



## Legislation Text

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### MAPC MINUTES

JUNE 11, 1987

The Metropolitan Area Planning Commission met Thursday, June 11, 1987 at 7:00 p.m. in the Council Chambers, 314 W. Washington. The requests considered are as follows:

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

MEMBERS ABSENT: Mr. Harris

The minutes of the May 14, 1987 meeting were approved as written.

#1. Anthony Bartels, Quillen Tate and others request a zoning classification of AG-1, R-1 and R-1 and C-3. Subject zoning request is submitted under the provisions of City Ordinance #1473. The property is described as all of the NE 1/4 of Section 7, T14N, R4E, all of Lots 27, 27A & 27B of Ranchette Acres, all of the SE 1/4 of Section 6 East, T14N, and R4E. The general location of this property is between Patrick Street and Hwy. 141 North.

Mr. Vance made a motion to approve this request with the following recommendations to the City Council:

1. That the plat be changed to reflect the zoning changes as follows:
  - a) R-3 zoning for all property designated on the plat as R-1 between the northern properties lines of Burrow to Willett Drive
  - b) C-3 zoning for all property from Jessup Drive to the northern property line of Bennett's and Yielding's property between Warren Street and Hwy. 141
2. That the boundary lines be distinguishable for each zoning
3. dedication of 50' of right-of-way from the centerline of Hwy. 141 on the east side of Hwy. 141 for the entire length of the property to be annexed and on the west side of Hwy. 141 From Ginger Drive to Ranchette Drive
4. Dedication of 150' of right-of-way on Willett Drive except at existing structures with the statement that if in 10 years a firm plan has not been adopted that this right-of-way would revert back to the property owners
5. Dedication of 50' of right-of-way for the street with the cul-de-sac, the cul-de-sac being 100', located south of the Dozier property and also naming of the street

Mr. McDonald seconded the motion. All members present voting aye. MOTION APPROVED.

#2 Ron White, Dan Murphy, Lonnie Hurst, Clarence Hurst, and Abdulla Al-Khilaiwi requests a zoning classification of R-2. Subject zoning request is submitted under the provisions of City Ordinance #1473. The property is described as follows: part of the NE 1/4 of the SE 1/4 of Section 5, T13N, R4E, containing 1 acres, more or less and is located west of S. Caraway and south of the City Limits.

Mr. McDonald made a motion to approve this request subject to the unnamed street being named, granting of an additional 5' on each side of the street that is too long ending in a cul-de-sac for a total of 60, 30, from centerline and verification of 50' right-of-way from centerline on Caraway Road. The zoning should also be noted on the plat as being R-2. The motion was seconded by Mr. Sloan. Those voting no were Mr. Lusby, Mr. Blalock. MOTION APPROVED.

#3 Robert Griffin, Mayne Griffin, James Lipford and Jerry Craft requests a zoning classification of A-1 & I-1. Subject zoning request is submitted under City Ordinance #1473. The property is described as part of the NW 1/4 of the NE 1/4 of Section 26, T14N, R4E containing 33.7 acres, more or less. The general location of this property is south of Highway 18 East.

A motion to table this request for lack of information was made by Mr. Lamberth and seconded by Mr. Smock Those voting aye were Mr. Sloan, Mr. Blalock, Mr. Lusby, Mr. Smock, Mr. Lamberth, Mr. McDonald. Those voting no were Mr. Vance. MOTION APPROVED, ITEM TABLED.

#4 Henry Turner requests a zoning classification of R-1. Subject zoning request is submitted under City Ordinance #1473. The property is described as a part of the SE 1/4 of Section 27, T14N, R3E containing 35.17 acres, more or less and the west 1/2 of the NW 1/4 of the SE 1/4, Section 27, T14N, R3E containing 10 acres, more or less, a part of the south 1/2 of the NE 1/4 of the SW 1/4 of the SE 1/4 of Section 27, T14N, R3E containing 8.89 acres, more or less, a part of the SE 1/4 of the SE 1/4 of Section 27, T14N, R3E containing 1 acre, more or less, a part of the south 1/2 of the SE 1/2 of Section 27, T14N, R3E, all of the NW 1/4 of the NE 1/4 of Section 34, T14N, R3E containing 22 acres, more ore less, part of the NE 1/4 of the NE 1/4 of Section 34, T14N, R3E containing 1.45 acres, more or less. The general location of this property is off Highway 226.

Mr. Sloan made a motion to approve this request subject to 60' of right-of-way being granted on Day Drive and 50' of right-of-way being granted on the cul-de-sac known as Sloan Circle. Included in Mr. Sloan's motion was a statement to the City Council that the streets do not meet full standards and would recommend that the City evaluate the cost to the City is accepting these substandard streets. The motion was seconded by Mr. Lamberth. Those voting aye were Mr. Vance, Mr. Lamberth, Mr. McDonald, Mr. Smock, and Mr. Sloan. Those voting no were Mr. Blalock, Mr. Lusby. MOTION APPROVED.

#5 Mel Brown requests a zoning classification of R-1. Subject zoning request is submitted under the provisions of City Ordinance #1473. The property is described as follows: part of Section 5, T13N, R4E containing 57.44 acres, more or less and located east of Hwy. 1-B.

