



Legislation Text

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Minutes for the MAPC meeting on September 12, 1995.
MINUTES
METROPOLITAN AREA PLANNING COMMISSION
SEPTEMBER 12, 1995

MEMBERS PRESENT: Coleman, Damron, McCracken, Finley, Beadles, Pitts, Shaw and Phillips

MEMBERS ABSENT: Little

Minutes of the August 8, 1995 meeting were approved as submitted.

#1 RZ95-18 Mary Willett requested approval of rezoning from R-1 to C-3 for .39 acre located on the southwest corner of Stadium Boulevard and Planters Drive.

Family members of Ms. Willett expressed some opposition to the rezoning. After more discussion of the matter the family agreed to not oppose the zoning if they could get fencing and other improvements to the area. Mr. Pitts moved to approve the request subject to a site plan being submitted to MAPC before development that would address drainage, fences, buffers, street improvements, etc... Ms. Shaw seconded, 6 voted aye, 0 no, 1 abstained, REQUEST APPROVED WITH STIPULATION.

#2 MP95-25 Mary Willett requested approval of a minor plat containing .39 acre located on the southwest corner of Stadium Boulevard and Planters Drive.

Mr. McCracken moved to approve the request with the stipulation that the plat be revised to show the right of way line at property line and a site plan being submitted prior to development. Ms. Shaw seconded, 6 voted aye, 0 no, 1 abstained, REQUEST APPROVED WITH STIPULATION.

#3 RZ95-29 Mary Willett requested approval of rezoning from R-1 to C-3 for approximately 29 acres. The property is located on the west side of Stadium Boulevard, on the south side of Planters Drive.

Ms. Shaw moved to approve the request contingent upon site plan approval by MAPC prior to any development and for protection of the residential property that adjoins it. Mr. Damron seconded, 6 voted aye, 0 no, 1 abstained, REQUEST APPROVED WITH STIPULATION.

#4 RZ95-36 Mary Willett requested approval of rezoning from R-1 to C-3 for 1.36 acres located on the northwest corner of Stadium Boulevard and Planters Drive.

Ms. Shaw moved to approve the request subject to a site plan being submitted and approved by the MAPC prior to development. Mr. Damron seconded, 6 voted aye, 0 no, 1 abstained, REQUEST APPROVED WITH STIPULATION.

#5 MP95-40 Mary Willett requested approval of a minor plat containing 1.36 acres located on the northwest corner of Stadium Boulevard and Planters Drive.

Mr. McCracken moved to approve the request subject to:

1. 10' additional right of way along Planters Drive for a total of 30' from centerline
2. 20' right of way along south ditch bank for drainage easement
3. Street improvements on site plan
4. Correct setbacks on plat

Mr. Damron seconded, 6 voted aye, 0 no, 1 abstained, REQUEST APPROVED WITH STIPULATIONS.

#6 RZ95-19 Brown Lacy requested approval of rezoning from R-1 to C-3 for approximately 29 acres located on the west side of Highway 63 Bypass, south of Washington Avenue and north of Strawfloor Dr.

This request was denied at the June meeting. The plat has been changed to increase the property depth from 300' on the south to 850' toward the north. Property owner stated his reason for rezoning is the land along the bypass is more suited for commercial development. May come back later for additional lands west of this long, narrow tract to be rezoned depending upon the type of development.

Mr. McCracken moved to approve the request subject to:

1. Site plan to be approved by MAPC prior to development
2. Right of way along West Washington and Highway 63 being addressed when platted

Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ95-32 Sadie E. Schoenfield requested approval of rezoning from R-1 to R-2 for 1.29 acres located on the north side of Highland Drive, east of Rains Street.

This item was WITHDRAWN prior to the meeting.

#8 RZ95-33 Schwan's Sales requested approval of rezoning from R-1 to I-1 for 2.2 acres located on the east side of Industrial Drive, north of Ingels Road.

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

#9 RP95-48 Schwan's Sales requested approval of a replat of Lot 1 of Schwan's Minor Plat and part of the SW 1/4, SW 1/4 of Section 35, T14N, R4E. The property is located on the east side of Industrial Drive, north of Ingels Road.

