



Legislation Text

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MAPC MINUTES

JUNE 13, 1989

The Metropolitan Area Planning Commission met Tuesday, June 13, 1989 at 7:00 p, m, in the Council Chambers, 314 W. Washington. The requests considered are as follows:

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

MEMBERS ABSENT: Smock, & Blalock

#1 RZ89-11 Charles and Mary Johnson requests rezoning from I-2 to I-1 for Lot 3 of Cobb's Survey that is a part of the NW ¼, Section 13, T14N, R3E, know as 237 N. Gee St. and containing 3.42 acres, more or less.

A motion by Mr. Lamberth and a second by Mr. Patteson to approve this request with stipulations was withdrawn after more discussion on the item.

Mr. Vance made a motion to table this request due to insufficient information and identity of the property, particularly no right-of-ways shown, no property survey supplied and no surrounding zonings shown. Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED, REQUEST TABLED.

#2 RZ89-12 Jonesboro Industrial Development Corporation requests rezoning of the Craighead Industrial Park from AG-1 to I-2. The property includes the E. ½ of Section 29, T14N, R5E, the W. ½ of the NE ¼, and the NW ¼, SE ¼ of Section 28, T14N and R5E. The property is located on the south side of Highway 18 East, on both sides of Butler Ditch, containing 760 acres, more or less.

A motion was made by Mr. Vance to approve this request with the stipulations that all street designs, roads, fire hydrant locations and other utilities be done with the approval of the City Engineer and the Fire Dept. Mr. Coleman seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#3 RZ89-13 Dennis and Kay Noell requests rezoning from R-1 to I-1 for Lots 1-3, Block B, Apple Hills Subdivision, and from R-1 to C-3 Lots 4 and 5, Block B, Apple Hills Subdivision, all located on the southeast corner of Warren Street and Jonathon Drive. The purpose of the re-zonings is to make the zoning consistent with the existing land use.

Mr. Sloan made a motion to approve the rezoning request subject to:

1. Site plans being submitted on Lots 4 & 5 prior to any development.
2. A fire hydrant being provided by the appropriate water service.
3. That ½ of a street on Jonathan and Warren Streets be improved to City standards including curb and gutter.
4. Right-of-way on Willett Drive be increased to 50' from centerline and that ½ of a street be constructed to city specifications or that an escrow account be established for Willett to make the improvements at such

time as it is developed with the amount to be determined by the City Engineer.

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

#4 RZ89-14 Carroll Caldwell requests rezoning from R-1 to C-3 for all of the SE ¼, SE ¼, NW ¼ and part of the SE ¼, NE ¼ and part of the SW ¼, NE ¼, Section 31, T14N, R4E containing 48.60 acres of land. The property is located on the west side of Hwy. 1B, some 450 feet south of Hwy. 63 Bypass.

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

1. A site plan be submitted prior to issuance of a building permit.
2. The exact location of the floodway and the floodplain be shown on the record plat, and the area within both the floodway and the floodplain be calculated.
3. All provisions of Ordinance No.2018 regarding Flood Damage Prevention be complied with.
4. All necessary improvements, including street widening, exit/entrance lane, reserved buffer stripes, etc. be provided at the site development plan stage based on the proposed development.
5. The right-of-way for Hwy. 1B shown on the record plats.
6. Include provisions for such elements as landscaping in any site development plan submitted.
7. Fire hydrants are required based on the proposed development to be installed by the appropriate waster service provider.

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

#5 RZ89-8 Postponed hearing from May 16, 1989. Larry and Suzanne Churchill and Chester and Luella Sirois request rezoning from R-1 to C-3 for the described as two parts of the SE ¼, NW ¼, T14N, R4E being a 1.82 acres tract on the east side of Hwy. 18, between Garden Parkway and Medallion drive and an 88 acre tract west and north across Hwy. 1B from this tract.

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

1. A site plan be submitted prior to issuance of a building permit.
2. The exact location of the floodway and the floodplain be shown on the record plat, and the area within both the floodway and the floodplain be calculated,
3. All provisions of Ordinance No 2018 regarding Flood Damage Prevention be complied with.
4. All necessary improvements, including street widening, exit/entrance lane, reserved buffer stripes, etc. be provided at the state development plan stage based on the proposed development
5. The right-of-way fro Hwy. 1B be shown on the record plats.
6. Include provisions for such elements as landscaping in any site development plan submitted.
7. Fire hydrants are required based on the proposed development to be installed by the appropriate water service provider.

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

A further motion was made by Mr. Vance to approve the request by the Churchill's for a C-4 zoning classification instead of C-3 subject to:

1. A site plan be submitted prior to issuance of any building permit.
2. The exact location of the floodway and the floodplain be shown on the record plat, and the area within both the floodway and the floodplain be calculated.
3. All provisions of Ordinance No.2018 regarding Flood Damage Prevention be complied with.
4. All necessary improvements, including street widening, exit/entrance lane, reserved buffer strips, etc. be provided at the site development plan stage based on the proposed development.
5. The right-of-way Hwy. 18 be insured to be 5' from the centerline.
6. Include provisions for such elements as landscaping in any site development plan submitted.
7. Fire hydrants are required based on the proposed development to be installed by the appropriate water service provider.

