



Legislation Text

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Minutes for the MAPC meeting on October 14, 1976.
October 14, 1976

The Metropolitan Area Planning Commission met on Thursday, October 14, 1976 at 7:00 P.M. in the Court Room at City Hall.

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

MEMBERS PRESENT: Morrison, Cooper, Ball, Gott, Brown, and Mrs. Morse

MEMBERS ABSENT: Smith, Wheelless, and McDaniel

OTHERS PRESENT: Joe Tomlinson, Larry Fugate, Gene Martz, and Shirley Watkins.

Items for business were as follows:

#1. A film on the new Jonesboro Plan was presented to Mr. Joe Foster of East Arkansas Planning & Development District. A public hearing will be held at a later date to review this plan.

#2. The minutes of the meeting for September were read and approved.

#3. Elizabeth Couch requests a rezoning from Residential Two to Commercial Three at the following described location: Lot 12, being a replat of Lots 10, 11, and 12 of Keich's Third Addition to the City of Nettleton, Arkansas. General location being described on the Northwest corner of East Race and Nettleton Avenue. A motion was made by Mr. Brown and seconded by Mr. Ball to APPROVE the request. A vote was taken and the request was passed unanimously.

Item #4. Dale Ransone, Marcella Ransone, Jeff Lawson and Gladys B. Lawson request a zoning of Residential One for a parcel of property abutting the present city limits of the City of Jonesboro. Subject zoning request is submitted under the provisions of City Ordinance #1473 providing for zoning classifications prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said land. Subject property is described as follows: Commencing at the quarter corner of Section 22, and 23, Township 14 North, Range 3 East, thence North 88.0 degrees 40 minutes east along the north line of said Northwest Quarter of the 212.45 feet to the point of beginning proper, thence North 88.0 degrees, 40.0 minutes east 212.45 feet along said north line, thence south 0 degrees 2.0 minutes west 1217.4 feet to the center of said road 223.1 feet, thence north 0 degrees 2.0 minutes east 1144.3 feet to the point of beginning proper, containing 5.76 acres more or less, and being subject to an easement of 30 feet along the south side of the tract for a county road, all being a part of the Northwest Quarter, Southwest Quarter of section 23, Township 14 North, Range 3 East in Craighead County, Arkansas. General location is described as being approximately a quarter mile west of the 63 Bypass on a county road that serves the City of Jonesboro sanitary landfill. A motion was made by Mr. Cooper and seconded

by Mr. Gott to APPROVE the request. A vote was taken and the motion was passed unanimously.

#5. Odell Conyers requests a rezoning from Residential Two to Commercial Three at the following described location. Lots 9, 10, 11, and 12 of Keich's First Addition. General location is described as being bordered by East Nettleton Avenue and by the St. Louis-San Francisco Railroad being approximately 620 feet southeast of the Missouri Pacific Railroad tracks at East Nettleton Avenue. A motion was made by Mr. Cooper and seconded by Mr. Brown to APPROVE the request. A vote was taken and the motion was passed unanimously.

#6. Harold Fisher and Johnnie Fisher request a zoning classification of Commercial Three for a parcel of property abutting the present city limits of Jonesboro. This zoning classification is requested under the provisions of City Ordinance #1473 providing for classifications prior to the subject property being annexed to the city. Subject property is described as being a portion of the Fisher Commercial Subdivision, more particularly described as Lots 1 through 7 of the Fisher Commercial Subdivision less and except the south 400 feet of Lots 1 through 7. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said land. A rezoning from Residential Two to Commercial Three is requested for that portion of the Fisher Commercial Subdivision which is in the city limits. Said portion is described as the south 400.0 feet of Lots 1 through 7 of the Fisher Commercial Subdivision located within the City of Jonesboro. General location of the entire Fisher Commercial Subdivision is described as being east of North Kathleen and north of Highway 18 East, containing 20.60 acres more or less. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the request subject to the following stipulations: 1. That a buffer area be placed along the northern boundary of the property and adjacent to three residences at their northern boundary and at their eastern boundary; 2. That the buffer be of the native trees and be generally continuous; and 3. That a 30 foot right of way be dedicated from the centerline of the existing road (N. Kathleen Street). A vote was taken and the motion was passed unanimously.

