



Legislation Details (With Text)

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2/14/1985	1	Metropolitan Area Planning Commission	Passed	Pass

Minutes for the MAPC meeting on January 10, 1985.

MAPC MINUTES  
JANUARY 10, 1985

The Metropolitan Area Planning Commission met Thursday, January 10, 1985, at 7:00 p.m. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas, to consider the following requests:

PRESENT: Mr. Ball, Mr. Hunt, Mr. White, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock

ABSENT: Mr. Scott

Others present: John Broadaway, Tim Ray, Joe Tomlinson, Betty Marlar and Curt Hodges.

#1 R. David Hughey & Margaret Hamm Hughey request rezoning from Residential One (R-1) to Commercial Three (C-3), the following described property: The South 132' of the East Half of the Northeast Quarter of the Northwest Quarter of Section 29, Township 14 North, Range 4 East, containing 2 acres more or less, LESS AND EXCEPT the following: Begin at the Southeast Corner of said Northeast Quarter of the Northwest Quarter, thence South 89° 04' East 50 feet; thence South 0° 11-1/2' West 132 feet to the point of beginning, containing 0.15 acres. The general location of property is West of Brown's Lane and South of Windwood Condominiums. Mr. Ball made a motion to approve the request contingent upon a proper legal designation as a lot being done. Mr. Vance seconded the motion, with Mr. Ball, Ms. Barber, Mr. Orr, Mr. Vance, and Mr. Blalock voting aye; Mr. Hunt passed. MOTION PASSED.

#2 Tommy Rankin requests preliminary approval of plans for Lakewood Addition, Phase I, a planned unit development, located on the Southeast Quarter of the Northwest Quarter of Section 32, Township 14 North, Range 4 East. The development covers 5.7 acres and contains 16 units in four buildings. The general location of this property is East of Medallion Acres and Arkansas State Highway 1-B.

It is noted this property will be submitted for annexation next month. Mr. Vance made a motion to give

preliminary approval with the following changes to be shown on the final plat.

- 1.) More drainage detail
- 2.) Parking to be moved out of city right-of-way
- 3.) 50' right-of-way on Lakeview Circle
- 4.) Consider future extension of Medallion Drive
- 5.) Recommend that the developer go to the Board of Zoning Adjustment for a variance on a building setback.

Mr. Ball seconded the motion, all members present voting aye. MOTION PASSED.

#3 Louis Hartley (Changed from Tommy Rankin) requests preliminary approval of plans for Manor Heights Addition, a planned unit development, to be located on part of the Northwest Quarter of Southeast Quarter of Section 23, Township 14 North, Range 3 East. The development covers 1.7 acres and contains 20 units in five buildings, for a density of 11.76 units per acre. The general location of this property is South of West Nettleton Ave. and West of Smoot Drive. It is noted that the property owner as stated on the agenda is incorrect and should read Louis Hartley. Present and voicing opposition to this item were residents of Briarwood 6<sup>th</sup> Addition.

Mr. Hunt made a motion to delay action on this item until an opinion could be rendered by City Attorney on acreage interpretation of the PUD Ordinance. The motion died for lack of a second.

Mr. Hunt made another motion to table the item for further study. This item also died for lack of a second.

Mr. Ball made a motion to give preliminary approval with the following stipulations.

- 1.) Ask for expert advise on drainage in this development.
- 2.) Ask an opinion for the City Attorney and be in receipt of it ten days prior to the next meeting, concerning the interpretation of the acreage requirement on this development.
- 3.) Developer and his engineer to continue to finalize drainage with the two adjacent property owners on working out easements to Teresa Circle within 30 days.
- 4.) Developer to provide copy of Bill of Assurance ten days prior to next meeting to allow city attorney to review it concerning maintenance within the development.

Mr. Blalock second the motion with Mr. Ball, Mr. Orr, Mr. Vance and Mr. Blalock voting aye, Mr. Hunt and Ms. Barber voting no. MOTION PASSED.

