



## Legislation Text

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**File #:** MIN-98:175, **Version:** 1

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Minutes for the MAPC meeting on February 10, 1998.  
MINUTES  
METROPOLITAN AREA PLANNING COMMISSION  
FEBRUARY 10, 1998

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

MEMBERS ABSENT: None.

Minutes of the January 13, 1998, meeting were approved as submitted.

#1 RZ98-2 Bob Gibson requested approval of rezoning from Residential R-1 to Commercial C-3 for 2.85 acres, from Residential R-1 to Commercial C-4 for 2.41 acres and from Residential R-1 to Residential R-3 for 3.92 acres all in the NE ¼ of the NE ¼ of Section 2, T13N, R3E. The general location of the property is on the west side of Southwest Drive, north of Stillwater Drive.

Dr. Beadles moved to recommend approval of the rezoning to the City Council with the following stipulations:

1. 60' r/w from centerline of Southwest Drive
2. Maintain residential look for commercial buildings
3. Site plan for development of each tract to be approved by MAPC
4. Follow through with voluntary deed restrictions for Tract 4 on R-3 property to restrict apartments
5. Letter of opposition to be included with minutes

Mr. Pitts seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS

#2 RZ86-6 Jay Harmon requested approval of rezoning from Commercial C-3 to Industrial I-2 for 34.65 acres located in the NW ¼, NW ¼ of Section 29, T14N, R5E. The general location of the property is on the southwest corner of Highland Drive and Cottage Home Road.

Ms. Shaw moved to recommend approval to the City Council subject to:

1. Correct r/w's being shown on Highland and Cottage Home Road
2. 13' pavement, 4' shoulders as required by code on Cottage Home
3. Legal description must be corrected

Mr. Gardner seconded, 8 voted aye, 0 no, REQUEST APPROVED WITH STIPULATIONS

#2 RZ98-7 Sam Hester requested approval of rezoning from Residential R-1 to Commercial C-5 for Lot 2, Block B of Marlo Acres 1<sup>st</sup> Addition. The property is located at 909 Southwest Drive.

Ms. Shaw moved to recommend approval to the City Council with the following stipulations:

1. Parking requirements for C-5 zoning excessive to the use as proposed
2. 10' additional r/w needed on Southwest Drive

Mr. Damron seconded, 7 voted aye, 0 no, 1 abstained, REQUESTED APPROVAL WITH STIPULATIONS

\$3 RZ98-8 Charles Johnston requested approval of rezoning from Residential R-1 to Commercial C-3 for .95 acres located in the NW ¼ of the N# ¼ of Section 10, T14N, R4E. The property is located at 4309 E. Johnson Avenue.

With no one representing this item present Commissioners TABLED the request.

#5 SP98-4 Mike Watson requested approval of site plans to add three (3) apartment units to a lot with four (4) existing units. The property is located at 325 Leslie Ann Drive.

John Hart, Don Rice and Vernon Neal, residents in the neighborhood, spoke in opposition to the request.

Ms. Shaw moved to deny the request to put two buildings on one lot stating that approval would destroy the intent of the regulations of allowing only one principal building per lot. Dr. Beadles seconded, 5 voted aye, 3 no, REQUEST DENIED.

#6 SP98-5 Dan Buckley requested conceptual approval of site plans to add one hundred and eighty-nine (189) mobile home spaces to the existing sixty-seven (67) spaces in Williams Trailer Park for a total of two hundred and fifty-six (256) spaces. A name change is also proposed to be Park Village Homes .The property is located at 1305 N. Floyd Street.

The Fire Chief requested Floyd Street be carried forward with 60' r/w and a second access, not off the same private drive. The only way to do that would be to build and dedicate a street on this property.

Also, a six inch water main throughout the park would have to be installed and fire hydrants appropriately placed with wider roads than those in the present park. Recreation areas and common areas are needed in a central location for access by all. City sewer must be extended to the park. Landscaping plans, drainage plans and parking plans are needed.

This request was looked at with only CONCEPTUAL consideration.

#7 SP98-6 Dan Buckley requested conceptual approval of site plans to add thirty-six (36) mobile home spaces to the existing ninety (90) spaces in Philadelphia Trailer Park for a total of one hundred twenty-six (126) spaces. The property is located at 310 W. Thomas Green Road.

Items of discussion included r/w on Thomas Green, 40' from centerline required, width of Thomas Green driving surface, closeness of trailers to the street, existing narrow roads and no existing or planned recreation areas shown. Also, a six inch water main throughout the park is needed with fire hydrants appropriately placed. Landscaping plans, drainage plans and parking plans are needed.

This request was given CONCEPTUAL consideration only.

#8 MP98-3 STT, Inc. requested approval of Lot 3 of Heatherly Industrial Park and a replat of Lot 2 of Heatherly Industrial Park containing 9.6 acres. The general location of the property is on the west side of Gulley Road, north of Highland Drive.

Dr. Beadles moved to approve the request subject to:

1. Complete street improvements only Gulley Road as agreed upon with the Street Department with the agreement executed in writing
2. Formalize agreement before building permit can be issued

Mr. Pitts seconded, 7 voted aye, 0 no, on absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#9 SP98-7 STT, Inc. requested approval of site plans for trucking company to be located on Lot 3 of Heatherly Industrial Park. The general location of the property is on the west side of Gulley Road, north of Highland Drive.

Motion was made by Mr. Pitts to approve subject to the same stipulations as Item 8 replat. Dr. Beadles seconded, 7 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.

#10 SP98-8 Robin Nix requested approval of site plans for expansion of apartment complex from twelve (12) units to twenty-four (24) units. The general location of the property is at the end of Burns Circle, south of Lorene Cove.

Mr. Phillips moved to approve the site plan subject to:

1. Deleting P-6 and P-5 and reducing P-4 to a triplex for nine new units.
2. Working out drainage with the City Engineer which included 30" pipe under 1<sup>st</sup> drive to north, cleaning ditch on north side now, install other pipe when fourplex is built
3. Working out fire protection with Fire Department

Mr. Pitts seconded, 7 voted aye, 0 no, one absent for vote, REQUEST APPROVED WITH STIPULATIONS.