



Rezoning Information:

1. THE PROPERTY WAS ZONED R-1 WHEN IT WAS ORIGINALLY PURCHASED.
2. THE REZONING IS NECESSARY TO PUT LAND TO ITS BEST AND MOST ECONOMICAL USE. MOST OF THE ADJACENT PROPERTIES HAVE BEEN REZONED TO COMMERCIAL, THUS MAKING THE SUBJECT PROPERTY HIGHLY UNDESIRABLE FOR SINGLE FAMILY DEVELOPMENT. MOST, IF NOT ALL, OF THE PROPERTIES THAT HAVE BEEN REZONED COMMERCIAL IN THE AREA HAVE STAGNATED ON THE OPEN MARKET, OR IF DEVELOPED HAVE HAD EXTREME VACANCY. THE ONLY REASONABLE BEST USE FOR THE SUBJECT PROPERTY WOULD BE MULTIFAMILY OR RM12-LUO.

ALLOWING THE PROPERTY A RM12-LUO ZONING WOULD PROVIDE A MUCH NEEDED TRANSITION ZONE FROM COMMERCIAL TO RESIDENTIAL. ALSO, BY ATTACHING THE LUO IT ALLOWS THE CITY TO RESTRICT ANY UNDESIRABLE DEVELOPMENT FROM OCCURRING WHICH WOULD CAUSE DETRIMENT TO SURROUNDING LAND OWNERS. MOST OF ALL IT WOULD HELP MEET THE HOUSING NEEDS OF A GROWING JONESBORO POPULATION, WHILE INCREASING THE PROPERTY TAX REVENUES FOR THE CITY/SCHOOLS.

3. PROPERTY TO BE SOLICITED AS VACANT LAND FOR AN UPSCALE MULTIFAMILY DEVELOPMENT.
4. 96 RESIDENTIAL UNITS
5. THE SUBJECT PROPERTY FALLS IN AN AREA FOR INTENSIVE DEVELOPMENT WITHIN THE CURRENT CITY LAND USE PLAN. THUS A REZONING OF MULTIFAMILY OR RM12-LUO IS PERMITTED AND SUGGESTED WITHIN THE AFOREMENTIONED LAND USE PLAN.
6. THE PROPERTY WOULD BE UTILIZED TO ITS HIGHEST AND BEST USE TO CREATE NEEDED HOUSING FOR JONESBORO'S CONTINUED GROWTH. IT WOULD ALSO SERVE TO SATURATE THE SURROUNDING COMMERCIAL DEVELOPMENTS WITH NEW PATRONS AND RAISE TAX REVENUES.
7. THE PROPOSED REZONING WOULD PROVIDE A NEEDED TRANSITION FROM COMMERCIAL TO SINGLE FAMILY RESIDENTIAL.



8. CURRENT ZONING OF R-1 IS NOT HIGHEST AND BEST USE GIVEN SUBJECT PROPERTY'S LOCATION ADJACENT TO MULTIPLE COMMERCIAL TRACTS.
9. IN COMPARISON TO ALL THE COMMERCIAL REZONING THAT HAS ALREADY BEEN APPROVED ADJACENT TO THE SUBJECT PROPERTY THERE SHOULD BE NO ADVERSE IMPACT ON ANY ADJACENT PROPERTY OWNERS OR THE RESIDENTS OF THE NEIGHBORHOODS IN THE AREA.
10. THE PROPERTY HAS REMAINED VACANT SINCE 2005.
11. NO ADVERSE IMPACT ON UTILITIES OR EMERGENCY SERVICES, AS ALL SERVICES ARE SUFFICIENT TO HANDLE ANTICIPATED FUTURE DEVELOPMENT OF THIS AREA. ANY DETRIMENT TO DRAINAGE SHOULD BE ADDRESSED WHEN AN ACTUAL SITE PLAN IS DETERMINED.
12. DEVELOPMENT WOULD COMMENCE UPON SALE OF THE PROPERTY, FOLLOWED BY APPROVAL OF NEW OWNERS SITE PLANS.
13. NEIGHBORS UNDERSTAND THAT AREA IS TO BE REDEVELOPED, AND AS SUCH ACCEPT THE INEVITABLY THE NEIGHBORHOOD WILL NOT CONTINUE TO REMAIN AS IT IS.
14. PURPOSE OF REQUESTING AN LUO IS TO INVITE OPEN DISCUSSION AMONGST THE COUNCIL FOR RESTRICTIONS WITHIN AN RM12 ZONING THAT WOULD ENHANCE THE PROPERTIES FUTURE DEVELOPMENT AND MAINTAIN PROPERTY VALUES WITHIN THE AREA. EXAMPLES OF WHAT LIMITATIONS WE WOULD BE AMICABLE TO WOULD BE RESTRICTIONS ON BUILDING MATERIALS/STYLES, SITE PLAN LAYOUTS, BUFFERS AND RETENTION, ETC.