



Legislation Text

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MAPC MINUTES JANUARY 14, 1988

The Metropolitan Area Planning Commission met Thursday, January 14, 1988 at 7:00 p.m. in the Council Chambers 314, W. Washington. The requests considered are as follows:

The minutes of the December 10, 1987 meeting were approved as prepared.

MEMBERS PRESENT: Mr. Sloan, Mr. Vance, Mr. McCracken, Mr. Lamberth, Mr. Harris

MEMBERS ABSENT: Mr. Blalock, Mr. Lusby, Mr. Smock, Mr. McDonald

#1 Mr. Lamberth made a motion to approve a rezoning request by Quillen & Stella Tate from C-3 to R-3 for part of lot 27 of the Replat of Ranchette Acres, located west of Hwy. 141 and north of Ginger St. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED.

#1A During annexation proceedings in June, 1987 of the Magnolia Street Annexation - Hwy. 141 to Patrick, an error on the plat incorrectly showed Lot 27B of a replat of Ranchette Acres to 110' long while in fact it was supposed to be 124'. The 14' erroneously omitted was zoned C-3.

Considering these facts and relying upon the City Attorney's opinion (see attachment) a motion was made by Mr. Lamberth that the Commission considers the 14' erroneously omitted from the original plat to be incorporated in the original zoning plat and that the City records are corrected to show it as being R-3. The motion was seconded by Mr. Harris. All members present voting aye. MOTION APPROVED.

#2 Quillen & Stella Tate requests a replat of Lot 27 of the Replat of Ranchette Acres. The general location of this property is west of Hwy. 141 and south of Ranchette Drive.

Mr. Vance made a motion to approve the replat subject to rezoning being approved by the City Council and the abandonment of Roosevelt Street, an unimproved street dedication, by either the City of Jonesboro or Craighead County whichever has the authority to do so and it is the recommendation of the Commission to abandon this street. Approval is also subject to street improvements being made on the streets adjoining this property in accordance with the drawing of Clay Kenward dated January 1988. Mr. Lamberth seconded the motion. All members present voting aye. MOTION APPROVED

#3 Guy Pardew, Jr. requests approval of site development plans for Christopher Homes to be located east of Crescendo Drive and north of Ginger Street.

Mr. Lamberth made a motion to approve this request subject to the following stipulations:

1. that the street showing 27' of pavement be changed to what is shown on the second page of Kenward's drawing - a 15' street with 30' of right-of way from centerline and that the street improvements, including curb and gutter, are completed prior to final utility inspections
2. that a parking variance be secured through the Board of Zoning and adjustments

3. granting a utility easement up to 15' on the north and east sides as requested by the utility companies
4. that 6" water mains be installed to service the existing fire hydrant and that an additional fire hydrant be installed on the property in accordance with the Fire Department request with the location of such to be agreed upon by the developer and the Fire Department. MOTION APPROVED

#4 Bruce L. Kimmel & Geraldine Kimmel request a replat of Kimmel's First Replat of a part of the replat of Morningview Heights Subdivision, Lots 9 and 10. The general location of this property is west of Morningview Drive.

Mr. Lamberth made a motion to approve this request with the stipulation that the drawing show the existing original utility easement in its original location. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED

#5 John White, III requests preliminary approval of plans for Club Manor, a subdivision located south of Nettleton Avenue and west of Willowoak Terrace. The development covers 6 acres, more or less, in zoned R-1 and will have 6 lots.

Mr. Vance made a motion to give preliminary approval asking that the developer, engineer and attorney review items of question, such as curb and gutter on Merrywood where Birch Drive is indicated if abandoned, naming of the streets, determining if a replat is needed because part of these lots are part of an approved subdivision, street improvements including curb and gutter on Nettleton Avenue. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED WITH RECOMMENDATIONS.

#6 Roy Cooper requests approval of site development plans for Willow Creed Commercial Park to be located north of Hwy. 63 Bypass.

Mr. Vance made a motion to approve this request as a whole development to be completed in phases with the recommendation that the access road be named Distribution Drive if the Fire Department approves and that the utility easements be worked out with CW & L and Bell Telephone. Mr. Harris seconded the motion. Those voting aye were Mr. Sloan, Mr. Vance and Mr. Harris, abstaining was Mr. Lamberth. MOTION APPROVED

#7 David Abernathy requests preliminary approval of plans for Lakeview Subdivision, located north of Neely Road. The development covers 8.56 acres, more or less, and will have 8 lots.

Mr. Vance made a motion to grant preliminary approval asking the engineer and developer to review items of question as shown on the attached list. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED

#8 Conrad Company Real Estate requests preliminary approval of plans for South Oak Subdivision, Phase One, located south of Craighead Road and east of Wood Street. The development covers 4.668 acres, more or less, is zoned R-1 and will have 14 lots. Mr. Lamberth made a motion to grant preliminary approval subject to the right-of-way on Wood Street being shown as 30' from centerline and that the radius of the intersection with Wood Street be changed. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#9 Kemmons Wilson Companies requests approval of site development plans for Wilson Inn to be located north of Hwy. 63 Bypass and west of Gilmore Drive.

Mr. Lamberth made a motion to approve a replat of this same property. The motion was seconded by Mr. Sloan. All members present voting aye. MOTION APPROVED WITH STIPULATIONS.

#9A Mr. Lamberth made a motion to approve the site development plans subject to a fire hydrant being installed on the property as requested by the Fire Department with the location to be in agreement with both the developer and the Fire Department. Mr. Vance seconded the motion. All members present voting aye. MOTION APPROVED.

#10 Mr. Lamberth made a motion to approve a replat request by Kenny Findley for Lot 2, Block A of Elmdale Condominiums, located south of West Nettleton. The motion was seconded by Mr. Vance. All members present voting aye. MOTION APPROVED.

#11 Lloyd & Rebecca McCracken requests a replat of Lots 1, 2, 3 and 4 of Block 46, Culberhouse Subdivision. The general location is west of Haven and south of Strawn.

Mr. Harris made a motion to approve this request with Mr. Lamberth seconded the motion. All members present voting aye. MOTION APPROVED.

#12 Mr. Tim Ray requests permission to address the Commission concerning Island Annexation

Some of the questions asked by Mr. Ray were what requirements or restrictions, if any, would be placed on his tract of land regarding the present use of the property located off Willow Road which is included in the island annexation proceedings now before the City Council. It was explained that future development would have to comply with City Ordinance pertaining to mobile home parks but no changes would be required on the existing use.

The meeting adjourned at 10:00 p.m.