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February 17, 2021

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING
PORTION OF PARCEL 01-143361-01800
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Mr. Carroll Caldwell and Southern Hills Real Estate, LLC, we are pleased to submit this rezoning request. The subject property is located on the north and south side of the extension of Southern Woods Drive approximately 1,600 linear feet east of Southwest Drive. The property is currently zoned C-3 LUO and contains 21.5+/- Acres. We are requesting RS-6 Single Family Residential Zoning for this property.

We are basing our request on the need for Single Family Residential properties to support the growing housing need in the area. As required on the Rezoning Application, we are submitting the following information:

1. The property was and is Zoned C-3 LUO at the time the current owner purchased it.
2. The purpose of the rezoning is to provide single family residential for the area.
3. The property would be developed with homes similar to the adjacent Twin Oaks Subdivision (Jaxon Drive).
4. Developed as RS-6 Single Family Residential density.
5. The Future Land Use Plan calls for this area to be high intensity. Our proposal is consistent with the Comprehensive Plan and would be less intense.
6. The proposed rezoning would provide the necessary residential uses.
7. The proposed rezoning is compatible with adjacent, single family, multifamily, and office uses. The lots within the proposed rezoning will be Single Family Residential.
8. The property could be developed under its current zoning, but the rezoning requested provides for Single Family Residential.
9. The adjacent properties are vacant, under development, or existing single family residential. The proposed rezoning will be developed with compatible and complimentary materials similar to the Twin Oaks Subdivision.

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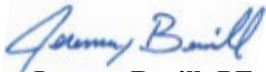
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10. The property has never been developed or utilized for development.
11. Existing infrastructure will be extended to serve this development with adequate capacity. A large common open green space, sidewalks, and trails were recently approved with the Southern Hills Planned Development to serve this area. The future street connection to Jaxon Drive will provide police, fire, and medical services connectivity.
12. Anticipated development activities would begin in the summer of 2021.
13. A neighborhood meeting has not been held at this time due to Covid-19.
14. A Limited Use Overlay (LUO) is not requested.

As always, we look forward to working with the City of Jonesboro and appreciate your consideration of our request. If there is anything you may need to assist in the review of our application, please do not hesitate to contact me.

Sincerely

FISHER & ARNOLD, INC.



Jeremy Bevill, PE, CFM
Project Manager/Civil Engineer

Cc: Mr. Carroll Caldwell