

1) How was the property zoned when the current owner purchased it?

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2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?

Rezoning is required for redevelopment and thoughtful multifamily meets the needs of the community.

3) If rezoned, how would the property be developed and used?

The property will be developed as townhomes with zero lot lines and used as multifamily 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)?

Seven residential units

5) Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?

Property falls within "Medical Center Cluster". Residential is not referenced in the description of the Medical Center Cluster.

6) How would the proposed rezoning be in the public interest and benefit the community?

Convenient, walkable housing is important to Downtown Jonesboro, including the Medical Center Cluster. Utilizing existing infrastructure for new housing benefits tax payers and rate payers that support existing infrastructure.

7) How would the proposed rezoning be compatible with the zoning, uses and character of the surrounding area?

The lot is surrounded by a mixture of uses. To the south is multifamily. To the west is parking. To the north is an empty lot. To the east are single family homes. The newest developments in the area are multifamily and medical.

8) Are there substantial reasons why the property cannot be used in accordance with existing rezoning?

The property with current setbacks will be difficult to develop.

- 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 property?

Property value will increase. The property will be replatted to meet all ordinances including the master street plan, driveway, and stormwater ordinances. This will be an improvement and make way for future infrastructural improvements. Residential use will not negatively effect odor, noise, light, etc.

- 10) How long has the property remained vacant?

The property has been vacant for more than two years.

- 11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

The proposed rezoning will provide an easement for future utilities providing much needed north/south distribution of power. The proposed rezoning will provide for a 73' ROW for future development. There will not be a negative affect on drainage, parks, open space, fire, police, and emergency.

- 12) If the rezoning is approved, when would development or redevelopment begin?

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 proposed 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.

The owner is plans to discuss the development with each neighbor during this process. No notes were taken during informal conversations with neighbors, but there were no negative comments.

- 14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

Not Applicable.