#7. P.K. Seidman, Trustee for Helen Heineman Ellis Trust requests a rezoning from Residential One to Commercial Three of the south 900.0 feet of the following described tract of land. Part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 14 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the southwest corner of the Northeast Quarter of the Southeast Quarter of Section 20, aforesaid, thence north 89.0 degrees 16.0 minutes east along the south line of said Northeast Quarter of Southeast Quarter a distance of 198.6 feet; thence north 0 degrees 4.0 minutes west 30.0 feet to the point of beginning proper; thence continue north 0 degrees 4.0 minutes west 988.2 feet, thence north 89.0 degrees 42.0 minutes east, 126.0 feet; thence north 0 degrees 4.0 minutes west 300.0 feet to the north line of said Northeast Quarter of Southeast Quarter; thence North 89.0 degrees 42 minutes east along said north line 126.0 feet; thence south 0 degrees 4.0 minutes east, 1286.3 feet to the north right of way of Wilkins Avenue; thence south 89.0 degrees 16.0 minutes west along said right-of-way 252.0 feet to the point of beginning proper, and containing 6.58 acres, more or less, and being subject to right-of-way for Nettleton Avenue along the north side of the described tract. General location of the area requesting rezoning is described as being abutting Wilkins Avenue on the north side of the street for approximately 252 feet then continuing north for approximately 900.0 feet, further described as being immediately west of the Indian Oldsmobile Cadillac Company at 2020 Wilkins Avenue. A motion was made by Mr. Ball and seconded by Mrs. Morse to APPROVE the request subject to a buffer being placed 20 feet along the east line that adjoins the R-1 property; subject to 41.0 feet of right of way being provided on the south end of the property and; subject to adequate storm sewers being installed on the south end of the property. A vote was taken and the motion was passed unanimously.

#8. Guaranty Mortgage Company requests zoning classifications of Residential Two, Residential Three, and Commercial Four for a parcel of property abutting the present city limits of Jonesboro. These zoning requests

are submitted under the provisions of City Ordinance #1473 providing zoning classification prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said land. Plats showing location of each zoning classification are available for the public to view upon request at the City Inspector's Office, 200 South Church Street. The entire tract containing 23.67 acres, more or less is described as follows: A part of the South One Half of the Northeast Quarter of Section 23, Township 14 North, Range 3 East more particularly described as follows: Commencing at the southeast corner of the Northeast Quarter of said Section 23; thence South 89.0 degrees, 40.0 minutes west along the south line of said Northeast Quarter 555.0 feet to the point of beginning proper; thence continue south 89.0 degrees 40.0 minutes west 1004.25 feet; thence north 1.0 degree, 2.0 minutes east, 990.8 feet; thence north 89.0 degrees 40.0 minutes east 1136.5 feet; thence south 35.0 degrees 49.0 minutes west, 144.1 feet; thence south 0 degrees, 20.0 minutes east, 380.0 feet; thence south 32.0 degrees, 41.0 minutes west 100.0 feet; thence south 0 degrees 20.0 minutes east 234.4 feet; thence south 89.0 degrees, 40.0 minutes west, 15.5 feet; thence south 0 degrees, 20.0 minutes east 156.0 feet to the point of beginning proper and containing 23.67 acres more or less, and being subject to existing road right of way along the south and west side of the tract. General location is described as being bounded on the north by Scenic Hills Subdivision, on the south by Nettleton Avenue, on the east by Scenic Hills Subdivision and on the west by Loberg. A motion was made by Mr. Brown and seconded by Mr. Gott to APPROVE the request. A vote was taken and the motion was passed unanimously.

