



August 15, 2023

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

**RE: REQUEST FOR REZONING: FROM R-2 TO PD-RM
PROPERTY LOCATED AT 5601 AND 5605 PACIFIC RD
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Southard Construction LLC, we are pleased to submit this rezoning request. The subject property is located on the south of Pacific Road, approximately 750 linear feet west of Dr MLK Jr Dr. The property is currently zoned R-2 and contains 7.58 +/- acres. In order to best serve the neighborhood and be able to provide better conformity with the multi-family residential development guidelines, we are requesting that the R-2 zoning for this property be amended to RM-12.

If the amendment to the zoning request is approved, the RM-12 zoning will allow the proposed development to better conform to the multi-family design guidelines, create a more hospitable development by being able to provide recreational areas, and reduce the long-term maintenance costs for the city.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested on the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

1. The property was zoned R-2 at the time the current owner purchased it.
2. The purpose of the rezoning is as follows:
 - a. In order to develop the property as one lot, instead of subdividing the property.
 - b. For the development to be able to better conform to the multi-family design guidelines by:
 - i. clustering the units to better "define public open spaces and activity areas"¹
 - c. Reduce the long term maintenance costs for the city by not being required to build a public street.
3. The property will be developed into single level, 4-plex buildings if rezoning is approved, as opposed to two story 4-plex buildings if the rezoning were to not be approved.

¹ "Design Guidelines for Multi-Family Residential Development.": 7

4. If the rezone is approved, as presented, then there will be 80 units. This would provide approximately 4,125 sq.ft of space per unit. Note: R-2 requirements are 3600 sq.ft/ unit.
5. The Land Use Plan depicts this area of land to be for moderate intensity. Based on the description of moderate intensity from the Land Use Plan, this development does not comply. Note: R-2 zoning allows for one dwelling unit per 3600 sq.ft; the land use describes moderate intensity as no more than 6 units per acre (one dwelling unit / 7260 sq.ft)
6. A rezone from R-2 to RM-12 would allow a for more conformed, holistic site plan on one lot, provide suitable recreational areas, and larger perimeter buffers to neighboring property.
7. The surrounding area possesses mixed developments from single family to multi-family dwellings. Thus, this would maintain that growth by accommodating a single story, multifamily estate.
8. The existing zoning is accommodating to multifamily development yet lacks the flexibility of multifamily usage.
9. The rezone of this property would allow for a more acceptable visual appearance by allowing buildable space for single story buildings; there should be no restriction to the normal and/ or customary use of adjacent property.
10. The Property was vacant when the current owner acquired the property, it is unknown how long the property has been vacant.
11. If the property were to be rezoned, the impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be of any measurable burden different than if the property were not rezoned.
12. The development would potentially begin early 2024
13. A neighborhood meeting has not been held at this time.
14. This application is not for a Limited Use Overlay.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

FISHER ARNOLD

404 Creath Avenue | Jonesboro, AR 72401