



July 17, 2025

RE: REQUEST FOR REZONING FROM R-1 TO RM-16
PROPERTY LOCATION: 2106 BRIDGER ROAD
PARCEL: 01-144024-02100
JONESBORO, ARKANSAS

Dear Neighbor:

In regard to the rezoning for the referenced property, please see below a detailed explanation outlining the rezoning request.

On behalf of the owner of the referenced property, we would like to inform you of a rezoning request in your community. The subject property is located at 2106 Bridger Road. The property is currently zoned R-1 Single Family Residential and contains approximately 6.79 acres that need to be rezoned to allow development as multi-family residential housing.

The proposed use will provide a logical transition between intensive commercial uses to the south and existing single-family homes in the vicinity and is in compliance with the Jonesboro Comprehensive Plan, which identifies this area for high-density residential uses. It supports recent developments in the area, including the hospital and related medical uses, as well as the retail businesses along East Johnson Avenue. Most importantly, it responds to the current high demand for housing.

If the amendment to the zoning map request is approved, the RM-16 zoning will allow for the development of 80 multi-family residential units with support amenities and parking. Please see the attached Rezoning Plat and Concept Plan that were submitted to the City of Jonesboro Planning Department, and the City of Jonesboro Rezoning Property Owner Notification for additional information.

We anticipate the application to be heard during the Metropolitan Area Planning Commission meeting during the August 12, 2025 meeting, at 5:30 PM in the Council Chambers. If you have any questions related to our application, please do not hesitate to contact me at (888) 583-9724 .

Sincerely,

FISHER & ARNOLD, INC.

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Manager – Planning & Landscape Architecture

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