



Legislation Text

File #: MIN-91:1617, **Version:** 1

METROPOLITAN AREA PLANNING COMMISSION

JUNE 11, 1991

The minutes of the meetings held on May 3, May 14 and May 28, 1991 were approved as prepared on a motion by Mr. Aycock and second by Mr. Damron.

#1 SP91-8 Wal-Mart Stores, Inc. requested approval of site development plans for the Wal-Mart Supercenter. The building contains 169,000 sq. ft. and will be located on the south side of Highland Drive, east of Brown's Lane and north of Grant Street.

It was pointed out that several modifications that were addressed in a public hearing on June 6, 1991 had been added to the site plan. Those modifications are as follows:

1. Widening of the entrance off Brown's Lane to 36 feet.
2. Installation of a deceleration lane for right turns off Highland Drive onto the parking lot.
3. Placement of a drive with access to Grant Street between the old store and the Supercenter.
4. Placement of split face block on the back of the building for its entire width on Grant Street.
5. Installation of protected left turn signalization for left turns off Highland Drive onto Brown's Lane.
6. Signing of an agreement to pay 70% of the costs for the installation of an additional traffic signal in the future if it is determined to be needed. The location would be either at the existing entrance to the old Wal-Mart Store or at the old Wal-Mart Store or at Bernard Street.
7. Additional landscaping on the south side has been added to the site plan.
8. An additional water retention area will be located behind the existing store with the reduction in size of the retention area between the buildings.

It was noted that Wal-Mart has conceded several parking places to accommodate some of the revisions listed above.

A motion to approve the revised site was made by Mr. Coleman and seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#2 RZ91-14 The J.W. Werner Revocable Trust requested rezoning from R-2 to C-3 for 37 acres located on the north side of Highland Drive, east of Stadium Blvd.

Mr. McCracken made a motion to approve the request subject to the right-of-way document being submitted for the additional 10' of right-of-way on Highland Drive and subject to site plans being submitted and approved prior to building permits being issued. The motion was seconded by Mr. Bahn. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#3 SU91-9 Sharon Powers requested approval of placement of a mobile home at 4205 Richardson Road.

Mr. Little made a motion to approve the request and it was seconded by Mr. Damron. Voting was 6 in favor, 0

opposed. REQUEST APPROVED.

#4 MP91-21 John Rutherford requested approval of a one (1) lot minor plat containing .90 acre. The property is located on the south side of Harrisburg Road, west of Stadium Blvd.

Mr. Coleman made a motion to approve Mr. Rutherford's request and it was seconded by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#5 MP91-23 Larry Williams requested approval of a one (1) lot minor plat containing .21 acre. The property is located on the southeast corner of Washington Avenue and Houghton Street.

There was a considerable discussion about the amount of right-of-way present at the location. It was stated that there was enough right-of-way at this time.

A motion was made to approve by Mr. Damron and seconded by Mr. Little. The voting was 5 in favor, 1 opposed. REQUEST APPROVED.

#6 RP91-20 Garry Tate requested approval of a replat of Lot 3 and part of Lot 4 of Danlee Subdivision, north of Thomas Green Road.

A motion was made by Mr. McCracken to approve subject to Danlee Dr., from its intersection with Thomas Green, having a 50 foot right-of-way and all improvements made to city specifications. The motion was seconded by Mr. Aycock. The voting was 6 in favor, 0 opposed. REQUESTS APPROVED WITH STIPULATIONS.

#7 FP91-4 Todd Jackson, Roy Milner and Jimmy Cox requested preliminary approval of Woodsprings Estates Phase III. The subdivision contains 36 lots on 19.12 acres and is located on the north side of Woodsprings Road, west of Morningside Drive.