#4 Duke Broadcasting Corporation requests a zoning classification of Commercial Three (C-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, Southwest Quarter, Section 35, Township 14 North, Range 3 East. The general location is East of Neely Lane and South of Griffin Subdivision.

Mr. Vance made a motion to approve the request with the recommendation to the City Council that the property be brought in as R-1 instead of C-3 because of the surrounding area and that a 20' easement on the South of the property would benefit the Fire Department. Mr. Ball seconded the motion, all members present voting aye. MOTION PASSED.

#5 John Marcom requests a replat of Lot 19 of a Replat of Lots 1-9, 17 and 19-21, Merrywood Subdivision, Jonesboro, Arkansas. The general location of this property is South of East Nettleton Avenue and West of

Merrywood Drive

This item is to finalize drainage improvements in the Merrywood Subdivision with the donation from John Marcom of \$20,000 in cash for work to be done and the donation of Lot 19A for a retention pond. Mr. Ball made a motion to approve the request for the replat, seconded by Mr. Hunt, all members present voting aye. MOTION PASSED.

#6 Marvin Hinton requests a replat of Lots 1, 2, 3, 4, 5 and 6 of Block I, Belmont Addition, Jonesboro, Arkansas. The general location is South of Rose Street and West of South Main St.

Mr. Vance made a motion to not hear this item based on the request not being signed by the owner of the property. Mrs. Barber seconded the motion, with Mr. Ball, Mrs. Barber, Mr. Orr, Mr. Vance and Mr. Blalock voting aye, Mr. Hunt passed. MOTION PASSED.

#7 Dr. Jerry Blalock and James Turner request a replat of a part of Lot 1 of Medical Center Development Corporation Addition, Jonesboro, Arkansas. The general location of this property is South of East Matthews Avenue and East of Rains Street.

NOTE: This is a two part replat, request numbers to be known as Item 7A on above request and Item 7B for the replat owned by Dr. McKee. Mr. Vance made a motion to approve the request for Item 7A, seconded by Mr. Hunt, all present voting aye. MOTION PASSED.

7B Dr. Bobby McKee requests a replat of a part of Lot 1 of Medical Center Development Corporation Addition to be known as McKee's Replat of a part of Lot 1 of Medical Center Development Corporation Addition to Jonesboro.

Mr. Vance made a motion to approve the replat and call the Lot 1A instead of 1 and recommend to the Street Committee of the City Council that the owner use 5' of the City's right-of-way to refurbish the building according to Zoning Ordinance 24-5, Paragraph C-4, in regard to nonconforming use. Mr. Blalock seconded the motion, all members present voting aye. MOTION PASSED.

#8 Beverly Enterprises requests approval of site development plans for Jonesboro Villa, a part of Geriatrics Nursing Center, to be located on part of Lot 8, Melton Manor Addition to Jonesboro, Arkansas. The general location is North of Southwest Dr and West of Haywood Dr. Mr. Ball made a motion to approve the request, seconded by Mr. Barber, all members present voting aye. MOTION PASSED.

#9 B. B. Vance & Sons, Inc. Requests a replat of Block A, Vance's Third Addition, Jonesboro, Arkansas into Tract A containing 10.011 acres and Tract B containing 17.534 acres. The general location of this property is South of Highland Dr., between Brown's Lane and Bernard St. To correct the agenda, B. B. Vance & Sons, Inc. and Wal-Mart properties should be listed as the owners of this property.

Mr. Ball made a motion to approve this request, seconded by Mrs. Barber: voting aye, Mr. Ball, Mr. Hunt, Mrs. Barber, Mr. Orr and Mr. Blalock, Mr. Vance passed. MOTION PASSED.

#10 Wal-Mart Properties request approval of site development plans for a store to be located South of Highland Drive, East of Brown's Lane and West of Bernard Street.

This was not an item of the agenda. Mr. Orr made a motion to table the request for further study, seconded by Mr. Ball, all members present voting aye. REQUEST TABLES.

By acclamation, the Commissioners cited Roy Cooper for his long years and faithful service to the Metropolitan Area Planning Commission.

There being no further business the meeting adjourned.