



Legislation Text

File #: MIN-89:1584, Version: 1

MAPC

APRIL 11, 1989

MEMBERS PRESENT: McCracken, Blalock, Coleman, Sloan, Aycock, Patteson, Vance

MEMBERS ABSENT: Lamberth, Smock

The minutes of the February 21, 1989 meeting and the March 14, 1989 meeting were approved as prepared.

Case #FP89-3 John R Rankin requests final plat approval of Rankin's Oak Forest Seventh Addition, a 7 lot subdivision of 2.91 acres. The property is located on Catherine Circle, a proposed road, northeast off Catherine Drive.

Mr. Vance made a motion to approve this request subject to:

1. Install a fire hydrant as noted on plat.
2. Zoning classification being shown on plat.
3. Granting a 5' utility easement on lots 25 & 26 as noted.

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

Case #SP89-5 Ben Murray requests approval of a site development plan to allow construction of a 20' X 20' smoke house behind the vacant Golden Corral Steak House for use as a bar-b-que restaurant. The property is located at 1101 S. Caraway Road.

A motion to approve this request was made by Mr. Sloan and seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

Case #RZ89-4 Citizens Bank of Jonesboro requests a rezoning from R-2 to I-1 for property described as Lot 1 of a Replat of Schisler Subdivision. This 1.55 acre tract is located at the northwest corner of Belt Street and Collion Street.

Mr. Vance made a motion to approve this request with the stipulation that before a building permit is issued that a side plan be presented for review to the MAPC. Mr. Coleman seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

Case #RZ89-5 Jerome J. Ruther requests a rezoning from R-1 to C-3 from property described as being a part of the NW ¼, NW ¼, Section 28, T14N and R4E. This property is located south of Highland Drive and east of Caraway Rd.

Mr. Sloan made a motion to approve this request with the stipulations that:

1. This piece of property be assigned a lot number as being part of a subdivision with the rest of the Ruther

property before any additional property is sold;

2. A site plan be submitted prior to issuance of a building permit. Mr. Coleman seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

Case #FP89-4 H.J. Parker of Jonesboro Investment Corporation requests final plat approval of Country Club Heights Addition Extended (3rd Addition), a 21 lot subdivision of 9.39 acres. The property is located on Dove Road, an easterly and northerly extension of Lark Drive to Starling Drive, including frontage on E. Nettleton, Avenue.

A motion to approve this request was made by Mr. Vance with the stipulations that:

1. The owner work with the City Planner on the final working of the bill of assurance with reference to prohibiting placement of any buildings within 20 feet of the south or east property line of this development and that access be denied to both Oak Meadow Blvd. and E. Nettleton Avenue.
2. The owner/developer, provide 2 street markers at a cost of \$50.00 each. Mr. Blalock seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

Case #PP89-3 George Stem requests approval of the preliminary plat of Hunter's Run Addition, a 7 lot subdivision of 2.10 acres. The property is located on the east side of Wood Street, between Marcom Drive and Owens Drive.

A motion to approve the request was made by Mr. Vance with the following stipulations:

1. That the developer, City Engineer, City Planner and neighboring property owner work together to resolve the existing drainage problem in the area.
2. That the City Engineer reviews the curb and gutter drainage on Wood Street to see what improvements are needed.
3. That the City Engineer and City Planner look at the intersection of Hunter's Run and Wood Street to see if the intersection could be better designed to allow for a right angle intersection.
4. Installation of a fire hydrant as noted.
5. Granting a 15' utility easement as noted on lots 5, 6 & 7.
6. Increasing the lot size on lot 1 to a minimum of 8,000 square feet.
7. Indicating the size of each lot on the plat.

The motion was seconded by Mr. Aycock. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

Case #PP89-4 Trinity Church of Jonesboro, Arkansas, Inc. requests approval of the preliminary plat of Trinity Hills Subdivision, an 8 lot subdivision of 2.51 acres. The property is located at the northeast corner of Rains Street and Sequoia Drive.

Mr. Sloan made a motion to approve this request subject to a fire hydrant being provided as shown and granting a 15' utility easement on the north side of lots 1-8. Mr. Aycock seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

Case #PP89-5 Conrad Company Real Estate requests preliminary plat approval of South Oaks Addition Phase Two, a 14 lot subdivision of 4.053 acres. The property is located at the east end of South Hill Drive and will create a new street, Andrea Drive, south of and intersecting with Craighead Road.

A motion to approve this request was made by Mr. Vance with the following stipulations:

1. Drop box details be shown at Sta. 5+65 AND 3+50.
2. Installation of a fire hydrant as noted
3. Address the drainage problems
4. More details be provided regarding the intersection of Andrea Drive and Craighead Road
5. Granting of a 10' utility easement as noted on plat
6. Proportionate share of improvements to the intersection of South Hill Drive/Wood Street and Craighead Road be donated.

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

Case #PP89-6 Wayne Shipman requests preliminary plat approval for Shae Village, a 7 lot subdivision of 9.46 acres. The property is located outside of the city limits on the west side of Casey Springs Road, north of State Highway 226.

Mr. Vance made a motion to approve this request subject to:

1. A complete set of subdivision drawings being submitted.
2. Addressing the right-of-way on Casey Springs Road
3. Reviewing the street improvements on the interior street as well as Casey Springs Road
4. Naming the interior street
5. City Water and Light reviewing the status of the utilities since this was outside of the city limits.

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

Case #SP89-4 Dale Garner requests approval of a site development plan to allow a 200' X 220' expansion of Garner Packaging at 4401 Sarah Avenue, on the south side of Sarah Avenue and Cotton Street.

Mr. Sloan made a motion to approve this request subject to the revisions contained on the new plans, submitted to the City Planner, being added to the site plans. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

The meeting adjourned at 9:30 p.m.