



Legislation Text

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Minutes for the MAPC meeting on March 10, 1977.
March 10, 1977

The Metropolitan Area Planning Commission met on Thursday, March 10, 1977 at 6:00 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, Smith, Ball, and Gott

MEMBERS ABSENT: Tilton, McDaniel, and Mrs. Morse

OTHERS PRESENT: Larry Fugate, Joe Tomlinson, Mike Cameron, and Shirley Watkins.

The MAPC Members met at 6:00 P.M. on this date with the Zoning and Subdivision Regulations Committee of the Chamber of Commerce to review zoning regulations.

Items for business at the regular monthly meeting were as follows:

#1. APPROVAL of February, 1977 minutes. Minutes were approved and signed by the Chairman and Secretary.

#2. Alfred Gallant, et at, request zoning classifications of Residential One (R-1) and Residential Two (R-2) for parcels of property abutting the present city limits of the City of Jonesboro, Arkansas. 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 annexations of this property would have on the city accepting said land. The parcel of property requesting a zoning classification of Residential One (R-1) is described as follows: The east half of the Northeast Quarter of the Northeast Quarter of Section 16, Township 15 North, Range 4 East, including Lots 1 thru 20 Block "A", Lots 2 thru 12 Block "B", Lots 1 thru 4 Block "C", Lots 1 and 2 Block "D", Lots 1 thru 8 Block "E", Lots 1 thru 6 Block "F", of the Meadowlark Acres Subdivision to the City of Jonesboro, Arkansas, and Lots 2 thru 8 Block "G", Lots 7 thru 12 Block "H" of the Meadowlark Acres Extended Subdivision to the City of Jonesboro, Arkansas. The parcel of property requesting a zoning classification of Residential Two is described as follows: Lot 1 through 6 of Block "H" of the Meadowlark Acres Extended Subdivision to the City of Jonesboro, Arkansas. This item was approved by the MAPC in February, 1977. The MAPC Chairman has requested that the item be presented again because of a legal question concerning the bill of assurance. General location of both parcels of property is described as being northeast of the University Heights Addition to the City of Jonesboro. REQUEST AMENDED

At the request of the property owner the request is amended as follows: Lots 1, 2, 3, and 4 of Block "H" is to be zoned R-2.

Lots 5 through 12 of Block "H" and the remainder of the property except that listed above (Lots 1-4 of Block "H") is to be zoned R-1.

A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to the developer providing a plat indicating proper drainage to the City Engineer proper to the Jonesboro City Council taking action on this item in accordance with Section 21.15 of the Code of Ordinances. A vote was taken and the motion was passed unanimously.

#3. Dalton Farmer requests a zoning classification of Commercial Three (C-3) for a parcel of property abutting the present city limits of the City of Jonesboro, Arkansas. 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: Begin at the northeast corner of the Northeast Quarter of the Southwest Quarter of Section 28, Township 14 North, Range 4 East; thence south 89.0 degrees 9.0 minutes west, 331.54 feet; thence south 1148.9 feet; thence north 89.0 degrees, 8.0 minutes east 331.54 feet; thence north 1148.8 feet to the point of beginning, containing 8.74 acres and subject to public road right-of-way across the north and east, thereof. General location of this property is described as being immediately south of Race Street on the west side of Young Street. A motion was made by Mr. Brown and seconded by Mr. Gott to APPROVE the request subject to the dedication of a 41 foot right-of-way on Race Street. A vote was taken and the motion was passed unanimously.

#4. Dalton Farmer requests a zoning classification of Commercial Three (C-3) for a parcel of property abutting the present city limits of the City of Jonesboro, Arkansas. 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 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: A part of the Northwest Quarter of the Southeast Quarter Section 28, Township 24 North, Range 4 East, being more particularly described as follows: Begin at the Southwest corner of said Northwest Quarter of the Southeast Quarter; thence north 89.9 degrees 57.0 minutes east on the 40-acre line 313.4 feet; thence north 0 degrees, 42.0 minutes east 313.4 feet; thence north 0 degrees 44.0 minutes east, 747.0 feet; thence south 89.0 degrees 57.0 minutes east 310.7 feet to the quarter section line; thence south 0 degrees 57.0 minutes west 1060.0 feet to the point of beginning containing 7.59 acres. The general location of this property is described as being on the east side of Young Street commencing 253.7 feet south of Race Street. 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.

#5. A.B. Clark and Bobby McDaniel, representing Developers Mutual, a partnership, requests a zoning classification of Commercial Two (C-2) for a parcel of property abutting the present city limits of Jonesboro, Arkansas. 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: A part of the Northwest Quarter, Southeast Quarter of Section 28, Township 14 North, Range 4 East, being more particularly described as follows: Begin at the southeast corner of the Northwest Quarter, Southeast Quarter of Section 28 aforesaid; thence south 89.0 degrees, 57.0 minutes west on the 40 acre line 1012.1 feet; thence north 0 degrees, 42.0 minutes east 313.0 feet; thence north 0 degrees 44.0 minutes east 347.0 feet; thence north 89.0 degrees 57.0 minutes east 315.8 feet; thence south 1.0 degree 3.0 minutes west 50.8 feet; thence east 145.0 feet; thence south 1.0 degree 3.0 minutes east 60.0 feet; thence east 410.0 feet; thence north 1.0 degree 3.0 east 60.0 feet; thence east 145.0 feet to the 40-

acre line; thence south 1.0 degree 3.0 minutes west on the 40-acre line 608.7 feet to the point of beginning containing 13.97 acres. General location of this property is described as being south of Race Street, east of Young, and north of Craighead Memorial Hospital. A motion was made by Mr. Ball and seconded by Mr. Cooper to TABLE the request for 30 days so the owner can submit an updated plat. A vote was taken and the motion was passed unanimously.

