



## Legislation Text

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**File #:** MIN-89:1591, **Version:** 1

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MAPC MINUTES  
OCTOBER 10, 1989

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

MEMBERS ABSENT: Lamberth

The minutes of the September 12, 1989 meeting were approved as prepared.

Item #1 A public hearing was held to receive comments on the proposed new sign ordinance that is being considered. After hearing comments from those in attendance, both negative and positive, the Commission decided to not make a recommendation on the new ordinance at this time.

Item #2 RZ89-32 Tony Davis and Bob Lee requests a rezoning from R-1 to C-3 for 2.0 acres, more or less, on a part of the NW ¼, NW ¼, Section 29, T14N, R5E. The property is located on the south side of Highland Drive, west of Cottage Home Road.

This item was withdrawn prior to the meeting to allow for an amended request to be submitted later.

Item #3 RZ89-37 Ralph Brasher, RGB Mechanical Cont., Inc. requested a rezoning from R-1 to I-1 for a part of the NW ¼, NE ¼ of Section 10, T14N and R4E. The general location of this property is on the south side of U.S. Hwy. 49, east of Airport Road (Hwy. 351).

A motion to approve this request was made by Mr. Aycock and seconded by Mr. Vance. Voting was seven 7 in favor, 0 opposed. REQUEST APPROVED.

Item #4 RZ89-38 & MP89-9 Max Dacus, Jr. requested a rezoning from R-1 to I-1 and C-3 for a part of the east ½ of the SE ¼, Section 14, T14N, R3E and approval of a two (2) lot minor plat containing 6.903, more or less. The property is located on the north side of W. Washington, east of Stratford Street.

Mr. Vance made a motion to approve this request subject to the following stipulations:

1. That the right-of-way on W. Washington be shown and dedicated as 41' from centerline.
2. That the C-3 zoning be shown on the south side of W. Washington.
3. That an agreement be prepared by the owner stating that they agree to pay for their share of improvements along their property on W. Washington at such time as it is developed, with the improvements including widening and curb and gutter and also that this agreement be recorded in the miscellaneous recordings at the courthouse.

The motion was seconded by Mr. Blalock. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #5 RZ89-39 & MP89-12 Max Dacus, Jr. requested a rezoning from R-1 to C-3 for a part of the NW ¼, NE

¼, Section 6, T14N, R4W and approval of a one lot minor plat. The property is located at the southeast corner of Thomas Green Road and Arkansas Hwy. 141.

A motion to approve this request was made by Mr. Vance subject to the following stipulations:

1. That the right-of-way on Hwy. 141 be shown and dedicated as 50' from centerline.
2. That the right-of-way of Thomas Green Road be shown and dedicated as 41' from centerline.
3. That the language "commercial property", "vacant", "external storage" and "single family dwelling" be removed from the plat.
4. That the R-1 zoning to the west be shown on plat.
5. That an agreement(s) be prepared by the owner stating that they agree to pay for their share of improvements (widening and curb and gutter) along their property on Hwy. 141 and Thomas Green Road at such time as they are developed and also that this agreement be recorded in the miscellaneous recordings at the courthouse.

The motion was seconded by Mr. Coleman. Voting was seven in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #6 RZ89-40 Rufus Roedel requested a rezoning from R-2 to C-3 for a part of the west ½ of the SE ¼, SW ¼, Section 23, T14N and R4W. The property is located on the north side of Highland Drive, east of Amanda Street.

Mr. Aycock made a motion to approve this request subject to the right-of-way being clarified on Hwy. 18 as being 60' from the centerline and that the junk and debris be removed from the premises within one year and the property cleaned. The motion was seconded by Mr. Vance. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #7 RZ89-41 Farmer Enterprises, Inc. requested a rezoning from R-1 to C-3 for 1.03 acres located on a part of the NE ¼, SW ¼, Section 28, T14N and R4E. The property is located on the west side of Stadium Blvd., north of Phillips Drive.

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

1. The right-of-way be shown as 60' from centerline on Hwy. 49.
2. A lot designation and plat name be give to the property.
3. A 20' drainage easement for maintenance be granted.
4. A 20' drainage easement for the maintenance be granted beginning at the north bank of the existing ditch.

The motion was seconded by Mr. Aycock. Voting was 7 in favor, 0 0pposed. REQUEST APPROVED WITH STIPULATIONS.

Item #8 RZ89-42 Farmer Enterprises, Inc. requested a rezoning from R-1 to C-3 for a part of the NW ¼, NE ¼, Section 33, T14N and R4E. The property is located on the south side of Parker Road, east of Stadium Blvd.

A motion to approve this request was made by Mr. Blalock and seconded by Mr. Vance. REQUEST APPROVED.

Item #9 RZ89-43 Trey McKee and others requested a rezoning from R-1 to I-1 and C-3 for a part of the NE ¼, NW ¼, Section 31, T14N and R4E. The property is located on the south side of Parker Road, west and east of

Parker Road Annex.

Mr. Sloan made a motion to approve this request subject to the minor plat being recorded. The motion was seconded by Mr. Vance. REQUEST APPROVED WITH STIPULATIONS.

Item #10 FP89-12 Bracey & Associates requested final approval of Hunter's Ridge Addition, Phase I containing 33 lots. The property is located on the east side of S. Culberhouse, south of Brentwood Subdivision.

