



## Legislation Text

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**File #:** MIN-93:1644, **Version:** 1

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METROPOLITAN AREA PLANNING COMMISSION

JANUARY 12, 1993

MEMBERS PRESENT: Coleman, Patteson, Finley, Damron, Baker, Little, McCracken

MEMBERS ABSENT: Blalock

The minutes of 11-24-92 and 12-08-92 meetings were approved as prepared.

#1 SU93-1 Randy King requested approval of placement of a mobile home at 2106 Mitzi Lane.

Citing deficiencies in the number of signatures and the lack of an approved mobile home, Mr. McCracken made a motion to table the request. The motion was seconded by Ms. Finley. Voting was 6 in favor, 0 opposed. REQUEST TABLED.

#2 RP93-3 Bruce Taylor requested approval of a replat of Lot 1 of Jackson & Taylor's Subdivision. The property is located on the southeast corner of Pleasant Grove Road and Peachtree Avenue.

A motion to approve the request was made by Ms. Finley subject to the existing, written utility easement on the east side of the property being added to the plat. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#3 RZ93-2 Mark Keller requested approval of rezoning from R-2 to C-5 for Lot 1 of the replat of part of Lots 1 & 9, Block 1 of Broadways Addition. The property is located on the northeast corner of Matthews Avenue and Fisher Street.

Mr. Keller desires to relocate his current medical supply business from its present location to this site. It was noted the most of this property along this stretch of Matthews would probably be developed with medical and/or professional offices. Adjoining owners have stated their intent to rezone as well. Fisher Street is not much improved at this location.

Mr. Patteson made a motion to approve the request subject to Fisher Street being widened and improved when the property is developed and that the owner, enter into a street improvement agreement for Matthews Avenue. The motion was seconded by Ms. Finley. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#4 RP93-1 Mark Keller requested approval of a replat of part of Lots 1 and 9, Block 1 of Broadways Addition. The property is located on the northeast corner of Matthews Avenue and Fisher Street.

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#5 RZ93-3 Wayne & Margarette Holladay requested approval of rezoning from R-1 to C-3 for 2.067 acres located on the west side of Stadium Boulevard, ¼ mile north of Fox Meadow Lane.

It was noted that the Holladay's are trying to bring their existing uses in compliance. Those uses consist of a heating and air conditioning business and a couple of mini-warehouse buildings. It was made known that technically warehouses do not conform to C-3 zoning requirements. Utility easements are requested along the north and west sides.

Mr. McCracken made a motion to approve the request subject to a 10' utility easement being granted along the north and west sides of the tract for the existing utility lines. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#6 RP93-2 Max Dacus, St., Max Dacus, Jr. and Stephen Tricarico requested approval of Plaza Estates, a replat of Lot B1 of Max Dacus, Jr.'s replat of part of College Place Addition. The property is located on the northwest corner of Johnson Avenue and Russell Drive.

It was noted that there is a large gas main existing in front of this property. For which a 20' easement has been requested in addition to the street right-of-way. The owner stated that there could be some conflicts with proposed signs and the easements across the front. There will also be other utilities and drainage pipes placed along the frontage that would possibly require additional easements. Mr. Dacus stated that he is in the process of getting the 15' alley on the west side abandoned.

A motion to approve the request was made by Mr. McCracken subject to the following:

1. Working out the 20' utility easement with Arkla Gas.
2. Dedicating a 10' utility easement on the north and east side of Lots 1 and 2.
3. Dedicating a 10' utility and drainage easement along Johnson Avenue where the piping goes off the right-of-way
4. Dedicating the 15'6" alley as utility easement if the alley is closed.

The motion was seconded by Mr. Damron. Voting was 6 in favor. REQUEST APPROVED WITH STIPULATION.

#7 SP93-2 McDonalds Corporation requested approval of site plans for a new restaurant to be built on the northwest corner of Johnson Avenue and Russell Drive.

Much of the discussion regarding this site was the need for a sidewalk along the south side of Johnson Avenue to handle the pedestrian traffic that would be coming from the ASU Campus area to the restaurant. The slope of the land, and safety considerations were also discussed with reference to this sidewalk. The need for a left turn lane on Russell Drive was stated. It was noted that a large amount of fill will have to be moved onto the site prior to construction.

Mr. McCracken made a motion to approve the site plan with the following stipulations:

1. Moving the curb on Russell Drive 6' to the west and installing the additional paving to create two south bound lanes, permitting both left and right turns.
2. That the City Engineer and the developer contract ASU and investigate the possibility of placing a five or six foot sidewalk on the south side of Johnson Avenue with ASU. If ASU is agreeable and the City Engineer states that it is advisable that the developer would pay ½ the cost with ASU paying the other ½. The proposed sidewalk would be located from the existing box culvert on the south side of Johnson to the parking lot entrance at ASU. This also subject to AHTD approval also.

