



Legislation Text

File #: MIN-92:1628, **Version:** 1

METROPOLITAN AREA PLANNING COMMISSION

JANUARY 14, 1992

MEMBERS PESENT: Vance, Coleman, Little, Finley, Baker, Blalock, Damron, Patteson

MEMBERS ABSENT: McCracken

The minutes of the December 10, 1991 meeting were approved as prepared.

#1 RZ92-1 James Chaplain requested approval of rezoning from R-2 to I-1 for Lot 12 of Gregg & Houghton's Subdivision. The property is located on the southeast Corner of Burke Avenue and Nisbett Street.

A motion to approve the request was made by Mr. Patteson and second by Mr. Little. Voting was 7 in favor, 0 opposed. REQUEST APPROVED.

#2 SP92-1 Max Dacus, representing Larry Tibbs, requested approval of site plans for a frame/ body shop to be located on Lot 1 of Larry Tibbs Subdivision. The property is located on the south side of E. Johnson Avenue at the Farrville Curve.

A motion to approve the request was made by Mr. Patteson and second by Mr. Baker. Voting was 7 in favor, 0 opposed. REQUEST APPROVED.

#3 PP92-1 Witt Wood requested preliminary approval of subdivision plans for Hazelwood 2nd Addition. The property is located on the east side of Hillcrest Drive, south of Wilkins Avenue.

Mr. Patteson made a motion to approve the preliminary plans subject to a drainage easement being added to the plat along the northern property line. The motion was seconded by Mr. Coleman. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATION.

#4 MP92-3 Ralph Wann requested approval of one (1) lot minor plat containing 1.773 acres. The property is located on the west side of Friendly Hope Road, south of Woodsprings Road.

There was much discussion about whether or not this minor plat was actually a subdivision or not. It is the third such tract of land that has been sold off a much larger tract of land without seeing a subdivision plan.

The owner wants to sell his land by acreages with the size determined by the buyer's needs. It was stated that without an overall plan, issues such as drainage, utilities and streets usually do not get addressed properly. It was further noted that at least one more plat and possibility two would be submitted for approval at the February meeting.

Following the discussion was a motion by Mr. Coleman to approve the request for Mr. Wann considering the fact that he was already the owner of record on the lot in question. The approval is subject to the right-of-way

being increased to 41' from centerline on Friendly Hope Road which was determined to be a collector street rather than a residential street and the owner entering into a street improvement agreement for Friendly Hope Road. The motion was second by Mr. Patteson. Voting was 6 in favor, 1 opposed. REQUEST APPROVED WITH STIPULATIONS.

#5 RZ92-2 Gene Vance requested approval of rezoning from R-1 to AG-1 for 39.7 acres located on a part of the Southeast Quarter of Section 1, T14N and R3E. The property is located on the south side of Arrowhead Farm Road, west of Etter Hill Drive.

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

#6 MP92-1 Gene Vance requested approval of a one (1) lot minor plat containing 16.2 acres. The property is located on the south side of Arrowhead Farm Road, west of N. Culberhouse Street.

Mr. Patteson made a motion to approve the request subject to 41' of right-of-way being shown from the centerline on both Arrowhead Farm Road and Culberhouse Street and subject to the owner entering into a street improvement agreement for both streets. The motion was second by Mr. Blalock. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#7 MP92-2 Gene Vance requested approval of a one (1) lot minor plat containing 23.5 acres. The property is located on the south side of Arrowhead Farm Road, west of N. Culberhouse Street.

Ms. Finley made a motion to approve the request subject to 41' of right-of-way being shown from the centerline on both Arrowhead Farm Road and Culberhouse Street and subject to the owner entering into a street improvement agreement for both streets. The motion was second by Mr. Baker. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

#8 RP91-44 Max Dacus, Jr. requested approval of Lots A, B, C & D, a replat of part of College Place Subdivision to Jonesboro Arkansas. The property is located on the north side of Johnson Avenue between Melrose Street and Russell Drive.

A motion was made by Mr. Coleman to approve the replat request with the stipulations that 1). A site plan would have to be submitted and approved by the Commission for each lot prior to development; 2). A street improvement agreement be entered into for Melrose Street, Russell Drive and Marshall Street (if Marshall Street is developed, the right-of-way shall be increased to 60'); 3). The owner insuring that 30' of right-of-way is in place from the centerline on Russell Drive. The motion was seconded by Ms. Finley. Voting was 7 in favor, 0 opposed.