



**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number C.U. 10-05 MAPC Deadline 04-17-10  
Date Submitted 04-05-10 MAPC Meeting Date 05-11-10

**OWNER/APPLICANT INFORMATION**

Property Owner Jacob + Megan Moll Applicant Jacob + Megan Moll  
Address 3412 Western Gates, Jonesboro, AR Address 3105 E. Johnson Ave, Jonesboro, AR  
Phone 870-219-6655 Phone 870-219-6655  
Signature [Signature] Signature [Signature]

**PARCEL INFORMATION**

Address/Location 3705 E. Johnson Ave. Jonesboro AR 72401  
Current Zoning C3 Existing Land Use Commercial limited use  
Adjacent Zoning North C3 East C3 South R1 West R1

**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.

Proposed mixed occupancy. Owner proposes use of current upstairs space for personal residential dwelling. Previous zoning of this location was residential and all amenities are available. Commercial usage is limited to a medical office setting with no use of hazardous substances/equipment and imposes no risk to resident. There will be no adverse impacts on neighboring properties and a six foot fence is separating building from adjacent properties.

**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.

Jacob and Megan Moll  
Hilltop Eyecare  
3705 E Johnson Ave  
Jonesboro, AR 72401

City of Jonesboro MAPC  
PO Box 1845  
Jonesboro, AR 72403

To whom it may concern,

We are requesting mixed use occupancy of the building at 3705 E Johnson Ave, Jonesboro, AR. The space upstairs (approximately 900 sf) is requested to be used as residential quarters while the downstairs (approximately 2800 sf) will be used as a medical office. The building was previously built for residential use before being rezoned in 2002 to C-3 LU. There has since been a commercial addition by the previous owner, but the original building has been left unchanged. No changes to the current structure are proposed.

Sincerely,

 3-15-10

Drs Jacob and Megan Moll

## Conditional Use Permit Checklist

1. Hilltop Eyecare, PLLC.
2. 3705 E. Johnson Ave. Jonesboro, AR 72401
3. See Figure 1 location map
4. Jacob P. Moll, O.D., Megan L. Moll, O.D.  
3412 Western Gales, Jonesboro, AR 72401  
870-219-6655, 870-219-9721
5. See Figure 2 site plan
6. See Figure 2 site plan
7. Jonesboro, Craighead, AR
8. 01/15/2010
9. Currently C3 limited use zoning classification
10. 0.48 acreage; 3,900 sq ft
11. See attachment provided by County Assessor's office of adjoining property owners within 200ft
12. See Figure 2
13. See attachment of letter of intent
14. See Figure 3 parking plan
15. 6ft fence along adjacent R1 properties
16. Landscaping/lighting not applicable
17. Restrictions not applicable
18. Review and approval understood

