



## Legislation Text

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**File #:** MIN-05:068, **Version:** 1

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Minutes for the MAPC meeting on January 11, 2005.  
Metropolitan Area Planning Commission Minutes, January 11, 2005

Members Present: Beadles, Damron, Krennerich, Gott, Day, Moore, Vance

Members Absent: Harpole, Vacant seat

Approval of minutes of the December meeting was postponed due to the minutes being presented to committee member late.

#1 RZ05-01 Hard Rock Properties, Inc. Requests approval of rezoning from R-1, Single Family Medium Density District to the R-2 Multi-Family Low Density District for Lot 9 Block 12 of the Ridgecrest Addition a.k.a. 2605 Circle Drive.

THIS ITEM WAS PULLED BY MR. ROBIN NIX PRIOR TO MEETING.

#2 RZ05-02 James A and Terri Green requests approval of rezoning from R-1 Single Family Medium Density District to the Commercial C-# General Commercial District for pt of the E 1/2 of the NE 1/4 of Sect 16, Twnshp 14 N. Begin NE Corner of the E 1/2 of the NE 1/4 of Sect 16 Twnshp 14 N, R3 E thence S 0° 43'00" W along E line of Sect 16, 698.26" NE r.o.w. or HWY #63 thence along r.o.w. line as follows N 57° 30'46" W 127.30': N 57°14'47" W 295.24' N 60° 46'02" W 403.00' N 55° 27'29" W 448.71' to the N line of the E 1/2 of the NE 1/4 of Sect 16 aforesaid thence N 89° 00'16" E along N line 1085.86 to the pt to beginning less and except r.o.w. for HWY #63 N containing 6.42 acres M.O.L. This property lies in the northwestern direction from Joe Mac Baseball Park along Hwy 63.

SKIP MOONEY REPRESENTED THE GREEN'S. HE STATED THAT THIS PROPERTY BORDERED MR. ELWOOD FREEMON. ACROSS THE ROAD ON HIGHWAY 63 IS CURRENTLY ZONED C-3. THE GREEN'S WERE SEEKING REZONING TO ALLOW THEM TO SELL THE PROPERTY. THERE WERE NO OPPONENTS TO THIS ITEM. MR. KRENNERICH MADE A MOTION FOR APPROVAL. SECONDED BY MR. DAY.

VOTE 6 YEA 0 NEA \*\*\*MOTIONED PASSED\*\*\*

#3 RZ05-03 Herb Stallings requests approval of rezoning from R-2 to Commercial C-5 Neighborhood Office District for the south side of the street between Matthews Ave. and Stallings Lane. Lying NW of the NE Sect 21 Twnshp 14N R 4 E a.k.a. 3000 Stallings Lane Jonesboro Arkansas size of site is .83 acres M.O.L. 36,154.80 S. F.

MR. TERRY BARE REPRESENTED THE LAND OWNERS. PROPERTY IS ON A TRIANGLE SURROUNDED ON ALL SIDES BY STREETS. THIS PROPERTY IS CURRENTLY A RESIDENCE. MR. BARE POINTED OUT THAT C-5 ZONING REQUESTED THAT THE BUILDING SHOULD BE RESIDENTIAL IN NATURE AND THAT THIS PROPERTY MEETS THAT REQUIREMENT. PARKING WILL BE AVAILABLE ON THE FRONT AND BACK OF THE SITE. THERE WERE NO OPPONENTS TO

THIS ITEM. MR. VANCE STATED THAT HE WOULD LIKE TO SEE THIS ITEM NOT BE PRESENTED TO CITY COUNCIL UNTIL TERE WAS A MINOR REPLAT PLATTING BOTH TRACTS INTO ONE. MR. BARE SAID THAT WOULD BE DONE. MR. VANCE MADE THE MOTION THAT THIS REQUEST PASS WITH THE STIPULATION THAT BEFORE IT WAS PRESENTED TO CITY COUNCIL, THE TWO LOTS BE REPLATTED INTO ONE LOT. THIS MOTION WAS SECONDED BY MS. MOORE. VOTE 6 YEA 0 NEA \*\*\*MOTION PASSED\*\*\*

#4 CU05-01 Dr. Mike Mackey requests the approval of conditional use for the property located at 3507 Woodsprings Road. The conditional use is requested to allow the recreational use of horses and the supporting structures used for maintenance and housing said animals.

