



Legislation Text

File #: MIN-84:1319, **Version:** 1

Minutes for the MAPC meeting on June 14, 1984.
MAPC MINUTES
JUNE 14, 1984

The Metropolitan Area Planning Commission met Thursday, June 14, 1984, at 7:30 p.m. in the Council Chambers, 314 West Washington, Jonesboro, Arkansas, to consider the following requests:

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

MEMBERS ABSENT: Mrs. Barber and Mr. Vance

Others Present: Mike Cameron, Tim Ray, Joe Tomlinson, Curt Hodges and Betty Marlar.

Minutes from the May 10, 1984, meeting were approved as presented.

#1 Danny Merryman, Bill Rogers and Ben R. Bush, request a rezoning from Residential Two (R-2) to Residential Three (R-3) the following described property: Tract B: Begin at the Southwest corner of Section 13, Township 14 North, Range 3 East; thence N 89° 53'E 995.3' to the point of beginning proper; thence NO° 43'E 171.7'; thence S 89° 08'W 72'; thence NO° 45'E 723.6' to the South right-of-way line of Washington Avenue thence with the meanderings of said right-of-way as follows: N 89° 05' E 100' ; N 89° 45' E 100'; S 84° 06' E 53.1' to a point within the existing right-of-way of Christian Creek Drainage District No. 30" thence S 1°40' E 890.3' To the Section line; thence S 89° 53' W on the Section line 253' to the point of beginning proper, containing 6 acres more or less and being subject to right-of-way requirements on Washington Avenue, Christian Creek and Matthews Avenue. The general location of this property is North of West Matthews Avenue and South of West Washington Avenue.

This item was sent back to the MAPC by the City Council. In October, 1980, the MAPC approved the rezoning of R-2 to R-3. Subdivision plans with R-3 size lots were approved in January 1981, with the stipulation that only single family houses be built on the R-3 lots. Tract B has been partially built with multi-family houses. The MAPC, by a motion made by Mr. Ball, gave approval to the R-3 zoning. The motion was seconded by Mr. Scott. All members present voting aye. MOTION APPROVED.

#2 Charles McKinley, as spokesman for area residents, requests a rezoning from Industrial One (I-1) to Residential Three (R-3), the following described property: Lots 6 through 15 of Northwest Addition, Jonesboro, Arkansas, Lots 1 through 5 of Blalock Subdivision, Jonesboro, Arkansas, Lots 10, 15 and 16 of Block 6 and Lots 1 through 16 of Block 7, Meyer's Addition, Jonesboro, Arkansas.

Mr. Scott made a motion to approve the request with the stipulation that a letter be drafted to the City Council asking on the first reading that the city attorney give an opinion as to the requirement or not of all property owners affected by the rezoning being notified. Mr. White seconded the motion. All members present voting

aye. MOTION APPROVED.

#3 Bill and Elaine Waldrip request a zoning classification of Residential One (R-1). 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 Southeast corner, Southwest Quarter Northwest Quarter Section 26, Township 14 North, Range 3 East, containing 1.55 acres more or less. The general location of this property is North of State Highway 226 (Wood Springs Road) and West of Casey Springs Road.

Mr. Scott made a motion to approve the request, seconded by Mr. Ball. All present voting aye. MOTION APPROVED.

#4 Medical Center Development Corporation requests a replat of a part of Lots 1 and 2 of Medical Center Development Corporation Addition and a part of Lots 1, 2, 3, 4, 8, 9, 10, 11, 12 and 13 of Cobb Survey of the Northwest Quarter Northeast Quarter and part of Lots 1, 2, 4 and 5 of Green Addition and part of Lots 1, 2, and 3 of Cobb Survey of the Northeast Quarter Northeast Quarter and part of Lots A and B of Massey Subdivision of Lot 4 of Cobb Survey of the Northeast Quarter Northeast Quarter, all in Section 19, Township 14 North, Range 4 East containing 0.3081 acres more or less. The general location of this property is South of East Matthews Avenue on the East and West corner of Rains Street.

This item was WITHDRAWN prior to the meeting.

#5 W. A. Stewart requests a replat of the East one half of Block 7 of Wilson's 2nd Addition to Jonesboro, Arkansas. The general location of this property is South of Washington Avenue and North of West Jefferson Avenue.

Mr. Scott made a motion to approve the request with the stipulation that additional right-of-way be dedicated along Washington Avenue to give a width from the centerline of 41'. Mr. Ball seconded the motion. All present voting aye. MOTION APPROVED.

#6 Dr. James Drake requests a replat of part of Drake First Replat of a part of Nellie Reister Addition and Lot 10 of Nellie Reister Addition to Jonesboro, Arkansas into one lot. The general location of this property is South of Monroe Avenue and West of Carson Street.

Mr. Tilton made a motion to approve the request, seconded by Mr. White. All present voting aye. MOTION APPROVED.

#7 Dr. James Drake requests approval of site development plans for an office building to be located on the above described replat. The general location of this property is South of Monroe Avenue and West of Carson Street.

Mr. Tilton made a motion to approve the request, seconded by Mr. White. All present voting aye. MOTION APPROVED.

#8 Pardew Real Estate Company request a zoning classification of Residential Two (R-2). 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: Part of the North Half Southeast Quarter, Section 23, Township 14 North, Range 3 East, containing 1.00 acres. The general location of this property is North of Tanglewood Drive and West of Briarwood Drive.

A motion was made by Mr. White to approve the request, seconded by Mr. Orr. All present voting aye. MOTION APPROVED.

