



Opposing the rezoning request of 1020 East Washington Ave.

Curtis Tate

Owner of:

1009 E. Washington Ave.

1016 E. Washington Ave.

423 McDaniel

426 McDaniel

Ladies and Gentlemen of the Planning Commission,

Please consider this letter as formal opposition to the rezoning of 1020 East Washington Ave. The property should stay properly zoned in congruity with the prevailing use for the street as a whole. The zoning requested is too dense to be beneficial to the neighborhood, and it sets a trend that will both lend to over-density and disparate development attempts.

1020 East Washington is currently zoned to its highest and best use. The entire modern East Washington Ave. corridor is commercial development pertaining to the medical or professional industries. Owners of the surrounding properties have commercial projects either underway or planned for the future.

Furthermore, RM-16 zoning is too dense and has too large of an effect on neighboring property owners to be used in spot zoning. This rezoning will put a four-plex on a quarter acre and place a dozen parked cars inches away from the property to the north that is a mere fifty foot wide. I happen to be the owner of that particular property to north. The precedent set by RM-16 spot zoning could mean a minimum of ten more fourplexes, each disparately and executed, in the same block.

We are excited that the area is garnering interest and are looking forward to great neighbors. However, we believe that a fourplex on that area of Washington frontage is short-sighted and would impair value of everyone on the block as well as East Washington as a whole.

Curtis L Tate

906 Steele Ave.

Jonesboro, AR 72401