MR. BRAD LIEBLONG REPRESENTED THIS ITEM. MR. LIEBLONG WILL BE BUYING THIS PROPERTY IF THIS REQUEST IS APPROVED. MR. LIEBLONG STATED THAT A BARN WITH EIGHT (8) STALLS WAS PLANNED ALONG WITH A COVERED ARENA. MR. ALBERT PIMPERTON WAS AN OPPONENT TO THIS ITEM. MR. PIMPERTON STATED THAT HE HAD A FEW GENERAL QUESTIONS HE WOULD LIKE TO ASK. HIS FIRST QUESTION WAS HOW MANY HORSES COULD BE ON THE PROPERTY. MR. RON SHIPLEY ACTING CITY PLANNER STATED THAT THE CURRENT ORDINANCE DID NOT ADDRESS HOW MANY ANIMALS COULD BE PASTURED, ONLY THAT THERE HAD TO BE 10 ACRES TO ACCOMADATE HORSES OR CATTLE. MR. PIMPERTON ALSO QUESTIONED WHAT WOULD HAPPEN IF SOMETHING WENT WRONG AND THE AREA BECAME A NUSIANCE. MR. SHIPLEY EXPLAINED THAT THERE WERE ORDIANCES ALREADY IN PLACE THAT WOULD ALLOW THE CODE ENFORCEMENT OFFICER TO ISSUE WARNINGS AND OR CITATIONS TO COURT. MR. PIMPERTON WAS ALSO CONCERNED THAT IF THE PROPERTY WAS SOLD AND THE CONDITIONAL USE WENT WITH THE LAND, WHAT WOULD PREVENT MASSIVE POPULATION OF ANIMALS ON THE PROPERTY. MR. VANCE QUESTIONED CITY ATTORNEY, PHILLIP CREGO, IF IT WAS LEGAL FOR MAPC TO PUT LIMITATIONS ON A REQUEST. MR. CREGO STATED THAT THE COMMISSION COULD PUT LIMITATIONS ON THE REQUEST. MR. VANCE MADE THE MOTION WITH THE STIPULATION THAT THE CONDITIONAL USE WOULD ONLY BE APPROVED IF THE USE WAS LIMITED TO EIGHT (8) HORSES ONE (1) YEAR OLD OR OLDER. THE MOTION WAS SECONDED BY MR. KRENNERICH...VOTE 6 YEA 0 NEA \*\*\*MOTION PASSED WITH STIPULATION THAT CONDITIONAL USE WOULD BE LIMITED TO NO MORE THAT EIGHT (8) HORSES ONE (1) YEAR OR OLDER WOULD BE HOUSED ON THE PROPERTY\*\*\*

#5 PP05-01 Calvary Chapel Church requests preliminary Subdivision Plat approval of Washington Grove replat of lots 2,3,& 4. Commercial C-3 District. This property is adjacent to Ivy Lane north of West Washington Ave.

MS. MOORE RECOMMENDED THE MAPC COMMITTEE REFERRED THIS ITEM BACK TO STAFF LEVEL WITH A RECOMMENDATION OF APPROVAL. MR. KRENNERICH SECOND\*\*\*MOTION PASSED TO REFER BACK TO STAFF\*\*\*

#6 SP05-01 Calvary Chapel Church requests approval of site plan for new church facility located off of Ivy Lane north of West Washington Ave.

