



Legislation Text

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Minutes for the MAPC meeting on August 10, 1999.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

AUGUST 10, 1999

MEMBERS PRESENT: Beadles, Little, Damron, Gott, Finley, Krennerich, Pitts, Shaw, Phillips

MEMBERS ABSENT: None

The minutes of the July 13, 1999 meeting were approved as prepared.

#1 SU99-18 Doug and Pam Loggins requested approval of placement of a mobile home on the west side of Pinehill Lane, north of Craighead Forest Road.

Mr. Krennerich made a motion to approve items 1 & 2 subject to correcting the legal description of the property on the record plat. The motion was seconded by Mr. Pitts. All members present voting aye, REQUEST APPROVED.

#2 MP99-23 Doug and Pam Loggins requested approval of a minor plat containing 1.0 acre. The general location of the property is on the west side of Pinehill Lane, north of Craighead Forest Road.

Mr. Krennerich made a motion to approve items 1 & 2 subject to correcting the legal description of the property on the record plat. The motion was seconded by Mr. Pitts. All members present voting aye, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ99-35 Tip and Vicki Shipp requested approval of rezoning from Residential R-1 to Residential R-2 for the east 75' of Lot 2, Block B of Loyd Subdivision. The general location of the property is on the south side of Hill Drive, west of Airport Road.

A motion was made by Mr. Gott to recommend approval of a lesser rezoning to Residential R-2 with the stipulation that a site plan be submitted to and approved by the MAPC. The motion was seconded by Mr. Krennerich. Voting was 7 in favor, 1 opposed, REQUEST APPROVED WITH STIPULATIONS.

#4 RZ99-36 Ruben Griffin requested approval of rezoning from Residential R-1 to Commercial C-3 for 6.0 acres located on a part of the SW 1/4, NE 1/4 and part of the NW 1/4, SE 1/4 of Section 2, T13N, R3E. The property is located on 4905 and 4911 Southwest Drive.

Mr. Little made a motion to recommend approval of the rezoning to the City Council citing its 10 years of nonconforming use and its location on a major arterial as justification. The motion was seconded by Mr. Damron. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#5 RZ99-37 Ruben Griffin requested approval of rezoning from Residential R-1 to Commercial C-3 for Lots 4 & 5 and part of Lot 3, Block A of Benton's Subdivision. The property is located on 5411 Southwest Drive.

Mr. Little made a motion to recommend approval of the rezoning to the City Council citing its 10 years of nonconforming use and its location on a major arterial as justification. The motion was seconded by Mr. Krennerich. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#6 RZ99-38 The Knights of Columbus requested approval of rezoning from Residential R-1 to Commercial C-3 for 5.35 acres located on a part of the SE 1/4, SE 1/4 of Section 35, T14N, R3E. The property is located on 1903 Kellers Chapel Road.

Two persons spoke in opposition to the rezoning of the property citing their objection to a liquor license on the premises.

Mr. Krennerich made a motion to recommend approval of the rezoning of the property citing its 10 years of nonconforming use and its location on a major arterial as justification. The motion was seconded by Ms. Shaw. Voting was 8 in favor, 0 opposed, REQUEST APPROVED.

#7 SP99-15 The United States Postal Service requested approval of site plans for a new processing and distribution annex to be located at 3405 Moore Road. The new building contains 66,584 square feet and is generally located on the west side of Moore Road, ½ mile south of C W Post Road.

Mr. Phillips made a motion to approve the request subject to: 1) 40' of right of way being granted from the centerline of Moore Road; 2) adding landscaping to the site; 3) submitting the minor plat of the property; 4) sizing and installing drainage pipe under the drives; 5) specifying the type of fencing; 6) submitting a revised site plan to City Staff showing all the stipulated changes. The motion was seconded by Mr. Damron. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#8 PUD99-2 Sage Meadows, Inc. requested preliminary approval of plans for a Residential Planned Unit Development containing 65 units on 65 lots on 11.43 acres. The general location of the property is on the east side of Old Greensboro Road, north of Sage Meadows Boulevard, south of Macedonia Road and west of Western Gales Drive.

A trustee from a nearby church expressed opposition to the dense development stating high volume and high speed traffic on Old Greensboro Road as the reason. He wanted to know what expansion plans were in progress for the road which is a Arkansas State Highway at this time.

