



May 27, 2025

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S. Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING: FROM AG TO RS-7
PARCEL # 01-144232-00110
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Phillips Family Investments LLC, we are pleased to submit this rezoning request. The subject property is located at the corner of Pacific Road and Kathleen Street. The property is currently zoned AG and contains 14.85 +/- acres. The proposed rezoning request is for 13.86 acres, which is a portion of the respective parcel in question. Based on Section 117-138, Agricultural Zoning is to guide the conversion of rural lands to suburban use and to protect appropriate areas for development until they are well served by public facilities and services. Please accept our application to rezone based on the guidelines outlined in the Jonesboro Code of Ordinances.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. The property was zoned AG at the time the current owner purchased it.
2. The purpose of the rezoning is as allow for residential development consistent with the surrounding area. The minimum lot size requirements for AG are not conducive for the intended lot size of the development.
3. The property will be developed into residential subdivision.
4. If the rezone is approved, RS-7 would allow 7 Lots per acre with a minimum lot size of 6,222s.f. The proposed development would provide 44 residential lots, 60'x130' average lot size.
5. Yes, the Land Use Plan depicts this area of land to be allocated for moderate intensity use. Based on the description of moderate intensity from the Land Use Plan, this development does comply.

404 Creath Avenue
Jonesboro, AR 72401
870.932.2019
Toll Free: 1.888.583.9724

www.fisherarnold.com

6. A rezone from AG to RS-7 would provide the opportunity for new single family detached housing in a growth area.
7. The surrounding area possesses mixed developments from single family to multi-family dwellings. Thus, this would maintain that growth by accommodating a single family, detached housing development.
8. The existing zoning does not allow for lot sizes conducive to the proposed development.
9. A successful rezone of this property would not create any change in the normal and customary use of "nearby property".
10. The current use has been farmland.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than the surrounding developments.
12. The development will begin in 2025
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401