



2408 Phillips Drive, Jonesboro AR 72401
870-847-7653

11-20-19

Re: Rezoning 2606 Browns Lane from C3 to CR1

Answer to questions on application:

1. Property was zoned C3 when Burch Homes LLC purchased it.
2. The property needs to be rezoned to allow for lofts to be built on the 2nd floor of the building. This is necessary so that the owners can have a loft above the office to live in.
3. The property will be developed with office space being on the 1st floor and lofts on the second floor.
4. There will be 10,000 sq. ft. of commercial footage on the first floor and 5,000 sq ft of 2 to 4 lofts on the 2nd floor
5. The proposed rezoning is consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan.
6. This would be to the public interest by allowing for a combination of additional businesses as well as housing in a more modern atmosphere and will be a benefit to the community by creating more jobs for the area.
7. We are touching one residential residence on the east side, R2 is one block away on the north side and the remaining property in the area is currently C3.
8. The property would need to rezone to allow for the lofts on the second floor. The current zoning will not allow for this.
9. This would allow for a transition from single family residential to a combination of commercial and residential. It would increase the property value by going from an undeveloped property to a commercial property with new modern lofts. The traffic will not be an issue since both sides of the property have either 4 or 5 lanes. The drainage will be actually be better since we will have a retention pond on the property to help with water runoffs. The visual appearance will improve with a new modern and sleek building. There will not be an issue with noise as this will be intended for office space on the first floor and family lofts on the second floor.
10. The property has never been developed and has been a vacant lot the entire time.
11. The property will not have a major impact on the utilities, fire, police or emergency medical services since it will still have a commercial space on the first floor and a family lofts on the second floor. The drainage will improve with the retention pond.
12. When the rezoning is approved the development would begin within 6 months.
13. Certified letters have been sent to all surrounding neighbors and we have had no negative feedback. We have talked to Mike Langford on the north side of the property and he has no complaints and sees no challenges with what we are planning to build. He thinks it is a great idea. We also spoke to Misty Laymen who owns the property south of this lot and they are also fine with the rezoning.
14. This application is not for a Limited Use Overlay.