Mr. McCracken moved to approve the replat subject to:

1. Street improvement agreement being entered into on the additional land being added on the south side to the original lot
2. Right of way dedication of 14.10' on south parcel to align with north parcel

Ms. Shaw seconded, 7 voted aye, 0 no REQUEST APPROVED WITH STIPULATIONS.

#10 RZ95-34 Kagle Huff requested approval of rezoning from C-3 to I-1 for 3.78 acres located on the north side of Access Road, west of Industrial Drive.

Ms. Shaw moved to approve the request subject to the appropriate drainage easement to the satisfaction of the

City Engineer. Mr. Pitts seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#11 RZ95-35 John Best requested approval of rezoning from R-2 to R-3 for the west 60' of Lot 6, Block G of Nisbett's Addition. The property is located on the southeast corner of Washington Avenue and Vine Street.

Item WITHDRAWN prior to meeting.

#12 RZ95-37 STT, Inc. requested approval of rezoning from R-1 to I-2 for 9.09 acres located on the north side of Highland Drive, between Grisham Road and Gulley Road.

Site plans will be needed prior to development as required by ordinance. Lands to the north, south east and west are currently zoned I-2.

Mr. Damron moved to approve the request, seconded by Ms. Shaw. Seven voted aye, 0 no, REQUEST APPROVED.

#13 MP95-42 Paul Haas requested approval of a minor plat containing two lots on 2.47 acres. The property is located on the south side of Prospect Road, west of Elizabeth Lane.

Mr. McCracken made a motion to approve subject to the plat revision shown on work sheet which is on record, a 30' right of way from centerline on Elizabeth and 60' on Prospect. It was stated that a new development would not be allowed to occur in this manner. Mr. Haas owns 2.47 acres with two homes there now and desires to build a home for another son but doesn't have sufficient frontage to meet requirements. Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#14 SP95-15 Calvary United Pentecostal Church requested approval of site plans for a new church to be located on the east side of Caraway Road, south of Harrisburg Road.

Mr. McCracken made a motion to approve subject to:

1. Plats being completed and showing a 60' right of way from centerline of Caraway
2. Property owner and developer working out drainage structure improvements to alleviate drainage problem toward rear of property
3. Property owner to enter into street improvement agreement with city on Caraway Road

Ms. Shaw seconded, 7 voted aye, 0 no REQUEST APPROVED WITH STIPULATIONS.

#15 SP95-16 Jonesboro Public School requested approval of site plans for a new kindergarten center to be located on the northeast corner of Nettleton Avenue and Culberhouse Street.

All streets surrounding the proposed Kindergarten Center were discussed as to parking, turn lanes, right of way, stacking lanes for picking up children, and MATA requirements. Mr. Mixon stated right of way would be donated as required to match demands.

Mr. Pitts moved to approve the request subject to:

1. 30' right of way from centerline on Nettleton with agreement for any additional to be voluntarily given by school
2. 30' right of way from centerline on Culberhouse with agreement for future right of way voluntarily given to match requirements

Ms. Finley seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#16 RP95-48 Stephen Skaleski requested approval of a replat of part of Block G of Dudley's First Addition. The property is located west of Leroy Street, south of unimproved portion of Oliver Street.

There was not anyone present representing this item. Ms. Shaw moved to table for that reason, seconded by Mr. Damron. Seven voted aye, 0 no, item TABLED.

#17 SP95-18 Jim Lafarlette requested approval of site plans for a second building to be constructed on a lot located on the southeast corner of Stadium Blvd. and Orval Orlan Drive.

Mr. Pitts moved to approve with the following stipulations:

1. Minimum 12' width single lane drive off Orval Orlan on each side of planter
2. Parking areas to be hard surface, either asphalt or concrete
3. Full half street improvements on Orval Orlan

Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#18 RP95-49 Carl Johnson requested approval of a minor plat containing four (4) lots on the northwest corner of Prospect Road and Old Bridger Road.

