



Legislation Details (With Text)

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Minutes for the MAPC meeting on February 14, 1985.

MAPC MINUTES
FEBRUARY 14, 1985

The Metropolitan Area Planning Commission met Thursday, February 14, 1985, at 7:00 P.M. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas to consider the following requests:

MEMBERS PRESENT: Mr. White, Chairman: Mr. Ball; Mr. Hunt; Mr. Orr; Mr. Vance; Mr. McCracken; Mr. Lusby.

MEMBERS ABSENT: Mrs. Barber; Mr. Blalock.

OTHERS PRESENT: Mr. Joe Tomlinson; Mr. Tim Ray; Mr. John Broadway; Mrs. Linda West; Mr. Tommy Mumert, Jonesboro Sun.

#1 J. C. Sikes requests a rezoning from Residential Two (R2) to Commercial Three (C-3), the following described property: A part of the South half of the Southwest Quarter, Northeast Quarter, Section 29, Township 14 North, Range 4 East. The general location of this property is North of Race Street and East of Brown's Lane.

Mr. Vance made the statement that it was mentioned at the Special Meeting December 27, 1984, that there was Commercial Three (C-3) zoning in that said area and that the Commissioners felt this would be compatible due to that fact.

Mr. Vance then made the motion to approve Mr. Sikes request for rezoning from Residential Two (R-2) to Commercial Three (C-3), seconded by Mr. Lusby. REQUEST APPROVED UNANIMOUSLY.

#2 Carroll Rein would like to address the Commission about rezoning a piece of property in the future.

The Commission could not take an actual action due to the lack of a formal request and advertisement.

#3 Tommy Rankin and City Water & Light requests a zoning classification of Residential Three (R-3) and Residential Two (R-2). Subject zoning request is submitted under provisions of City Ordinance 1473 providing 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 South Half of the Northwest Quarter of Section 32, Township 14 North, Range 4 East. The general location of this property is East of Medallion Acres and East of Old Highway 1. REQUEST APPROVED UNANIMOUSLY.

#4 Louis Hartley requests final approval of construction plans for Manor Heights, a planned unit development to be located on a part of the Northwest Quarter of the Southeast Quarter of Seciton23, Township 14 North, Range 3 East. The development covers 2.24 acres and contains 20 units in five buildings, for a density of 11.76 units per acre. The developer has requested R-2 zoning. The general location of this property is West of Smoot St and South of West Nettleton .

Opposition presented their views, Mrs. Debbie Findley, White Realty: Phillip Wells, Attorney at Law, representing the homeowners.

Mr. McCracken made a motion to approve the request for final approval of construction plans for Manor Heights a planned unit development with the following stipulations:

- 1.) That there be a detention basin
- 2.) An 8" foot wooden fence to be constructed similar to others at the same level.
- 3.) That a berm be placed behind the fence on Manor Heights property.
- 4.) That adjacent property owners have thirty (30) days to grant an easement which would allow drain pipes to be installed otherwise, the detention facility will be designed to handle run-off water adequately.
- 5.) That a \$5,000.00 bond be placed prior to construction with the City of Jonesboro.
- 6.) That an insurance certificate stating that the surrounding homeowners will be given a thirty (30) day notification and that the insurance would be good until thirty (30) days after that notification.

This item was seconded by Mr. Vance.

Voting Aye: Mr. Ball; Mr. Orr; Mr. Vance; Mr. McCracken; Mr. Lusby. Voting No: Mr. Hunt REQUEST APPROVED (five to one).

#5 Tommy Rankin request final approval of construction plans for Lakewood 1st Addition, a planned unit development to be located on a part of 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 property developer is asking for an R-3 zoning. The general location of this property is East of Medallion Acres and Arkansas State Hwy. 1-B. Mr. Vance made the motion to approve the request for final approval of construction plans for Lakewood 1st Addition, a planned unit development with the stipulation that if and when it comes into the City it must still proceed with the Board Zoning Adjustment pertaining with Lot 1 Block A building structure not meeting set-back requirements. Seconded by Mr. Orr. REQUEST APPROVED UNANIMOUSLY.

