



Legislation Details (With Text)

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10/12/1978	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on September 14, 1978.

MAPC MINUTES  
SEPTEMBER 1978

The Metropolitan Area Planning Commission met Thursday, September 14, 1978, at 7:30 P.M. in the Court Room at City Hall.

The meeting was called to order by Chairman, Mr. Ralph Morrison.

Members Present: Morrison, Cooper, Ball, Smith, Tilton, Freeman, Brown and Morse

Members Absent: McDaniel

Others Present: Gary Meadows, Carlos Wood, Roy Douglas, Brenda Barnes and Curt Hodges.

Minutes for August were read and approved. Items for business were as follows:

Item #1 Don Bridger Enterprises, Inc. and Tommy L. Rankin and Barbara A. Rankin request a zoning of Commercial Three (C-3) for a parcel of property abutting the present city limits of the City of Jonesboro. Subject zoning request is submitted under the provisions of ordinance #1473 providing for zoning classifications prior to the subject property being annexed to the City. The MAPC is also asked to make a written statement as to what effect the proposed annexation of the property would have on the City accepting said Lands. The property is described as follows: Part of the Northwest Quarter of the Northwest Quarter of Section 31, Township 14 North, Range 4 East, Craighead County Arkansas, and being more particularly described as follows: Commencing at the Northeast Corner of the Northwest Quarter of the Northwest Quarter of Section 31 aforesaid; thence south 73 degrees 16 minutes 30 seconds west 219.1 feet to the point of beginning proper; thence south 0 degrees 06 minutes east 175.8 feet; thence north 89 degrees 37 minutes west 230.0 feet; thence north 0 degrees 06 minutes west 171.2 feet to the south right-of-way line of Highway No.63 Bypass; thence north 89 degrees 44 minutes east along said right-of-way 214.0 feet; thence north 82 degrees 40

minutes 30 seconds east 16.1 feet to the point of beginning proper, containing 0.91 acres, more or less. The general location of this property is south of Parker Road and west of Harrison Construction Co.

Mr. Ball made a motion to approve request with a stipulation that 60' from centerline be provided for R/W on Parker Road. Mr. Cooper seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Item #2 Maude Marie Rankin Et.Al., request a zoning classification of residential One (R-1), Residential Two (R-2) and Commercial three (C-3) to appropriate legal descriptions as shown on the plat. The zoning request is submitted under the provision of Ordinance #1473 providing for zoning classifications prior to subject property being annexed to the City of Jonesboro. The MAPC is asked to make a written statement as to what effect the said annexations would have on the City accepting such lands. The total area to be annexed is described as follows: A part of the Southwest Quarter Northwest Quarter 5.34 acres, Section 25, a part of the Northwest Quarter Southwest Quarter 35.18 acres Section 25, a part of the Northeast Quarter Southwest Quarter 7.00 acres, Section 25, a part of the Northeast Quarter Southeast Quarter 11.995 acres Section 26, all being Township 14 North, Range 3 East, Craighead County, Arkansas, more particularly described as follows: Beginning at the Southwest Corner of the Southwest Quarter Northwest Quarter Section 25, Township 14 North, Range 3 East: thence North 1° 06' east 660.0 feet; thence along the Southwesterly right-of-way line of Highway 63 Bypass as follows: South 47° 37' 30" 379.6 feet, South 44° 37' East 492.0 feet, South 49° 54' 30" East 320.1 feet, South 52° 40' 30" East 95.9 feet, South 46° 50' east 499.5 feet, South 38° 16' East 201.9 feet, South 52° 28' 30" East 302.0 feet, South 20° 01' East 61.9 feet, South 27° 44' 30" East 58.8 feet, South 61° 39' east 223.6, South 46° 24' 30" East 44.3 feet; thence South 88° 43' 30" West 231.7 feet; thence South 1° 38' West 150.1 feet; thence South 89° West 464.0 feet; thence South 89° 50' West 761.0 feet; thence North 89° 56' West 252.9 feet; thence South 89° 21' 30" West 590.7 feet; thence North 1° 21' East 627.5 feet; thence North 20° 27' West 279.1 feet; thence North 1° 06' East 81.02 feet; thence North 88° 54' West 260.0 feet; thence North 1° 06' East 329.3 feet; thence North 89° 40' East 672.2 feet to the point of beginning proper, containing, in all, 593454 acres, more or less. The general location of this property is south of Hwy 63 Bypass and East of Rankin's Oak Forest 1<sup>st</sup> Addition. REQUEST WAS WITHDRAWN, at request of Petitioner.

Item #3 Gerald Watkins requests a rezoning of Lot 4 of Keich's 1<sup>st</sup> Addition to the City of Jonesboro from Residential Three (R-3) to Commercial Three (C-3). The general location of this property is north of Nettleton Avenue and East of Willow Street. Mr. Brown made a motion, seconded by Mr. Freeman to approve request subject to 41' R/W from centerline on Nettleton Avenue.