Mr. Sloan made a motion to approve this request subject to the following stipulations:

1. That a utility easement be granted, 7.5' on each side of the property line between lots 10, 11 and 13.
2. That the length and diameter of pipes being shown on page 2 of 6.
3. That the overall drainage plans be made a part of the first phase plan.
4. That the City Engineer approve the drainage plan to handle the surface and sub-surface water.

The motion was seconded by Mr. Vance. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #11 PP89-11 Keith Meredith requested preliminary approval of Brookfield Subdivision containing 15 lots on 12.32 acres, more or less. The property is located on the north side of Prospect Road, approximately  $\frac{3}{4}$  of a mile east of Old Paragould Highway.

A motion to approve this request was made by Mr. Vance with the statement that the Commission recognizes that the Cul-de-sac does exceed the 400' limitation and approvals recommended and with the stipulation that an agreement be prepared by the owner stating that they agree to pay for their share of street improvements (widening and curb and gutter) along their property on Prospect Road at such time as it is developed and also that this agreement be recorded in the miscellaneous recordings at the courthouse. The motion was seconded by Mr. Smock. Voting was 7 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #12 PP89-12 Wayne Kelso requested preliminary approval of Murray Creek Subdivision containing 78 lots on 21.73 acres, more or less. The property is located on the east side of Old Paragould Highway, approximately  $\frac{1}{4}$  mile south of Hwy. 49.

Mr. Smock made a motion to approve this request with the stipulations that:

1. The owner provide a drainage easement for the existing creek, and a 20' maintenance easement along one side of the bank of the creek.
2. The lot sizes be shown in square feet.
3. The street name be changed on Peachtree Lane.
4. Utility easements be dedicated and shown on record plat.
5. The asphalt thickness be changed to 3"/
6. Questions about service water be answered.
7. The size of the drainage structure at Murray Creek and the size of the pipes be shown.
8. The design of the intersection of Mockernut Street and Murray Creek Drive be analyzed further.
9. The owner get with the City Engineer to determine if 41' of right-of-way from centerline is needed on Old Paragould Highway.
10. The owner look at the installation of cul-de-sac at the dead end streets.

The motion was seconded by Mr. Vance. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH

STIPULATIONS.

Item #13 MP89-10 Bob & Vickie Brady requested approval of a two (2) lot minor plat containing 3.0 acres, more or less. The property is located on the north side of Prospect Road, approximately .4 of a mile east of Old Paragould Highway.

Mr. Vance made a motion to approve this request subject to an agreement being prepared by the owner stating that they agree to pay for their share of street improvements (widening and curb and gutter) along their property on Prospect Road at such time as it is developed and also that this agreement be recorded in the miscellaneous recordings at the courthouse. The motion was seconded by Mr. Smock. Voting was 6 in favor 0 opposed.

REQUEST APPROVED WITH STIPULATIONS.

Item #14 MP89-11 Bonnie Stevens requested approval of a one (1) lot minor plat containing 1.75 acres, more or less. The property is located on the south side of Christian Valley Road, approximately ½ mile southeast of Hwy. 49.

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

1. An agreement being prepared by the owner stating that they agree to pay for their share of street improvements (widening and curb and gutter) along their property on Christian Valley Road at such time as it is developed and also that this agreement is recorded in the miscellaneous recordings at the courthouse.
2. Dedication of additional right-of-way on Christian Valley Road if determined necessary by the City Engineer (City Engineer stated on 10-13-89 that 41' from centerline was needed). The motion was seconded by Mr. Sloan. Voting was 6 in favor 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #15 MP89-13 Valley View Schools requested approval of a one (1) lot minor plat. The property is located on the south side of Lawson Road, west of Cedar Valley Drive.

Mr. Sloan made a motion to approve the minor plat with the following stipulations:

1. A 30' street dedication from centerline on the gravel road on the east side of the property.
2. Dedication of a drainage easement for the existing ditch and also a 20' maintenance easement from the bank of the ditch.
3. The school board spearhead the effort to secure the right-of-way to relocate the county road going through the school campus and divert this traffic to the north side of the school to U.S. Hwy. 49. It was further stated that if something was not accomplished along these lines in five years that the school agree to dedicate 20' additional right-of-way on Lawson Road.

The motion was seconded by Mr. Patteson. Voting was 6 in favor, 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

Item #16 SP89-9 Valley View Schools requested site plan approval for a new elementary school to be built. The property is located on the south side of Lawson Road, west of Cedar Valley Drive.

Mr. Sloan made a motion to approve this request subject to the size of the buildings and the number of parking spaces being shown on the plans. The motion was seconded by Mr. Coleman. Voting was 6 in favor. 0 opposed. REQUEST APPROVED WITH STIPULATIONS.

OTHER BUSINESS:

Eric Winter, City Planner, presented two new review policies for the commission to consider. The purpose of the policies is to relieve Staff, MAPC members, Engineers, Surveyors, Attorneys and the general public from the lengthy meetings associated with the numerous items on each MAPC agenda.

After discussing the pros and cons of each proposal, Mr. Vance made a motion to adopt Policy #1 (See attached) on a trial basis for at least six months. The motion was seconded by Mr. Patteson. Voting was 7 in favor. 0 opposed. MOTION APPROVED.

The motion was adjourned at 10:15 p.m.