#9. J.T. Barr requests a zoning classification of Residential Two for a parcel of property abutting the present city limits of Jonesboro, subject zoning request is submitted under the provisions of City Ordinance #1473 which provides for zoning classification prior to the subject property being annexed to the city. The MAPC is also asked to make a written statement as to what effect the proposed annexation of this property would have on the city accepting said land. Subject property includes all of the present Cedar Heights Fourth Addition as replatted. Subject replat being submitted this same agenda for approval or disapproval. The description of the replatted Cedar Heights Fourth Addition to Jonesboro, Arkansas is as follows: Begin at the Northeast corner of Lot 197 of College Place Subdivision; thence north 89.0 degrees 38.0 minutes west on the north line of said Lot 197, 192 feet to the southeast corner of Cedar Heights 3rd Addition, being on the east line of Marshall Street; thence north 24.0 degrees, 26.0 minutes west along east line of Marshall Street 223.7 feet; thence northwesterly along east line of Marshall Street on a 29.0 degree, 48.0 minute curve to the left 114.7 feet, thence north 58.0 degrees 37.0 minutes west along east line of Marshall Street 100.0 feet; thence northwesterly along east line of Marshall Street on a 44.0 degree 33.0 minute curve to the right 78.5 feet; thence northeasterly on east line of Marshall Street and south line of Cedar Heights Drive on a 190.0 degree 59.0 minute curve to the right 47.1 feet; thence north 66.0 degrees, 23.0 minutes east along south line of Cedar Heights Drive 200.0 feet; thence northeasterly along the south line of Cedar Heights Drive on a 24 degree 14 minute curve to the right 87.7 feet; thence north 87.0 degrees 32.0 minutes east along the south line of Cedar Heights Drive 156.8 feet to the west line of Cedar Heights Sixth Addition; thence South 24.0 degrees, 26.0 minutes west 399.4 feet; thence north 89.0 degrees 48.0 minutes east 50.0 feet; thence south 0 degrees, 12.0 minutes east 60.5 feet; thence north 89.0 degrees, 48.0 minutes east 50.0 feet; thence south 0 degrees 12.0 minutes east 140.0 feet; thence north 89.0 degrees 48 minutes east 59.2 feet; thence northeasterly on a 169.0 degree 40.0 minute curve to the left 14.5 feet; thence south 24.0 degrees 51.0 minute east 60.0 feet; thence south 16.0 degrees 24.0 minutes east 131.6 feet to a fence; thence south 89.0 degrees 30.0 minutes west along said fence 72.0 feet; thence south 89.0 degrees 55.0 minutes west along said fence 50.0 feet; thence south 89.0 degrees 48.0 minutes west along said fence 50.0 feet; thence north 89.0 degrees 51.0 minutes west along said fence 50.0 feet; thence south 89.0 degrees 44.0 minutes west along said fence 97.9 feet to a fence corner thence southerly along a fence 220 plus or minus to the north right of way line of Arkansas State Highway No. 1; thence southwesterly on said right of way line 35.0 feet plus or minus to the east line of College Place Subdivision; thence north 0 degrees 53.0 minutes east on the east line of College Place Subdivision 432.4 feet to the point of beginning, containing 6.7

acres. General location is described as being bounded on the west by Marshall Street, on the north by Cedar Heights Sixth Addition. A motion was made by Mrs. Morse and seconded by Mr. Brown to APPROVE the request. A vote was taken and the motion was passed unanimously.

#10. Jerry Bookout requests a rezoning from Residential Two to Commercial One for the following described property. Lots 7 and 8 of Block 5 of Broadaway's Addition to the City of Jonesboro, Arkansas, less and except the west 20.0 feet of said Lots 7 & 8 and a part of Lot 9 Block 5 of Broadaway's Addition to the City of Jonesboro, said part of Lot 9 being more particularly described as follows; Begin at the Southwest corner of said Lot 9 (said point being 140.0 feet south or northwest corner of Lot 9) thence east 100.0 feet; thence north 140.0 feet; thence west 100.0 feet; thence 140.0 feet to the point of beginning proper less and except the west 20 feet of said part of Lot 9. General location is described as being on the east side of Bridge Street commencing approximately 158.0 feet north of Washington Avenue continuing north to Hope Street. A motion was made by Mr. Brown and seconded by Mr. Ball to TABLE the request for one month for addition information. A vote was taken and the motion was passed unanimously.

