



# FISHER ARNOLD

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December 28, 2023

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

**RE: REQUEST FOR REZONING: FROM AG-1 TO I-1  
6725 EAST HIGHLAND DRIVE  
JONESBORO, ARKANSAS 72401 (# 01-144251-00200)**

Dear Mr. Smith:

On behalf of Platinum Properties of NEA LLC, we are pleased to submit this rezoning request. The subject property is located on the south of Highland Drive (Hwy 18), approximately 2000 Linear feet east of Moore Road; 1500 linear feet west of Heath Lane. **Appendix A** illustrates that this property has a small piece that is zoned I-1 that is approximately 3.9 acres., and the remaining portion is currently zoned AG-1 (34.78 +/- ac.) for a total of 38.68 +/- acres. In order for this property to be able to be used to its full potential, we are requesting that the portion of the property that is AG-1 be amended to I-1.

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. A portion of the land is I-1; remaining portion is AG-1
2. The purpose of this rezoning is to allow this property to be used to its full potential.
3. If rezoned, this property would be developed and used in accordance with the zoning provisions for the I-1 regulations found in the Jonesboro Code of Ordinances.
4. The density/ intensity of the development would be in accordance with the provisions allowed for an I-1 development under current regulations.
5. The respective property currently resides in the Industrial Land Use, thus making this rezoning request consistent with the Land Use Plan.
6. The proposed rezone would allow the respective property to be used consistently with the Land Use Plan and in accordance with the I-1 regulations.
7. The surrounding area possesses a combination of Industrial, commercial, and residential zonings.

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8. The respective property possesses two zonings, making it difficult for continuity in development.
9. The property would be regulated by the existing ordinances of the city of Jonesboro regarding traffic impact, drainage, etc. Property values should not be impacted.
10. The property has been vacant for a considerable amount of time.
11. The respective property and any proposed future development will abide by all governing codes, regulations, and ordinances regarding utilities, streets, drainage, parks, open space, and fire access.
12. There is not a proposed begin date for any development at this point.
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*

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APPENDIX A  
ZONING MAP

PLATINUM PROPERTIES OF NEA, LLC  
REZONE: AG-1 TO I-1