#6 Louis Harlley requests preliminary approval of construction plans for Lakewood Third Addition, a planned unit development to be located on a part of the Southeast Quarter of the Northwest Quarter, Section 32, Township 14 North, Range 4 East. The development covers 7.125 acres and contains 60 units in 15 buildings, for a density of 8.4 units per acre. The property is zoned Residential Three (R-3). The

general location of this property is East of Old Highway 1 and South of Medallion Acres.

Mr. Ball made the motion to approve request for a preliminary approval of construction plans for Lakewood Third Addition, a planned unit development with the stipulation that the street will be constructed as plans shown within this development. REQUEST APPROVED UNANIMOUSLY

#7 Dr. James Schrantz requests a replat of Lots 1 and 2 of Upper Ducks-water Addition. The general location of this property is West of Robinwood Addition and Arkansas State Hwy 226. Mr. Ball made the motion to approve Dr. Schrantz's request to replat Lots 1 and 2 of Upper Duckswater Addition. Mr. Orr seconded. REQUEST APPROVED UNANIMOUSLY.

#8 Robin Nix requests approval of revised construction plans for Robinwood, a subdivision to be located on a part of the North Half, Southwest Quarter and Part of the Southeast Quarter, Northwest Quarter, Section 26, Township 14 North, Range 3 East, containing 23.0 acres more or less. The development will contain 37 lots and is zoned R-1. The general location of this property is South of Arkansas State Highway 226 and West of Oak Forest.

Mr. Hunt made the motion to approve Mr. Nix's request for approval of revised construction plans for Robinwood with the stipulation that the record plat needs to say utility and drainage. Mr. McCracken seconded. Voting aye: Mr. Ball; Mr. Hunt; Mr. Orr; Mr. Vance; Mr. McCracken. Abstaining: Mr. Lusby. REQUEST APPROVED (five to one) one being abstained.

#9 Robin Nix requests approval of site development plans for Country Square, located on Lot 2 of Block C, Siglers College Addition. The general location of this property is West of Larkwood and South of East Nettleton Avenue.

Mr. Vance made the motion to approve Mr. Nix's request for approval of site development plans for Country Square with the stipulation that the owner provides an easement on sanitary sewers which is serving Lot 1 on plat plan. Mr. McCracken seconded. Voting Aye: Mr. Ball; Mr. Hunt; Mr. Orr; Mr. Vance; Mr. McCracken. Abstaining: Mr. Lusby. REQUEST APPROVED (five to one) one being abstained.

#10 Guy Pardew requests preliminary approval of construction plans for Tanglewood Addition, a planned unit development to be located on a part of the North Half, Southeast Quarter, Section 23, Township 14 North, Range 3 East. The development covers 2.26 acres and contains 20 units in five buildings, for a density of 8.84 units per acre. The property is zoned R-2. The general location of this property is West of Loberg and North and South of Tanglewood Drive. Opposition presented their views, Mr. Grabowski and Mr. Dunkin. Mr. Joe Boone, Attorney at Law, representing the Northside property owners along with Mr. Tom Hill. Mr. Ball made the motion to approve preliminary construction plans for Tanglewood Addition, a planned unit development with the stipulation that the new City Engineer provide a report as to the drainage solution in this area. Mr. Zolper will contact Mr. Pardew in regards to putting up a fence. Mr. Lusby seconded. REQUEST APPROVED UNANIMOUSLY.

#11 J. T. Barr requests a replat of Lots 18 through 25 of Block B, of Stuck and Stuck 2nd Addition. The general location of this property is North of Word St. and East of Calion St.

Mr. McCracken made the motion to approve Mr. Barr's request for a replat of Lots 18 through 25 of Block B, of Stuck and Stuck 2nd Addition. Mr. Orr seconded. REQUEST APPROVED UNANIMOUSLY.