#11. Hardy Little requests approval of a Downtown Plan for the City of Jonesboro. Mr. Standefer of Little, Maddox, and Standefer made the presentation to the MAPC members. A motion was made by Mr. Brown and seconded by Mr. Ball to APPROVE the request as submitted. A vote was taken and the request was approved unanimously.

#12. J.T. Barr requests final approval of a replat of Lots 1, 2, 3, 4, 5, and 6 of Block A, Cedar Heights Fourth Addition into one lot to be known as Lot A. This replat includes combining above said lots with unplatted property to form the proposed Lot A. General location of this property is described as being bounded on the east by Cedar Heights Sixth Addition, and on the west by Marshall Street, on the north by Cedar Heights Drive, and on the south by Stacy Drive. A motion was made by Mr. Gott and seconded by Mr. Brown to APPROVE the request. A vote was taken and the motion was passed unanimously.

#13. Richard Kay requests final approval of a replat of Lots 3, 4, and 5 of Block D of the Oakhurst Addition into Lots 3 and 4. General location of this property is described as being on the north side of Oakhurst Street, being east of Puryear and west of Floyd Street. A motion was made by Mr. Ball and seconded by Mrs. Morse to APPROVE the request. A vote was taken and the motion was passed unanimously.

#14. Bob Stevenson requests final approval of a replat of Lots 15 and 16 of Timber Trails Addition. General location is described as being north and east of Covey Road at the intersection of Timber Trails and Covey Road. A motion was made by Mr. Brown and seconded by Mr. Ball to APPROVE the request subject to the transfer of property by Cecil Barnett.

#15. Odell Conyers requests final approval of a replat of Lots 9, 10, 11, and 12 of Keich's First Addition. Subject replat reduces the size of Lots 9 and 10 and combines Lots 11 and 12 into one lot. General location is described as being bordered by East Nettleton Avenue and by the St. Louis San Francisco Railroad being approximately 620 feet southeast of the Missouri Pacific Railroad tracks at East Nettleton Avenue. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the request subject to and 18 inch concrete reinforced pipe being provided for access in accordance with Ark. State Highway regulations on frontage along East Nettleton Avenue. A vote was taken and the motion was passed unanimously.

#16. Guy Pardew requests final approval of Briarwood Sixth Addition to the City of Jonesboro. Preliminary approval was granted with stipulations by the MAPC in September 1976. General location is described as being north of the present Briarwood Fifth Addition containing 13.0 acres more or less. A motion was made by Mr.

Ball and seconded by Mr. Cooper to APPROVE the request subject to the approval of the city engineer on the drainage plans. A vote was taken and the motion was approve unanimously.

#17. Tommy Rankin requests final approval of a replat of Lots 65, 66, 67 and 68 of College Place Addition into one lot. Also requests replat of Lots 175, 176, 177, and 178, College Place Addition into one lot. General location of this property is described as being north of East Johnson Avenue bounded on the west by State Street. A motion was made by Mrs. Morse and seconded by Mr. Cooper to APPROVE the request. A vote was taken and the motion was passed unanimously.

#18. George Mace requests final approval of a replat of Lots 1 and 2 of Block C of Foxwood Addition into 12 lots. This replat also includes extending Stone Street. General location of this property is described as being between Primrose and Stallings Lane and Caraway and Tony. This item was TABLED until a later date.

#19. Cecil Metzgar Subdivision requests final approval of a replat of Lot 9 of the Cobb-Lee Survey into five lots. Subject property is described as being the Southwest Quarter of Section 21, Township 14 North, Range 4 East. This replat also includes extending Stone Street through Stallings Lane. General location of this property is described as being between Primrose and Stallings Lane and Caraway and Tony. This item was TABLED until a later date.

