



## Legislation Text

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Minutes for the MAPC meeting on June 13, 2000.  
METROPOLITAN AREA PLANNING COMMISSION  
JUNE 13, 2000

MEMBERS PRESENT: Beadles, Gott, Finley, Shaw, Phillips, Pitts

MEMBERS ABSENT: Little, Damron, Krennerich

The minutes of the May 9, 2000 meeting were approved as prepared.

#1 RZ00-33 Max Dacus, Jr. requested approval of rezoning from Residential R-2 to Commercial C-3 for the north ½ of Lot 8 of Thorn's Addition containing .50 acre. The address of the property is 4507 E. Nettleton Avenue and the general location of the property is on the west side of E. Nettleton Avenue, north of Stevens Street.

An adjoining property owner spoke regarding the development of this lot. Frances Pardew stated that the redevelopment of the lands around her had created some drainage problems and she wanted some assurances that this development will be done in such a way that it isn't worsened. She also requested buffering of some type between her home and the commercial development.

Ms. Shaw made a motion to recommend approval of the rezoning to the City Council with the stipulation that a site development plan be submitted and approved by the MAPC prior to development. That site plan should address buffering, drainage and flood plain issues. The motion was seconded by Ms. Finley. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#2 MP00-24 Mack and Bonnie Fleming requested approval of a minor plat containing 10,800 square feet located on a part of the NE 1/4, SE 1/4 of Section 28, T14N, R4E. The address of the property is 3503 Race Street and the general location of the property is on the southwest corner of Race Street and Richardson Road.

There were questions regarding the delineation of the street right of way. Commissioners also discussed another development by this owner further west on Race Street where the streets are uncompleted. Skip Mooney, attorney for the Flemings, was requested to advise his clients of this deficiency and pursue and completion. Setback violations and ownership of surrounding property was also questioned. Mr. Gott made a motion to approve the request subject to clarifying the right of way on Race Street and Richardson Road. The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#3 RZ00-34 Mack and Bonnie Fleming requested approval of rezoning from Residential R-1 to Commercial C-3 for Lot 1 of Mack Fleming Race Street Minor Plat containing 10,800 square feet. The address of the property is 3503 Race Street and the general location of the property is on the southwest corner of Race Street and Richardson Road.

A motion to recommend approval of the rezoning to the City Council was made by Ms. Shaw and seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#4 RZ00-35 Garry Tate requested approval of rezoning from Residential R-3 to Commercial C-3 for Lots 1 & 2 of Block L of Haltom's Second Addition. The address of the property is 100 W. Forrest Street and the general location of the property is on the northwest corner of Main Street and Forrest Street.

Ms. Shaw made a motion to recommend approval to the City Council with the stipulation that a site development plan be submitted and approved by MAPC prior to development. The motion was seconded by Ms. Finley. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#5 RP00-41 Garry Tate requested approval of replat of Lots 1 & 2 of Haltom's Second Addition. The address of the property is 100 W. Forrest Street and the general location of the property is on the northwest corner of Main Street and Forrest Street.

A motion to approve the request was made by Mr. Phillips and seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED.

#6 SP00-9 Revis Stewart requested approval of site development plans to add a 3,465 square foot building to a site with an existing facility. The general location of the property is on the southeast corner of Johnson Avenue and Main Street.

Mr. Phillips made a motion to approve the request with the following stipulations:

1. Owner to clean out ditch to the east
2. No parking against the building on the south side, should be separated by parking stops or sidewalk
3. Install screening around dumpster

The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#7 SU00-8 Donna Rogers requested approval of placement of a mobile home at 2107 Prescott Lane.

Ms. Rogers stated that she intended to demolish the old existing home after moving the new manufactured home in, but wasn't sure how long it might take to get it done.

Ms. Shaw made a motion to approve the request with the stipulation that the old home be demolished within 12 months of occupying the home. If the home isn't removed in that length of time Ms. Rogers is to come back to the inspection office for further review. The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#8 RP00-39 Robert and Beulah Davidson requested approval of a replat of Lot 13D of a replat of Lot 13 of Throgmartin Prospect Road Addition. The general location of the property is on the east side of Elizabeth Lane, north of Prospect Road.

Questions were raised as to further replatting of this property. If more lots are planned they should be done now. Ms. Shaw made a motion to approve the request subject to the plat being revised to show the existing

structures for setback compliance. The motion was seconded by Mr. Phillips. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#9 PP00-5 Jim Abel requested preliminary approval of subdivision plans for Maple Valley Subdivision containing 63 lots on 18.94 acres. The general location of the property is on the west side of Maple Valley Drive approximately 700' north of Southwest Drive.

There was much discussion regarding final plat approval versus final plan approval. Final plats are not to be recorded until the improvements have been completed or an escrow established in accordance with Section 15.16.03 of the City of Jonesboro Code of Ordinances. It was noted that this is the ordinance requirement but the policy of the city for many years has been to let them install improvements as you go. This has caused some problems with incompleteness and lack of installation. It was further noted that since this is a major change that notification should be sent to the developers to make them aware of the change. Mr. Phillips made a motion to grant preliminary approval with the following stipulations:

1. The owner entering into a street improvement agreement for future street widening, curb and drainage improvements for Maple Valley Drive
2. Granting utility easements as requested by the utility companies
3. Compliance with staff and engineering comments
4. Hold the final plat until the required subdivision improvements are made

The motion was seconded by Mr. Gott. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.

#10 PP00-6 Douglas Companies, Inc. requested preliminary approval of subdivision plans for Douglas Park, a replat of Lot 1 of Douglas Distribution Development Minor Plat into 17 lots. The development covers approximately 36 acres and is located south of C.W. Post Road, west of Moore Road.

Mr. Phillips made a motion to approve the request with the following stipulations:

1. Compliance with staff and engineering comments
2. Hold the final plat until the required subdivision improvements are made

The motion was seconded by Ms. Shaw. Voting was 5 in favor, 0 opposed, REQUEST APPROVED WITH STIPULATIONS.