



HONG KONG RESTAURANT

This is an attachment for the rezoning application for “1718 Airport rd., Jonesboro, AR”. The answers to the adjoining numbers are as follows:

- 1) The property is currently zoned as a Residential.
- 2) The proposed rezoning would allow us to replace the current house with a Commercial unit (3 Unit Strip-Mall). It is currently listed as a Residential.
- 3) The finished project would include a 3-unit Commercial property (C-3) that will house our 3rd Hong Kong Restaurant as well as 2 additional businesses.
- 4) The finished project would include a 3-unit Commercial property and parking lot that would cover the +/- 1 acre.
- 5) The property is currently bordered by C-3 properties to the North and West while also having its Southern border being made by a drainage ditch. Having only ½ of its borders being Residential with only ½ of those borders not being blocked by a drainage ditch, it wouldn't be a loss to the City as Residential but as a Commercial zone it could be of value as it would add to the growing intersection of Airport & Johnson.
- 6) The proposed Commercial property would allow the North-Eastern quadrant of Jonesboro and the outskirts of Brookland access to a Hong Kong Restaurant along with 2 additional businesses. This will help to reduce traffic for pickups/delivery across Red Wolf Blvd. as well as provide an infusion of differing food choices for this area of Jonesboro that may have been otherwise restricted due to time restrictions or distance.
- 7) The surrounding zones are currently C-3, Residential or are currently open C-3 lots awaiting construction. With the growing commercial areas around Johnson, this property would definitely follow the character of the area
- 8) It is currently listed as Residential.
- 9) It shouldn't have any additional impact on the neighborhood that wouldn't already be expected of a growing business area. The property is bordered on its Northern and Western sides by adjoining C-3 areas and is close to the intersection of Airport rd. and Johnson.
- 10) The owner has used the property as a temporary storage building but is not a permanent residence.
- 11) As stated before, half of the surrounding lots are already C-3 so the impact and resulting development should have minimal impact on the surrounding area. The utilities needed for the finished proposal would be increased then as a residential lot and included are our copies of what the utilities for one of our Hong Kong Restaurant as it should be a comparable size to what is proposed.
- 12) As soon as approved.
- 13) We are currently in the process of delivering mailers that invite the neighborhood to participate in this discussion. We've also heard several anecdotal examples of customers responding positively to the suggestion of the new restaurant. The over-arching theme of the responses that we've heard from customers so far has regarded the convenience and speed that a new restaurant would bring. Other responses also included: Job Creation and being “within Biking Distance”
- 14) Not Applicable.

Thank you for your time,

Michael D. Doyle, General Manager