A motion was made by Mr. McCracken to give preliminary approval subject to the plans being revised in accordance with the drainage issue and the other comments listed on the staff review. Approval is also subject to the developer, the developer's engineer, and the adjoining property owners getting together to discuss the drainage problem and the city engineer having a recommendation for next month's meeting in regard to show best to rectify the drainage problem. Mr. Coleman seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 FP91-5 Joe Rankin requested final approval of Rankin's Oak Forest 8th Addition. The subdivision contains 19 lots on 10.68 acres and is located east of Patricia Drive, south of Paula Drive.

Mr. McCracken made a motion to approve the request subject to the engineer's comments being addressed, the final drawing be resubmitted to the city engineer for his approval, and subject to the paving on Carolyn Drive ending approximately one hundred (100) feet with the exact distance approved by the city engineer meaning one hundred (100) feet back from the Christian Creek with a fence or barricade being but up and the property owner entering into an improvement agreement ensuring improvements at the appropriate time. Also the city engineer will reviews the Christian Creek drainage aspect and work with the developer's engineer, Christian Creek improvement district, and anyone else who would care to come up with an appropriate amount of easement to be granted for drainage work. The motion was seconded by Mr. Coleman. The voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Mr. McCracken made another motion to set up a drainage program so that when future proposals that abut or adjoin a major drainage channel come before the MAPC committee that there is a recommendation to the MAPC about what action the committee should take. Mr. Coleman seconded the motion. The voting was 6 in favor, 0 opposed. MOTION APPROVED.

#9 FP91-6 Robin Nix requested preliminary approval of Nix Lake Estates Third Addition. The subdivision contains six (6) lots on 5.8 acres and is located at the west end of Paula Drive, south of Nix Lake Drive.

Mr. Coleman to approve the request for preliminary approval and final approval subject to the correct name of the street being inserted on the plat and the project engineer work with City Water & Light to secure the proper easements also, the redrawing to exclude the unnumbered portion of lot four (4). Mr. Aycock seconded it. Voting was 5 in favor, 0 opposed, and 1 abstaining. REQUEST APPROVED WITH STIPULATIONS.

#10 MP91-22 Guy & Quinelle Clark requested approval of a one (1) lot minor plat containing 2.3 acres. The property will be known as Lot 3 Fair Park Addition and is located on the south side of Highland Drive, east of the K-Mark building.

Mr. McCracken made a motion to approve the request subject to a ten (10) foot easement instead of a five (5) foot easement if it is necessary for the utilities. Also that if any drainage easements are necessary they should be added to the plat, as required by the city engineer. Mr. Bahn seconded it. The voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#11 SP91-9 Phillips Construction company requested approval of site plans for Western Sizzlin. The building will be located on Lot 3 of the Fair Park Addition which is located on the south side of Highland Drive, east of the K-Mart building.

Mr. McCracken made a motion to approve the request subjects to the drainage structures and easements being worked out and agreed to by the city engineer to ensure lot 3 has adequate drainage from it. Mr. Aycock seconded the motion. The voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#12 RP91-21 Howard Vance requested approved of a replat of Lots A & B, Block B of Vance's Third Addition. The property is located on the south side of grant Street, west of Bernard Street.

Mr. Coleman made a motion to approve the request. It was seconded by Mr. Damron. The voting was 6 in favor, 0 opposed. REQUEST APPROVED.

#13 RP91-22 Lee Taylor and Lehman Duncan requested approval of a replat of Lots 33, 34 & 35 of North Belgrath Heights. The property is located on the east side of Royale Drive, at the south end of Royale Drive.

Mr. Little made a motion to approve the request subject to the proper utility easement being added to the plat. Mr. Aycock seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIULATIONS.

#14 RP91-23 Fowler Foods, Inc. and Fred and Brenda Dacus requested approval of a replat of Block B of Fowler Caraway Road Addition. The property is located on the south side of Fowler Drive, east of Bernard Street.

Mr. Coleman made a motion to approve the request and Mr. Damron seconded it. Voting was 5 in favor, 0 opposed, 1 abstaining. REQUEST APPROVED.