



## FISHER ARNOLD

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February 16, 2022

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

**RE: REQUEST FOR REZONING  
PORTION OF PARCEL 01-144274-020001  
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of A & J Deliveries, we are pleased to submit this rezoning request. The subject property is located to the South of Service Rd. approximately 650 linear feet east of Willow Rd. The property is currently zoned both C-3 and I-1 and contains 5.56 Acres. We are requesting the C-3 portion of the property (3.73 acres) to be rezoned as I-1 Limited Industrial District Zoning.

We are basing our request on the infeasibility of developing a single piece of property that is dual zoned. Additionally, the property surrounding the subject parcel is zoned I-1 and C-3 and is therefore consistent with the zoning in the area.

As required on the Rezoning Application, we are submitting the following information:

1. The property was Zoned C-3 at the time the current owner purchased it and is still zoned C-3.
2. The purpose of the rezoning is to simplify development. The rezoning is necessary in order to most efficiently develop the property.
3. The property would be developed as a limited industrial district that does not create a nuisance for its commercial neighbors.
4. We anticipate there to be multiple industrial lots that range in size and will be determined during the development of the final site plans.
5. The Future Land Use Plan calls for this area to be high intensity. Our proposal is consistent with the Comprehensive Plan.
6. The proposed rezoning would allow development that will provide employment that supports the surrounding community.
7. The proposed rezoning is compatible with adjacent commercial and industrial uses. The rezoning will not have any negative effect on the character of the surrounding area.

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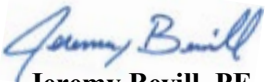
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8. The property could be developed under its current zoning, but the rezoning requested provides for more consistent facilities and would be the most efficient method to develop the property.
9. The adjacent properties to the north are vacant and are owned by the applicant. The proposed rezoning will be developed with compatible and complimentary materials, lighting, landscaping, etc.
10. The property has never been developed or utilized for development.
11. Existing infrastructure will be extended to serve this development with adequate capacity. The future street connection to Service Rd. will provide police, fire, and medical services desirable connectivity.
12. Anticipated development activities would begin in the summer of 2022.
13. A neighborhood meeting has not been held at this time due to the noncontroversial nature of this rezoning, as well as not being located in a residential area.
14. This application is not for a Limited Use Overlay.

As always, we look forward to working with the City of Jonesboro and appreciate your consideration of our request. If there is anything you may need to assist in the review of our application, please do not hesitate to contact me.

Sincerely

**FISHER & ARNOLD, INC.**



**Jeremy Bevill, PE, CFM**  
Project Manager/Civil Engineer