The motion was seconded by Mr. Patteson. Those voting aye were Mr. Aycock, Mr. Patteson, Mr. Vance, Mr. Sloan, and Mr. Coleman. A no vote was cast by Mr. Lamberth. MOTION APPROVED WITH STIPULATIONS.

#6 PP89-7 David Conrad and Todd Jackson requests preliminary plat approval of Woodsprings Estates Phase II, a 17 lot subdivision of 8.0 acres. The property is located at the west end of Morning Side Drive, west of Woodsprings Road.

A motion to approve this request was made by Mr. Lamberth subject to:

1. Utility easements being cleared and property lines marked.
2. The names of the side streets, the cross-section detail for the open ditches and information on the side slope protection be provided.
3. A fire hydrant be provided as shown. The motion was seconded by Mr. Coleman. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#7 RP89-8 Barney Barnhill requests approval of Barnhill's Replat, a 2 lot replat of Lots 11 and 12, Block A of Country Manor 2nd Addition. The property is located at the northeast corner of Country Manor Lane and Beaver Lane.

Mr. Vance made a motion to approve this request with the stipulation that the street right-of-way be changed to 30' from the centerline to the property line. Mr. Aycock seconded the motion. Those voting aye were Mr. Sloan, Mr. Coleman, Mr. Vance, Mr. Patteson, and Mr. Aycock. A no vote was cast by Mr. Lamberth. MOTION APPROVED WITH STIPULATIONS.

#8 RP89-9 Delta Beverage Group requests approval of Sonic Replat, a 2 lot replat of Lot 11, Block A of Stuck and Stuck Subdivision and Lots 1 and 2 of the Replat of Lots 7 thru 44 in Block 1 of M.R. Carson's Addition. The property is located at the southwest corner of Johnson Avenue and Liggett Street.

A motion to approve this request was made by Mr. Vance subject to Liggett Street being improved to city standards. The motion was seconded by Mr. Lamberth. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

A second motion on this item was made by Mr. Lamberth to recommend to the City Council and strongly urge them to close Block Street, a dedicated but not improved street, and the alley on the south side of this property. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED.

#9 RP89-10 Lee and Shirley Taylor and Lehman and Louvell Duncan requests approval of Taylor and Duncan Replat, a one lot replat of Lots 30 and 31 of Taylor First Replat of a part of Belgrath Heights Subdivision. The property is located on the east side of Royale Street, north of Algiers Street.

A motion to approve this request was made by Mr. Vance with the stipulation that street improvements on Royale Drive be made, if it is the determination of the City Engineer that they are necessary or that an escrow account be established for future improvements also at the determination of the City Engineer. The motion was seconded by Mr. Aycock. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#10 RP89-11 Lonnie T. Clark requests approval of Lonnie T. Clark Replat, a one lot replat of Lots 27 and 28 of Cobb and Lee Survey of part of the SW ¼, Section 17, T14N and R4E.

A motion to approve this request was made by Mr. Lamberth subject to a 10' utility easement being granted on the west side of the property if the need for such is stated by the requesting utility and determined to be justified by the City Planner. In regards to curb and gutter in this area, it was stated that on several previous occasions the Commission determined that E. Washington would be developed, in some way that we don't know, and because of this the need for curb and gutter was omitted from developments that were approved in recent years. The motion was seconded by Mr. Aycock. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#11 RP89-12 Dennis and Kay Noell requests approval of the Noell Replat, a one lot replat of Lots 1, 2 and 3, Block B, Apple Hills Subdivision. The property is located in the southeast corner of Warren Street and Jonathon Drive.

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

#12 MP89-2 Clyann Ellis request approval of Ellis Minor Plat, a 2 lot minor subdivision of 1.606 acres. The property is located on the south side of Oak Hill Lane, between Airport Road and Old Paragould Highway.

Mr. Vance made a motion to approve this request subject to the street being improved to city standards or that an escrow account be established with the amount to be determined by the City Engineer. Mr. Lamberth seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#13 AZ89-1 Edward and Geraline South of Arrowhead Road requests approval of annexation and zoning to AG -1 Agricultural, for 82.54 acres in the NW ¼, SW ¼, the SW ¼, SE ¼ and the NE ¼, SW ¼ of Section 36, T15N and R3E.

Mr. Lamberth made a motion to approve this request subject to the City Engineer approving the property line descriptions on the plat and requesting that the owners wait until a group of petitioners are ready to go to City Council or until the City Council is ready to hear the annexation request. Mr. Vance seconded the motion. All members present voting aye.

The meeting adjourned at 9:45 p.m.