



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Agenda Metropolitan Area Planning Commission

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Tuesday, February 11, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

### 3. Approval of minutes

[MIN-25:006](#) MAPC Minutes: January 14th, 2025

Attachments: [1.14.25 MAPC Minutes](#)

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-25-02](#) Conditional Use: Elmhurst Drive Storage Facility

Glenwood Limited Partnership is requesting a conditional use approval for a climate-controlled storage facility at Elmhurst Dr. and west of 3319 Harrisburg Rd. This request is for 6.35 acres located within the C-3, general commercial zoning district.

Attachments: [23-104 CONDITIONAL USE Submittal 1.17.2025](#)

[23-104 Conditional Use Site Plan 1.29.2025](#)

[CERTIFIED MAIL RECIEPTS](#)

[SIGN POSTING](#)

[Staff Summary](#)

### 8. Rezonings

### 9. Staff Comments

### 10. Adjournment





# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: MIN-25:006

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**Agenda Date:**

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**In Control:** Metropolitan Area Planning Commission

**File Type:** Minutes

MAPC Minutes: January 14th, 2025



# City of Jonesboro

Municipal Center  
300 S. Church Street  
Jonesboro, AR 72401

## Meeting Minutes Metropolitan Area Planning Commission

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Tuesday, January 14, 2025

5:30 PM

Municipal Center, 300 S. Church

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### 1. Call to order

### 2. Roll Call

**Present** 8 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

**Absent** 1 - Stephanie Nelson

### 3. Approval of Minutes

[MIN-25:004](#)

MAPC Minutes: December 10th, 2024

**Attachments:** [12.10.24 MAPC Minutes](#)

**A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 6 - Kevin Bailey; Monroe Pointer; Jeff Steiling; Paul Ford; Jim Little and Dennis Zolper

**Absent:** 2 - Jimmy Cooper and Stephanie Nelson

### 4. Miscellaneous Items

### 5. Preliminary Subdivisions

### 6. Final Subdivisions

### 7. Conditional Use

[CU-25-01](#)

Conditional Use: Elmhurst Drive Storage Facility

Glenwood Limited Partnership is requesting a conditional use approval for a climate-controlled storage facility at Elmhurst Dr. and west of 3319 Harrisburg Rd. This request is for 6.18 acres located within the C-3, general commercial zoning district. This request was originally approved February 27th, 2024.

Attachments: [Signed Application Submittal](#)  
[SIGN POSTING](#)  
[CERTIFIED MAIL RECEIPTS](#)  
[Combined Set 12-17-24](#)  
[Staff Summary](#)  
[Legislation Details](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?

Bear Davidson (Proponent): Yes sir, Bear Davidson with Davidson Engineering, hear on behalf of Glenwood Limited Partnership. As you said this was approved in February of last year, and it's largely the same in some aspects with a few key changes made to the site plan and the most significant. If you don't recall, this parcel was immediately adjacent to the Walmart property, so it was east of where it is currently shown, one of the conditions that came out of that approval was the extension of Elmhurst which is now being called Knotty Pine Lane, previously the entrance came directly off of that, 90 degree in Elmhurst that you see at the northeast. Crafton Tull on behalf of the seller, designed that extension of Elmhurst which is now, Knotty Pine Lane. That shifted our site to the west which changed the legal description of the parcel that was approved under conditional use. That is largely the reason for the resubmittal, is the change in the meets and bounds description of the property that was approved as conditional use. This is a storage facility, UStorage, we've done quite a bit of work for this client, last year in Benton, they have facilities in Bentonville, Sherwood, Conway, and some others around the state. I'll try to answer any questions if you have them. One thing that came out of yesterday's pre-meeting, I wasn't able to attend that but some of our other staff was at that meeting virtually, I understand a question came up about fire access, and being able to circle the entire site, that second to last building on the west, which did have the same dimensions as those other interior buildings we shortened that up by 40 feet to increase that turning radius at the northwest corner of Southwest.

Lonnie Roberts: Okay, city planner do you have any staff comments on this one?

Derrel Smith (City Planner): Yes sir, we do. If you were to approve this conditional use, we would request the following conditions to be approved, that upon issuance of the conditional use that all other required local and statewide permits and inspections must be applied for and obtained and then, any large scale development over 75,000 sq feet, shall receive site plan approval from the MAPC.

Lonnie Roberts: Okay, with this being a conditional use, I'm going to open up for any public comments or questions. I do already have one that has been asked to speak, if you would come up to the mic and introduce yourself for the record. Tell us what is on your mind.

Patti Lak (Public): Happy New Year you guys, it's Patti Lak, 4108 forest hill road, and I did attend that pre-meeting yesterday and, there is a couple things that I wanna just talk to you about and also to, a pre-liminary plan that you guys approved, last month. I think, when you look at this plan right here, it has changed, from an indoor facility to those 5 buildings, and I think that got brought up yesterday, so it's a totally different design. And we do not know how many units are in all those lengthy buildings right there. Or how many overall, so it's a completely different design than what was approved beginning of last year. I noticed, it says on there, 66 parking spaces, 14 U-Haul spaces, so there's 75 spaces all together. On the application it says there's

