

Rezoning Information 103 Gee St Jonesboro Ar 72401

Rezoning request for 103 gee st **Jonesboro** Ar 72401

Jason Jackson 870-219-5562

1. How was property zoned at time of purchase? **I-2**

2. What was the purpose of the proposed rezoning? Why is it necessary?

To allow for store front usage. To redevelop property into a usable track of land.

3. If rezoned, how would property be developed and used?

It would be used for commercial store front property.

4. What would be the density or intensity of the development.

Current project is to have a garage door company with store front.

5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future use plan?

Yes

6. How would the proposed rezoning be to the public interest and benefit the community?

It would redevelop an old unused property into a clean attractive track of land that generates taxes.

7. How would the proposed rezoning be compatible with zoning , uses and character of surrounding area? **There is store fronts in front and sides of the property already.**

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

Most industrial has moved to other side of town and other properties have been zoned commercial already.

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 and any restriction to the normal and customary use of the affected property?

Rezoning to commercial would be a benefit to the community by limiting the possibility of noise, vibration, light and issues with hours of use.

10. How long has property remained vacant?

8 years

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, fire ,police, and emergency medical services? **No change in any services.**

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12. If rezoning is approved, when would development begin? Within a month

13. How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss rezoning or notes from individual discussions. **Personal calls have been made to neighbors.**

14. If this application is for limited use overlay, the applicant must specify all uses desired to be permitted. **Store front use**

Property Owner: Jason Jackson

334 Robinhood Lane

Hardy Ar 72542