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MAPC MINUTES

January 9, 1990

MEMBERS PRESENT: Mr. Lamberth, Mr. Vance, Mr. McCracken, Mr. Smock, Mr. Patteson, Mr. Coleman

MEMBERS ABSENT: Mr. Sloan, Mr. Aycock, Mr. Blalock

The minutes of the December 12, 1989 meeting were approved as prepared.

#1 RZ90-1 Carroll Carr requested re-zoning from R-1 to C-3 for 2.78 acres located on a part of the SE 1/4, SW 1/4, Section 10, T14N, R3E. The property is located on the south side of Hwy.63B, east of Royale Drive.

Mr. Vance made a motion to approve this request subject to the plat being revised to show the power line easement and the owner signing an agreement to provide street improvements on Royale Drive when improved by the City, The motion was seconded by Mr. Lamberth. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS .

#2 MP90-1 Carroll Carr requested approval of a two (2) lot minor plat containing 2.78 acres, more or less, and located on the south side of Hwy. 63B, east of Royale Drive.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Smock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED .

#3 RZ90-2 Bill Waldrip requested re-zoning from R-1 to C-3 for 9.57 acres located on a part of the SE 1/4, SW 1/4, Section 23, T14N, R3. The property is located on the west side of Hwy. 63 Bypass, approximately 1/4 mile south of Matthews Avenue.

Mr. Patteson made a motion to approve this request subject to the following:

1. That the required right-of-way for Hwy.63 Bypass be determined, dedicated and shown on the plat

2. A site plan be submitted and approved by the Commission prior to issuance of a building permit

The motion was seconded by Mr. Smock. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#4 RZ90-3 Paul Strecker requested re-zoning from R-2 to C-4 for 1.07 acres located on a part of Lots 105, 106, 109, & 110 and all of Lots 107 & 108 of College Place Subdivision. The property is located on the north side of Johnson Avenue (Hwy. 49B), east of Melrose Street.

A motion to approve the request was made by Mr. Vance subject to a site plan being submitted before a building permit is issued, not before the re-zoning is approved. Mr. Vance stated that careful consideration should be given to addressing drainage, street improvements, and possible access to the development which may need to include turn lanes and/or deceleration lanes. A further part of this motion was that the Commission acknowledges the fact that a request for re-zoning to C-3 for this same property was reviewed by the Commission in July, 1987 and denied. Since that time some property to the east of this location has been re-zoned to C-3. The motion was seconded by Mr. Coleman. Voting was 5 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#5 MP90-4 Paul Strecker request approval of a 1 lot minor plat containing 1.07 acres, more or less, and located on the north side of Johnson Avenue, east of Melrose Street.

This request is actually a replat of existing lots. A motion to approve this request was made by Mr. Lamberth and seconded by Mr. Smock. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#6 MP90-2 Tony Davis & Bob Lee requested approval of a one (1) lot minor plat containing 2.00 acres, more or less, and located on the south side of Hwy. 18, west of Cottage Home Road.

Mr. Vance made a motion to approve this request subject to the plat being revised to include the remainder of the property as Lot 2. The motion was seconded by Mr. Smock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#7 MP90-3 Kevin Hoke requested approval of a one (1) lot minor plat containing 3.31 acres, more or less, and located on the south side of Hwy. 18, approximately 1/4 mile east of Heath Lane.

A motion to approve this request was made by Mr. Patteson and seconded by Mr. Vance. Voting was 4 in favor, 0 opposed. REQUEST APPROVED.

#8 RP90-1 Steve Mitchell requested approval of a replat of Lot 1-A, Mitchell's Subdivision of Lot 1, Block 3, Culberhouse 3rd Addition. The property is located on the west side of Vine Street, south of Warner Avenue.

Mr. Vance made a motion to approve this request and highly recommend to the current owner that procedures be started to close the alley on the south side of the property. The motion was seconded by Mr. Smock. Voting was 4 in favor, 0 opposed. REQUEST APPROVED.

#9 PP90-1 Dixie Land Sales requested preliminary approval of a subdivision containing 9 lots on 9.00 acres, more or less. The property is located on the north side of Prospect Road, east of Old Paragould Hwy.

Mr. Vance made a motion to approve this request with the following stipulations:

1. 9' additional right-of-way be dedicated on Paragould Drive
2. The owners sign an agreement to pay their prorata share of street improvements on Paragould Drive and Prospect Road when improved by the City.
3. Changing the street name on Old Paragould Highway to Paragould Drive
4. Granting a 10' utility easement along the northern and eastern property lines
5. The engineer speak with his client about strongly considering installing joint access driveways between every two lots along Prospect Road to reduce access conflicts

Mr. Lamberth made a motion to approve by acclamation the re-election of the 1989 Commission Officers to serve during 1990. Those officers are: Chairman - Lloyd McCracken, Jr., Vice-chairman - John Sloan, Secretary Gene Vance. Approved by acclamation.

Meeting adjourned at 8:15 p.m.