



## Legislation Details (With Text)

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**File created:** 12/1/1990    **In control:** Metropolitan Area Planning Commission  
**On agenda:**    **Final action:** 1/1/1991  
**Title:** MAPC MINUTES  
DECEMBER 11, 1990

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**Attachments:**

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

MAPC MINUTES  
DECEMBER 11, 1990

The minutes of the November 13, 1990 meeting were approved as prepared.

#1 RP90-44 R. W. C. Corporation and Arkansas Orthopedic Partners requested approval of Lots 2, 3 & 4, a replat Lots 1A and 1B of the replat of Lot 7, Earl Fairs Subdivision. The property is located on the south side of Matthews Avenue, west of Osler Drive.

Mr. Vance made a motion to approve this request subject to the easements being verified and worked out with CW&L, Arkla and Southwestern Bell and the plat being changed to reflect the utility easement prior to recording. The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#2 RP90-47 Rick Halcomb requested approval of a replat of lots 19 & 20 of J. A. Lamberth Subdivision. The property is located on the northeast corner of Scott Street and Greensboro Rd.

Mr. Little made a motion to approve the request subject to the owner entering into a street improvement agreement for Scott Street. The motion was seconded by Mr. Damron. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#3 MP90-48 Tim Honeycutt requested approval of a one (1) lot minor plat containing 1.78 acres. The property is located on the west side of N. Caraway Road, south of Belt Road.

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

#4 RP90-49 Jerry Bookout requested approval of Lot A, a replat of Lots 2 & 3, Block B, Harley Kiech 2<sup>nd</sup> Addition. The property is located on the east side of Willow Road, north of Highway 63 Bypass.

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

#5 MP90-50 Jim Damron requested approval of a one (1) lot minor plat containing 9.48 acres. The property is located on the east side of Strawfloor Road at the east end of Damron Drive

A motion to approve this request was made by Mr. Vance and seconded by Mr. Coleman. Voting was 5 in favor, 0 opposed. REQUEST APPROVED.

#6 RZ90-43 Northside Church of Christ and Phil Stevenson requested rezoning from R-1 to R-3 for Lot 3 of Stevenson's Subdivision of a part of Lot 2 of Cobb and Lee Survey of the NW 1/4 of Section 17, T14N, R4E. The property is located on the southwest corner of Scott Street and Belt Road and contains 3.06 acres.

Mr. Bahn made a motion to approve this request with the stipulation that the replat of the property be recorded with the stipulation concerning the site plan before final reading by City Council. The motion was seconded by Mr. Vance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#7 RP90-48 Northside Church of Christ and Phil Stevenson requested a replat on Lot 3 of Stevenson's Addition. The property is located on the southwest corner of Scott Street and Belt Road. Mr. Vance made a motion to approve this request subject to a site plan being submitted if and when the church is converted to a non-church use, with that site plan to include curbing and other things normally seen on a site plan. The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 RZ90-44 Kent Arnold requested rezoning from R-1 to R-3 for 47.97 acres located on a part of the SE 1/4 and the NE 1/4 of Section 5, T13N, R4E. The property is located east of Harrisburg Road, west of S Caraway Rd, adjacent to the Jonesboro Human Development Center. Mr. Vance made a motion to approve the rezoning request subject to third reading not being granted by City Council until final approval has been given for the subdivision plan. The motion was seconded by Mr. Coleman. Voting was 6 in favor, 0 opposed.. REQUEST APPROVED WITH STIPULATION.

#9 PP90-7 Kent Arnold requests preliminary approval of Club Place, a subdivision containing 127 lots on 47.97 acres. The property is located on the east side of Harrisburg Road, west of S.Caraway Road, adjacent to the Jonesboro Human Development Center.

Mr. Vance made a motion to grant preliminary approval with the following stipulations:

1. 41' of right-of-way be shown from centerline on Caraway Road and on Harrisburg Road
2. The street names be changed and approved by the City
3. Utility easements be granted as shown on plat
4. Owner get with his engineer and give consideration to straightening the main street through the subdivision and lining up with Craighead Forest Road through to Caraway Road for another east-west access on the south side of the City.

The motion was seconded by Mr. Bahn. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#10 RZ90-45 Dr. James Schrantz requested rezoning from R-3 to C-5 for a part of the south half of Block 25 of Patrick's Third Addition. The property is located on the northeast corner of Patrick Street and Matthews Avenue.

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

#11 RP90-50 Dr. James Schrantz requested a replat of part of the south half of Block 25, Patrick's 3<sup>rd</sup> Addition. The property is located on the northeast corner of Patrick Street and Matthews Avenue.

Mr. Coleman made a motion to approve this request subject to a site plan being submitted and approved prior to issuance of a building permit and the owner entering into a street improvement agreement for Matthews Avenue. The motion was seconded by Mr. Vance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#12 MP90-49 Gary Anderson request approval of a one (1) lot minor plat containing 1.107 acres. The property is located on the east side of N. Patrick Street, south of Daybreak Drive.

Mr. Vance made a motion to approve this request subject to a 30' right-of-way being shown from the existing centerline and the owner entering into a street improvement agreement for Patrick St. The motion was seconded by Mr. Aycock . Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#13 SU90-10 Gary Anderson requested approval of placement of a mobile home on N Patrick Street, south of Daybreak Drive.

Mr. Vance made a motion to approve the request with the stipulation that the existing house be demolished and removed from the premises within six (6) months. The motion was seconded by Mr. Little. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#14 SU90-11 Darrell & Rebecca Isbell requested approval of placement of a mobile home on Greensboro Road. The property is located on the north side of Greensboro Road, east of Caraway Road.

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

#15 FP90-7 Paul Pickle requested final approval of Clearview Estates 2<sup>nd</sup> Addition, Phase II containing 5 lots 2.96 acres. The property is located on the north side of Highway 49 South, at the east end of Kay Drive.

A motion to approve the request was made by Mr. Coleman subject to the easement on the west side being increased to 20' and changed to a utility and drainage easement. Mr. Bahn seconded the motion. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS

#16 RZ90-46 St. Bernard's Hospital, Inc. Requested rezoning from C-2 to C-1 for Lots 1, 2, and 21 of Lane's 2<sup>nd</sup> Addition and from R-2 to C-1 for Lots 3 through 20 of Lane's 2<sup>nd</sup> Addition. The property is located on the east side of Church Street, between Buffalo St. and Oak Avenue.

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

#17 RP90-51 St. Bernard's Hospital, Inc. Requested approval of Lots 1-5 of the Medical Arts Professional Building Addition, which is a replat of the Schade and Crall Subdivision, part of Lot 52 of the Cobb Survey of the NW 1/4, NE 1/4, Section 19, T14N, R4E, all of the S. M. Blanchard First Replat of part of Lot 6 of Warners Addition, all of Lot 6 and all that part of Lot 7 lying north of Buffalo Street and east of the R/W of Church

Street, a part of Lot 2 of Warners Addition, and all of Lane's 2<sup>nd</sup> Addition. The property is located on the east side of Church Street, between Matthews Avenue and Oak Avenue.

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

#18 SP90-12 St. Bernard's Hospital, Inc. requested site plan approval of a Medical Arts Professional Building. The building contains 56,000 sq. ft. on (4) floors and will be located on the east side of Church Street, south of Matthews Avenue.

A motion to approve the site plan was made by Mr. Coleman subject to the hospital and the city working together to solve the on-site and off-site drainage problems with those improvements being completed prior to occupancy of the building.

The meeting adjourned at 9:45 p.m.