The motion was seconded by Ms. Finley. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 RZ93-4 Bearl Brooks requested approval of rezoning from R-2 to R-3 for 3.72 acres located on the west side of Harrisburg Road, north of Craighead Forest Road. There were several, in opposition to this request in attendance. Property devaluation and increased traffic congestion in the area along with not desiring multi-family dwelling units were the main points of opposition. When asked specifically what was planned for the Property, Jim Lyons, representing the Brooks, stated there was no specific plans that he was aware of. The Commission stated that they did not feel comfortable reviewing this request in the absence of a site development. It was noted that the property on the east side of Harrisburg Road was rezoned but had accompanying site plans.

Mr. Lyons stated that he would like to withdraw the request rather than having it tabled or denied. REQUEST WITHDRAWN.

#9 RZ93-5 Kent Arnold requested approval of rezoning from R-1 to C-3 for 7.27 acres and R-1 to R-3 for 19.998 located on the south side of Johnson and east of Paragould Drive.

There were many from the surrounding properties who voiced opposition to this request. Most of the concerns was the fact that practically the entire area is developed with larger homes and lots and this rezoning would create small lots, small homes and would allow multi-family dwelling units to move in. It was noted that most of the surrounding area is presently zoned R-1, including some nonconforming uses.

It was noted there were no plans for the property at this time which was a major concern of the Commission. Mr. Arnold stated that he would withdraw the request for R-3 zoning and leave the land R-1 but would ask for the C-3 zoning along the frontage. Mr. Arnold further pointed out that using the Planned Unit Development Ordinance, as many as seven units to the acre could be placed on the property in its current zoning. Some reservation was also expressed about strip commercial development at this location or any other locations.

Mr. McCracken made a motion to deny the request citing the lack of development plans and no justification for the rezoning as reasons for denial. The motion was seconded by Mr. Baker. Voting was 5 in favor, 1 opposed. REQUEST DENIED.

#10 RZ93-1 Connie Halk and Martha Ingram requested approval of rezoning from R-1 to C-3 for 1.30 acres located on the northwest corner of Browns Land and Race Street. This item was withdrawn by Bob Gibson, a representative of the property owners.

#11 FP93-1 Todd Jackson, Jimmy Cox, Roy Milner requested final approval of Woodsprings Estates Phase IV. The subdivision contains 35 lots on 20.37 acres and will be an extension of Spring Hollow Drive and Autumn Drive, west of Morningside Drive, north of Woodsprings Road.

This is the fourth phase of Woodsprings Estates. An overall, conceptual design of the whole project was seen some four years ago. This particular phase of the development has changed from that conceptual plan. As noted in the City Engineer's comments additional accesses now and for future development need to be looked at. Casey Springs Road adjoins a portion of the property in this phase and needs to be shown on the plat with the appropriated amount of right-of-way. An improvement agreement for future improvements to Casey Springs Road is needed. The road is currently paved with open ditches.

At present there is a single entrance serving 53 lots. With Phase IV there will be 88 lots, all of which will use an existing, single entrance off Woodsprings Road. An additional street was approved in Phase III coming off Woodsprings Road but has not been built. This street would still not provide access to the majority of lots.

Bob Newell, representing the owners, stated that the reasons for removing the connecting section of street between Autumn Drive and Spring Hollow Drive was because they agreed to grant utility easements where needed and right-of-way for Casey Springs Road where it adjoins the property.

An additional access that would connect future additions to Casey Springs Road was also discussed, but does not affect this phase of the development.

Charles Layne, an adjoining landowner of Woodsprings Estates Phase II, addressed the Commission concerning drainage from the Woodsprings Estates Subdivisions. Guy Lowes stated the problem was made known to him in 1991 when Phase III was submitted for approval. Through stipulations made at that time, subsequent agreements were entered into by the developers and through not complete at this time, substantial improvements have been made. Mr. Lane stated that in years past there was a ditch along the northeastern portion of the subdivision that drained the water into a larger ditch further north. Since then pipes have been installed in that ditch, by the developer at the request of the homeowner, but no provision was made for surface drainage coming from the street and yards to get into the pipes and now the water is going over the pipes onto Mr. Lane's property. It was noted that the northern portion of the ditch has filled with silt, and by erosion from construction sites. Mr. Lowes stated that he would like to meet with the developers, the owners and their engineer on site to try to resolve the drainage issue.

