

## **Minutes of Public Meeting January 19, 2015**

A public meeting was held on Monday, January 19, 2015, at 7:00 p.m. at the Allen Park Community Center at 3609 Race Street, Jonesboro, Arkansas. Mr. Duyen Tran, the property owner, and his legal counsel, Mr. Donald L. Parker II, were present. Only two members of the public attended the Public Meeting. They were Mr. Doug Ward, 3407 Colony Drive, and Mr. Randall Ballew, 3414 Colony Drive. The attached notice of the public meeting dated January 13, 2015, was delivered to each property owner along Colony, Leatherwood, and Richardson (between Colony and Leatherwood).

Mr. Parker chaired the meeting, and started the meeting at approximately 7:10 p.m. Mr. Parker noted that Mr. Tran was planning a multi-family development on 7.26 acres of land, with a private drive access to Colony Drive. The proposed rezoning is from R-1 to RM-6, which would allow for development of up to 6 units per acre. Mr. Tran is proposing a total of ten buildings containing four units in each building. The development would also include an office with living quarters for the manager, as well as a fitness facility for use by the residents. Mr. Tran intends to personally manage this development and will live in the Manager's office. A copy of the proposed development as presented to the public meeting is attached to these minutes.

Mr. Parker indicated that the development would be gated and entirely enclosed by an eight ft. privacy fence. All units will have a private carport and will be 750 square feet for a 2BR/2BA unit and 1100 square feet for a 3BR/2.5BA unit. The mix of units has not been determined. Projected rent will be \$750 for a 2BR and \$950 for a 3BR.

Mr. Ward and Mr. Ballew asked few questions but voiced their strong opposition to any type of multi-family development east of the railroad tracks, regardless of the merits of any proposal. Both gentlemen were critical of not providing the notice of the meeting to more neighborhoods in the area, and promised opposition to Mr. Tran's rezoning request.

The meeting adjourned at approximately 7:30 p.m.

# Parker Hurst & Burnett PLC

## ATTORNEYS AT LAW

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January 13, 2015

Property Owners in the  
Colony Drive Neighborhood  
Jonesboro, AR 72401

**Re: Rezoning Request for Property on Colony Drive, Jonesboro, Arkansas**

Dear Sir or Madam:

Mr. Duyen Tran plans to request re-zoning of property he owns located at 3298 Colony Drive. The application will be filed to change the existing zoning of R-1 to RM-6. The site is currently undeveloped. Mr. Tran would like to build four-plex single story residences on the property with a single entrance that will be gated, with wooden privacy fencing around the property. The project will be beautifully landscaped as well. As property owners in the area, we cordially invite you to a neighborhood meeting to view the proposed plans and discuss any questions or concerns you may have regarding the rezoning request.

The neighborhood meeting will be held on Monday, January 19, 2015 at 7:00 p.m. at the Allen Park Community Center located on 3609 Race Street. Please feel free to invite any of your neighbors who did not receive this letter.

Very truly yours,

PARKER HURST & BURNETT PLC



Donald L. Parker II

DLPII/jj

cc: Mr. Duyen Tran