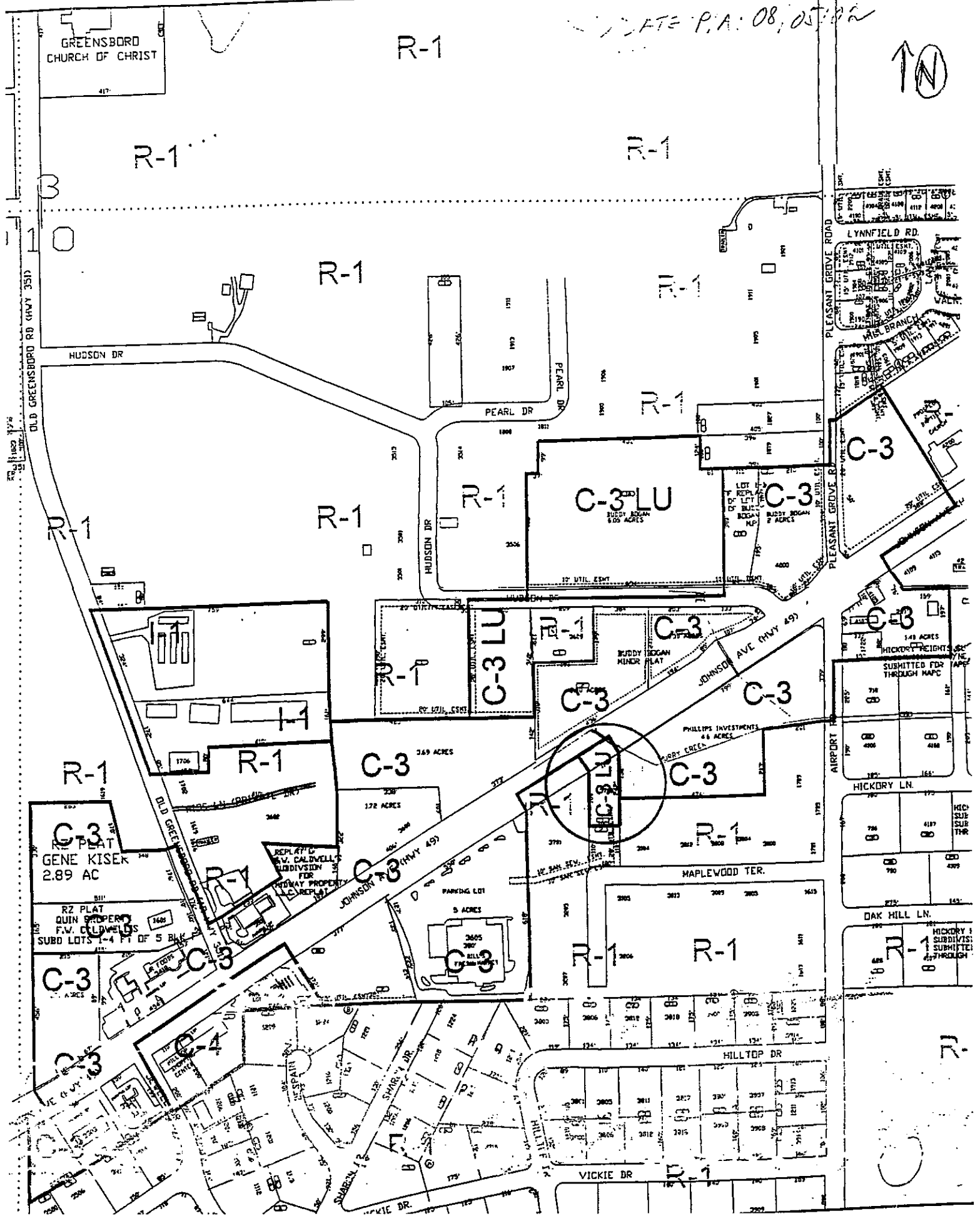
FIGURE 1

Johnson ABE - C3-LUO

200-3360-4444

T14N-04E-HALF SECTION 03 SOUTH

DATE P.A: 08/05/92



GREENSBORO CHURCH OF CHRIST

R-1

R-1

R-1

R-1

R-1

OLD GREENSBORO RD (HWY 35)

HUDSON DR

PEARL DR

R-1

R-1

R-1

C-3-LU

C-3

C-3

R-1

R-1

C-3

C-3-LU

C-3

C-3

C-3

C-3

R-1 PLAT  
GENE KISER  
2.89 AC

R2 PLAT  
QUIN ROBERTS  
F.V. CALDWELL'S  
SUBD LOTS 1-4 PT OF 5 BLK

C-3

C-3

C-3

R-1

C-3

C-3

C-3

C-3

C-3

R-1

R-1

HICKORY LN.

DAK HILL LN.

MAPLEWOOD TER.

VICKIE DR

HILLTOP DR

SMARLY DR

PLEASANT GROVE RD

LYNNFIELD RD.

JOHNSON AVE (HWY 49)

OLD GREENSBORO RD (HWY 35)

