



Legislation Text

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Minutes for the MAPC meeting on August 10, 1978.

MAPC MINUTES
AUGUST 10, 1978

The Metropolitan Area Planning Commission met Thursday August 10, 1978 at 7:30 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, Smith, Tilton, McDaniel, Freeman and Morse

Members Absent: Brown

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

Minutes for July were read and approved with one correction. Reason for Denial of Item # 5 should be deleted from minutes. Item for business were as follows:

Item #1 Dora Byars, Sherman Harmon, Opal Harmon, Mike Harmon and Mary Harmon request a zoning of Commercial three (C-3) for property abutting the present city limits. Subject zoning request is submitted under the provisions of 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 said annexation would have on the city accepting such lands. The property is described as follows: Part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 21, Township North, Range 4 East, Craighead County, Arkansas being more particularly described as follows: Begin at the Northeast corner of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ aforesaid, thence west 84.5 feet; thence south 1 degrees 41' east 19 feet; thence west 160 feet to the point of beginning proper. Thence continue west 162 feet; thence south 1 degrees 02' west 1293.6 feet; thence south 89degrees 56' east 406 feet; thence north 1 degree 02' east 1054.01 feet; thence west 244 feet; thence north 1 degrees 02' east 270.4 feet to the point of beginning proper; containing 9.7 acres more or less, and part of the Northeast $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ 0.02 acres and part of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ 0.38 acres all being in Section 32, Township 14 North Range 4 East, Craighead County, Arkansas and being more particularly described as follows: Beginning at the Northeast corner of the Northeast $\frac{1}{4}$, Northwest $\frac{1}{4}$ Section 32, aforesaid; thence west 84.5 feet; thence south 1 degrees 41' east 226.2 feet; thence South 88 degrees 15' east 76.5 feet; thence north 2 degrees 08' east 209.6 feet; thence west 5.8 feet to the point of beginning and continuing, in all 0.40 acres more or less. The general location of this property is south of Parker Road and adjacent to Pickering Termite Co. A motion was made by Mr. Ball and seconded by Mr. Smith to Table request for further study. REQUEST Tabled. Voting was unanimous.

Item #2 Jerry B Craft requests a zoning classification of Residential Three (R-3) for the property contiguous to the city limits. The zoning request is submitted under the provisions of Ordinance #1473 providing for zoning classifications prior to the subject property being annexed to the city. The MAPC is asked to prepare a written

statement as to what effect the said annexation would have on the city accepting such lands. The property is as described as follows: A part of the south half of the Northeast Quarter of Section 7, Township 14 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the center of Section 7, Township 14 North, Range 4 East; aforesaid; thence north 88 degrees 44 minutes east 493.52 feet; thence north 0 degrees 32 minutes west 417.42 feet; thence north 88 degrees 44 minutes east 3.0 feet to the point of beginning proper; thence north 88 degrees 44 minutes east 1029.3 feet; thence north 1 degrees 16 minutes west 260.0 feet; thence south 88 degrees 44 minutes west 1025.7 feet; thence south 0 degrees 29 minutes east 260.0 feet to the point of beginning proper and containing, in all, 6.13 acres, more or less: The general location of this property is north and adjoining North Acres Subdivision. Mr. Cooper made a motion, seconded by Mr. Freeman to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #3 Sherman Wright requests a rezoning from Residential Three (R-3) to Commercial Three (C-3) the following described lands: Lots 42 in the Northwest Addition to the City of Jonesboro, Arkansas being a part of the Northeast Quarter of the Northwest Quarter of Section 14, Township 14 North, Range 4 East. The general location of this property is south of Gordon Street and west of Main Street. Mr. Tilton made a motion to approve request subject to dedicating an additional 20' R/W for a total of 50' R/W on Main Street. Mr. Ball seconded the motion. Voting aye: Ball, Smith, Freeman and Morse. Pass: Cooper and McDaniel. REQUEST APPROVED.

Item #4 Guy Pardew requests an approval to delete a portion of the 6' fence that was to be placed along the west property line of Aspens Gardens Subdivision. The particular portion of the proposed fence is located behind the west wall of the apartment complex and is approximately 100' in length. The Aspen Garden Subdivision received approval at the January 14, 1977 MAPC meeting. A motion was made by Mr. Cooper and seconded by Mr. Smith to deny request. Voting aye: Cooper, Smith Tilton, McDaniel, Freeman and Morse, No: Ball. REQUEST DENIED. Reason for denial was that the Commission felt their prevision request for construction of fence was justified.

