Parker Annex Road, north of Greenmeadow Lane.

Dr. Beadles moved to recommend approval to the City Council subject to a site plan before development that would include street Improvements on his half on Parker Annex Road. Mr. Damron seconded, 5 voted aye, 0 no, one absent, REQUEST APPROVED WITH STIPULATIONS.

#9 SP98-20 Carl Hollis requested approval of site development plans to bring a newly constructed building containing 2,100 sf into compliance. The property is located at 6013 S. Caraway Road

Dr. Beadles moved to approve the request, seconded by Ms. Finley. Six voted aye, 0 no, REQUEST APPROVED.

#10 RZ98-41 Garry Meadows requested approval of rezoning from Industrial I-1 and Industrial I-2 to Commercial C-3 for Lot 3 of Meadows First Replat of Meadows of Meadows Addition. The general location of the property is on the east side of Gee Street, south of the St. Louis and Southwestern Railroad.

Mr. Pitts moved to recommend approval to the City Council subject to the site plan being approved by MAPC showing floodplain. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 MP98-22 Elizabeth Hart Shaw requested approval of a minor plat containing 8,000 sf feet. The property is located on the east side of Mitzi Lane, at 1404 Mitzi Lane.

Item WITHDRAWN.

#12 FP8-11 Bob Gibson requested final approval of subdivision plans for Griffin Park Phase III. The subdivision contains 61 lots on 19.03 acres. The general location of the property is on the west side of Summitridge Drive, south of Boundary Oaks Drive.

Ms. Shaw moved to approve subject to developer working with the City Engineer to resolve his comments and outstanding issues based on staff comments be worked out. Dr. Beadles seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 FP98-12 Bob Gibson requested final approval of subdivision plans for Griffin Park Phase IV. The subdivision contains 23 lots on 8.09 acres. The general location of the subdivision is on the west side of Southwest Drive, north of Stillwater Drive.

Ms. Shaw moved to approve the request subject to staff comments and compaction tests. Mr. Damron seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#14 PP98-17 Mitchell Caldwell requested preliminary approval of subdivision plans for Caldwell Acres Second Addition. The subdivision contains 18 lots on 3.9 acres. The general location of the property is on the east side of Richardson Road, a continuation eastward of Keely Drive.

Dr. Beadles moved to approve the preliminary subject to compliance with staff analysis. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#15 PP98-18 Mitchell Caldwell requested preliminary approval of subdivision plans for Colony Park Fifth Addition containing 6 lots on 1.71 acres. The general location of the subdivision is on the south side of Colony Drive, a continuation southward of Lonoke Lane.

Ms. Shaw moved to approve the preliminary request seconded by Dr. Beadles. Six voted aye, 0 no, REQUEST APPROVED.

#16 FP98-13 Lamco requested final approval of subdivision plans for Lamco's Second Commercial Addition containing 3 lots on 7.47 acres. The general location of the property is south of Parker Road, east of Caraway Road, on the north and south sides of Sunny Meadow Drive.

Ms. Finley moved to approve the request subject to engineering comments and requiring an overall plan on all three phases of development. Mr. Pitts seconded, 5 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#17 RP98-39 Paul Ford and Byron Cato requested approval of a replat of Lots 13-18 and Lots 30-35 of Block F and Lots 7-10 of Block I, all in the Belmont Addition. The general location of the property is on the north side of Rose Street, east of Main Street.

Item WITHDRAWN.

#18 SP98-21 Hytrol Conveyor Company, Inc. requested approval of site development plans for a distribution warehouse containing 75,000 square feet to be built on site with existing facilities. The property is located at 2020 Hytrol Drive, east of Industrial Drive and south of Highland Drive.

Dr. Beadles moved to approve the request subject to flood plain issues being addressed and copies of the revised plan being submitted to staff. Mr. Phillips seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#19 PP98-16 HJE, LLC, requested preliminary approval of subdivision plans for Stadium Boulevard Apartment Complex. The subdivision contains one lot on 10.4 acres. The general location of the property is on the west side of Stadium Blvd., south of Planters Drive.

Dr. Beadles moved to approve the request for preliminary approval subject to an easement for the drainage pipe at the northwest corner to the creek being obtained. Ms. Shaw seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#20 SP98-19 HJE, LLC, requested approval of site plans for the Stadium Place Apartments which contains an unspecified number of units in eleven (11) buildings. The general location of the property is on the west side of Stadium Blvd., south of Planters Drive.

Dr. Beadles moved to give preliminary approval seconded by Ms. Shaw. Six voted aye, 0 no, REQUEST APPROVED.