Item #4 Highland Development Inc. requests final approval of a property development plan for an area located south of Highland Drive Christian Church. The general location of this property is east of Bernard and north of Highland Drive. Mr. Ball made a motion to Table request for further study. Request was seconded by Mr. Smith. A vote was taken. Voting aye: Ball, Smith, voting no, was Cooper Tilton, Freeman, Brown and Morse. Motion to TABLE request was DENIED. Mr. Morrison entertained another motion on the request.

Mr. Cooper made a motion to approve request, seconded by Mrs. Morse, with a stipulation that developers provide proper parking, proper right-of-way and buffer fence along west boundary from northwest corner of property to the exit on Bernard Street. Voting aye: was Cooper, Smith, Tilton, Freeman, Brown, Morse, voting no was Ball. REQUEST APPROVED.

Item #5 Bill Wade requests a final approval of a replat of Lots 5 and 6 of Neal Subdivision. The general location of this property is west of Culberhouse and north of Short Street. Mr. Brown made a motion to approve request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #6 Max Dacus requests a replat of the property located west of Caraway Road and north of Belt Street.

Mr. Ball made a motion to approve the request, seconded by Mr. Freeman, with a stipulation that a 50' R/W from centerline on Caraway be provided. REQUEST APPROVED UNANIMOUSLY.

Item #7 Max Dacus requests a replat of Lots 10,11 and 12 of Block A of Siglers College Addition. The general location of this property is south of Nettleton Avenue and west of Stone Street. Mr. Tilton made a motion to approve request, second by Mr. Brown, subject to 41' R/W from centerline on Nettleton. REQUEST APPROVED UNANIMOUSLY.

Item #8 Brackett-Krennerich & Associates requests approval of a property development plan for a parking lot adjacent to St. Bernard's Regional Medical Center. A motion was made by Mr. Freeman and seconded by Mrs. Morse to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #9 Clay Kenward requests final approval of Tate 2<sup>nd</sup> Industrial Addition to the City of Jonesboro. The general location of this property is south of Gordon Avenue and north of Word Avenue. A motion was made by Mr. Cooper, seconded by Mr. Freeman to approve request subject to proper R/W on Word Street and Council approval of closing Fifth Street. REQUEST APPROVED UNANIMOUSLY.

Item #10 Guy Pardew requests final approval of Cayman Villa (Pardew's 46 unit Housing Project)h described as follows: A part of the Northeast Quarter of Section 7, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of said NE ¼ Section 7; thence North 88° 44' east along the center of said Section 7, a distance of 1537.07 feet; thence North 0° 32' West 417.42 feet; thence South 88° 44' west 436.2 feet; thence North 1° 16' West 260.0 feet to the point of beginning proper; thence continue North 1° 16' West 628.0 feet to an existing fence corner; thence North 88° 37' East 607.8 feet; thence South 0° 32' East 759.3 feet; thence South 88° 44' West 236.9 feet; thence North 1° 16' West 130 feet, thence South 88° 44' West 362.5 feet to the point of beginning proper, containing 9.42 acres, more or less. (This item was tabled at the August meeting until Street Development plan was submitted on Roseclair Street.) Mr. Ball made a motion to approve request, seconded by Mr. Brown, subject to an approval of drainage and street curb and gutter from City Engineer.

Item #11 Harvey Johnson requests preliminary approval of a street department plan on Roseclair Street. A motion was made by Mr. Cooper, seconded by Mr. Ball to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #12 Jerry Craft requests preliminary approval of North Acres Subdivision 2<sup>nd</sup> Extension. Description: A part of the Northeast Quarter, Section 7, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southwest Corner said Northeast Quarter Section 7; thence North 88° 44' East along the center of Section 7 a distance of 1537.0 feet; thence North 0° 32' West 287.42 feet to the point of beginning proper; thence continuing North 0° 32' West 130.0 feet; thence South 88° 44' West 11.2 feet; thence North 1° 16' West 130.0 feet to the centerline of Roseclair Street; thence along said centerline 173.56 feet; thence South 0° 32' East 260.0 feet; thence South 88° 44' West 160.67 feet to the point of beginning proper, containing 1.00 acre, more or less. The general location of this property is West of North Acres Subdivision. A motion was made by Mr. Tilton and seconded by Mr. Ball to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #13 Jerry Craft requests Final Approval of a replat of Lots 1 thru 5 Block E of North Acres Subdivision 1<sup>st</sup> Extension. A motion was made by Mr. Cooper and seconded by Mr. Ball to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #14 F.N.P. Developers Inc. requests a final approval of Blueridge Subdivision described as follows: A part

