



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Date Received: _____
Case Number: _____

LOCATION:

Site Address: 5416 Maple Valley Dr.

Side of Street: E between Hwy 49 - SW Dr. and Brighton Lane

Quarter: N 1/2 Section: 2 Township: F13-N1 Range: R-3-E

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: R-1 Proposed Zoning: C-4 L.U.O.

Size of site (square feet and acres): 0.88 ac
see plat Street frontage (feet): 303'

Existing Use of the Site: Valley View Fire Dept / Storage

Character and adequacy of adjoining streets: 2 lane Good Condition

Does public water serve the site? Yes CWC

If not, how would water service be provided? _____

Does public sanitary sewer serve the site? Yes CWC

If not, how would sewer service be provided? _____

Use of adjoining properties:

North Res

South Res

East Res

West Res / Church

Physical characteristics of the site: Flat w/ Exist Bldg & Parking

Characteristics of the neighborhood: General Residential w/ some commercial

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. Please prepare an attachment to this application answering each of the following questions in detail:

- (1) How was the property zoned when the current owner purchased it? R-1
- (2) What is the purpose of the proposed rezoning? Why is the rezoning necessary? To conform to ordinance based on use
- (3) If rezoned, how would the property be developed and used? No change
- (4) What would be the density or intensity of development (e.g. number of residential units, square footage of commercial, institutional, or industrial buildings)? No change
- (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? Creating no change in area
- (7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? No change
- (8) Are there substantial reasons why the property cannot be used in accordance with existing zoning?
- (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. No change
- (10) How long has the property remained vacant? No vacant
- (11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? No change
- (12) If the rezoning is approved, when would development or redevelopment begin? Immediately
- (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.
- (14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. Quiet light commercial assembly of small electrical components.

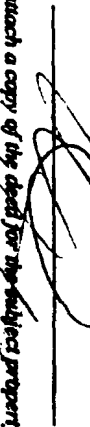
OWNERSHIP INFORMATION:

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:	<u>MADE CARPENTER</u>	Name:	_____
Address:	<u>KATINA CARPENTER 5309 CORONA LN</u>	Address:	_____
City, State:	<u>JONESBORO AR</u>	City, State:	_____
Telephone:	<u>870 926 5634</u>	Telephone:	_____
Facsimile:	<u>870 248 3750</u>	Facsimile:	_____
Signature:		Signature:	_____

Deed: Please attach a copy of the deed for the subject property.

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NO HOLD VLS DeKalb

Lenders Title Company
2207 Foulter Avenue
Jonesboro, Arkansas 72401
08-051893

WARRANTY DEED (CORPORATION)

KNOW ALL MEN BY THESE PRESENTS:

THAT CITY OF JONESBORO, A MUNICIPAL CORPORATION, by its Mayor Doug Formon and City Clerk Donna Jackson, GRANTORS, do hereby FOR THE SUM OF Ten Dollars (\$10.00) and other good and valuable consideration, do hereby grant, bargain, and convey unto WADE & KATRINA CARPENTER/^{husband and wife, as tenants by the entirety} Grantee, and unto ^{their} successors and assigns forever, the following described lands situated in the County of Craighead, State of Arkansas:

Lot 8 in Clear View Estates, as shown by plat recorded in Plat Cabinet "8" at page 29, subject to Bill of Assurance recorded in Deed Record 334, page 274 at Jonesboro, Arkansas, and subject to easements as shown on recorded

To have and to hold the same unto the said Grantee and unto his successors and assigns forever, with all tenements, appurtenances and hereditaments thereunto belonging.

And Grantors hereby covenant with the said Grantee that it will forever warrant and defend the title to said lands against all lawful claims whatsoever.

IN WITNESS WHEREOF, the name of the City of Jonesboro, Grantors is hereunto affixed by its Mayor and its seal affixed by its City Clerk this 13th day of ~~October~~ ~~XXXXXX~~ March 2008.

CITY OF JONESBORO

By:

[Signature]
DOUG FORMON

ATTEST:

[Signature]
DONNA JACKSON, CLERK

(CORPORATE SEAL)

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

ACKNOWLEDGMENT

On this day before me, the undersigned officer, personally appeared **MAYOR DOUG FORMON AND DONNA JACKSON**, respectively, to me well known to be the Mayor and City Clerk for the City of Jonesboro, Arkansas, a Municipal Corporation, whose names are subscribed to the foregoing instrument, and acknowledged that they had executed the same for the purposes therein stated and set forth.

WITNESS my hand and seal this 13th DAY OF ~~OCTOBERXXXXXX~~ March, 2008.

Dian Street

NOTARY PUBLIC
DIAN STREET

I certify that the correct amount of documentary stamps have been affixed to this deed.

[Signature]
Grantee



5309 CORONA LN
Address JONESBORO AR 72404

CERTIFICATE OF RECORD

STATE OF ARKANSAS
COUNTY OF CRAIGHEAD

I, Ann Hudson, Circuit Clerk and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the ___ day of _____, A.D., at ___ o'clock ___ m., and the same is now duly recorded with the acknowledgments and certificates thereon, in Record Book ____, Page ____.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of said Court, this ___ day of _____, 2007.

Ann Hudson,
CIRCUIT CLERK AND EX-OFFICIO RECORDER

BY: _____ (SEAL)

Prepared in the Law Office of Phillip Crago, City Attorney Jonesboro Arkansas DEED BK 769 PG 457 - 458

TIME 03:40:02 PM
RECORDED IN
OFFICIAL RECORDS OF
CRAIGHEAD COUNTY
ANN HUDSON
CIRCUIT CLERK
Maurice, D.C.
REC'D 17 3370