



Legislation Text

File #: MIN-91:1615, **Version:** 1

METROPOLITAN AREA PLANNING COMMISSION

MAY 14, 1991

MEMBERS PRESENT: Patteson, Bahn, McCracken, Blalock, Damron, Little, Vance

MEMBERS ABSENT: Aycock, Coleman

The minutes of the April 9, 1991 meeting were approved as prepared.

Item #1 RZ91-13 Phillip Brown requested rezoning from I-2 to R-1 for 1.00 acre located on the east side of Gulley Road, north of Highland Drive.

A motion to approve the request was made by Mr. McCracken subject to the owners entering into a street improvement agreement for Gulley Road. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #2 MP91-18 Phillip Brown requested approval of a one (1) lot minor plat containing 1.00 acre. The property is located on the east side of Gulley Road, north of Highland Drive.

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

Item #3 RP91-14 Lloyd Langford, Jr. requested a replat of Lots 1 & 2, Block B of the Little Addition and the north half of a closed alley lying south of the adjacent to the aforesaid lots. The property is located on the southwest corner of Jefferson Avenue and Floyd Street.

A motion to approve was made by Mr. Patteson and seconded by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

Item #4 RP91-15 Mary Lee Blocker requested approval of a replat of Lot 2, Crystal Hills Subdivision, and Lot 3 of the replat of Lots 3, 4 & 5 of Crystal Hill Subdivision. The property is located at the south end of Patricia Cove.

A motion to approve was made by Mr. Little and seconded by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

Item #5 RP91-16 Doris Mantooth requested approval of Lot 1, a replat of Lots 1 and 2, Block C of Noble Acres. The property is located on the northeast corner of Nettleton Avenue and Oakdale Street.

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

ITEM #6 RP91-17 John Greer requested approval of Lot 1, a replat of Lots 11 and 12, Block 5 of Cartwright

and French Addition. The property is located on the west side of Cartwright Street, south of Easy Street.

A motion to approve the request was made by Mr. Patteson and seconded by Mr. McCracken. Included in this motion was the statement that the right-of-way on Cartwright Street has been addressed and given the fact that the street is a dead end on both ends, there is no reasonable possibility that there will be any further improvements since it is a fully developed area and therefore the existing right-of-way will remain as is. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

Item #7 RP91-18 Ken Waymon, Jr. requested approval of Lot 1, a replat of Lot 1, Block 1 of Hurley & Moore Addition and Lot 6 of Brookfield Addition. The property is located on the north side of Cate Avenue, west of Vandyne Street.

A motion to approve the request was made by Mr. McCracken subject to the plat being revised to reflect 30' of right-of-way from the existing centerline of Cate Avenue. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #8 MP91-20 Robert Chastain requested approval of a minor plat containing 2.00 acres. The property is located on the south side of Woodsprings Road, west of Friendly Hope Road.

A motion to approve the request was made by Mr. McCracken subject to a 15' utility easement being dedicated along the eastern boundary of the property. The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #9 PP91-2 Joe Rankin requested preliminary approval of Rankin's Oak Forest 8th Addition. The subdivision contains 19 lots on 10.68 acres and is located east on Patricia Drive, south of Paula Drive.

Mr. Patteson made a motion to grant preliminary approval of this subdivision subject to the specifications for Patricia Drive being included in the final plans and subject to a 15' utility easement being granted on the top of the bank of the ditch. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #10 PP91-3 Ronnie White requested preliminary approval of Spring Meadow Addition containing 25 lots on 25.95 acres. The property is located on the east side of Kersey Lane, south of Valley View Drive.

After considerable discussion about considering both preliminary and final approval in this matter, a motion was made by Mr. McCracken and seconded by Mr. Damron to not hear final approval at the present meeting. Several items were not addressed including street improvements on Kersey, drainage on Kersey and drainage on the south side of the property.

A second motion was made by Mr. McCracken to grant preliminary approved subject to the owner's engineer coming up with a recommendation regarding the improvements to be made on Kersey. The engineer may want to get with the City Engineer to come up with some type of recommendation as to whether the improvements should be one half of a fully improved street with curb and underground drainage or a 24' fully paved street. Also to be addressed are the drainage questions and the street names. The motion was seconded by Mr. Bahn. Voting was 6 in favor, 0 opposed. MOTION APPROVED WITH STIPULATIONS.