Mr. Patteson made a motion to grant approval with the following stipulations:

1. Granting a 20' utility easement along lots 23 & 24, 10' either side of the property line:
2. The developers and their engineer contract the City Engineer, the property owners of the land affected on Morningside Drive, Mr. Lane and any others and set up a meeting on site to try to resolve the drainage problems. All drainage plans be revised as found necessary by the Engineer and if they are not revised that no permits be issued until it is readdressed by the Commission.
3. That a street connection be made between Autumn Drive and Spring Hollow Drive as was originally shown in the overall plan thereby providing additional access to lots in the subdivision.
4. At least 30' of right-of-way be shown from the centerline on Casey Springs Road where it adjoins this phase and a street improvement agreement entered into for future improvements to this street.

The motion was seconded by Mr. Little. Voting was 4 in favor, 1 opposed, 1 abstaining. REQUEST APPROVED WITH STIPULATIONS.

#12 PP93-1 Mitchell Caldwell and Shelby Phillips requested preliminary approval of Colony Park third Addition. The property is located on the south side of Colony Drive, west of Colony Park Drive.

It was noted that utility easements had been requested where the street right-of-way narrows to 50'.

Ms. Finley made a motion to approve the request subject to utility easements being granted as requested on the Cul-de-sac streets where the right-of-way is 50' the motion was seconded by Mr. McCracken. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#13 FP93-2 The Kelso Firm requested final approval of plans for Murray Creek Subdivision, Phase III. The property is located on the east side of Paragould Drive and is an extension of Mockernut Drive.

It was noted that the street configurations has changed and lots changed but the street plan and profiles for the streets

had not changed to meet the new plans. This phase of the subdivision will necessitate crossing the Murray Creed and additional plans are needed for this box culvert. There was discussion about adjusting the intersection of Mockernut Drive and Murray Creek Drive to make it a “T” intersection instead of a “Y” intersection. This would actually increase lot sizes and reduce the amount of concrete for streets.

Mr. McCracken made a motion to grant preliminary approval subject to:

1. The City Engineer’s comments being met concerning the box culvert on Mockernut Drive.
2. The improvement plans for Murray Creek Drive being revised to match the revised subdivision plan
3. The intersection of Mockernut Drive and Murray Creek Drive being revised to show a standard “T” intersection which will cause some revision to the street design.
4. Installation of curb on Paragould Drive along Lot 1, though not a part of this subdivision, as previously approved.

The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. PRELIMINARY APPROVAL GRANTED WITH STIPULATIONS.

14 SP93-4 The Arkansas Bank requested approval of site plans for a bank to be built on the northwest corner of Main Street and Matthews Avenue.

Most of the discussion of this item related to a turn lane on Matthews Avenue and one of the exits being so close to Main Street and possible problems that may be created by this drive. The owner’s representative stated that would be willing to work with the City Engineer on the placement of curbs, gutters and other improvements. Mr. Damron made a motion to approve the request subject to 5’ additional right-of-way being granted on Matthews Avenue and that additional widening, paving curbing and gutters be installed to a width that would accommodate a left turn lane on Matthews Avenue. The City Engineer requested that he be able to work with the architect and the bank to get the improvements installed in the right place. A replat will be forth coming on the balance of the land on the west side of the property.

Mr. Damron made a motion to approve the request subject to 5’ additional right-of-way being granted on Matthews Avenue. Within this right-of-way the City Engineer will be working with the parties involved concerning the placement of curbs, gutters, sidewalks and additional paving for a left turn lane. The motion was seconded by Ms. Finley. Voting

#15 SP93-1 Waymon Perkins requested approval of preliminary plans for expansion of Perkins Overnight RV Park. The property is located on the south of Parker Road, east of Perkins Drive.

Mr. McCracken made a motion grant preliminary approval of the site plan with the following stipulations:

1. That the developer and project engineer address drainage form the whole site.
2. That the water and electrical connections be shown on the plans.
3. That Perkins and Fuller Streets be shown as dedicated streets.
4. Removal of the billboard from the driveway.
5. That ingress and egress from the park be evaluated for possibly better access.

The motion was seconded by Mr. Little. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#16 SP93-3 Michael Fisher requested approval of site plans for an apartment complex containing 24 units on Lot 1 and 24 units on Lot 2 of Fisher First Addition to Jonesboro. The property is located between Melrose Street and State

Street, south of Cedar Heights Drive.

Mr. Fisher withdrew the request after hearing of deficiencies in parking, access for emergency vehicles, drainage concerns that were not addressed and right-of-way clarifications. REQUEST WITHDRAWN.

Other business:

The election of officers for 1993 went as follows:

A motion was made by Ms. Finley and second by Mr. Patteson to nominate Jon Coleman for Chairman. All members present voting aye. Motion carried.

A motion was made by Mr. McCracken and second by Ms. Finley to nominate Hardy Little for Vice-Chairman. All members present voting aye. Motion carried.

Meeting adjourned at 11:10 p.m.