Item #5 F.N.P. Developers Inc. requests a preliminary approval of Blueridge Subdivision more particularly described as follows: A part of Lot 1 & 2 of a replat & re-subdivision of Lots 2 & 3 of S.E. Blaylock Subdivision of the Northwest Quarter, Section 15. Township 14 North, Range 4 East, Craighead County, Arkansas, more particularly described as follows: Commencing at the Southeast Corner of Lot 1 of S.E. Blaylock Subdivision; thence south 88° 58' west 300.0 feet to the point of beginning proper; thence continuing south 88° 58' west 64.3 feet; thence south 0° 19' west 379.9 feet; thence south 87° 57' west 148.8 feet; thence north 5° 50' east 125.0 feet; thence south 88° 17' west 243.9 feet to the right-of-way line of Aggie Road; thence along said right-of-way line north 6° 33' east 349.9 feet; thence continue along a curve to the right with a radius of 228.86 feet, a distance of 327.6 feet thence continue north 88° 34' east 184.7 feet; thence south 285.6 feet to the point of beginning proper containing 5.1 acres, more or less. The general location of this property is adjacent to Meadowlark Acres Subdivision and Adjacent to Aggie Road. This area received approval for Annexation at the July 1978 MAPC meeting subject to dedication of 41' of right-of-way on Aggie Road. A motion was made by Mr. Tilton and seconded by Mr. Ball to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #6 Guy Pardew request final approval of the 46 Unit Housing Project north of North Acres Subdivision described as follows: A part of the Northeast Quarter of Section Township 14 North, Range 4 East, Craighead County, Arkansas, being more particularly described as follows: Commencing at the Southwest corner of said NE ¼ section 7; thence North 88° 44' east along the center of said Section 7, a distance of 1537.07 feet; thence north 0° 32' west 417.42 feet; thence south 88° 44' west 436.2 feet; thence north 1° 16' west 260.0 feet to the point of beginning proper; thence continue north 1° 16' west 628.0 feet to an existing fence corner; thence north

88° 37' east 607.8 feet; thence south 0°32' east 759.3 feet; thence south 88° 44'; west 236.9 feet; thence north 1° 16' west 130 feet; thence south 88° 44'; west 236.9 feet; thence north 1° 16' west 130 feet; thence south 88° 44' west 362.5 feet to the point of beginning proper, containing 9.42 acres, more or less. The general location of this property is north of Roseclair Street and east of Bridge Street. Mrs. Morse made a motion, seconded by Mr. Ball to table request until commission received a development plan for adjacent land. REQUEST TABLED UNANIMOUSLY.

Item #7 Harvey Johnson requests a replat of the north 80 feet of Lots 1, 2 & 3 of Cobb's Survey of the SW ¼ NE ¼, Section 19, Township 14 North, Range 4 East. The general location of this property is east of Cobb Street and west of Rains Street. A motion was made by Mr. Cooper and seconded by Mr. Smith to approve request. REQUEST APPROVED UNANIMOUSLY.

Item #8 Guy Pardew requests a preliminary and final approval of Hickory Hills Subdivision described as follows: Part of the North Half of the Northeast Quarter of the Southeast Quarter, Section 31, Township 14 North, Range 4 East, Craighead County, Arkansas, and being more particularly described as follows: Commencing at the Northeast corner of the Northeast Quarter of the Southeast Quarter, Section 31, aforesaid; thence south 0° 29' west along the east line of said Northeast Quarter of the Southeast Quarter 100 feet to the point of beginning proper; thence continue South 0° 29' west 212.8 feet; thence west 462.2 feet to the centerline of an existing ditch; thence along said centerline as follows: south 56° 39' 50" west 12.3 feet, south 2° 27' 39" east 39.1 feet, south 51° 32' 13" west 15 feet, south 70° 10' west 87.9 feet, south 34° 33' 14" west 143 feet, south 40° 19' 53" west 179.9 feet; thence west 250 feet; thence north 6° 00' east 252.8 feet, thence south 89° 40' 54" east 12.2 feet; thence north 0° 19' 06" east 175 feet to the north line of the aforementioned Northeast Quarter of the Southeast Quarter: thence south 89° 40' 54" east along said line 680 feet to the centerline of an existing ditch; thence along said centerline as follows: South 54° 45' 24" west 21.1 feet, south 10° 38' 27" west 70.2 feet, south 4° 17' 58" west 322.4 feet, thence east 322.4 feet to the point of beginning proper, and containing 9.32 acres, more or less, and being subject to an easement of 30' along the east side of the tract for an existing county road. The general location of this property is north of Mardis First Addition. Mr. Ball made a motion to approve request for preliminary approval only. Mr. Smith seconded the motion. MOTION APPROVED UNANIMOUSLY.

Further business brought before the Commission was Mr. Harry Ecoff, Jemco representative, requested permission for obtaining a building permit for United Homes (Display) south of Danvers Restaurant on Caraway Road. Mr. Ball made a motion to amend previous stipulation to allow property owner to obtain a building permit. A revised plat was request by the Commission for September MAPC meeting. Mr. Tilton seconded the motion. REQUEST APPROVED UNANIMOUSLY.

Also, several commission members previously received a letter from Mr. & Mrs. Pickler of Viking Realty. This letter was requesting if curb and gutter is required of every developer? Mr. & Mrs. Pickler appeared before the commission sated the reason for their letter of opposition. Chairman Morrison assured them they were treated fairly by having to install curb and gutter on Valhalla Estates, the subdivision in question. Mr. Morrison also stated that the commission is generally consistent with their policy on installing curb and gutter when necessary to conform to surrounding areas

Meeting was adjourned at 10:45 P.M.