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

1. Street Improvement Agreement on Bridger and Prospect
2. Plat revised to show the creek location
3. Drainage easement for creek, size to be agreed upon with City Engineer
4. Identification of ownership of property between lots and creek
5. Showing existing houses on survey to assure not putting houses on lot line or in setback

Mr. Phillips seconded, 6 voted aye, one no, REQUEST APPROVED WITH STIPULATIONS.

#19 PP95-13 Kent Arnold requested preliminary approval of subdivision plans for Cayman Place, Phase II containing 54 lots on 15.91 acres. The property is located on the east side of Caraway Road, north of Harrisburg Road.

Mr. McCracken made a motion to grant preliminary approval subject to:

1. Granting of 60' from centerline ROW on Caraway to comply with MATA Plan.
2. Developer reviewing the concerns in regards to the distance from Cayman Place to Summer Place and determine ways to eliminate length of cul-de-sac entrance
3. Staff report comments on utility easements

Ms. Finley seconded, 5 voted aye, 1 no, 1 abstained, REQUEST APPROVED WITH STIPULATIONS.

#20 PP95-14 Kent Arnold requested preliminary approval of subdivision plans for Cayman Place Commercial, a subdivision containing 3.29 acres. The property is located on the west side of Stadium Boulevard, north of Harrisburg Road.

Mr. McCracken moved to approve subject to:

1. 25' utility easement, Lots 3 & 4
2. Drainage easements on Lots 3 & 4 in Staff Report
3. Developer giving consideration to Item 19 as to possible outlets to Stadium

Mr. Damron seconded, 6 voted aye, 1 no, REQUEST APPROVED WITH STIPULATIONS.

#21 FP95-14 Vance Brown requested final approval of subdivision plans for Brownstone Addition containing 29 lots on 11.55 acres. The property is located on the west side of Harrisburg Road, south of Ebbert Drive.

Mr. McCracken moved to approve the request subject to:

1. Revision of plat to show dedication on Brownstone Drive full length to Lot 23
2. Utility easements as shown on plat given to developer

Ms. Shaw seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#22 SP95-17 Lindsey & Associates requested approval of site plans for an apartment complex covering seventy eight (78) acres and containing 432 units in 36 buildings. The site also includes a twelve hole golf course.

The developer stated this will be an 18 million dollar project. Starting rent for a two bedroom apartment will be \$550, with a density of 8 units per acre. Only 54 acres are involved in the first phase of the development and there are no plans at present for the remaining R-3 land or the R-1 land to the west. The developer stated that he would be using an exterior of brick and hardy board. T-111 siding will not be used in the development. Plans are to save as many trees as possible and re-plant where possible. Developer stated they are willing to give any right of way the City requests to deal with Caraway and Harrisburg Roads. The Project Engineer mentioned the lake to be built on the property will improve drainage on the property as well as to the south. Developer will completely fence the property with brick posts and wrought iron fence unless a majority of property owners prefer privacy or other type fencing.

Several property owners near the complex objected to drainage and traffic problems they feel the project would create.

Ms. Shaw moved to approve the site plan subject to the following stipulations:

1. Right of way on Caraway to be 60' from centerline
2. Developer to install curb and gutter at 24' from centerline for right turn lane, and left turn with City Engineer's approval
3. Agree to install left turn lane on Harrisburg Road if AHTD permits, or defer until such time as they do agree and consider an acceleration lane also
4. Take necessary steps to ensure drainage on west and south sides will not harm adjoining property owners
5. Fencing will be 8' brick columns with wooden shadowbox or wrought iron, whichever is agreed upon by a majority of adjoining property owners
6. City Engineer reviewing and approving a spillway and drainage outflow structure
7. City Engineer to work out drainage with developer on west and south sides of property
8. Fire Department to review and approve turning radii in drives and parking area
9. Tree plantings around the perimeter and agree to place if they die
10. Proper platting of the property into lots.
11. Entrances on Caraway to be minimum of 30' wide to allow traffic get off road quickly

The motion was seconded by Mr. Damron. Voting was 6 in favor, 1 opposed. REQUEST APPROVED WITH STIPULATIONS.