



## Legislation Details (With Text)

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Minutes for the MAPC meeting on November 11, 1982.

MAPC MINUTES

NOVEMBER 11, 1982

The Metropolitan Area Planning Commission met Thursday, November 11, 1982, at 7:30 p.m. in the Council Chambers at 314 West Washington, Jonesboro, Arkansas.

The meeting was called to order by Chairman Mr. Roy Cooper.

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

MEMBERS ABSENT: Mr. Smith, Mr. Feher, Mr. Farmer.

Others Present: Mike Cameron, John Broadaway, Joe Tomlinson, Curt Hodges, Sheri Kiech.

#1 Danny Merryman requests a rezoning from Commercial Three ( C-3 ) to Residential Three ( R-3 ) the following described property Lots 2, 3 and 4, Block A of White Plaza, Jonesboro, Arkansas. The general location of this property is West of Caraway Rd. and North of Conrad Dr.

Mr. Ball made a motion to approve the request, seconded by Mr. Tilton. REQUEST APPROVED UNANIMOUSLY.

#2 Danny Merryman requests approval of a replat of Lots 2, 3 and 4, Block A of White Plaza, Jonesboro, Arkansas into one Lot. The general location of this property is North of Conrad Drive and West of Caraway Road.

Mr. Scott made a motion to approve the request, seconded by Mr. Ball. REQUEST APPROVED UNANIMOUSLY.

#3 Danny Merryman requests approval of site development plans for a forty unit apartment complex to be located on one lot. The general location of this property is North of Conrad Drive and West of Caraway Road.

Mr. Tilton made a motion to approve the request, seconded by Mr. Ball, subject to the following stipulations:

1. The Petitioner meeting necessary Fire Code revisions and have fifteen (15) feet between buildings.
2. Add four (4) extra parking spaces to meet space requirements.

REQUEST APPROVED UNANIMOUSLY.

#4 Albert Richardson requests approval of a replat of Lots 20 and 21 of Block A of replat of Noble Acres addition to Jonesboro, Arkansas. The general location of this property is South of Noble Drive and East of Tony Drive.

Mr. Ball made a motion to approve the request, seconded by Mr. Scott. REQUEST APPROVED UNANIMOUSLY.

#5 Malcolm Street requests approval of revised site development plans for a twenty unit apartment complex to be located on a replat of Cobb's Survey of NW1/4 of NE1/2 of Section 19, T14N R 4E. This development was previously approved but later appealed to the City Council. The City Council in the meeting of November 1, 1982, referred this item back to the MAPC for some changes for fire safety.

Objections for this item are as follows: Mrs. Mary Jane Metzler of 317 East Cherry Street.

1. The Street would be right behind the house.
2. The Apartment Complex would be too close to the back of their house, request a buffer or barrier zone.
3. Excessive drainage and sewer problems.

Mrs. Nettle Whitehead of 907 Marjorie Drive, Principle of East Elementary School.

1. Concerned about traffic the Complex would cause with the school children.

Mr. Tilton made a motion to approve the request, seconded by Mr. Blalock, subject to the following stipulations:

1. Box culvert and drop inlets as marked on the Set of Sample plans, are to be constructed to meet the City Engineers specifications.
2. Curbs on all drive and parking areas are to be constructed.
3. Buffer fence of solid wood of 52' X 6' on the east side of apartment complex should be constructed along the west side of the Metzler property.
4. Traffic to enter only on Cobb Street, enter and exit on Cherry Street. The signs to be provided and enforced by the owner of the complex.
5. A letter from Fred Rorex that all Fire Code requirements have been met.

REQUEST APPROVED UNANIMOUSLY.

#6 Bill Rees and Johnny Payne 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 effect the proposed annexations would have on the City accepting said lands. The property is described as follows: A part of the Southeast Quarter (SW1/4) of the Northwest Quarter (NW1/4) of aforesaid Section 36; thence South on the 40 acre line 1791.9 feet to the point of beginning property; thence S69° 01' East

387.7 feet to the Northerly right-of-way line 305.3 feet to the point of beginning proper, containing 1.43 acres. The general location of this property is North of U.S. Highway No. 49 South and East of Candlewood Estates.

Mr. Scott made a motion to approve the request, seconded by Mr. Tilton. REQUEST APPROVED UNANIMOUSLY.

#7 Martha Vick requests approval of a replat of Lots 12, 13 and 14 of Keich's Second Addition to Jonesboro, Arkansas, into two lots. The general location of this property is West of Boydston Street and South of Manila.

Mr. Scott made a motion to approve the request, seconded by Mr. Tilton. REQUEST APPROVED UNANIMOUSLY.

#8 Summers Little requests preliminary approval of plans to convert Townhouse Manor Apartments into Condominiums. This complex contains twenty (20) two-story Townhouses. The property is zoned Commercial Three (C-3). The general location of this property is North of Forest Home Road and East of Caraway Road..

Mr. Scott made a motion to approve the request, seconded by Mr. Tilton, subject to the following stipulations:

1. Removal of all parking spaces from Public right-of-way.
2. Additional parking North of Forest Home Road.
3. Petitioner willing to upgrade Fire Code requirements.

REQUEST APPROVED UNANIMOUSLY.