

Anh Vu

5905 E Johnson Ave

Jonesboro, AR 72401

479 304-8435

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Jonesboro Metropolitan Area Planning Commission

City of Jonesboro

300 S Church St

Jonesboro, AR 72401

Subject: Application for Rezoning of 5905 E Johnson Ave, Jonesboro, AR 72401

Dear Members of the Jonesboro Metropolitan Area Planning Commission,

I am writing to formally request a rezoning of my property located at 5905 E Johnson Ave, Jonesboro, AR 72401 from Residential R1 to Commercial C3. The purpose of this rezoning request is to allow for the future development of commercial business, which I believe aligns with the surrounding area's growth and the city's comprehensive land use plan.

Justification for Rezoning Request

1. Location Suitability:

- The property is situated along E Johnson Ave (Highway 49), a major roadway in Jonesboro, making it an ideal location for commercial use.
- The site has 140 feet of street frontage along a well-trafficked corridor, which enhances its viability for business purposes.

2. Compatibility with Surrounding Development:

- The surrounding area consists of a mix of residential and commercial properties, making the proposed zoning transition a logical step for neighborhood development.

- Nearby properties along E Johnson Ave are already zoned for commercial zoning , indicating a trend toward commercial expansion.

3. Public Benefit and Economic Impact:

- Rezoning this property will encourage economic growth, provide job opportunities, and generate increased tax revenue for the city.

- The new development would contribute to improving infrastructure and services in the area by attracting businesses and enhancing property values.

4. Compliance with City Plans and Policies:

- The proposed rezoning aligns with Jonesboro's Comprehensive Plan and the Future Land Use Plan, which supports commercial development along major roadways.

- The transition would be consistent with existing zoning patterns in the area and meet local development goals.

5. Impact on Public Services & Infrastructure:

- The property is already served by public water and sewer systems, reducing the need for additional infrastructure improvements.

- Traffic impacts will be minimal and manageable, given that the area is already developed with commercial activity.

- The site provides safe access to E Johnson Ave, with visibility and road capacity supporting future business use.

Supporting Documents

Enclosed with this letter, I have included the following documents to support my application:

- Completed Rezoning Application

- Legal Description of the Property

- Copy of the Property Deed

- Survey Plat
- Supporting Photos and Maps

I appreciate your time and consideration in reviewing this request. I am available to discuss this rezoning application further and address any questions or concerns that may arise during the review process. Please feel free to contact me at (479) 304-8435 or Sophia51084@gmail.com

Sincerely,

Anh Vu

Property Owner

5905 E Johnson Ave, Jonesboro, AR 72401