

Print

## Rezoning Application - Submission #3621

Date Submitted: 6/16/2017

**Metropolitan Area Planning Commission APPLICATION FOR  
REZONING**

Date Received:

6.16.17

LOCATION:

Case Number:

RZ17-18

Site Address:

5416 Maple Valley Drive

Side of Street:

West

Between:

Southwest Drive

and:

Maple Valley Drive

Please provide which side  
of the street the rezoning  
is on (i.e. N.S.E.W.)

Quarter:

Section:

Township:

Range:

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat

#### SITE INFORMATION

##### Existing Zoning

C-4 Neighborhood Con ▼

##### Proposed Zoning

~~R-1~~ Single-Family Resi ▼

RS-2 Single-family

##### Size of site (square feet and acres):

38333 sqft / 0.88 ac

##### Street frontage (feet):

Maple Valley Drive: 308.46'

(Example: Hollywood St.: 100 ft.; Brown Street: 75 ft.)

##### School Board Notification.

☐ Yes

☐ No

If this petition is to rezone for Multi-family Use, please check if you have notified the School Board of your rezoning application/proposal. You are required to notify the School Board/Superintendent prior to the public hearing(s).

##### Existing or Previous Use of the Site:

Assembly of wiring harnesses

##### Character and adequacy of adjoining streets:

All residential surrounding

##### Does public water serve the site?

☒ YES

☐ NO

##### If not, how would water service be provided?

##### Use of adjoining properties:

Example: "Vacant C-3 Commercial"; "R-1 Single Family Residential Home"; "Agricultural Crop", etc.

**North:**

Single Family Residential Home

**South:**

Single Family Residential Home

**East:**

Single Family Residential Home

**West:**

Residential - Living Word Church

**Physical characteristics of the site:**

Split-faced block 2,500 square foot building on .88 acres

**Characteristics of the neighborhood:**

All residential surroundings

**REZONING INFORMATION**

The applicant is responsible for explaining and justifying the proposed rezoning. Please carefully answer each of the following questions in detail:

**(1). How was the property zoned when the current owner purchased it?**

R-1 when purchased from the City of Jonesboro. Re-zoned in 2008 to C-4 with LUO.

**(2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

Our purpose is to make it our primary residence. Under the current zoning of C-4 LUO, it is prohibited to live on the premises and maintain this zoning.

**(3). If rezoned, how would the property be developed and used?**

No property development. We would remodel the interior into functioning living space for our personal home.

**(4). What would be the density or intensity of development (e.g. number and type of residential units; square footage of commercial, institutional, or industrial buildings)?**

This would be a single family residence.

**(5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?**

Yes.



**(6). How would the proposed rezoning be the public interest and benefit the community?**

Our neighbors wanted it to remain residential when we re-zoned it in 2008. We therefore feel that our community would appreciate our property being zoned residential again; this was confirmed from our talks with them.

**(7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

We are surrounded by residential zoned land.

**(8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?**

Yes. We were told by the Planning & Zoning Director, Derrel Smith, that we can not live at this address without getting it re-zoned.

**(9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.**

The re-zoning should not affect nearby property value as the land is surrounded by residential zoning. There will be minor improvements to the building's exterior with paint, etc. to make the building more appealing and more residential looking in nature. No other changes will be done to the property that would affect drainage, etc.

**(10). How long has the property remained vacant?**

It has not been vacant since purchased from the City of Jonesboro in 2008.

**(11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

There should be no impact as the building and land will not be changed significantly.

**(12). If the rezoning is approved, when would development or redevelopment begin?**

We would start immediately with interior renovations so as to be able to live there as soon as possible.

**(13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.**

They all agree and are okay with the proposed re-zoning and the notes are as follows:  
 5408 Maple Valley Drive - 6/8/17 - Talked personally with property owner's mother who appreciated the consideration of letting them know and would let her son know.  
 5412 Maple Valley Drive - 6/8/17 - Talked personally with Mrs. Armah who was okay with changes.  
 5513 Southwest Drive - 6/8/17 - Talked personally with the tenant's son who was okay with changes and I asked him to let his mother know.  
 5601 Southwest Drive - Living Word Church - 6/8/17 - Talked with Denny Beavers over the phone who asked questions about the change but was okay with re-zoning it back to residential.  
 5411 Shad Drive - 6/8/17 - Talked with Norma Mouser on the phone and she was okay with changes.

**(14). If this application is for a Town Center or Village Residential Overlay, please specify all uses desired to be permitted.**

#### **OWNERSHIP INFORMATION:**

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

##### **Owner of Record**

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

##### **Applicant:**

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

##### **Name:**

Wade Carpenter

##### **Name:**

##### **Address:**

5416 Maple Valley Drive

##### **Address:**

##### **City, State:**

Jonesboro, AR

##### **ZIP**

72404

##### **City, State:**

##### **ZIP**



**Telephone:**

(870) 926-5034

**Telephone:****Facsimile:****Facsimile:****Signature:\***

Wade Sanner Carpenter 2017

**Signature:\***

Wade Sanner Carpenter 2017

Please type your full name followed by the four digit current year (Example: John Doe 2014) as verification that you certify the answers to the above questions and any statements made are true and complete to the best of your knowledge.

Please type your full name followed by the four digit current year (Example: John Doe 2014) as verification that you certify the answers to the above questions and any statements made are true and complete to the best of your knowledge.

Deed: Please attach a copy of the deed for the subject property and a Surveyor Sealed Rezoning Plat

**Copy of Property Deed\***

MapleValley5416\_08.pdf

Please attach a Copy of the Property Deed

**Rezoning Plat Upload:\***

Rezoning Plat.pdf

Please attach a digital copy of the Surveyor's Sealed Rezoning Plat

**Minutes from Neighborhood Meeting or Statement of Why No Meeting:\***

Minutes.pdf

Please attach the Minutes from any/all Neighborhood Meetings or Statement of Why No Meeting:

**Supplemental Site Plans & Project Drawings**

Browse...

Please attach any Project Drawings here that support your petition for rezoning.

**Project Concept Manual**

Browse...

Please attach your project manual or design pattern book, if applicable.