HICKORY HEIGHTS

SUBMITTED FOR THROUGH MAPC

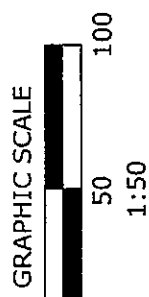
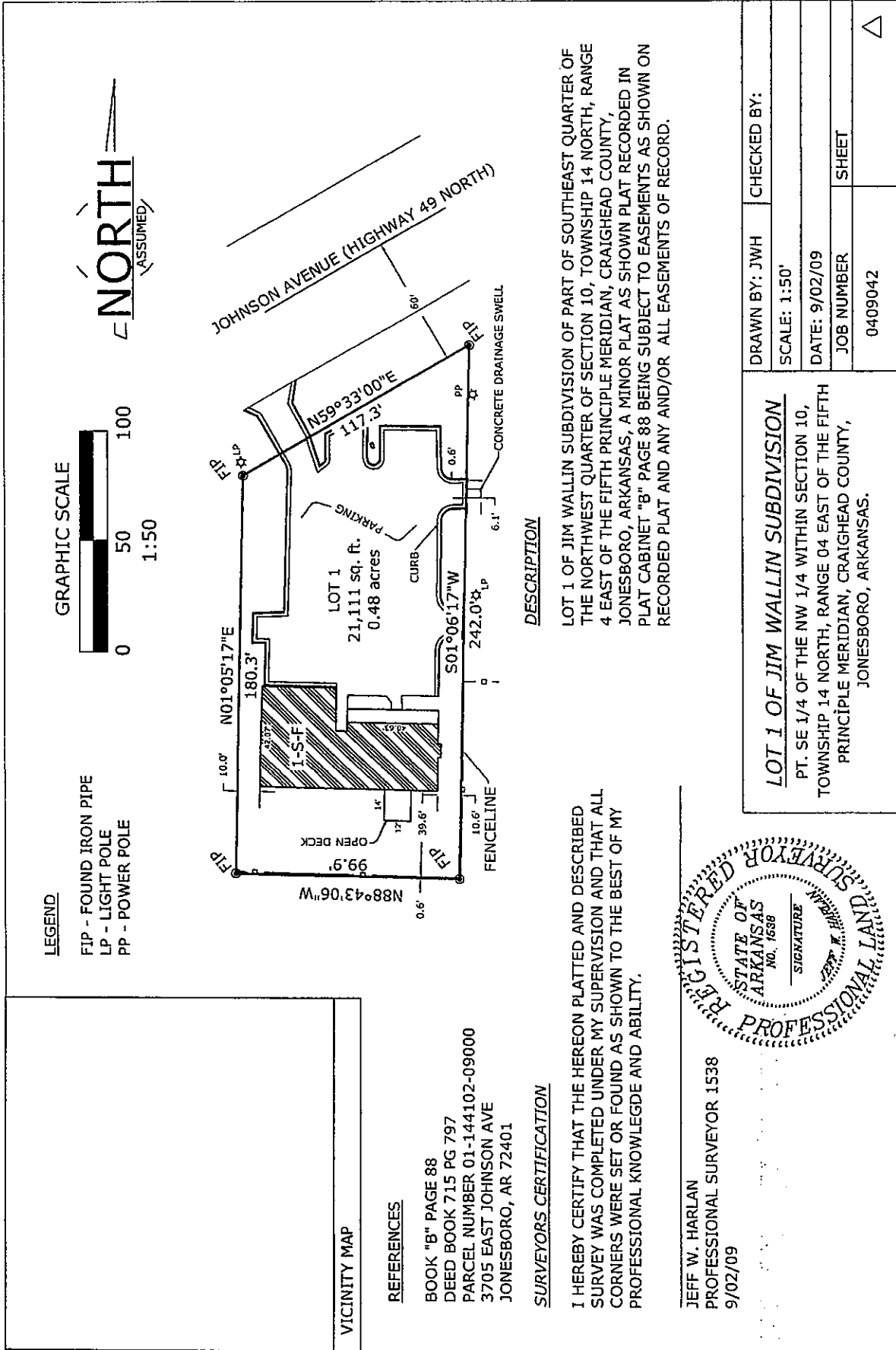
HICKORY LN.

DAK HILL LN.

HICKORY 1

SUBMITTED FOR THROUGH

MAPC



**LEGEND**  
 FIP - FOUND IRON PIPE  
 LP - LIGHT POLE  
 PP - POWER POLE

VICINITY MAP

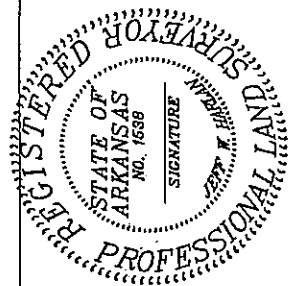
REFERENCES

BOOK "B" PAGE 88  
 DEED BOOK 715 PG 797  
 PARCEL NUMBER 01-144102-09000  
 3705 EAST JOHNSON AVE  
 JONESBORO, AR 72401

SURVEYORS CERTIFICATION

I HEREBY CERTIFY THAT THE HEREON PLATTED AND DESCRIBED SURVEY WAS COMPLETED UNDER MY SUPERVISION AND THAT ALL CORNERS WERE SET OR FOUND AS SHOWN TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND ABILITY.

JEFF W. HARLAN  
 PROFESSIONAL SURVEYOR 1538  
 9/02/09



DESCRIPTION

LOT 1 OF JIM WALLIN SUBDIVISION OF PART OF SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 14 NORTH, RANGE 4 EAST OF THE FIFTH PRINCIPLE MERIDIAN, CRAIGHEAD COUNTY, JONESBORO, ARKANSAS, A MINOR PLAT AS SHOWN PLAT RECORDED IN PLAT CABINET "B" PAGE 88 BEING SUBJECT TO EASEMENTS AS SHOWN ON RECORDED PLAT AND ANY AND/OR ALL EASEMENTS OF RECORD.

LOT 1 OF JIM WALLIN SUBDIVISION

PT. SE 1/4 OF THE NW 1/4 WITHIN SECTION 10,  
 TOWNSHIP 14 NORTH, RANGE 04 EAST OF THE FIFTH  
 PRINCIPLE MERIDIAN, CRAIGHEAD COUNTY,  
 JONESBORO, ARKANSAS.

DRAWN BY: JWH	CHECKED BY:
SCALE: 1:50'	
DATE: 9/02/09	
JOB NUMBER	SHEET
0409042	△