

Gateway Square
Rezoning Application Information Response

- 1) How was the property zoned when the current owner purchased it?
 - a. **The property was zoned I-1 at the time of purchase.**
- 2) What is the purpose of the proposed zoning? Why is the rezoning necessary?
 - a. **To change from industrial to commercial/office/retail/medical.**
 - b. **To comply with the type of construction requested.**
- 3) If rezoned, how would the property be developed and used?
 - a. **It would be developed into a commercial/retail center/medical.**
- 4) What would be the density or intensity of development?
 - a. **3,468 sq.ft. Medical Clinic**
 - b. **1,500 sq.ft. Pharmacy**
 - c. **46,339 sq.ft. Commercial/Retail**
- 5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan and Future Land Use Plan*?
 - a. **Yes, the surrounding areas are commercial.**
- 6) How would the proposed rezoning be in the public interest and benefit the community?
 - a. **It will provide a medical clinic, food market, and retail.**
- 7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
 - a. **There is existing commercial along the south side of Johnson Ave. There is existing commercial at the southwest, southeast, and northwest corner of the property.**
- 8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?
 - a. **It would prevent the use of industrial use that might create exterior storage use.**
- 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 customary use of the affected property?
 - a. **Property value will be increased.**
 - b. **Traffic could possibly be increased.**

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- c. **Drainage will be mitigated according to City of Jonesboro Stormwater Manual requirements.**
 - d. **Visual appearance will be improved above current conditions.**
 - e. **Odor will not be a factor.**
 - f. **Noise will be due to vehicles only during hours of operation.**
 - g. **Light will be directed in a manner to avoid “spillage” onto adjacent properties.**
 - h. **Vibration will not be a factor.**
 - i. **Hours of operation will be similar to the surrounding commercial property.**
- 10) How long has the property remained vacant?
- a. **Not applicable.**
- 11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical service?
- a. **Existing utilities will be sufficient to accommodate the site.**
 - b. **Drainage will be mitigated according to City of Jonesboro Stormwater Manual requirements.**
 - c. **Will have no effect on parks or open spaces.**
 - d. **Existing fire, police, and emergency medical services should be sufficient to accommodate the site.**
- 12) If the rezoning is approved, when would development or redevelopment begin?
- a. **Immediately.**
- 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.*
- a. **This property is surrounded by city streets and Commercial property. Therefore there are not any residential neighbors to have a meeting with.**
- 14) If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

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- a. **LUO is not being requested.**