of Lot 1 and Lots 1 & 2 of a replat and re-subdivision of Lots 2 & 3 of S.E. Blaylock Subdivision of the Northwest Quarter, Section 15, Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southeast Corner of Lot 1 of S.E. Blaylock Subdivision; thence South 88° 58' West 300.0 feet to the point of beginning proper; thence continuing South 88° 58' West 64.3 feet; thence South 0° 19' West 379.9 feet; thence South 87° 57' West 148.8 feet; thence North 5° 50' East 125.0 feet; thence South 88° 17' West 243.9 feet to the right-of-way line of Aggie Road; thence along said right-of-way line North 6° 33' East 349.9 feet; thence continue along a curve to the right with a radius of 228.86 feet, a distance of 327.6 feet thence continue North 88° 34' East 184.7 feet; thence South 285.6 feet to the point of beginning proper containing 5.1 acres, more or less. The general location of this property is adjacent to Meadowlark Acres Subdivision and Adjacent to Aggie Road. Mr. Ball made a motion, seconded by Mr. Smith, to approve request with stipulation that easements be provided conforming to desires of City Water & Light and City Engineer. REQUEST APPROVED UNANIMOUSLY.

Item #15 Guy Pardew requests approval of proposed grading and drainage changes on Aspen Gardens. Cooper made a motion to approve request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

Item #16 Guy Pardew requests final approval of Hickory Hills. The legal description is as follows: Part of the North Half of the Northeast Quarter of the Southeast Quarter Section 31, Township 14 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter, Section 31, aforesaid; thence South 0° 29' West along the East line of said Northeast Quarter of the Southeast Quarter 100 feet to the point of beginning proper; thence continue South 0° 29' West 212.8 feet; thence West 462.2 feet to the centerline of an existing ditch; thence along said centerline as follows: South 56° 39' 90" West 12.3 feet, South 2° 27' 19" East 39.1 feet, South 81° 32' West 15 feet, South 70° 10' West 87.9 feet, South 34° 33' 14" West 143 feet, South 40° 19' 53" West 120.9 feet thence West 250 feet; thence North 6° 00' East 252.9 feet; thence North 0° 18' 06" East 231.7 feet; thence South 89° 40' 54" East 12.3 feet; thence North 0° 19' 06" East 175 feet to the North line of the aforementioned Northeast Quarter of the Southeast Quarter; thence South 89° 40' 54" East along said line 680 feet to the centerline of an existing ditch; thence along said centerline as follows: South 54° 45' 24" West 21.1 feet, South 10° 36' 27" West 70.2 feet, South 4° 17' 58" East 20.5 feet; thence East 322.4 feet to the point of beginning proper, and containing 9.32 acres, more or less, and being subject to an easement of 30' along the East side of the tract for an existing county road.

A motion was made by Mr. Ball and seconded by Mr. Brown to approve request with a stipulation that Craighead Electric be provided 5 additional feet for utility easements. REQUEST APPROVED UNANIMOUSLY.

Item #17 Jam Ray Investments request Final approval of a replat of Lots 43, 44, 45, 46, 47 and 48 of Block C Krewson Subdivision of Jonesboro College Addition to the City of Jonesboro. Mr. Freeman made a motion, seconded by Mr. Smith, to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #18 Skip Macon requests Preliminary approval of Nicely Subdivision. This is a replat of Nicely Subdivision 1<sup>st</sup> Addition Block C and D. The property is described as follows:

Commencing at the Northeast corner of the aforesaid Section 23; then South 1° 49' West 171.5 feet; thence North 89° 43' West 905.1 feet, to the point of beginning proper: thence South 1° 49' West 347.7 feet; thence Southwesterly along the arc of a 12.6644 degree curve to the right 106.6 feet; thence South 15° 19' West 41.7 feet; thence Southeasterly along the arc of a 229.000 degree curve to the left 39.3 feet; thence South 74° 41' East 118.8 feet; thence Southeasterly along the arc of a 16.7018 degree curve to the left 91.4 feet; thence South 89° 57' East 44.0 feet; thence Northeasterly along the arc of a 31.7351 degree curve to the left 84.2 feet; thence

North 63° 20' East 49.4 feet; thence South 7° 33' East 211.7 feet; thence North 89° 57' West 604.1 feet; thence North 1° 49' East 708.2 feet; thence South 89° 43' East 199.2 feet, to the point of beginning proper, and containing 4.98 acres, more or less. The general location of this property is North of Mt. Vernon Road and West of Oak Avenue.

Mr. Brown, seconded by Mr. Cooper, made a motion to approve requests with a stipulation that Blueberry Street be extended on Matthews on Final plat. REQUEST APPROVED UNANIMOUSLY.

Item #19 Mr. Joe Tomlinson presented a proposal on zoning setbacks for Planning Commissions comments and approval. Commission members were asked to study this proposal and meet September 21, 1978 at 7:00 P.M. at City Hall for further discussion.

Meeting adjourned at 11:00 P.M.