



## Legislation Text

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**File #:** MIN-86:1343, **Version:** 1

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### MAPC MINUTES

MARCH 13, 1986

The Metropolitan Area Planning Commission met Thursday, March 13, 1986. Chairman Johnny White called the meeting to order at 7:00 p.m. in the Council Chambers, 314 W. Washington, Jonesboro, Ar. The following requests were considered:

MEMBERS PRESENT: Mr. Sloan, Mr. Lusby, Mr. Vance, Mr. McCracken, Mr. Orr, Mr. White

MEMBERS ABSENT: Mr. Blalock, Mr. Hunt, Ms. Barber

Relating back to Item #19 of the February 13, 1986 meeting was a motion by Mr. McCracken that the City Engineer meet with the church officials to reach an agreement on the right-of-way on Madison Avenue and that the building permit will not be held up because of this action. The motion was seconded by Mr. Vance. Those voting aye were Mr. Vance, Mr. McCracken, Mr. Orr. Those abstaining were Mr. Sloan and Mr. Lusby.

MOTION APPROVED.

#1 Jack Grimes and others requests a zoning classification of Agricultural Zoning (A-1) and Residential Two (R-2). Subject zoning requests 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 asked to prepare a written statement as to what effect the proposed annexation would have on the City accepting said land. The property is described as follows: Tract 1, belonging to Zula Bone, 156.41 acres more or less, Agricultural Zoning, Tract 11, belonging to Ray Palmer, 234.4 acres more or less, Agricultural Zoning, Tract 111, belonging to Larry Payton, 22.14 acres more or less, Agricultural Zoning, Tract IV, Jack Grimes and others owning property, 40.61 acres more or less, Residential Two (R-2).

Mr. Vance made a motion to approve this request. The motion was seconded by Mr. Orr. Those voting aye were Mr. Sloan, Mr. Lusby, Mr. Vance, Mr. Orr, and Mr. White. Those voting no were Mr. McCracken. MOTION APPROVED.

#2 Dalton Farmer requests a replat of Lot 3, Block A, Rose Stickler addition. The general location of this property is west of Cain Street and north of Highland Drive.

A motion to approve this request was made by Mr. Lusby and seconded by Mr. McCracken. All members present voting aye. MOTION APPROVED.

#3 Dalton Farmer requests approval of site development plans for a warehouse and office to be located on a part of Lot 3, Block A, Rose Stickler Addition. The general location of this property is west of Cain Street and north of Highland Drive.

Mr. Lusby made a motion to approve this request with the stipulations that this approval is subject to the property owners obtaining the parking variance and that the site development plans reflect the proper right-of-

way provision on Cain, and that curb and gutter be placed on Cain. Mr. Sloan seconded the motion. All members present voting aye. MOTION APPROVED.

#4 Bill and Juanita Ebbert requests a replat of Lot 1 and the North 25 feet of Lot 2, Block 37, Nilson's Subdivision of Knights' Second Addition. The general location of this property is east of Union and south of Poplar.

Mr. Lusby made a motion to approve this request. The motion died for the lack of a second.

A motion was made by Mr. Orr to approve this request subject to the site development plans being submitted to the MAPC before the building permit is issued and before construction begins. The motion was seconded by Mr. Sloan. Those voting aye were Mr. Sloan, Mr. Lusby, Mr. Orr. Those voting no were Mr. Vance. Mr. McCracken. MOTION APPROVED.

#5 Kent Arnold request final approval of construction plans for County Meadow Collection Addition, a Planned Unit Development which is to be located east of Hester and north of Cherry. The development covers 9.65 acres and contains 53 units in 53 buildings, for a density of 6.9 units per acre. The property is zoned Residential Two (R-2).

Mr. Lusby made a motion to approve Phase I of this project with the following stipulations:

- 1). that the eastern most cul-de-sac on Cherry be eliminated
- 2) that the eastern most three lots be squared off to Cherry with the additional 30' of right-of-way being granted to the City
- 3) that the full street be constructed with curb and gutter on both sides of Cherry extending to the western boundary of Dan Best's corner lot
- 4) that the remaining ½ of Cherry be constructed with curb and gutter on the northern boundary of the street

The motion was seconded by Mr. Orr. Those voting aye were Mr. Sloan, Mr. Lusby, Mr. Orr. Those voting no were Mr. Vance and Mr. McCracken. MOTION APPROVED.

