



Legislation Details (With Text)

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Minutes for the MAPC meeting on October 13, 1983.

MAPC MINUTES
OCTOBER 13, 1983

The Metropolitan Area Planning Commission met Thursday, October 13, 1983, at 7:30 p.m. in the Council Chambers at 314 West Washington, Jonesboro, Arkansas. The meeting was called to order by the chairman, Mr. Roy Cooper.

MEMBERS PRESENT: Mr. Cooper, Mr. Ball, Mr. White, Mr. Blalock, Mr. Vance, Mr. Tilton.

MEMBERS ABSENT: Mrs. Barber, Mr. Farmer, Mr. Scott.

OTHERS PRESENT: Mike Cameron, John Broadaway, Tim Ray, Betty Marlar, Curt Hodges.

#1 Mooney & Boone, representing Duke Broadcasting, requests a zoning classification of Commercial Three (3). Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the city. The MAPC is asked to prepare a written statement as to what affect the proposed annexation would have on the city accepting said land. The property is described as follows: A part of the Northeast Quarter of the Southwest Quarter of Section 35, Township 14 North, Range 3 East, containing seven acres, more or less. The general location of this property is East of Neely Lane and South of Neely Road.

This item was WITHDRAWN prior to the meeting.

#2 Methodist Hospital and Craighead County, Arkansas, lessee and owners respectively, requests a rezoning from Residential One (R-1) to Commercial Five (C-5) the following described property: A part of the Southwest Quarter, Southeast Quarter of Section 28, Township 14 North, Range 4 East, Jonesboro, Arkansas, containing 15.21 acres. The general location of this property is East of Stadium Boulevard and North of the Highway 63 By-Pass.

Mike Walden , Attorney and Tom Pruitt, a representative of Methodist Hospital, request approval of this zoning change.

A motion was made by Mr. Ball to approve the request as submitted. Seconded by Mr. Vance. Voting aye, Mr. Ball, Mr. White, Mr. Vance and Mr. Blalock. Mr. Tilton was not present at this voting. REQUEST APPROVED UNANIMOUSLY.

Keith Blackman, representing Jewell C. and Gladys C. Kissinger, requests a rezoning from Residential Three (3) the following described property: Lots 14 and 15 in Block B, of Wewers Addition to the City of Jonesboro, Arkansas. The general location of property is North of East Highland and West of Bernard Street.

Mr. Blackman, representing the property owners, stated they are asking for zoning classification in order to allow them to open a real estate office in their home. After discussion about changing from a request of R-3 to R-2 and disagreements about right-of-way requested by the commission, it was decided to table this request until next month's meeting in order to check with the Highway Department about right-of-way requirements. A motion was made by Mr. Ball to table this request until the November meeting. Seconded by Mr. White. Voting aye, Mr. Ball, Mr. White, Mr. Vance. Voting no, Mr. Tilton, Mr. Blalock. MOTION TABLED.

#4 Mrs. Wanda Sutton requests permission to begin construction on Lots 2, 34 and 38 in Oak Hollow Subdivision. The general location of this property is West of Indian Hills Subdivision and South of Highland Drive.

Mike Gott, attorney representing Mrs. Sutton, asked the Commission to approve the request, stating her need to begin construction before bad weather sets in. He stated the three lots are for houses Mrs. Sutton plans to build, one on Lot 2 being her personal house.

A motion was made by Mr. Ball to revise the July, 1982 minutes of the MAPC and delete Lot 2 only, in Oak Hollow from the stipulation, to allow Mrs. Sutton to begin construction on her home. Seconded by Mr. Vance. The motion was PASSED. Voting aye, Mr. Ball, Mr. Vance, Mr. Blalock. Voting no, Mr. Tilton and abstaining Mr. White.

#5 Carroll Caldwell requests final approval of construction plans for Park Place Condominiums, a planned unit development, to be located in Block J of Marlo Acres 7th Addition. The development covers 3.9 acres and contains 7.69 single story units per acre for a total of thirty units. The property is zoned Residential Two. The general location of this property is west of Greenbriar and South of Rose Avenue.

A motion was made by Mr. White to approve this request as submitted. Seconded by Mr. Blalock. All members present voting aye. MOTION APPROVED.

#6 Robert Wood requests final approval of a planned unit development to be located on a replat of Fisher Commercial Subdivision, which is South of Samantha Avenue and East of Kathleen Street. The development covers 1.24 acres and contains fifteen single story units per acre for a total of eighteen units. The property is zoned Residential Three (R-3).

Harvey Johnson, engineer for Mr. Wood, noted that all streets and utilities are in that this is a zero lot line development.

Mr. Cooper noted the utility layout as requested at the last meeting was provided and asked if they were aware of the eighteen street crossings to reach the sewer laterals.

Mr. Vance made a motion to approve the request. Seconded by Mr. Ball. All members present voting aye. Motion was APPROVED UNANIMOUSLY.

#7 John Kitterman requests approval of a site development plan for an office building on a lot located on Caraway Road, behind the Garden Restaurant, which is North of the Spanish Mall and Stallings Lane.

This item was WITHDRAWN BEFORE THE MEETING.

#8 Poinsett Service Corporation requests approval of a revised site development plan for Oak Meadows Condominiums, a planned unit development, located North of East Nettleton and West of Caraway Plaza.

Mr. Al Miller, engineer, and Charles Miller were present representing this item.

A motion was made by Mr. White to approve this request with the stipulation of making Breezy Hill a loop street connecting with Oak Meadows Boulevard. Seconded by Mr. Ball. All members present voting aye. MOTION APPROVED.

#9 Village Communities request approval of subdivision plans for Candlewood Eighth Addition Supplement. The general location of this property is West of Springwood Drive and South of Neely Road.

Carroll Caldwell, representing this item, stated that the four lots on this plan were simply forgotten and left off of the original plan.

A motion was made by Mr. Tilton to approve this request. Seconded by Mr. Ball. All members present voting aye. MOTION APPROVED.

Mr. Fred Cheek, architect, representing Goff Courts, presenting some revised drainage plans. This item was not on the agenda.

A motion was made by Mr. Ball to approve the request with the stipulation that adequate right-of-way be secured on the North of Lots 3 through 7 Block D, North Acres 1st Extension, in order that the drainage slope can be made a minimum of 3 to 1 and that underground utilities be relocated to facilitate construction on the enlarged ditch.

This was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.