Mr. Sloan made a motion to approve this request with the zoning classifications shown on the plat and with the following recommendations to the City Council:

1. That 30' of right-of-way from the centerline be shown on the plat on Craighead Forest Road Extended where there are no right-of-ways shown
2. that the easements on the cul-de-sac off Craighead Forest Road serving lots 6, 7, 8, 9, 10 & 11 on a unnamed subdivision on the southwest corner of the property to be annexed be changed to show 50' right-of-way the street with a 100' cul-de-sac and naming the street
3. The right-of-way on Mead Dr be changed to 50' with 100' cul-de-sac and street name changed
4. That 30' of right-of-way be shown all along the south line of the property to be annexed and that this 1/2 street be given a name
5. That on the Clouse property on the north parcel with unnamed streets and no widths shown that the right-of-way be shown as 60' total, 30' from the centerline and naming the streets

6. that the right-of-way on Sheridan be shown as 60' total, 30' from the centerline
  7. 60' total right-of-way, 30' from centerline be shown on the unnamed street beside the Bowers property and be named
  8. that the City Council determine the cost to the City in annexing these graveled areas
  9. that the City Council determine the need for an arterial street in this area as outlined in the Jonesboro 2000 Plan and if so that 100' of right-of-way be shown accordingly. Mr. Sloan made the statement that the commission failed to address this point on the Craig Hills annexation.
  10. that the gravel streets be graveled and graded to meet City Ordinances.
- Mr. Sloan further stated that the Simpkins property shown on this plat is not included in this annexation and should not be shown.

The motion was seconded by Mr. Lamberth. Those voting aye were Mr. Sloan, Mr. Smock, Mr. Vance, Mr. Lamberth, and Mr. McDonald. Those voting no were Mr. Blalock, Mr. Lusby. MOTION APPROVED.

#6 David Emerson requests a rezoning of Lots 2 and 3 of Gwyn dale Subdivision. The rezoning request is from R-2 to C-3. The general location of this property is east of Stadium and south of Kingsbury.

Mr. Vance made a motion to recommend to the City Council that of Stadium and south of Kingsbury. Lots 2 and 3 of Gwyndale Subdivision are rezoned from R-2 to C-3. Mr. Vance further stated that if this property owner can obtain sufficient information concerning Lots 1, 2, 3 & 4 on the north side of Baswell to the effect that it would not negatively affect their property or property value then he would recommend that the City close the street from Lot 3 west to Stadium Blvd. If this is not possible then the recommendation to the Council would be to ask for \$8000.00 to be placed in the escrow fund for a period of ten (10) years to be used for the construction of ½ of Baswell Street along the north side of this property and that notifications be sent to the owners of Lots 1, 2, 3 and 4 on the north side of Baswell making them aware of the escrow fund that has been established and the time limit placed on it. Mr. Sloan seconded the motion. Those voting aye were Mr. McDonald, Mr. Vance, Mr. Smock, Mr. Lusby, Mr. Blalock, and Mr. Sloan. Those voting no were Mr. Lamberth. MOTION APPROVED.

#6B Mr. Vance made a motion to approve a replat of the same property in item #6 contingent upon the rezoning being approved by City Council. Mr. Smock seconded the motion. All members present voting aye. MOTION APPROVED.

#7 Guaranties Real Estate Co. Requests a replat of Quail Ridge 2<sup>nd</sup> Addition, located south of Neely Road.

Mr. Sloan made a motion to approve this request with the stipulations that the property owners pay for the relocation of the transformer as noted by City Water & Light and that the plat be correct to show the existing 10' utility easement on the east side of Lot 1 of Block E. Mr. Lusby Seconded the motion. All members present voting aye. MOTION APPROVED.

#8 Carroll Caldwell requests final approval of Village-On-The-Green Phase II. This subdivision contains 6 lots on 1.27 acres and is located southwest of Fairway Circle.

Mr. Vance made a motion to approve this request acknowledging that all the stipulations set forth had been met and that the receipts of notification to the adjacent property owners were in hand along with the letter from the City Attorney attached herewith. The motion was seconded by Mr. McDonald. Those voting aye were Mr. Sloan, Mr. Blalock, Mr. Lusby, Mr. Smock, Mr. Vance, and Mr. McDonald. Those abstaining were Mr. Lamberth. MOTION APPROVED.

#9 Mr. Lamberth made a motion to approve a replat for Hillpoint Development Corporation of Southridge Subdivision Phase One. The purpose of the replat is to change the name of the subdivision to Windover Heights. The motion was seconded by Mr. McDonald. All members present voting aye. MOTION APPROVED.

#10 A motions were made by Mr. Lamberth to approve a replat of Lots 2 & 3 of Nix's Lake Estates for Chris Fowler. The general location of this property is at the northeast corner of Nix Lake Drive and Twin Lakes Cove. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#11 Tim Redden requests a replat of part of the SE 1/4 of the SE 1/4 of Section 8, T14N, R4E. The general location of this property is south of Greensboro Road.

Mr. Vance made a motion to approve this request with the stipulation that the plat be corrected before it is signed to show a road easement where the building setback line is indicated and the engineer assuring that 30' of right-of-way exists on Greensboro Road. The motion was seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

Other business:

#13 Mr. Lamberth made a motion to approve a replat of Lots 1, 2, 3, 5 & 6 of Block B of High Meadow Addition, located north and east of High Meadow Drive. This item was tabled at the May 14, 1987 meeting. This approval is subject to the owner's signatures being affixed to the plat. Mr. Smock seconded the motion. All members present voting aye. MOTION APPROVED

#14 Mr. Vance made a motion to not allow a plat to be placed on the agenda if the information required on a replat is omitted and asking Greg Moody to send notice to all applicable parties notifying them of such action. APPROVED BY ACCLAMATION.

#15 Mr. Lamberth made a motion to recommend with the strongest sense of urgency that the City Council passes an ordinance requiring existing City Standards to be met upon issuing a building permit for new construction. Mr. Vance seconded the motion. Those voting aye were Mr. Vance, Mr. Sloan, Mr. Lusby, Mr. Blalock, Mr. Lamberth. MOTION APPROVED. Mr. Smock and Mr. McDonald were absent during the voting.

Meeting adjourned at 10:30 p.m.