Mr. Krennerich made a motion to grant preliminary approval subject to: 1) compliance with the City Engineer comments contained in the staff report; 2) 6' privacy fencing along the east line of the development; 3) seeking the AHTD to widen the road and possibly install left turn lanes and signalization of the intersection; 4) installation of sidewalks along the street inside the development; 5) provide parking between the house and sidewalk to not interfere with sidewalks. The motion was seconded by Mr. Damron. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#9 SP99-17 DDC Development requested approval of site development plans for the Elk Park Addition. The development contains 6 buildings on four lots. The general location of the property is on the northwest corner of Southwest Drive and Alexander Drive.

Withdrawn prior to meeting.

#10 RP99-40 Carroll Caldwell requested approval of a replat of the replat of Lots 1, 2 & 18, and a Lots 3-9 all in Friendly Hope Estates. The general location of the property is on the north side of Flemon Road, east of Friendly Hope Road.

Ms. Shaw made a motion to approve the request subject to the appropriately sized drainage pipe being installed in the new drainage easement, and showing the drainage easement on Lots 19, 20, 21 & 22. The owner is to proceed with the abandonment of the previously granted drainage easement. The motion was seconded by Mr. Gott. Voting was 8 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#11 FP99-11 Todd Jackson and Roy Milner requested final approval of subdivision plans for Woodsprings Estates Phase V containing 34 lots on 22 acres. The general location of the property is on the north side of Woodsprings Road, east of Casey Springs Road.

There was much discussion regarding the finalization of the drainage plans both on site and off site which were both determined to be incomplete. Inappropriate notes on the plats, lack of approved street names, lack of owner's signatures, incomplete drainage details on the detention pond and downstream drainage and a curve radius of 200' were discussed at length prior to a motion.

A motion to table made by Mr. Pitts and seconded by Ms. Shaw was withdrawn prior to the vote. It was noted that the item was tabled at the July meeting and a motion to untable the item and bring it up for discussion had not been made. It was stated that this was the third time the plans had been reviewed for final and were still incomplete. A motion to untable the item was not made and therefore no action taken. George Hamman, Engineer for the owners, was encouraged to get the plans completed and resubmit and further that incomplete plans would not be placed on the next agenda.

#12 PP99-12 CJH Land Development, Inc. requested preliminary approval of subdivision plans for Richardson Addition containing 6 lots on 2.29 acres. The general location of the property is on the east side of Richardson Road, south of Kristal Drive.

There was much discussion about the property being located 100% in the flood plain and partially in the floodway. Notes on the plans indicate approximate boundaries of the floodway.

A motion to grant preliminary approval was made by Ms. Shaw subject to the following stipulations:

1. Correct the floodway notations on the plat to reflect the actual floodway
2. On site ground markings and staking be installed to locate the floodway and flood plain so that this developer and potential builders will know what area is not to be disturbed
3. Compliance with the engineer comments contained in the staff report
4. Selecting a new street name for the short cul-de-sac that doesn't conflict with other street names
5. Completing all infrastructure before requesting final approval of the subdivision due to the short length of the street. Ms. Shaw stated that with only six lots being platted, it would lend itself to permits being purchased and homes built and occupied prior to construction of the street. Several instances of incomplete street improvements were noted.

#13 MP99-25 Kent Arnold requested approval of a minor plat containing 15 lots on 12.09 acres. The general location of the property is on the east side of Caraway Road, north of Glenn Place.

Withdrawn prior to meeting.

#14 RP99-42 Phillips Investments, Inc. requested approval of a replat of Lot 5 of the Replat of Lot 3 of Calvary Chapel Addition. The general location of the property is on the south side of Peabody Drive, east of Stadium Blvd.

Ms. Shaw made a motion to approve the request subject to the street improvements being completed adjacent to Lots 5 & 6. The motion was seconded by Mr. Krennerich. Voting was 7 in favor, 1 abstaining, REQUEST APPROVED WITH STIPULATION.

#15 PUD99-1 Affhouse, LLC, requested preliminary approval of plans for a Residential Planned Unit Development containing 268 units, in 45 buildings on 30.21 acres. The property is located on the east side of Caraway Road, south of Sunnymeadow Drive and is an extension of Caprice Parkway from Caraway Road to Malibu Drive.

A conceptual nod of approval was granted based on new drawings submitted at the meeting. Preliminary drawings are to be reviewed in September.