

1. Property is located at 1121 S. Main Street in Jonesboro Arkansas zoned as R2. This property is under a sales contract subject to rezoning.
2. Request property at 1121 S. Main to be rezoned to C2 Downtown Fringe Commercial District. The rezoning is necessary in order to open a private practice counseling office. Traffic volume will be low with no more than 3 cars at a time.
3. There will be no structural changes to the building located on the property. The private practice counseling office would be opened in the existing building. The purpose is to have a location where individuals can seek help with life's problems in an environment that is both comforting and supportive.
4. No changes will be needed for this rezoning due to having a general/private practice office.
5. The proposed rezoning is within the residential/transitional section as identified by the Jonesboro Comprehensive Plan focusing on the growth and the development of downtown area. No outside changes to the building or the property will be made thus keeping the residential look.
6. The rezoning of this property would create access to individuals in the community who are struggling with life's problems. Counseling provided in this private setting will assist those searching for answers to find a healthy balance of life's stressors, empower themselves and strengthen their family as well as the community.
7. The proposed zoning of C2 Downtown Fringe Commercial district would be structured as residential transition with the aesthetics of the building being kept as the look of a home.
8. The existing zoning of R2 would not allow an individual to open a private practice and provide counseling services.
9. The property at 1121 S. Main would be similar to the adjacent property of the Perkins Law firm. It is foreseeable that the property value would increase as it becomes rezoned as a business and supporting the expansion of the downtown area. The volume of traffic would be minimal as the site is a private practice counseling office. Hours of operation would be 9-5 Monday through Friday. Again the goal is to provide a care/counseling to the citizens of Jonesboro in a setting that is comforting and supportive rather than in a sterile clinical environment.
10. Property is currently occupied and has recently been remodeled on the inside as well as the outside of the building.
11. Again there would not be any major changes to the property of 1121 s. Main. The property would stay as it looks today.

12. The private practice office would open in the fall of 2017 or the spring of 2018. The purchase of the property is contingent on the approval for rezoning to C2 Downtown Fringe Commercial District.

13. Meeting Scheduled at 1121 S. Main for May 25, 2017 at 6:00 pm. Minutes to be attached after the meeting.

14. This application is for a Limited Use Overlay [LUO]. The category of the LUO will be that of **office, general**. The LUO will protect the beauty and integrity of the residential home style setting. At no time will there be a bed and breakfast, carwash, church, day care, convenience store, service station, funeral home, retail service or other uses listed under the uses table of Sec 117-139 Commercial and industrial district.