



## Legislation Text

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Minutes for the MAPC meeting on November 9, 1978.

MAPC MINUTES

NOVEMBER 9, 1978

The Metropolitan Area Planning Commission met Thursday, November 9, 1978, at 7:00 P.M. in the Court Room at City Hall.

The meeting was called to order by Chairman, Ralph Morrison.

Members Present: Morrison, Cooper, Ball, Smith, Tilton, Freeman and Morse

Members Absent: McDaniel and Brown.

Others Present: Mike Cameron, Roy Douglas, Brenda Barnes and Curt Hodges.

Minutes for October were read and approved. Items for business were as follows:

Item #1 Clovis Holbrook and Norman Holbrook request a zoning classification of Residential Two (R-2). The property is described as follows: A part of the Southwest Quarter of the Northeast Quarter and a part of the Northwest Quarter of the Southeast Quarter, all in Section 23, Township 14 North, Range 3 East of the Fifth Principal Meridian being more particularly described as follows: Commence at the Northwest Corner of the Northwest Quarter of the Southeast Quarter of Section 23; thence North 89 degrees 40' east a distance of 155.0 feet to the point of beginning proper, thence south 1 degree 06' west 235.6 feet to the centerline of an existing County Road; Thence south 88 degrees 24' west along the centerline of aforesaid County Road 155.1 feet to the west line of the aforesaid Northwest Quarter of the Southeast Quarter Section 23; south 1 degree 06' west 180.2 feet; thence north 88 degrees 24' east 564.2 feet, thence north 2 degrees 21' 30" west 406.9 feet to a point; thence continuing north 2 degrees 21' 30" west 123.7 feet; thence south 69 degrees 41' west 361.7 feet; thence south 89 degrees 40' west 39.9 feet to the point of beginning proper. The general location of this property is west of Loberg and north of Munos Circle. Mr. Cooper made a motion to approve request, seconded by Mr. Smith, subject to property owner providing a subdivision plat prior to any construction. REQUEST APPROVED UNANIMOUSLY.

Item #2 Nettleton-Phillips Special School District owner of the following described parcel of property requests a zoning classification of Residential One (R-1). The property is described as follows: A part of the NE ¼ of the NW ¼ of Section 15, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the Southwest Corner of the NE ¼ NW ¼ of Section 15 aforesaid; thence north along the 40 acre line 650.0'; thence N 89° 11' E 469.16'; thence south 650.0' to the south line of said NE ¼ NW ¼; thence S 89° 11' W 469.16' along the 40 acre line to the point of beginning containing 7.00 acres. The general location of this property is north of Aggie Road and east of Airport Road. A motion was made by Mr. Freeman, seconded by Mrs. Morse to approve request subject to a dedication of 41' R/W on Aggie and 30' on Boling Lane. REQUEST APPROVED UNANIMOUSLY.

Item #3. This item was withdrawn because of an incorrect legal description of the property proposed to be rezoned. This item will be re-advertised at the December MAPC meeting. Bob Norton had requested a rezoning from Residential Two (R-2) to Commercial Three C-3 for a 60' by 150' portion of a replat of Lot 12 of Charles A. Stuck Turtle Creek Ranch Addition. General location of this property is east of Riggs Avenue and north east of Brazos Street. (WITHDRAWN)

Item #4 Skip Macon requests final approval of Nicely Subdivision Third Addition. Described as follows: Commencing at the Northeast corner of the aforesaid Section 23; then south 1° 49' west 171.5 feet; thence north 89° 43' west 905.1 feet, to the point of beginning proper: thence south 1° 49' west 347.7 feet; thence southwesterly along the arc of a 12.6644 degree curve to the right 106.6 feet; thence south 15° 19' west 41.7 feet; thence southeasterly along the arc of a 229.2000 degree curve to the left 39.3 feet; thence south 74° 41' east 118.8 feet; thence southeasterly along the arc of a 16.7018 degree curve to the left 91.4 feet; thence south 89° 57' east 44.0 feet; thence northeasterly along the arc of a 31.7351 degree curve to the left 84.2 feet; thence north 63° 20' east 49.4 feet; thence south 7° 33' east 211.7 feet; thence north 89° 57' west 604.1 feet; thence north 1° 49' east 738.1 feet; thence south 89° 43' east 199.2 feet, to the point of beginning proper, and containing 4.98 acres, more or less. The general location of this property is south of Matthews and north of Scenic Hills Subdivision. A motion was made by Mr. Cooper and seconded by Mr. Ball to approve request subject to a "drop inlet" (for drainage) being installed at the corner of Oak and Rutherford to carry water out to West property line. REQUEST APPROVED UNANIMOUSLY.

Item #5 Brackett-Krennerich & Associates requests approval of a site development plan for the proposed low rent public housing. The general location of this property is north and south of Aspen gardens and east of Cobb Street and west of Rains Street. Mr. Cooper made a motion seconded by Mr. Freeman to approve request subject to dedication an additional 12 ½ 'R/w on Cobb St., 10' additional R/W on Cherry and 15' additional on Citizens Street. It was noted that parking regulations were not met according to Code of Ordinances, City of Jonesboro. The developer was referred to the Board of Adjustments in this regard. It was further stipulated that the developer cooperate with the City Engineer, City of Jonesboro in regard to the following items:

#1. The construction, if determined necessary, of curb and gutters from the developer northward on the east side of Citizens Street to a point north of Cherry.

#2. Construction of a retaining wall or curb and gutter, if necessary, along the north boundary of the development from Cherry Street to the east. A vote was taken. REQUEST APPROVED UNANIMOUSLY.

