

November 11, 1976

Members  
Metropolitan Area Planning Commission  
City Hall  
Jonesboro, Arkansas 72401

Commission Members:

This is a written letter of concern and objection to the request for rezoning from R-1 to R-2 classification of the Watkins Sub-Division which is located on the West side of Scott Street approximately 300 feet South of Greensboro Road. The lots are 4,5,6,7, and 8 to Belt Street.

In addition to signed petitions and verbal presentation of the objections to rezoning, it is felt this written letter to you is also in order.

There is not a demonstrated need at this time for this described property to be rezoned from R-1 to R-2 classification. If the property is rezoned to R-2, then it's intended use would be for apartments and/or duplexes or it could conceivably be replated into one lot and with the appropriate number of paved parking spaces, concrete gutters, and curbs, it could be used to construct a High Rise Apartment Complex. Even if it is not used for the High Rise Apartment purpose, the single family dwelling home owners on Scott Street would feel the adverse and negative effects.

The need for apartments, townhouses, and/or duplexes or conceivably High Rise Apartments are being presently met in an area East of Scott Street and North of the University. It would only hurt the permanent residents who live in this immediate vicinity. The appraised value of their homes, increased traffic flow, thus endangering the lives of their children is only a very few adverse effects of rezoning this property. Let there be a cut off zone (a buffer area), let it be East of Scott Street toward already existing R-2 property. By having a miscellaneous building here and there in good, already established R-1 property would mean the majority of our citizens could not reasonably plan to build and/or buy quality single family dwellings without the constant threat and fear that "Who knows, I may have a bunch of apartments built next to me." "I can't really take pride in my own home, because of the possibilities that everything I work and put into my home could be eliminated by lowering the value of my home."

Members of the Commission, the best interest of the majority of the citizens who live and own their permanent homes on Scott Street and its immediate area would not be adequately served by changing this R-1 classification to a R-2 classification. The best interest of the majority as demonstrated by the signed petitions should indicate to you the importance of keeping the present R-1 classification and rejecting the request to rezone. A recommendation by the Commission to reject this rezoning request would definitely be meeting the needs and desires of the home owners and their families along and around Scott Street.

We appreciate your attention in this very important matter and sincerely hope you share our concern for keeping this property R-1 classification as it is.

RESPECTFULLY SUBMITTED,  
Resident Home Owners of  
Scott Street and vicinity