

Rezoning questions

1. When property was purchased it was zoned Industrial but it had a single family residential building that was eventually demolished.
2. The purpose of the rezoning is to be able to build some duplex, which under the current zoned classification the zoning does not allow the construction of multi-family units. In order to be able to build the duplex, the property would need to be zoned ~~R-2~~ *RM-12 - RM-16*
3. If the property is rezoned, the property would be developed into a nice set of duplex, which will help house the growing community of Jonesboro.
4. The proposed development to consider are a pair of Duplex (2 units) Approximate 1,800 sqft. (900 sqft per unit)
5. Yes, the property is consistent with the Jonesboro comprehensive plan and the future land use plan.
6. The proposed rezoning I think would be to the public interest because the new development of the property would bring more housing at an affordable price for the growing community of Jonesboro. It would also benefit the community because with the new development theres an additional property tax that in the end helps fuel the growing community of jonesboro by putting our tax dollars to work in our county.
7. The proposed rezoning would compatible with the surroundings areas due to the fact that theres more multi-family units in the area along with single family units.
8. The only substantial reason as to why the property cannot be used in accordance with existing zoning is due to the fact that Industrial zoning which is classified under does not allow for the development of Duplex, therefor the rezoning is required.
9. The proposed rezoning would have a positive affect on nearby property due to property value increase. It would also make the visual appearance of a more livable neighborhood due to not having any vacant lot and more housing in the surrounding areas. All other areas such as Odor, Noise, light, vibration would be kept at minimum in order to not disturb the surroundings areas.

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10. The property has remain vacant for more than 4 years after we decided to demolish the existing house that was on the property.
11. The proposed rezoning and resulting development of this proposal would have very little impact on utilities and drainage due to the fact that on the proposed property theres already hook ups line to connect to since the lot is inside the city. The street traffic would have a slightly increase due to more people moving in the area but not as much as to prevent traffic from flowing smoothly.
12. If the rezoning is approved, the development would begin right away, between 1 to 3 months.
13. Minutes with the neighbors... pending!

note: additional notes of minutes with the neighbors

The purposed of this rezoning at 124 N. Fisher Street from Industrial to R-2 zoning is due to the fact that under the current zoning the development of duplex is not permitted, therefor the rezoning would need to be amend in order to comply with city's regulations. Pending City's Public Hearing to be held @ _____ on _____