Item #6 John Wheeler request a preliminary approval of Wheeler Heights Subdivision described as follows: A part of the Northwest Quarter, Northeast Quarter Section 11, Township 14 North, Range 4 East Craighead County, Arkansas more particularly described as follows: Beginning at the Southeast Corner of the NW ¼, NE ¼ of said Section 11, T 14 N, R 4 E, thence south 88° 12' west 1311.8 feet; thence north 0° 13' 45" west 1252.1 to the south right-of-way line of Highway #1; thence north 88° 09' 15" east along said south right-of-way line of Highway #1 a distance of 612.6 feet; thence south 0° 13' 45" east 331.2 feet thence north 87° 13' east 558.3 feet; thence south 62.0 feet; thence north 87° 54' east 115.0 feet; thence south 870.2 feet to the point of beginning proper containing 32.36 acres, more or less. The general location of this property is south of Hwy 1 north and east of Hickory Heights subdivision. A motion was made by Mr. Ball and seconded by Mr. Smith to approve request subject to a 10' drainage easement between lot 9 and 10. REQUEST APPROVED UNANIMOUSLY.

NOTE: It should be noted that the MAPC has approved neither designed standards nor construction methods in

its consideration of this item since the development is located outside the City Limits of the City of Jonesboro and is therefore not within the jurisdiction of the Code of Ordinances of the City of Jonesboro.

Item #7 Northside Development Corp. requests preliminary approval of Crescendo Valley Second Addition. A part of the Southeast Quarter Southwest Quarter, Section 6, Township 14 North, Range 4 East, Craighead County, more particularly described as follows: Commencing at the southeast corner of the SE ¼, SW ¼ of said Section 6, T 14 N, R 4 E, thence south 89° 54' west 31.3 feet to the west right-of-way line Hwy #141; thence north 0° 37' east along said right-of-way line 200.0 feet; thence south 89° 54' west 200.0 feet to the point of beginning proper; thence continue south 89° 54' west 160.0 feet; thence north 0° 02' west 450.0 feet; thence south 89° 54' west 103.5 feet; thence north 0° 02' west 450.0 feet; thence north 89° 54' east 34.0 feet; thence north 0° 06' west 211.1 feet; thence north 88° 49' east 270.6 feet; thence south 2° 03' east 420.9 feet; thence south 89° 53' west 25.6 feet; thence south 0° 02' east 691.6 feet to the point of beginning proper containing 5.81 acres, more or less. The general location of this property is north of Ginger Drive and west of Hwy 141 North. Mr. Ball made a motion, seconded by Mr. Smith to approve request subject to a 10' utility easement being provided on the south side of Lot 6 and deleting the utility easement on east side of Lot 1 thru 5. REQUEST APPROVED UNANIMOUSLY.

NOTE: It should be noted that the MAPC has approved neither designed standards nor construction methods in its consideration of this item since the development is located outside the City Limits of the City of Jonesboro and is therefore not within the jurisdiction of the Code of Ordinances of the City of Jonesboro.

Item #8 Dave Smith request preliminary approval of Dave Smith 4th Addition Described as follows: A part of the Northeast Quarter Northwest Quarter, Section 7 Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commence at the Northeast Corner of Said NE ¼ NW ¼, Section 7, T 14 N, R 4 E, thence southwesterly along the land line 344.5 feet; thence west 36.9 feet to the west right-of-way line of Highway #141; thence west 204.3 feet to the point of beginning proper; thence north 89° 52' west 459.2 feet; thence north 0° 02' west 342.1 feet; thence north 89° 54' east 462.2 feet; thence south 0° 28' west 344.0 feet to the point of beginning proper containing 3.63 acres, more or less. The general location of this property is east of Watergate Street and north of Dave Smith First Addition. Mr. Ball made a motion, seconded by Mr. Freeman, to approve request. REQUEST APPROVED UNANIMOUSLY.

NOTE: It should be noted that the MAPC has approved neither designed standards nor construction methods in its consideration of this item since the development is located outside the City Limits of the City of Jonesboro and is therefore not within the jurisdiction of the Code of Ordinances of the City of Jonesboro.

Item #9 Dave Smith requests a replat of Lots 3, 4 and 5 of Dave Smiths Second Addition to the City of Jonesboro. The general location of this property is south of Ginger Drive and east of Watergate Street. REQUEST APPROVED UNANIMOUSLY.

Item #10 Clay Kenward requests a replat of Lots 23 and 24 of Country Club Village. The general location of this property is east of Hillcrest Drive. Mrs. Morse made a motion, seconded by Mr. Tilton to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #11 Bob Norton requests a replat of the East ½ of Lot 8 and Lot 9 and of Lot 12. Said part of Lot 12 described as follows: Beginning at the Southeast Corner of Lot 9; thence south 60 feet; thence west 125 feet; thence north 60 feet; thence east 125 feet to the pint of beginning proper. The general location is south of Nettleton and northeast of Brazos Street. Mr. Tilton made a motion, seconded by Mrs. Morse, to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #12 Bob Norton request a Site Development plan for placing two buildings on one lot. General location of this property is south of Nettleton and Northeast of Brazos Street. Mr. Tilton made a motion, seconded by Mr. Freeman, subject to proposed building being placed 7.5' north of existing R-2 zoning. The present R-2 zone is a portion of Lot 12 of Charles A. Stuck's Turtle Creek Ranch Addition being the south 60' x 125' of Bob Norton's replat. REQUEST APPROVED UNANIMOUSLY.

Item #13 Roy Cooper requests a replat of Lots 1, 2, 3 and 4 into one lot 1-A Block B Service Park Addition. General location of this property is south of Service Road and east of Willow Road. Mrs. Morse made a motion, seconded by Mr. Tilton, to approve request. REQUEST APPROVED UNANIMOUSLY.