

Rezoning Information

(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?

So the property can be used for its highest and best use.

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

The requested zoning is consistent with nearby commercial property.

(4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?

If rezoned the new development would be required to build per the regulation of the new zoning

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

Yes.

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

The property would be used for its highest and best use, and it would be a benefit to the nearby residents by allowing some commercial services to be closer to the area.

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

The subject property would be consistent with nearby commercial properties.

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

Yes, current zoning is not best use for the property and surrounding area.

(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.

There should be no adverse impact to the adjoining property owners.

(10). How long has the property remained vacant?

The property is not vacant.

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

There will be no adverse impact on utilities, streets, drainage, and emergency services.

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

Not known at this time.

(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.*

No organized meeting has been held at this time, but the property has been discussed with some of the Adjoining property owners and all conversations have been both positive and supportive.

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

The limited uses shall include the following:

All permitted uses allowed in C-3 LUO.

The limited use shall not include the following:

Gas Fueling Station; Billboard Advertisement; Automotive Repair/Collision Repair; Animal Care; Adult Entertainment.