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February 15, 2023

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

**RE: REQUEST FOR REZONING
PARCELS 01-144233-05400 & 01-144233-04700
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Monarch Investments, LLC and Strobbe Property Holdings, LLC, we are pleased to submit this rezoning request. The subject properties are adjacent and northeast to the intersection of E. Highland Drive and Dara Drive. The property is currently zoned both R-1 & C-3 and contains 1.84 Acres. We are requesting the property (1.84 acres) to be rezoned as CR-1 (Commercial Residence Mixed Use District).

We are basing our request on the infeasibility of developing a single piece of property that is dual zoned. Additionally, the property surrounding the subject parcel is zoned C-3, R-6 LUO, R-3, and R-1 and is therefore consistent with the general zoning in the area.

As required on the Rezoning Application, we are submitting the following information:

1. The properties were Zoned R-1 & C-3 at the time the current owner purchased it and are still zoned R-1 & C-3.
2. The purpose of the rezoning is to simplify development. The rezoning is necessary in order to most efficiently develop the property.
3. The property would be developed as a downtown fringe commercial district that does not create a nuisance for its commercial, residential, or industrial neighbors.
4. We anticipate there to be mutli-family homes and commercial buildings that range in size and will be determined during the development of the final site plans.
5. The Future Land Use Plan calls for this area to be moderate intensity. Our proposal is consistent with the Comprehensive Plan.
6. The proposed rezoning would allow development that will provide housing and employment that supports the surrounding community.
7. The proposed rezoning is compatible with adjacent residential, commercial, and industrial uses. The rezoning will not have any negative effect on the character of the surrounding area.

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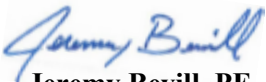
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8. The property cannot be developed commercially or with multi-family under its current zoning, the rezoning requested provides for more consistent facilities and would be the most efficient method to develop the property.
9. The adjacent properties are similar in nature to the proposed rezoning. The proposed rezoning will be developed with compatible and complimentary materials, lighting, landscaping, etc.
10. The property is not vacant.
11. Existing infrastructure will be extended to serve this development with adequate capacity. A Highland Drive entrance will provide police, fire, and medical services adequate connectivity.
12. Anticipated development activities would begin in the spring of 2023.
13. A neighborhood meeting has not been held at this time due to the noncontroversial nature of this rezoning.
14. This application is not for a Limited Use Overlay.

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