



Legislation Text

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Minutes for the MAPC meeting on January 14, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

JANUARY 14, 1997 AT 7:00 P.M.

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

MEMBERS ABSENT: None

Minutes of the December 10, 1996 meeting were approved as submitted.

#1 Adoption of the proposed Land Development Code as prepared by the RM Plan Group and recommended by the LDC Focus Group. The new Code will replace the existing zoning and subdivision ordinances adopted in 1958.

No discussion and no action was taken on this item. The floor was opened for discussion and no one came forth. The Land Use Consultant was unable to attend.

#2 Adoption of an ordinance to amend Section 14.08.02, known as the R-1 Residential District, authorizing private schools.

Mr. Pitts made a motion to approve with this wording, the last sentence under "Community Use", the following statement to be placed in the ordinance. The ordinance would read, "Community uses. Public parks, playgrounds and open spaces; churches, public schools and utility or governmental facilities." "Private, not for profit, 501(c)3 or 509(A), non-rehabilitative, non-therapeutic, non-vocational teaching institution, providing pre-school, kindergarten, primary and/or secondary education with the intent to providing a traditional education experience." Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED.

#3 The Midwest Institute, Inc. requested approval of plans to establish a Therapeutic Group Home at 1101 Dupwe Drive in a R-2 zoning district.

One hundred fifty or so people from both neighborhoods attended and several spoke against the proposal.

Ms. Shaw moved to table Items 3 and 4, stating lack of information and no representative of the items being present. Dr. Beadles seconded the motion, 8 voted aye, 0 no, REQUEST TABLED.

#4 The Midwest Institute, Inc. requested approval of plans to establish a Therapeutic Group Home at 4703 John Cones Place in a R-3 zoning district.

REQUEST TABLED.

#5 RZ97-1 Dennis and Kay Noell requested approval of rezoning from Residential R-1 to Commercial C-3 for .93 acre located on the south side of Parker Road, west of Browns Lane.

Ms. Shaw moved to approve the request subject to site plan requirements before development. Mr. Damron seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#6 RZ97-2 William Massey requested approval of rezoning from Residential R-1 to Commercial C-3 for property located at 3107 Dan Avenue.

Mr. Gardner moved to approved the request, seconded by Mr. Damron. Eight voted aye, 0 no, REQUEST APPROVED.

#7 RZ97-3 John T. Douglas requested approval of rezoning from Residential R-2 to Commercial C-1 for Lots 8-11 and one half of the alley of Block 1 of Gregg and Houghton's Subdivision of Kitchen Place Addition. The property is located on the north side of Gant Street, west of Kitchen Street.

Ms. Finley moved to approve the request subject to ROW being 30' from centerline on Kitchen and Gant Streets. Mr. Pitts seconded, 8 voted aye, 0 no REQUEST APPROVED WITH STIPULATION.

#8 RZ97-4 Max Dacus, Jr. requested approval of rezoning from Industrial I-2 to Commercial C-3 for 2.96 acres located on the south side of Johnson Avenue, east of Floyd Street.

Ms. Shaw moved to approve the request subject to 60' ROW according the Master Street Plan for Johnson, and site plan before development. Mr. Pitts seconded, 8 voted aye, 0 no REQUEST APPROVED WITH STIPULATIONS.

#9 RZ97-5 W. Ray Nickle and others requested approval of rezoning from Residential R-2 to Commercial C-2 for Part of Lot 4 of Knight's Addition. The property is located at 805 S. Madison St.

Mr. Pitts moved to approve the request contingent upon an agreement for parking spaces that meet the objectives of the code and ROW consistent with previous applicant, the Jones property. Mr. Gardner seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 PUD97-1 South Bay Partners, Inc. requested preliminary approval of plans for a Residential Planned Unit Development containing 110 units on 5.02 acres. The property is located on the west side of Bernard Street, south of Fowler Avenue.

Dr. Beadles made a motion to approve the request with the following stipulations:

1. Compliance with PUD Ordinance on parking in setback
2. Totally maintenance free exterior being installed on all buildings
3. Compliance with staff comments regarding setbacks, drainage and other engineering comments.

