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- 1) Currently zoned R1
- 2) The purpose of the rezoning is to make the property marketable and to coincide with the other properties that are developing along Hwy 49.
- 3) It would be marketed towards a food and/or c-store operator.
- 4) What ever would conform with the property under the C3 designation.
- 5) Yes. The proposed rezoning falls in line with the Future Land Use Plan.
- 6) Hopefully it will gain the interest of an eating establishment and/or c-store to fill the void in that part of the city.
- 7) All of the land adjoining the property is vacant land.
- 8) Yes. It is currently zoned R1 and the idea of building one house on the property is not feasible for the size lot or the location on a major roadway.
- 9) When purchased and built on, it would increase the values of the surrounding properties. Trees have been left as a border on all three sides (minus the Hwy 49 road frontage) to act as a buffer to other land owners. There are currently 18,000 cars daily that pass by this piece of property according to AHTD website so noise and traffic would not be a factor.
- 10) Over 40 years
- 11) Development would not have a negative impact on fire, police or emergency vehicles. There are two points of ingress/egress (one on Hwy 49 and the other on Thompson Dr) to help with traffic flow in and out of the lot.
- 12) Development would begin when a buyer is found for the property.
- 13) There are only two possible neighbors who would have an interest in the rezoning. Both have been notified.
- 14) N/A