NO PROPONENT WAS PRESENT AT MEETING, HOWEVER MR. VANCE WAS THE CONTRACTOR OF RECORD AND EXPLAINED THE CHURCH WAS MOVING TO THE CALVARY LANE SITE FROM ITS CURRENT SITE ON STADIUM BLVD. THERE WERE NO Oponents TO THIS ITEM. THE ONLY QUESTIONS FROM THE COMISSIONERS WAS THERE ADAQUATE INGRESS AND EGRESS TO THE

SITE, AND DID THE SITE HAVE ADEQUATE PARKING SPACES, AND ADEQUATE A.D.A. PARKING. THE SITE PLAN PROVIDED COMPLIANCE ON ALL ISSUES. MR. MARTIN, CITY ENGINEER, STATED THERE WERE NINE (9) ENGINEERING STIPULATIONS. MR. KRENNERICH MADE A MOTION FOR APPROVAL AND THAT ALL ENGINEERING STIPULATIONS BE COMPLIED WITH. MR. DAY SECONDED THE MOTION. MR. VANCE REQUESTED HIMSELF... 5 YEA 0 NEA \*\*\*MOTION PASSED\*\*\*

#7 PP05-01 Nix Fowler Development, LLC is requesting preliminary approval for site development plans for Preston Oaks Subdivision. This property lies in Sect 28, Twnshp 14N, R3E, Craighead County. This property is directly south of Pebble Beach Drive.

THIS ITEM WAS PULLED PRYOR TO PRESENTATION TO COMMITTEE BY REPRESENTATIVE OF NIX FOWLER DEVELOPMENT, LLC.

#8 FP05-02 P&J Development Company request final approval of Prospect Farms, a residential subdivision containing 30 lots on 12.22 acres more or less in the R-1 Single Family Medium Density District. The general location of this property is on the curve at Aggie Road as it turns north on Paragould Road.

PROPONENT WAS JOHN EASLEY. NO OPONENT ON THIS ITEM NO ENGINEERING COMMENTS. MR. DAMRON MADE A MOTION TO APPROVE AS PRESENTED MOTION WAS SECONDED BY MR. KRENNERICH. 6 YEA 0 NEA \*\*\*MOTION APPROVED\*\*\*

#9 FP05-03 BKR,LLC requests final approval of Beaver Creek a residential subdivision containing 127 lots in the R-1 Single Family Medium Density District. The general location is West of Friendly Hope Road north of Flemon Road.

THIS ITEM WAS REMOVED FROM CONSIDERATION BY THE MAPC DUE TO THEENGINEER FAILING TO PROVIDE REQUESTED DATA IN A TIMELY FASHION. INFORMATION WAS DELIVERED TO THE ENGINEERING STAFF ON THE MORNING OF THIS MEETING. ENGINEERING STAFF DID NOT HAVE ADEQUATE TIME TO ANALYZE DATA.

#10 SPECIAL REQUEST FROM ENGINEERING

THE ENGINEERING DEPARTMENT REQUESTS A HEARING IN OR TO HELP DETERMINE IF A PROPOSED NEW ROAD FROM WALNUT STREET BAPTIST CHURCH WOULD BE ACCEPTAVLE. THE PROPOSAL WOULD VILOATE SUBDIVISION REQUIREMENTS FOR A ROAD, BUT THERE WERE NO CITY STANDARDS THAT WOULD GIVE CLEAR DIRECTION TO ACCEPT OR DENIAL OF THE REQUEST. THE STUMBLING BLOCK WAS THE ROAD RADIUS EXCEEDED 200 FT AS SET FORTH BY SUBDIVISION PLANS. AFTER CONSIDERABLE DISCUSSION THE COMMITTEE RECOMMENDED RETURNING THE REQUEST BACK TO ENGINEERING. MR. VANCE MADE A MOTION TO RECOMMEND TO MR. MARTIN THAT IF THEY COULD MAKE THE PROPSL OR SOMETHING LIKE THE PROPOSAL WORK AND MEET ALL SAFETY STANDARDS, THE COMMISIONERS WOULD THINK IT WOULD BE OK. ROLL CALL WAS MADE WITH 6 YEA AND 0 NEA.