Item #20. A.L. Hendrix and L. Brown request preliminary approval of the Rolling Hills Subdivision of Craighead County, Arkansas. Subject property is described as being a part of the south one-half of the south one-half of Section 17, Township 13 North, Range 4 East and a part of the Northwest Quarter of the Northeast Quarter of Section 20, Township 13 North, Range 4 East, being more particularly described as follows: Begin at the northeast corner of the Southeast Quarter of the Southeast Quarter of Section 17, Township 13 North, Range 4 East; thence south 0 degrees, 46.0 minutes west on the section line 1316.5feet to the southeast corner of said Section 17; thence south 89.0 degrees, 50.0 minutes west on the section line 1314.4 feet to the southwest corner of aforesaid Southeast Quarter, Southeast Quarter, thence south 54.0 degrees, 37.0 minutes west on the center line of a public road 453.9 feet; thence south 72.0 degrees, 30.0 minutes west on the center line of said road 65.0 feet; thence north 38.0 degrees, 19.0 minutes west on the center line of said road 140.0 feet; thence north 66.0 degrees, 4.0 minutes west on the center line of said road 220.0 feet; thence north 63.0 degrees, 50.0 minutes on the center line of said road 185.6 feet; thence north 47.0 degrees 58.0 minutes west on the center line of said road 56.0 feet; thence north 41.0 degrees, 51.0 minutes west on the center line of said road 50.0 feet; thence north 34.0 degrees , 15.0 minutes west on the center line of said road 50.0 feet; thence north 28.0 degrees 10.0 minutes on the center line of said road 50.0 feet; thence north 25.0 degrees 11.0 minutes west on the center line of said road 350.0 feet; thence north 23.0 degrees, 30.0 minutes west on the center line of said road 270.0 feet; thence north 29.0 degrees, 5.0 minutes west on the center line of said road 100.0 feet; thence north 36.0 degrees, 25.0 minutes west on the center line of said road 100.0 feet; thence north 40.0 degrees, 2.0 minutes west of the center line of said road 62.5 feet; thence north 18.0 degrees 58.0 minutes east, 404.0 feet to the northwest corner of the Southwest Quarter, Southeast Quarter of said Section 17; thence east on the 40 acre line 2622.8 feet to the point of beginning, containing 79.55 acres. A motion was made by Mr. Cooper and seconded by Mrs. Morse to APPROVE the requests subject to a 41 foot right of way from the center line of Caraway Road being dedicated. A vote was taken and the motion was passed unanimously.

#21. Tommy Rankin and John White requests final approval of Driftwood East Addition. Subject property is described as follows: A part of the Southeast Quarter of the Southwest Quarter of Section 21, Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the southeast corner of the Southeast Quarter of the Southwest Quarter of Section 21, aforesaid; thence north along the east line of said Southeast Quarter of the Southwest Quarter a distance of 525.0 feet, thence south

89.0 degrees, 15.0 minutes, 30.0 seconds west, 60.0 feet to the west right-of-way of Young Street and the point of beginning proper; thence continue south 89.0 degrees, 15.0 minutes, 30.0 seconds west, 607.12 feet; thence north 0 degrees, 0 minutes, 30.0 seconds east 330.0 feet; thence north 89.0 degrees, 15.0 minutes, 30.0 seconds east, 607.08 feet to the west right-of-way of Young Street; thence south along said right-of-way 330.0 feet to the point of beginning proper, and containing 4.60 acres, more or less. General location of property is on the west side of Young Street and approximately 525.0 feet north of Highland Drive. A motion was made by Mr. Cooper and seconded by Mr. Brown to APPROVE the request. A vote was taken and the motion was passed unanimously.

#22. The MAPC recommended to the City Attorney that the ordinance that limits the number of request for rezoning to six per year be amended to 12 per year. The commissioners voted unanimously to recommend this.

The meeting was adjourned at 11:10 P.M.