#6. H.L. Daugherty and Norma J. Daugherty requests a rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following location: Lot 8 of Duncan's Subdivision of Lot 13 of Thorn's Addition to the City of Jonesboro (formerly Nettleton) Arkansas, being a part of the Northeast Quarter of the Northwest Quarter of Section 27, Township 14 North, Range 4 East. General location of this property is described as being on the east side of Nettleton Avenue commencing approximately 200 feet north of the intersection of Thorn, Griffin, and East Nettleton Avenue. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to the dedication of a 41 foot right-of-way from the center line of the street by the property owner. A vote was taken and the motion was passed unanimously.

#7. Harry Brewer requests a rezoning from Residential Two (R-2) to Commercial Three (C-3) at the following described location. The north two-thirds of the south three-fourths of Lot 59 of Pardew's Addition to the City of Jonesboro (formerly town of Nettleton) Arkansas. The general location of this property is described as being on the east side of Nettleton Avenue commencing approximately 50 feet north of the intersection of Thorn, Griffin, and East Nettleton Avenue. A motion was made by Mr. Ball and seconded by Mr. Smith to APPROVE the request subject to the dedication of a 41 foot right-of-way from the center line of the street by the property owner. A vote was taken and the motion was passed unanimously.

#8. Fred Dacus and Darrell R. Allison request a rezoning from Residential Two (R-2) to Commercial Four (C-4) at the following described location. Replat of the east 100.0 feet of the north 40.0 feet of Lot 82 and all that part of the east 100.0 feet of Lot 83 lying south of Highway No. 1 (Johnson Avenue) in College Place Addition to the City of Jonesboro, Arkansas. General location of this property is described as being on the southwest corner of Melrose Street and Johnson Avenue. This item was tabled by the MAPC in Feb. 1977 for additional information. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to curb and gutter being installed on Melrose Street; subject to a six foot high privacy fence being placed on the south property line one foot off the ground, also made of suitable material. A vote was taken and the motion was passed unanimously.

#9. Coca Cola Bottling Company of Northeast Arkansas Inc. requests approval to change the location of a street dedication imposed by the MAPC on a rezoning request submitted by subject company in December, 1976. The MAPC approved the requested rezoning subject to said company dedicating a 30.0 foot street right of way along the south property line on the area requesting a rezoning, said right of way designated by MAPC was to be from Caraway Road to the west property line. The change requested by the company proposes a 60.0 foot right of way extending from Caraway Road to the west property line being 220.0 feet north of the area previously designated by the MAPC. The general location of the area is described as being on the west side of Caraway Road south of the Coca Cola Bottling Company of Northeast Arkansas. This item was tabled by the MAPC in February, 1977 at the request of the attorney representing the property owner. 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.

#10. Guy Pardew requests final approval of a replat of Lot 1, Bock D of Briarwood Sixth Addition from the present single lot into six lots. General location of this property is described as being north of Briarwood Fourth Addition, west of the Briarwood First Addition, east of Loberg Lane, bordered on the north by Tanglewood

Drive. This item was table by the MAPC in January 1977. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

#11. Harold Fisher requests a final approval of a replat of Lot 1,2,3,4,5, 7, and part of Lot 6 of Fisher Commercial Subdivision into 31 Lots. General location of this property is described as being east of Kathleen Street on the north side of Arkansas State Highway No. 18. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request subject to the property owner providing information listed in Section 21-14 and 21-15 of the Code of Ordinances. A vote was taken and the motion was passed unanimously.

#12. John White and Tommy Rankin request preliminary approval of the Market Place Subdivision. The general location of this property is described as being on the north side of Wilkins Avenue immediately west of the Indian Oldsmobile property, subject subdivision proposes to divide the 5.790 acres into Los A and B and extend a street from Wilkins Avenue north to Nettleton Avenue. A motion was made by Mr. Cooper and seconded by Mr. Ball to APPROVE the request. A vote was taken and the motion was passed unanimously.

#13. Michael Darling requests preliminary approval of the Darling Subdivision of Lot 20 of Wooded Acres Subdivision, Craighead County, Arkansas. General location o this property is described as being southwest of the Apt Community being bounded on the east by Pine Lane and on the southwest by Ridge Road. 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.

#14. Impact Statement for Annexation of Property

#2. Meadowlark Acres. (Original request amended). We recommend that this area be accepted with the understanding that the streets be developed according to the city ordinances and at the developer's expense.

#3. Dalton Farmer. We foresee no major problems with this area. We recommend it be accepted as requested.

#4. Dalton Farmer. We foresee no major problems with this area. We recommend it be accepted as requested.

The meeting was adjourned at 10:00 P.M.