

Rezoning Information

- (1). How was the property zoned when the current owner purchased it?
R-2
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
So the property can be used for its highest and best use.
- (3). If rezoned, how would the property be developed and used?
PD-RM - Residential Multi-Family.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
10 Units per Acre.
- (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?
The property would be used for its highest and best use and allow affordable housing to be available for Jonesboro's continued growth.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is surrounded by property zoned R-2 and PD-RM
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Yes, current zoning is not best use for the property and surrounding area.
- (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.
There should be no adverse impact to the adjoining property owners.
- (10). How long has the property remained vacant?
The property has been developed in phases over the last several years. The property was a golf course before it was developed into residential multi-family housing.
- (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 will be no adverse impact on utilities, streets, drainage, and emergency services, which are already adequate to handle the proposed development of the property.
- (12). If the rezoning is approved, when would development or redevelopment begin?
The property planned to be developed in one phase. Construction will begin later this fall.
- (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.*
No meeting has been held at this time.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.
Not applicable.