#12 J. T. Barr requests approval of site development plans for the Villa Apartments to be locate don Lot 1 of

Block B of Stuck and Stuck 2nd Addition. The general location of this property is North of Word Street and East of Calion Street.

Mr. Vance made a motion to approve Mr. Barr's request for approval of site development plans for the Villa Apartments. Mr. Lusby seconded. REQUEST APPROVED UNANIMOUSLY.

#13 Wal-Mart requests approval of site development plans for a new store located on Tract A of Block A, Vance's 3rd Addition. The general location of this property is South of Highland Drive and West of Fountain Square.

Mr. Lusby made the motion to approve Wal-Mart's request for approval of site development plans for a new store to be located on Tract A of Block A, Vance's 3rd Addition with the following stipulations:

- 1.) Wal-Mart agrees to provide the City of Jonesboro an easement for pipes A, B and D with the understanding that if they wish to expand they will change the easement in a way so that the drainage will still be in order.
- 2.) All utilities will be placed underground.
- 3.) The Letter dated February 8, 1985, from C E I Engineering will be included with the Minutes.
- 4.) The Fire Department review the plans.

Mr. McCracken seconded. REQUEST APPROVED UNANIMOUSLY.

#14 (On MAPC Agenda 02/14/85 but not in minutes :) Bob Gibson requests a replat of Lots 3 through 7 of Block A and Lots 7 and 8 of Block C of Watertree II Subdivision. The general location of this property is East of Greenbriar and North of Briar Court.

#15 Dr. Charles Kemp requests a replat of Lot 5, Block B, Watertree II and Lot 13, Rosewood Estates. The general location of this property is East of Leawood Court and West of Rosewood. Mr. McCracken made motion to approve Dr. Kemp's request for replat of Lot 5, Block B, Water-tree II & Lot13, Rosewood Estate. Mr. Vance second REQUEST APPROVED UNANIMOUSLY

#16 Ben Bush and Bill Rogers requests preliminary approval of construction plans for Meadowbrook, a planned unit development to be located on Lots 12 through 24, 31 through 38 and 40 through 42 of Meadowbrook Subdivision. The Development covers 4.357 acres and contains 48 units in 24 buildings, for a density of 11 units per acre. The property is zoned R-1, and has a request for R-3. The general location of this property is North of Matthews Avenue and West of Meadowbrook. This request was withdrawn.

#17 Jay Lee requests a replat of Lots 8 and the South Half of Lot 7, Gregg & Houghton's Sub-division into Lots 1 & 2. The general location of this property is East of Main & West of Church. Mr. Vance made a motion to approve this item to be heard at a Special MAPC meeting which will be held on Thursday, February 21, 1985 at 7:00 p.m. Mr. McCracken seconded. APPROVED unanimously to be heard at the Special Meeting.

#18 Guaranty, Inc. request a replat of Lot 19 of Merrywood Subdivision into three (3) lots. The general location of this property is South of Nettleton Avenue and West of Merrywood.

Mr Ball made the motion to approve Guaranty's request for replat of Lot 19 of Merrywood Sub-division into three (3) lots. Mr. Lusby Seconded. REQUEST APPROVED UNANIMOUSLY.

#19 David Hughey requests a replat of the South 132' of the East Half of the Northeast Quarter of the Northwest Quarter of Section 29, Township 14 North, Range 4 East into a lot. The general location of this

property is West of Brown's Lane and South of Windwood Condominiums.

Mr. Vance made the motion to approve Mr. Hughey's request for a replat of Lot #1 of David Hughey's Subdivision. Mr. Ball seconded. Voting Aye: Mr. Ball; Mr. Hunt; Mr. Orr; Mr. McCracken; Mr Vance. Abstaining: Mr. Lusby. Request: APPROVED five to one (one abstained).

The meeting adjourned at 9:55 p.m.