

REZONING INFORMATION:

- (1). How was the property zoned when the current owner purchased it? [R-1 Single Family Residential](#)
- (2). What is the purpose of the proposed Rezoning? Why is the rezoning necessary? [The proposed rezoning would provide for Higher Density Residential to support the Medical/Hospital and retail in the northeast portion of the city.](#)
- (3). If rezoned, how would the property be developed and used? [The property would be developed with multi-family residential.](#)
- (4). What would be the density or intensity of development (e.g. number of residential units: square footage of commercial, institutional, or industrial buildings? [The proposed development would have a maximum of 16 du/ac.](#)
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan? [Yes, the Future Land Use Plan calls for this area to be High Density Residential.](#)
- (6). How would the proposed rezoning be in the public interest and benefit the community? [This rezoning would benefit the public by providing residential uses to support the growth around the hospital and medical facilities as well as the retail along E Johnson Ave.](#)
- (7). How would the proposed rezoning be compatible with the zoning, uses and character of the surrounding area? [This rezoning is compatible with the existing higher density mobile home community directly west of our property. Additionally, there is an existing senior housing facility to our south and east that has a similar density as what our proposed rezoning allows.](#)
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? [This property is on the fringe or transition area between the medical and retail areas and lower density residential areas. The higher density would support the medical and commercial districts and provide a logical land use transition between the higher intensive commercial uses and the lower density residential areas.](#)
- (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 and customary use of the affected area? [The proposed rezoning would not have a negative impact on the neighborhood because it is located across the street from a mobile home park, and is located near higher intensive medical uses. The traffic patterns would predominately flow southward to E Johnson Ave and would have a minimal negative impact on traffic. Our proposed project would follow the City's Design Guidelines that are created to minimize impact on the community.](#)

- (10). How long has the property remained vacant? [There is a single family residence on the property that is occupied.](#)
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police and emergency medical services? [Due to the proximity of the hospital and retail services the project would have minimal impact on emergency services. There are existing utilities in the area that are adequate to serve our proposed](#)
- (12). If the rezoning is approved, when would development or redevelopment begin? [If the rezoning is approved, it is anticipated that construction would begin in the fall of 2026. This timeline would give time to prepare the final building and site designs, and go through reviews with the City of Jonesboro.](#)
- (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. [An informational letter will be mailed via certified mail to property owners within 200 feet of the property. No meeting has been held to date, but contact information has been provided, with an offer to discuss any aspect of the proposed rezoning.](#)
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. [Our application is not for a LUO.](#)