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MAPC MINUTES
FEBRUARY 11, 1988

The Metropolitan Area Planning Commission met Thursday, February 11, 1988 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

MEMBERS PRESENT: Mr. McCracken, Mr. Harris, Mr. McDonald, Mr. Lusby, Mr. Vance, Mr. Blalock, Mr. Sloan

MEMBERS ABSENT: Mr. Smock, Mr. Lamberth

The minutes of the January 14, 1988 meeting were approved as prepared.

#1 David Blair requests a replat of Lots 1 and 1A of Morningview Heights Subdivision. The general location of this property is south of Morningview Drive.

It was pointed out that a similar request was denied some three years ago by a different property owner because making two lots from one would create two lots that were incompatible with the other lots in the development. After hearing from residents in the area and from Mr. Blair, Mr. Lusby made a motion to deny the request stating his reason for doing so is, that to replat this lot, essentially in two halves, would give two lots that are incompatible with other lot sizes in the development. The motion was seconded by Mr. McDonald. Those voting aye were Mr. Lusby, Mr. Blalock, Mr. Vance, Mr. McDonald, Mr. Harris. Those voting no were Mr. Sloan. MOTION APPROVED, REQUEST DENIED.

#2 David Conrad requests final approval of plans for South Oaks Subdivision covering 4.668 acres, more or less, and is zoned R-1 and will have 14 lots. The general location of this property is south of Craighead Road and east of Wood Street.

Mr. Vance made a motion to approve the request noting that all items of question from preliminary approval had been answered. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

#3 Frank & Mary Walden requests a replat of Lot 4, Marshall Addition. The general location of this property is south of Marjorie Drive.

Mr. Vance made a motion to table this request citing his reasons as being no owner representative present to address street improvements on Marjorie Drive. It was also noted that there was no owner certification on the plat. The motion was seconded by Mr. Harris. All members present voting aye. The motion was seconded by Mr. Harris. All members present voting aye. MOTION APPROVED, ITEM TABLED.

#4 Johnny & Hannah White requests final approval of plans for Club Manor Subdivision containing six acres, more or less, and having six lots. The property is zoned R-1 and is located west of Oak Terrace and south of Nettleton Avenue.

A motion was made by Mr. Vance to consider 41' of right-of-way from the centerline sufficient. The motion seconded by Mr. Blalock. All members present voting aye. MOTION APPROVED

Mr. Vance also made a motion to approve this request with the stipulations as follows:

1. That the developer put up an escrow account of \$5,000 for a period of five years if the improvements on E. Nettleton along his property line are not done
2. That the developer contact Mr. Shaw and Mr. Hudson and ask them at the time this is being recorded to do a replat of Lots 33 & 38 of Merrywood to show the different lot lines along Mr. Shaw's property and the inclusion of the closed Birch Cove on Mr. Shaw's property and also on Mr. Hudson's property and that if both agree to this, then the motion would be considered to be a motion to replat by this commission.
3. That the developer have his engineer to prepare an overlay to be attached to Merrywood referencing lots 25, 26, 27, 28, 34, 35, 36 & 37 to Club Manor Subdivision. This will be used as reference only.
4. That Club Manor Lane be allowed to go as shown on the plat since Mr. Shaw has agreed to the location and based upon the fact that this street is a short cul-de-sac serving only six lots that it would not be a bad situation
5. That the City Council take positive action on the closing of Birch Cove
6. That the street name be changed from Club Manor Lane to Woodberry Lane, for which the Fire Department has already given their approval

Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#5 Wade Quinn requests approval of site development plans for a car wash to be located on Lot 15, replat of Lots 11, 13 & 15 of a replat of Lots 1, 2, 3, 4, 5 & 7 and part of Lot 6 of Fisher's Commercial Subdivision. The general location is north of Hwy. 18 and west of Amanda Drive.

Mr. Lusby made a motion to approve the request. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#6 Troy Phillips requests a replat of Lot 9 of Phillips Addition. The general location of this property is north of Phillips Drive.

Mr. McDonald made a motion to approve this request subject to the utility easement on the west side of the property being worked out with the appropriate utilities. Mr. Harris seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATION.

#7 Alan Patteson and Joe Cullum (United Federal) requests a replat of Lot 3, Block M of Sigler's College

Addition. The general location is east of Stone Street and north of Hwy. 18.

Mr. Vance made a motion to approve this request with the stipulation that the building inspector NOT issue a building permit on Lot A until site development plans are presented to the MAPC and approved. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED WITH STIPULATION.

Other business:

Mr. Sloan gave a report on the traffic model that is being prepared for the City. According to the professors at A S U, work has already begun collecting employment data and an evaluation of a method of traffic zoning. Mr. Sloan told the Commission that their input would be a very valuable tool when the model reaches that latter stages of completion.

Mr. McCracken informed the Commission of a proposed new I-2 zoning ordinance being prepared. The new ordinance enumerates more uses that present but contains no major changes.

Mr. McCracken also informed the commissioners of what the annexation committee is doing. Members of the committee drove the outlying areas around Jonesboro and were in the process of evaluating whether there should be a recommendation to the City Council regarding whether the Council should call for a referendum to annex territory surrounding the City.

Mr. Lusby made a motion to re-elect the present officers for the next year. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.