A request was made by the developer to be granted approval to go ahead and build on Lots 3, 4 & 13, lots that are already sold, prior to final approval. In response to this request, Mr. Bahn made a motion to convene in

special session in two weeks to consider the final approval of this subdivision, and if the current problems concerning streets and drainage are worked out with the City Engineer, that permits would be issued then. The motion was seconded by Mr. Blalock. Voting was 6 in favor, 0 opposed. MOTION APPROVED.

The owner's representative, Skip Mooney, Sr., objected to the motion to not grant approval for these lots stating that the developer has said he will comply with whatever stipulations as may be set forth so that construction in not halted. In response to this request Mr. Little made a motion to approve construction only on Lots 3 & 4 since they have frontage on an existing road. These lots shall be included in final plans with street improvements to be made. The motion was seconded by Mr. Patteson. Voting was 5 in favor, 1 abstaining. REQUEST APPROVED FOR LOTS 3 & 4.

Item #11 SP91-4 B.B. Vance & Sons, Inc., representing Dr. James Schrantz and Dr. Dennis Luter, requested approval of site plans for a professional office building to be located on the northeast corner of Matthews Avenue and Patrick Street.

A motion to approve the request was made by Mr. McCracken subject to any necessary drainage revisions that have been worked out with the City Engineer on the site be shown on the site plan. Further, Mr. Kenward should be notified when the revised plans have been submitted to the City and be given the opportunity to review those. Following Mr. Kenward's viewing of the site plan the City Engineer will make a decision as to what, if any, additional modifications may be necessary. The motion was seconded by Mr. Patteson. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #12 SP91-5 Robert Rees requested approval of the revised site plan for a dry cleaning business to be located on the southwest corner of Caraway Road and Race Street.

Mr. McCracken made a motion to approve this revised site plan subject to the right-of-way being shown on the plan for both Race Street and Caraway Road and, with the exception of two (2) spaces, all parking be eliminated on Caraway Road. The motion was seconded by Mr. Blalock. Voting was 5 in favor, with 1 abstaining. REQUEST APPROVED WITH STIPULATIONS.

Item #13 MP91-19 Reality Associates requested approval of a one lot minor plat containing 6,604 acres, to be known as Lot 2 of Fair Park Addition. The property is located on the south side of Highland Drive, west of the Craighead County Fairgrounds.

Mr. McCracken made a motion to approve the request subject to the property owner agreeing to dedicated 20' of right-of-way in the future for Fair Park Blvd. if and when Fair Park Blvd. becomes a reality. The motion was seconded by Mr. Bahn. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

A statement was issued stating that before a building permit is issued, that some type of legal document needs to be filed with the City that ensures the construction of Fair Park Blvd. at least to the south property line of Phase I and possibly a limitation past Buildings A & B until such time as actual work begins on the road.

Item #14 SP91-7 Realty Associates requested approval of site plans for an office complex consisting of two (2) buildings containing a total of 12,000 square feet to be located on Lot 2 of Fair Park Addition. The property is located on the south side of Highland Drive, west of the Craighead County Fairgrounds.

A motion to approve this request was made by Mr. Bahn subject to the onsite and off site drainage details being added to the site plan and approved by the City Engineer. Until Fair Park Blvd. is constructed access to the

gravel road is restricted. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed.
REQUEST APPROVED WITH STIPULATIONS.

Item #15 RP91-19 St. Bernard's Regional Medical Center requested approval of Lot 1, a replat of part of Lots 4, 5 & 7 and all of Lot 6 of the Cobb Survey of the SW ¼, SE ¼ of Section 18, T14N, R4E. The property is located on the northeast corner of Washington Avenue and East Street.

Mr. McCracken made a motion to approve this request subject to the lot lines being moved to the edge of the property and out of the right-of-way. The motion was seconded by Mr. Bahn. Voting was 6 in favor, 0 opposed.
REQUEST APPROVED WITH STIPULATIONS.

A special called meeting will be held on May 28, 1991 to consider final approval on Spring Meadow Subdivision and site plans for the Wal-Mart Super Center.