



## Legislation Text

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**File #:** MIN-97:1476, **Version:** 1

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Minutes for the MAPC meeting on October 14, 1997.

MINUTES

METROPOLITAN AREA PLANNING COMMISSION

October 14, 1997

MEMBERS PRESENT: Coleman, Damron, Gardner, Finley, Beadles, Shaw, Philips, Pitts (for items 8, 12, 13, 5 and 6)

MEMBERS ABSENT: Little

Minutes of the September 9, 1997 and September 22, 1997, Special Meeting, were approved as submitted.

#1 RZ97-36 Deloris White requested approval of rezoning from Residential R-1 to Commercial C-2 for Lot 1 of the replat of part of Lot 12 of Knights First Addition. The property is located at 1009 S. Main Street.

Ms. Finley moved to recommend a C-5 for quiet commercial zoning to the City Council and the property meeting code requirements for that zoning. Ms. Shaw seconded, 5 voted aye, one no, REQUEST APPROVED WITH STIPULATIONS.

#2 RZ97-37 Sage Meadows, Inc. requested approval of rezoning from Commercial C-3 to Residential R-3 for .84 acres located on the east side of Western Gales Drive, south of Macedonia Road.

Ms. Shaw moved to recommend the rezoning as requested to the City Council, seconded by Mr. Gardner. Six voted aye, 0 no, REQUEST APPROVED.

#3 RZ97-38 Hardrock Properties, Inc. requested approval of rezoning from Residential R-1 to Commercial C-3 for Lot 10, Block A of Marlo Acres First Addition. The property is located on the west side of Culberhouse Street, south of Southwest Drive.

WITHDRAWN.

#4 RZ97-39 Hardrock Properties, Inc. requested approval of rezoning from Residential R-1 to Residential R-2 for 2.63 acres located on the east side of Harrisburg Road, east end of Burns Circle.

WITHDRAWN.

#5 MP97-38 Ray Rankin requested approval of a minor plat containing one acre and located on the south side of Valley View Drive, west of Valley Ridge Trails.

Ms. Shaw moved to approve the request subject to septic approval, further division needs to come back to MAPC, and acknowledging the existing R/W to Valley Ridge Trails. Mr. Damron seconded, 7 voted aye, 0 no,

REQUEST APPROVED WITH STIPULATIONS.

#6 SU97-11 Ray Rankin requested approval of placement of a mobile home adjacent to 2001 Valley View Drive.

Ms. Shaw moved to approve the request subject to same stipulations as Item # 5 above. Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#7 RZ97-40 Floyd Wineland requested approval of rezoning from Residential R-1 to Industrial I-1 for 10.42 acres located on the south side of Tall Birch Road, west of Strawfloor Drive.

Mr. Damron moved to table the request since no one was present representing the item. Ms. Finley seconded, 6 voted aye, 0 no, REQUEST TABLED.

#7A Ms. Finley moved to withdraw the table on this item, seconded by Mr. Damron. Seven voted aye, 0 no, TABLE WITHDRAWN.

#7B Mr. Pitts moved to recommend C-3 instead of I-1 zoning to the City Council, subject to site plans being approved by the MAPC before construction, and compaction tests for any new structures in areas of fill. Ms. Finley seconded, seven voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#8 FP97-16 Jim Abel requested final approval of subdivision plans for Woodland Heights, Phase III. The subdivision contains 86 lots on 29.08 acres and is located on the east side of Culberhouse Street, south of Savannah Drive.

Mr. Gardner moved to approve the request subject to:

1. All manholes to comply
2. Ditch on east side to be ripped
3. Location of ditch to be approved by City Engineer
4. Calculations showing no increase in velocity or volume downstream of relocation
5. Show flood area location and finished floor required on each lot
6. Utility and drainage easements as required in Utility Comments
7. Staff and engineering comments contained in analysis

Dr. Beadles seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#9 SP97-29 Mark Keller requested approval of site plans for a new ambulance service to be located on the west side of Caraway Road, south of Sunny Meadow Drive.

Ms. Shaw moved to approve the request subject to:

1. Meet all requirements including drainage plan, delineate between floodway and flood plain, clear with City Engineer before anything is backfilled, including driveway, culverts.
2. Delegate Staff authority to act without this having to come back to us unless they are not comfortable with it.
3. Any future development of the site will have to come back to MAPC.
4. FEMA approval on the heliport being located in flood plain or floodway.

Ms. Finley seconded, 6 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#10 SP97-30 Ray Osment and Lee Hogue requested approval of site plans for a convenience store, gas station and car wash to be located on the southwest corner of Caraway Road and Fowler Drive.

WITHDRAWN

#11 MP97-37 Builders of Jonesboro requested approval of a minor plat containing 6.52 acres located on the west side of Browns Lane, north of Browns Cove.

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

#12 RP97-53 John Kazi requested approval of a replat of part of the Phillips Addition into 8 lots on 10.49 acres. The property is located on the southeast corner of Phillips Drive and Gilmore Drive.

Ms. Shaw moved to approve subject to:

1. Base flood elevations being shown
2. Invert for inlet correction
3. Resolving recorded easement and R/W

Mr. Damron seconded, 7 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS.

#13 SP97-32 Mike Nelson requested approval of site development plans for the northwest and southwest corners of Stadium Boulevard and Planters Drive.

WITHDRAWN

#14 SP97-26 Reconsideration of the request by The Arkansas Bank revise their site plans to include a second access off Jewell Drive. The property is located on the southwest corner of Johnson Avenue and Jewell Drive.

It was pointed out that the Arkansas Bank drive and the Vaughn drive are on the same plane and are on top of the hill where site distance is greatest. Most traffic still on Johnson, only trailers (maybe 5 a week) are on Jewell.

Mr. Damron moved to approve the site plan, seconded by Mr. Phillips. Seven voted aye, 0 no, REQUEST APPROVED.

LEGAL DESCRIPTIONS AVAILABLE AT 314 W. WASHINGTON AVENUE