



## Legislation Text

---

**File #:** MIN-86:1344, **Version:** 1

---

### MAPC MINUTES

APRIL 10, 1986

The Metropolitan Area Planning Commission met Thursday, April 10, 1986. Chairman Johnny White called the meeting to order at 7:00 p.m. in the Council Chambers, 314 W. Washington. The following requests were considered.

**MEMBERS PRESENT:** Mr. Orr, Mr. White, Mr. McCracken, Mr. Vance, Mr. Blalock, Mr. Sloan

**MEMBERS ABSENT:** Mr. Lusby, Mr. Hunt, Ms. Barber

**ASSISTING:** Pat Parsons, Brian Wadley, Greg Moody, Gene Barnett

The minutes of the March 13, 1986 meeting were approved as written.

#1 Worth Gibson, Carl Lay, Jerry Rackley, and George Williamson requests a zoning classification of Agricultural 1 (Ag 1). Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is north of Fox Road and east of Arkansas Highway 1.

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

#2 Guaranty Mortgage Company requests a zoning classification of Residential Three (R-3). Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: part of the North half of the Southwest Quarter of the Southwest Quarter of Section 7, Township 14 North, Range 4 East, Craighead County, Arkansas. The general location of this property is west of Bradley and north of Second and Fifth Streets.

Mr. Vance made a motion to approve this request. The motion was seconded by Mr. McCracken. All members present voting aye. MOTION PASSED.

#3 Frank Walden and Mary Walden, Donald and Wanda Timms requests zoning classification of Commercial Three (C-3) for Tract I and Residential Three (R-3) for Tract II. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: Tract I - part of the Southeast Quarter of Section 14, Township 14 North, and Range 3 East. The general location of this

property is north of Washington Avenue and north of the Downtown Church of Christ.

Mr. McCracken made a motion to approve this request subject to a 60' right-of-way dedication along Washington Avenue the full length of the property. The motion was seconded by Mr. Blalock. All members present voting aye. MOTION APPROVED.

#4 Jay Gamblin, Curt Gamblin, Pete Parker and Raymond Richardson requests a zoning classification of Residential Three (R-3) for Tract I and Commercial Three (C-3) for Tract II. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: Tract I - beginning at the Northwest Corner of Lot 3 of Willow Acres Subdivision. Tract II - beginning at the Southeast Corner of Lot 18 of Willow Acres Subdivision. The general location of this property is west of Willow Road and south of U.S. Highway 63.

A motion to table this request was made by Mr. Vance and seconded by Mr. McCracken. All members present voting. MOTION APPROVED.

#5 Mr. and Mrs. Elmer Bowen requests a zoning classification of Commercial One (C-1). Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classification prior to the subject property being annexed to the City. The MAPC is asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: part of the Southeast Quarter of the Northwest Quarter of Section 36, Township 14 North, and Range 3 East. The general location of this property is north of U.S. Highway 49.

Mr. McCracken made a motion to approve this request subject to the request being amended to a C-3 classification and the property owner providing a revised drawing meeting the scale needed to the Inspector's Office. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#6 John White, Jr., Ronnie White and David Conrad requests a rezoning from Commercial Three (C-3) to Residential Two (R-2) the following described property: part of the Northwest Quarter of the Northwest Quarter of Section 4, Town 13 North, Range 4 East. The general location of this property is west of Oakbrook and east of Caraway Road.

Mr. Vance made a motion to approve this request. Mr. McCracken seconded the motion. All members present voting aye. MOTION APPROVED.

#7 Walnut Street Baptist Church requests approval of site development plans for an educational building to be an addition to the present structure at 1910 Scenic Road. The general location of this property is the west end of Scenic Road.

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

#8 Mr. Dan Best requests a replat of Lot 15, Block A, West Park Estates. The general location of this property is east of Hester Street.

Mr. McCracken made a motion to approve this request subject to curb improvements and ½ street improvement

being provided for along lot 15. A further part of this motion was that it is the understanding of the commission that the developer of the adjacent property intends to provide the improvements and that this replat is contingent upon those improvements being completed. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#9 Mr. Kent Arnold requests a replat of Lot 1 and Lots 13 through 21 of Block A of the Country Meadow Collection Addition. The general location of this property is North of Cherry and east of Hester.

Mr. Sloan made a motion to approve this request with the stipulations that curb and gutter be placed, the streets be constructed, including those in item #8, to full width and to City standards. A further stipulation was that if Kent Arnold would dedicate an additional 30' of right-of-way for the continuation of Cherry Street on to Hester, the Commission would waive the building setback requirement to allow for construction at some future point if it should come up. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#10 Mr. Carroll Caldwell requests a replat of Lot 17, Block A, Marshall Estates. The general location of this property is south of Fairway Drive and north of the Jonesboro Country Club.

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

#11 Rehab Hospital requests a replat of Lots 1-6, Block A and Lots 1-6, Block B, Professional Acres Addition. The general location of this property is north of Fleming Ave & east of Osler Dr

Mr. McCracken made a motion to approve this request with the statement that the description of the property on the agenda does not list the proper lots and lot numbers but that the request itself is correct. Mr. Sloan seconded motion. All members present voting aye. MOTION APPROVED.

#12 James McDaniel requests approval of plans for McDaniel V Addition, as subdivision located on the east half, Section 33, part of Southwest Quarter of the Northwest Quarter, Section 34, Township 14 North, Range 3 East. The development covers 23.72 acres more or less and will have 17 Lots. The general location of this property is south of Highway 226.

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

#13 Mark Wisdom request a replat of Lot 9, Block B of Apple Hills Subdivision. The general location of this property is west of Patrick Street and north of Carolyn Drive.

Mr. Blalock made a motion to approve the request. The motion was seconded by Mr. McCracken. All members present voting aye. MOTION APPROVED.

#14 Maxie Stem requests a replat of Lots 1 and 19, Block A, Fisher Commercial Sub-division and Lot 21, Stem's replat of Block A, Fisher Commercial Subdivision. The general location of this property is north of Samantha and east of Kathleen Street.

A motion to approve this request was made by Mr. Blalock and seconded by Mr. Orr. Those voting aye were Mr. McCracken, Mr. Vance, Mr. Orr, and Mr. Blalock. Those voting no were Mr. Sloan. MOTION

APPROVED.