



MORRISON SHIPLEY

ENGINEERS • SURVEYORS

March 15, 2013

Mr. Otis Spriggs
City of Jonesboro Planning Department
307 Vine Street
P.O. Box 1845
Jonesboro, AR 72403

RE: *Casey's General Store*
 2920 S. Caraway Road

Dear Mr. Spriggs,

On behalf of Casey's Marketing Company, please find attached the proposed conditional use permit application and the preliminary site plan (ten copies) for *Casey's General Store*. This application is being submitted today for consideration at the City of Jonesboro Planning Commission on April 9th. Also attached is a check in the amount of \$650 for the project application fees (\$200 conditional use permit fee, \$200.00 replat fee, and \$250 commercial building permit fee). Please note that the commercial building permit application, plans, and replat will be submitted 2-3 days after this submittal.

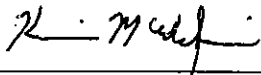
The proposed development is located at 2920 S. Caraway Road, which is at the northeast corner of S Caraway Road and Phillips Drive intersection. A site vicinity map is attached for reference. Also included is the adjacent owner notification form that will be mailed to the adjacent owners within 200' of the proposed site. The notifications will be sent no later than 14 days prior to the Planning Commission date above. The list of adjacent property owners is not included, and will be provided by the city at a later date. The existing site is zoned C-2 (Commercial Light District). The proposed site acreage that will be utilized for the Casey's General Store is approximately 1.26 acres.

Casey's General Store will serve as a gas station/convenience store. The store operating hours are typically from 6:00 A.M. to 11:00 P.M. 7 days a week. The proposed building is 4,346 square feet with a 66' x 114' canopy over the fueling bays in front of the building. There are 19 proposed parking spaces in addition to 16 fueling bays. The parking lot will be concrete pavement with concrete curb and gutter. Site lighting will be provided in the parking lot as well as on the exterior of the building. A monument sign (approximately 100.6 square feet) is proposed near the southwest corner of the property. The existing site currently has 4 entrance

drives (two on Caraway Road and two on Phillips Drive). This development proposes one entrance on the east side of Caraway Road and one on the north side of Phillips Drive.

Thank you for your review and consideration of this project. If you should have any questions or need additional information, please call.

Sincerely,
Morrison-Shiple
Morrison-Shiple Engineers, Inc.



Kevin McClafin
Project Manager

Cc: Casey's Marketing Company, file

Substantial work or construction under a conditional use permit must be commenced within one (1) year, or the permit shall terminate. Conditional use permits shall be valid for an unlimited period unless a lesser period shall be provided in a particular permit. Upon the expiration of the time limit specified in the particular permit, the property owner may request that the permit be reviewed by the planning commission, which may extend it for an unlimited period or for an additional period of years.

Once any portion of the conditional use permit authorization is utilized, all such conditions pertaining to such authorization shall become immediately operative. All conditions relating to or limiting the use, status, or operation of the development, after issuance of an occupancy permit, shall be complied with by the applicant or his successors or assigns. Failure to do so shall constitute a violation of this Ordinance, and cause for revocation of the conditional use authorization.

Provided sufficient site information is submitted with the approved development plan, the planning commission may waive otherwise mandated site plan review requirements.

Conditional Use Permit Checklist

Conditional use permit applications shall provide the following information and format:

- 1. Name of the development or subdivision;
- 2. Address and lot number of the property;
- 3. Location map drawn to a minimum scale of one inch (1") equals one thousand feet (1,000') and including city limits and streets with one-half () mile radius of the site;
- 4. Name, address and telephone numbers of all owners and the applicant;
- 5. North arrow;
- 6. Site Plan drawn to a minimum scale of one inch (1") equals fifty feet (50') and a graphic scale included; (All site plans and other drawings must be submitted in an electronic graphic(.pdf or .jpg) file to the Planning Office; If no site plan is required, the electronic version is not required). Site plan must include the following information:
 - a. Name of person preparing the plan
 - b. Title, name of owner & name of builder
 - c. North Arrow
 - d. Property lines, property dimensions, street name(s);
 - e. Density in terms of dwelling units per acre or intensity in terms of impervious surface ratio and gross floor area of the Conditional Use.
 - f. Existing and proposed buildings & other structures, yards, rights-of-way, flood plains and wooded areas on the property.
 - g. Distance from structures to property lines.
- 7. City, county and state;
- 8. Date;

- ✓ 9. Existing zoning classification;
- ✓ 10. Acreage and square footage of the site;
- ✓ 11. List of adjoining property owners within 200 ft. of the subject property line boundaries; Must be notified by certified mail 10 days prior to hearing date. Said list must be prepared from the County Assessor's current tax list. (Receipt of mailings must be copied to the Planning Office)
- ✓ 12. Length of site boundaries measured to the nearest 1/10 foot;
- ✓ 13. Letter of Intent (Explanation of the request and why it should be approved);
- ✓ 14. Parking plan indicating handicap, general parking and/or unloading provisions, and required and proposed parking calculations; if applicable
- NA 15. Screening and buffering; if applicable
- ✓ 16. Landscaping & Lighting plan indicating location, size and type of existing and/or proposed materials; if applicable
- NA 17. Restrictive covenants or other restrictions in a recordable form; if applicable
- ✓ 18. Please note that projects of a commercial nature and new building construction may be subject to full site plan and permitting review requirements upon approval of the Conditional Use Application process.



CITY OF JONESBORO
CONDITIONAL USE APPLICATION

Case Number _____ MAPC Deadline 03.18.13
Date Submitted _____ MAPC Meeting Date 04.09.13

OWNER/APPLICANT INFORMATION

Property Owner Napas Realty, LLC Applicant Casey's Marketing Company
Address 2920 S. Caraway Rd. Jonesboro Address One SE Convenience Blvd., Arkway
Phone 914 403 8307 Phone (515) 765-6521
Signature [Signature] Signature Michelle Samora - Agent for Casey's Marketing Company

SIGN
HERE



PARCEL INFORMATION

Address/Location 2920 S. Caraway Rd. (NE Corner of S. Caraway Rd + Phillip Drive)
Current Zoning C-2 Existing Land Use Former Restaurant (Demolished)
Adjacent Zoning North C-2 East C-2 South C-2 West C-2

REQUESTED CONDITIONAL USE

Describe the proposed use, explain why it is appropriate for this location, and describe any precautions to be taken to minimize adverse impacts on neighboring properties.

Casey's General Store is proposed for this site. Casey's is a convenience store with fuel sales. A vicinity map of the site location and the proposed site plan are attached to this application. This use is appropriate at this location, since the surrounding areas are designated for commercial use. It is also located at a street intersection where fuel sales will be beneficial to the community.

GENERAL SUBMITTAL INFORMATION

- Submit a narrative letter explaining your request along with ten (10) copies of an accurate site plan drawn at a scale that clearly illustrates the requested use, the subject property, and surrounding properties, streets and easements, etc.
- Provide confirmation receipts to our office that adjoining owners of all properties within 200' of subject property have been notified.
- Pay fees.



**CITY OF JONESBORO
MAPC ADJOINING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Huntington Building, 900 West Monroe Ave., Jonesboro, Arkansas, on:

TUESDAY, April 9th, 2013 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **conditional use on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST

BY: Casey's Marketing Company DATE: 03.18.13

DESCRIPTION OF REQUESTED USE: Proposed Casey's General Store, a convenience store with fuel sales

LOCATION OF REQUESTED USE: Northeast Corner of S. Caraway Rd and Phillips Dr.

Printed Name of Property Owner within 200'

Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 307 Vine Street, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

VICINITY MAP

