



## FISHER ARNOLD

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September 27, 2023

City of Jonesboro  
300 S. Church Street  
Jonesboro, Arkansas 72401

**RE: REZONE REQUEST APPEAL  
312 E NETTLETON AVENUE**

Dear City Council Members,

A rezoning request was brought before the Metropolitan Area Planning Commission (MAPC) Tuesday, September 26 to rezone 1.16+/- acres located at 312 E Nettleton Avenue. The rezoning request was to amend the zoning from R-2, Multi-Family Low Density District to C-2 LU-O, Downtown Fringe Commercial District Limited Use Overlay. Fisher Arnold on behalf of Options, A Pregnancy Resource Center, Inc. represented the rezoning as well as Deborah Coats, the Executive Director of Options. The purpose of the rezoning is to allow Options to utilize the “medical service” use that is permitted under the C-2 zoning regulations. Options is a non-profit ministry that has been present in Jonesboro for 43 years and is desiring to acquire the property located at 312 E Nettleton.

The rezoning request did not receive a favorable approval by the MAPC on Tuesday, September 26<sup>th</sup> and the conviction is that the commissioners did not take into consideration all of the available information. The property in question is less than 2 blocks away from the Downtown Jonesboro Redevelopment District (DJRD). The current uses directly adjacent to this property are Montessori School (west), Midtown Condos (southwest), Oasis 4 Kids Learning Center (south), and a residential home (east). Several of the uses directly adjacent to this property are multi-family and commercial usages. The C-2 Downtown Fringe Commercial District, as stated in **Section 117-139 of the Code of Ordinances**, *provides for a transitional area between the downtown core commercial district (C-1) and the surrounding older residential areas which have yet to experience intrusions of other type uses. The fringe area is characterized by mixed uses, including offices, services, government facilities and housing.* The adjacent businesses and multi-family uses have been grandfathered into a zoning that is outdated- the R-2 zoning- and are uses that would require a similar zoning to the one being requested if they were to open today. Options understands the uniqueness of the situation and that this is a mature, historic neighborhood, thus, the desire of Options is to own this property, make repairs and minimal updates to make it operational, and preserve a historic home in a historic neighborhood. As a ministry that has been present in Jonesboro for over 40 years, it is their utmost desire to help preserve the historic nature and hope to one day be able to register this property as a historic property. The hours of operations of Options is 10am to 4pm, thus, traffic is negligible at peak times and very minimal throughout the day, and with the desire to preserve the appearance from Nettleton Avenue the parking lot will be located to the rear of the building.

With all this information taken into consideration and the desire to initiate a Limited Use Overlay to ensure compatibility with the neighborhood, we would like to appeal this decision to the City Council and request that the property located at 312 E Nettleton be rezoned from R-2, Multi-Family Low Density District to C-2, LU-O Downtown Fringe Commercial District Limited Use Overlay.

Thank you for your consideration.

Sincerely,

Garrett Dunnam, P.E.

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404 Creath Avenue | Jonesboro, AR 72401