



Legislation Details (With Text)

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**On agenda:**    **Final action:** 2/12/1991  
**Title:** METROPOLITAN AREA PLANNING COMMISSION  
 JANUARY 8, 1991

**Sponsors:**

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Date	Ver.	Action By	Action	Result
2/12/1991	1	Metropolitan Area Planning Commission	Passed	Pass

METROPOLITAN AREA PLANNING COMMISSION  
JANUARY 8, 1991

MEMBERS PRESENT: Coleman, Patteson, Bahn, Blalock, Vance, McCracken, Damron, Little

MEMBERS ABSENT: Aycock

The minutes of December 11, 1990 were approved as prepared.

Item #1 RZ91-1 Cooper Construction company requested rezoning from R-1 to C-3 for 24.034 acres located on a part of the SE ¼ of Section 33, T14N and R4E. The property is located on the east side of Stadium Blvd. (Hwy.1), north of the Craighead County Highway Department.

A motion to approve this request was made by Mr. Coleman and seconded by Mr. Vance. Voting was 7 in favor, 0 opposed.

A motion to approve this request was made by Mr. Coleman requested approval of a one (1) lot minor plat containing 3.03 acres. The property is located on the east side of Stadium Blvd. (Hwy. 1), north of the Craighead County Highway Department.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Little. Voting was 7 in favor, 0 opposed. REQUEST APPROVED.

Item #3 RZ91-2 Bob Whitlow requested rezoning from C-3 to R-3 for Lot 9 of Pardew’s Subdivision of Lot 1, Block L of Sigler’s College Addition. The property is located on the south side of Forest Home Road, west of Bittle Street.

Mr. Vance made a motion to approve this request subject to the right-of-way being clarified on Forest Home Road and shown not less than 30’ from centerline. The motion was seconded by Mr. Patteson. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

Item #4 AZ91-1 City Water & Light and Barbara Wilcox requested approval of annexation and a zoning classification of R-1 for 3.82 acres located on a part of the NE ¼, NE ¼ of Section 2, T13N and R4E. The property is located on the south side of Ingels Road, east and north of Whiteman's Creek Drainage Ditch.

Mr. Vance made a motion to approve this request subject to assurance that the right-of-way on Ingels Road is a minimum of 30' from center of existing road. The motion was seconded by Mr. Vance. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #5 AZ91-2 Mr. & Mrs. Paul Smith requested approval of annexation and a zoning classification of R-1 for 1.00 acre located on a part of the SE ¼, SE ¼ of Section 8, T14N and R3E. The property is located on the north side of Highway 91, at the western edge of the City Limits.

A motion to approve this request was made by Mr. Little and seconded by Mr. Patteson. Voting was 7 in favor, 0 opposed. REQUEST APPROVED.

Item #6 MP91-2 Jack McCann requested approval of a one (1) lot minor plat containing 4.10 acres. The property is located on the north side of Beverly Drive, west of Duncan Road.

Mr. Vance made a motion to approve this request subject to the owner signing a street improvement and dedication agreement stating that when and if the street is developed that this owner will provide the right-of-way on his side of the street and his share of the cost of the improvements. The motion was seconded by Mr. Little. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #7 NO91-3 Mitchell Caldwell and Shelby Phillips requested approval of a five (5) lot minor plat containing 40.35 acres. The property is located on the south side of Colony Drive, west of Richardson Road.

This same piece of property was submitted for plat approval containing twelve (12) lots some three months ago. At that time, preliminary subdivision approval was granted with the owners to submit a complete set of plans for final subdivision approval. As stated by the owners (Caldwell and Phillips), it is their intent to build three (3) houses in the coming year. One for Mr. Caldwell, one for Mr. Caldwell's daughter and one for Mr. Phillips daughter. The owners also stated that it is their ultimate desire to submit final plans for the subdivision originally presented pending participation of the adjacent owners in the improvements for the full length of Colony Drive.

At the conclusion of the discussion Mr. Vance made a motion to approve this request as a five (5) lot plat with the stipulations that: (1) The right-of-way be shown on Colony Drive as 30' from the center of the street instead of the section line. (2) The owners entering into a street improvement agreement for Colony Drive and Richardson Road. The motion was seconded by Mr. Damron. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #8 MP91-4 Jerome and Barbara Ruther requested approval of a two (2) lot minor plat containing 7.6 acres. The property is located on the south side of Highland Drive, east of Caraway Road.

Mr. Vance made a motion to approve this request for Lot 1 only, omitting Lot 2. There was some discussion of a street off the east side of this property that is to be shown as a proposed street on the revised plat. The proposed street would eventually connect Highland Drive to Race Street. Mr. Damron seconded the motion. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #9 MP91-5 Jack Poling requested approval of a one (1) lot minor plat containing 1.32 acres. The property is located on the west side of Outback drive, at the south end of Outback Drive.

A motion approve this request was made by Mr. Patteson subject to the east property line being moved 30' to the west. The motion was seconded by Mr. Little. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item # 10 RP91-1 Jack Poling requested a replat of Lots 2, 3 & 4 of block A of Outback Subdivision. The property is located on the east side of Outback Drive, south of Craighead Forest Road.

A motion to approve the request was made by Mr. Vance and seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED.

Item #11 RP91-2 Mike Hathcoat and E. J. Buhrmester requested approval of Lots A & B, a replat of Lots 1, 2 & 16, Block C of Brookhaven Addition and the north 25' of the abandoned Highland Drive. The property is located east of Brookhaven Road, west of Kenwood Street at the south end of each respective street.

Mr. Damron made a motion to approve the request subject to the plat reflecting the utility easement that remained when Highland Drive was closed. The motion was seconded by Mr. Coleman. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #12 FP91-1 Kent Arnold requested final approval of Club Place Subdivision containing 127 lots on 47.97 acres. The property is located on the east side of Harrisburg Road, west of Caraway Road, adjacent to the Jonesboro Human Development Center.

Mr. Vance made a motion to approve this request with the stipulations that a site plan be presented for Lots 63-66 if they are developed as multifamily residential use and that the ditch relocation on the southeastern corner of the property be submitted to and approved by the City Engineer. Mr. Coleman seconded the motion. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

In other business, officers were elected by the Commission to serve during 1991.

A motion to nominate Gene Vance for Chairman was made by Mr. McCracken and seconded by Mr. Damron. Mr. Little made a motion to approve by acclamation.

A motion to nominate Jon Coleman for Vice-chairman was made by Mr. Vance and seconded by Mr. Patteson. A further motion was made by Mr. Vance to approve by acclamation.

A motion to nominate Guy Patteson for Secretary was made by Mr. Bahn and seconded by Mr. Little. Mr. Coleman made a motion to approve by acclamation.

Meeting adjourned at 9:15 p.m.