The motion was seconded by Ms. Shaw, 7 voted aye, 0 no and one abstained, REQUEST APPROVED WITH STIPULATIONS.

#11 PP97-1 Bob Gibson requested preliminary approval of plans for Forest Green Subdivision, Phase II, containing 5 lots on 1.94 acres. The property is located on the south side of Thomas Green, west of Highway 141.

Darice Williams, Betty Marsh and others spoke in opposition to the project. Traffic congestion, narrow roads, noise, wildlife habitat destruction and other concerns were mentioned.

Mr. Pitts moved to approve the preliminary request, seconded by Mr. Little. Six voted aye, 0 no, two absent for vote, REQUEST APPROVED.

#12 MP97-1 Steve French requested approval of a one lot minor plat containing 1.05 acres and located on the west side of Darr Hill Road, south of Carolina Drive.

ITEM WITHDRAWN.

#13 FP97-2 Bob Troutt, Ed Troutt and Kent Arnold requested final approval of plans for Sage Meadows Subdivision, Phase I-A covering 30.57 acres and containing 73 lots. The property is located on the east side of Highway 351, south of Macedonia Road.

Dr. Beadles moved to approve the request subject to utility easement changes and engineer's comments in the staff report and changing the Sage Meadows Drive street name. Ms. Shaw seconded, six voted aye, 0 no, two abstained, REQUEST APPROVED WITH STIPULATIONS.

#14 PP97-3 Bob Troutt, Ed Troutt and Kent Arnold requested preliminary approval of plans for Sage Meadows Subdivision, Phase I-B. The subdivision contains 77 lots on 33.53 acres and is located on the east side of Highway 351, south of Macedonia Road.

Mr. Gardner moved to give preliminary approval subject to staff comments. Ms. Finley seconded, 7 voted aye, 0 no, one abstained, REQUEST APPROVED.

#15 SP97-1 David Onstead and Gary Childers requested approval of site plans for a Dollar General Store to be located on the east side of Harrisburg Road, south of Gladiolus Drive.

Mr. Pitts moved to approve subject to:

1. Property line issues being corrected
2. Satisfying engineer's regarding easement on the south side of property
3. Landscaping plan being approved by the planning staff, specifically, illustrating buffers, and landscaping adjacent to building
4. Privacy screening as necessary, on back, either existing or rebuilding, and on south in event existing cover is destroyed
5. Deeding property to northeast neighbor
6. Staff approval if uncomfortable, will come back to MAPC
7. Guardrail in parking area adjacent to ditch

Mr. Damron seconded, 7 voted aye, one no, REQUEST APPROVED WITH STIPULATIONS.

#16 SP97-2 David Abernathy requested approval of site plans for an additional duplex and triplex to be constructed on a lot(s) with existing apartments. The property is located at 203 and 205 E. Nettleton Avenue.

Ms. Shaw moved to approve the request subject to a correct survey of the property and a BZA variance. Mr. Pitts seconded, seven voted no, 0 yes and one abstained. REQUEST DENIED.

#17 FP96-10 Keith Meredith requested final approval of subdivision plans for Meredith Subdivision, Phase II containing 6 lots on 1.54 acres and located on the south side of Nettleton Avenue, east of Smoot Drive.

Ms. Shaw moved to approve the request subject to no variances being required or secured and demolition of existing structures except house that is occupied before construction begins. Mr. Pitts seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATION.

#18 FP97-1 Danny Wallis and others requested final approval of plans for Ridge Run Subdivision, Phase II containing 24 lots on 8.25 acres. The property is located on the west side of Paragould Drive, south of Shagbark Lane.

Mr. Pitts moved to approve the request subject to staff comments on drainage and utility easements. Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#19 PP97-2 Jay Harmon requested preliminary approval of plans for Harmon Industrial Park containing 15 lots on 49.7 acres. The property is located on the west side of Cottage Home Road, north of C. W. Post Road.

Dr. Beadles made a motion to approve subject to ROW and engineering comments. Ms. Shaw seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

The commissioners voted on election of officers. Ms. Finley moved to keep same officers, which are Jon Coleman - Chairman, Hardy Little - Vice-Chairman and Jim Damron - Secretary. Mr. Pitts seconded, MOTION PASSED BY ACCLAMATION.