#6 Robert Rees, Dynamo Corporation, requests approval of plans for Highland Park, a mobile home park located on a part of the Southwest Quarter, of the Southwest Quarter, Section 23, Township 14 North, Range 4 East. The development covers 25.68 acres more or less, zoned Residential Three (R-3) and will have 168 lots. The general location of this property is north of Arkansas Highway 18 and east of Amanda.

A motion to approve this request was made by Mr. McCracken with the following stipulations:

- 1) that the plans be revised to show the four fire hydrants required by the fire department and that these hydrants be supplied with 6" water mains
- 2) that the plan be revised to show the central refuse collection center as approved by the City's Sanitation Department
- 3) that the project engineer affix his certification to these plans
- 4) for each trailer placed in the flood plain, the trailer floor be at least equal to the base flood evaluation and certified to be within the 100 year flood plain
- 5) that the street names be revised and acceptable to the fire department
- 6) that the project complies with all other restrictions contained in the City ordinances
- 7) that all trailers placed on the site shall have washer & dryer connections contained therein and if at such time

trailers are placed here without washer & dryer connections that a laundry facility be constructed by the developer or his assigns

A further part of this motion is a request by the commissioners that the City Council review the ordinances concerning mobile home parks with respect to the laundry facility requirements and that a waiver be allowed because the owner did not agree to comply with stipulation #7 as stated above. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#7 Dan Page & Lindsay

Shuff requests a replat of Lots 8 & 9 of the Hanna Webb Subdivision. The general location of this property is north of Johnson and west of U.S. Highway 49.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED.

#8 Greenleaf Center, Inc. requests approval of site development plans for Greenleaf Center to be located on Lot 9 of the Hanna Webb Subdivision of the South Half of the Southwest Quarter of Section 9, Township 14 North, Range 4 East. The general location of this property is north of Johnson Avenue and west of U. S. Highway 49.

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

- 1) that before the plan is recorded the City Engineer has an opportunity to review and approve the drainage plan
- 2) that an additional 10' of right-of-way be granted to the City on the southern portion of the property for a total of 60'
- 3) that proper signatures be provided
- 4) that a provision is made for the drainage easement
- 5) that the buffer as described in the drawing be made a part of the recorded plan

Mr. Sloan seconded the motion. All members present voting. MOTION APPROVED.

#9 WITHDRAWN.

#10 James and Linda Cole requests a replat of Lots 1 and 2 of G & S First Subdivision. The general location of this property is south of Ginger Drive.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Orr. All members present voting aye. MOTION APPROVED.

#11 T. H. Donaldson requests a replat of part of Lot 1, Block 13 of Flint's Addition. The general location of this property is north of Huntington Avenue and west of Union.

A motion to approve this request was made by Mr. McCracken and seconded by Mr. Lusby. Those voting aye were Mr. Sloan, Mr. Lusby, Mr. McCracken, Mr. Orr. Abstaining was Mr. Vance. MOTION APPROVED.

#12 Lowe's requests approval of new drainage plans for the addition to the present structure to be located on the Northwest Quarter of the Southwest Quarter of Section 28, Township 14 North, Range 4 East. The general location of this property is east of Caraway Road.

A motion to approve this request was made by Mr. Vance with the stipulation that rip-rap be placed at the outlet of the 15" pipe and that the plans be revised to reflect 12' of asphalt with curb and gutter along Caraway Road instead of 32'. Mr. Lusby seconded the motion. All members present voting aye. MOTION APPROVED.

#13 Mr. Robert Wood requests permission to address the commission concerning the right-of-way on Highland Drive. This property is north of Highland Drive and west of Stadium Blvd.

After the discussion on this item the commission decided that the action taken on February 13, 1986 will stand.

#14 Ronnie White requests a replat of Lot A of the Southwest Quarter of the Southwest Quarter of Section 28, Township 14 North, Range 4 East. The general location of this property is east of Caraway and north of Phillips Drive.

A motion was made by Mr. Vance to approve this request. The motion was seconded by Mr. Orr. All members present voting aye. MOTION APPROVED.

#15 Johnny White, Jr., Ronnie White and David Conrad requests preliminary approval of plans for Fox Meadow Village Second Addition, a subdivision located on the Northwest Quarter of the Northwest Quarter of Section 4, Township 13 North, Range 4 East. The development covers 22.06 acres more or less, zoned Commercial Three (C-3) and will have 42 lots. The general location of this property is east of Caraway Road and north of Fox Meadow Lane.

A motion to approve this request was made by Mr. Vance and seconded by Mr. Lusby. All members present voting aye. MOTION APPROVED.

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