#9 Pardew Real Estate Company requests preliminary approval of construction plans for Tanglewood Place, a planned unit development, which is to be located North and South of Tanglewood Drive and West of Briarwood Drive. The development covers 2.08 acres and contains nineteen units in five buildings, for a density of 9.1 units per acres. The property is zoned Residential Two.

Mr. Scott made a motion to give preliminary approval to the request suggesting that the final plan show Tanglewood Drive constructed to city street specifications, a permanent drainage structure along the South edge of the property turning the water West to Loberg Street and some type buffer between the property and the homes along the South. Mr. Ball seconded the motion. All present voting aye. MOTION GIVEN PRELIMINARY APPROVAL.

#10 Gary Schisler requests a replat of a part of the Southwest Quarter of the Southwest Quarter of Section 8, Township 14 North, Range 4 East into Lots 1 and 2. The general location of this property is North of Belt Street and East of North Patrick Road.

Mr. Ball made a motion to table the request, seconded by Mr. Tilton. All present voting aye. MOTION TABLED.

#11 Gary Schisler requests approval of site development plans for an apartment complex located on property described in the above replat request.

This request was TABLED in order that the owners might be contacted about changes the MAPC would like to see made in the site plan.

#12 Mr. Ball Eaves requested approval of preliminary subdivision plans for Eaves 1st Addition to be on 3.81 acres on a part of the North Half Northwest Quarter, Section 4, Township 13 North, Range 4 East, Craighead County, Arkansas. The general location of this property is North of Fox Meadow Land and East of Fox Meadow Subdivision.

Mr. Scott made a motion to approve the request with the following stipulations:

- a. Curb and guttering along Fox Meadow Lane
- b. Make the necessary drainage improvements with drop inlets and a paved swale North of the Cul-de-sac

Mr. Ball seconded the motion, with Mr. Ball, Mr. Tilton, Mr. Orr, Mr. Scott and Mr. Blalock voting aye. Mr. White abstained. MOTION APPROVED.

#13 John M. White III requests a replat of Lots 1A and 1B into Lot 1D, Woodfield Development. The general location of this property is South of East Nettleton Avenue in the 3500 Block.

Mr Ball made a motion to approve the request, second by Mr. Tilton, with Mr. Ball, Mr. Tilton, Mr. Orr, Mr.

Scott and Mr. Blalock voting aye. Mr. White abstained..MOTION APPROVED.

#14 John M. White III requests approval of preliminary subdivision plan for Woodfield Sub-division. The general location of this property is in the 3500 Block of East Nettleton Avenue.

Mr. Tilton made a motion to approve the request, seconded by Mr Ball with Mr. Ball, Mr. Tilton, Mr. Orr, Mr. Scott and Mr. Blalock voting aye. Mr. White abstained. MOTION APPROVED.

#15 Roger Moore requests approval of final plans for Sycamore Forest, a Planned Unit Development, to be located on 3.08 acres of Lot 1 of Moore's Replat of Lots 2 and 4 of Block L, Sigler's College Addition. The general location of this property is South of Forest Home Road and West of Bittle Street.

A motion was made by Mr. Ball to approve the request with the stipulation that curb and guttering be placed along Bittle and Forrest Home Road and also invert elevation on storm drains. Mr. Tilton seconded the motion. Mr. Ball, Mr. Tilton, Mr. White, Mr. Scott and Mr. Blalock voted aye. Mr. Orr abstained. MOTION GIVEN FINAL APPROVAL.

#16 Guaranty, Inc. requests approval of preliminary subdivision plans for Quail Ridge Sub-division to be located on a part of the West Half of the Northeast Quarter of Section 35, Township 14 North, Range 3 East, Craighead County, Arkansas, containing 9.61 acres. The general location of this property is South of Neely Road and West of Candlewood Addition.

Mr. Tilton made a motion to give preliminary approval with suggestions on drainage improvements offered to the developer. Mr. Scott seconded the motion. All present voting aye. MOTION GIVEN PRELIMINARY APPROVAL.

#17 Joe Little requests a replat of Lots 5 and 6, Block C, Elmdale Condominiums into Lot 5, Block C. The general location of this property is South of Westwood Dr. and West of Dupwe St.

Mr. Ball made motion to approve the replat with the stipulation that curbing and guttering along West Nettleton Avenue be completed within 60 days or further building permits be withheld until completion. Mr. Scott seconded the motion. All present voting aye. MOTION APPROVED.

#18 Mrs. Knox Webb requests a replat of the South Half of Block 8, Knight's 1st Addition, Jonesboro, Arkansas. The general location of this property is North of Oak Street and East of Madison Street.

Mr. Scott made a motion to approve the request, seconded by Mr. White. All present voting aye. MOTION APPROVED.

#19 W. R. Kitterman requests permission to address the commission regarding the relocation of Apache Drive.

The MAPC makes no recommendation on the relocation of Apache Drive and refers the request back to the City Council.

#20 Jenkins and Massey Properties request a replat of the South 157.0' of the West 52.0' of Lot 21 of Cobb and Lee Survey of the Northwest Quarter Northwest Quarter of Section 27, Township 14 North, Range 4 East. The general location of this property is North of Griffin Street and West of Cain Street.

This item was tabled at the May 10, 1984 meeting.

Mr. White made a motion to approve the request, seconded by Mr. Scott. All present voting aye. MOTION APPROVED.

There being no further business, the meeting adjourned at 11:15 p.m.