extremely low traffic. Well, guess what, yeah because it's back in the corner right there, so there's hardly any traffic, unless it's from the Walmart right now. It says it will serve the storage needs for this side of Jonesboro. I don't know if you guys have noticed the number of storage sheds or units that are on the south side of Jonesboro right now, but there is 3 of them in Valley View, there's a big one in Southern Hills, there's one that is going to go by Big Lots now that's gonna be big, it's getting graded. Halsey has a huge one on Caraway. And then there's also 3-4 on the bypass right now on the Southside. So, I think we got a lot of storage units so far. Last month you guys dealt with pre-liminary plan 2417, that was the Gladiola Business Park and I'm getting the impression that this company right here, worked with Jeremy to put this a little bit closer so it connects to the street, that is going to connect to Gladiola, to help with the traffic. Last time that they came here the condition was to bring Elmhurst to city standards, during the meeting last month, Jeremy had said, that Elmhurst will remain the same, but we're going to freshen the markings up, and put right hand turns and left hands turns, don't you remember that? The connecting streets where the businesses are going to be, are going to have 3 lanes with striping so those are going to be city streets with the striping, but Elmhurst is not going to, that is going to remain the same as it is right now. At last month's meeting, there was a citizen Donna Williams that came here and talked to you about all the traffic problems you know, which way you can turn left, which way you can turn right, you know, people don't obey the law, they're going to try to turn left when they're not supposed to. And she stated that she almost got hit, so what I did, and this is really going to surprise you, and I don't wanna pull it all the way out, but this is the police report, I thought, how many accidents have we had in that small area, and I'm talking about Elmhurst, I'm talking about the exit by the chicken place, Walmart and where the gas filling station is, and Gladiola, in a 2 year period there was 60 reported accidents, that's 60 more than what we need, that is a lot of accidents on that street. Now, they also took on Elmhurst, this extends all the way, this is just from the police department, Claire from the street department said that this is just from them, it's not from any other agency, and I started thinking about that and maybe its just from people who don't record their accidents. But it's a busy area right now, and if you look at it, they did a traffic study and on the traffic study it's hard to believe because we don't even know what businesses are going to go in those commercial areas, now we're gonna put a storage unit, but if we start building this storage unit before we build that street, before we get to Gladiola, before we widen Harrisburg Road we're going to really have one exit, and guess where that is? Elmhurst. Not a good idea, Harrisburg, I think it was about 6 to 7 years ago and Derrel you can get me on this one, is when Harrisburg Road got approved, or wanted to get widened, they did a traffic study, there was too much traffic then and guess what there's too much traffic now. So, I don't know how we're passing these traffic studies, when we know it was bad at that time. Mr. Zolper, you had mentioned on there, that the state is going to be the one that's going to have the ultimate decision on that, because they are going to widen that. But you guys are the ones who have the ultimate decision on this one right now, is this the right time to put that without the improvements that we need on that road right there? Jeff you had said that maybe we could do another study on this, and I think that, that's a great idea. And Derrel? I read all these notes today, you said we can contact the district engineer of ARdot and see what his opinion is, or maybe go down to Little Rock and see if they can suggest any improvements before we start expanding this area if we're going to do it, let's do it right, especially if we're paying that

much money to widen Harrisburg Road. I called up ARdot in Paragould, and the gentleman who does the permitting and all that says that they have not gotten a permit from the city of Jonesboro to remove that island. They haven't got anything to do that, so they don't even know what is going on. Kinda concerning, cause that should have been done when we approved that on there. Michael had said that Harrisburg Road isn't going to go out to bidding, until fall of 2026 that is a year and a half from now you guys, so if we start putting a storage unit here, with one exit really, because we're not going to do anything to Elmhurst until, that commercial area, or put a street through to my understanding, and nothing should be done in my opinion, until we do that. We're going to have even more accidents out there and 60 accidents is a lot, so I hope that you deny this conditional use request right now, let that area improve itself, get that street through, get Harrisburg Road widened and then let's look at that, because if not, we're going to have a lot more accidents out there so thank you.

Lonnie Roberts: Thanks for your comments. Anyone else have public comments at this time? Okay, I'm going to open for commissioners comments, anyone have any questions for the applicant or city staff?

Jeff Steiling (Commission): I have a question, this was approved back in February of last year, it was stated, are we redoing this because the property changed and what's now Knotty Pine is further west than originally proposed?

Derrel Smith: That, and there was no construction started during that time period so, the conditional use doesn't last forever, they have to start from scratch. They ran out of time.

Jeff Steiling: Gotcha. So, my second question, you're proposing a very different concept than what was originally gonna be an all indoors kind of facility, essentially from the outside, if I remember correctly it was basically going to look like a big box door, but now it's a smaller box door, yeah that was the original.

(Plans pulled up on projector)

Lonnie Roberts: Yeah so it was originally 19,000 square footage.

Jeff Steiling: And now it has several external mini storage units basically as part of the concept. I'd be interested in knowing why the concept has changed, pretty drastically in my mind.

Bear Davidson: Sure, thank you for the question, so in the last year or so, Crafton Tool was handling the traffic study and the redesign of this commercial subdivision, some other things were going on in the background from our end, two things in particular from the client and construction manager as well, there are continuously looking at market research and there is a lot of storage in Jonesboro, I understand that, from the client's perspective, they're looking at a unit mixture, both total number of available units, and the ratio of climate control to non-climate control, and what they're studies and research show, this market will support this location, so the update to that research and changing over the last year, they were aiming at a different unit mix as you said, was previously submitted. Previously, it was all climate control, but now what we have shown, it's about a 60, 40 split. If you look at square footage of climate control to non-climate control. So, that's part 1, part 2 is just also with the construction manager and our architectural drawings for these, all though they're still preliminary, being further along than they were last February, and the cost on those, the overall square footage decreased some, they're trying to hit a specific unit mix and also working on a budget as well. Those are the reasons for the changes. As far as concerns those may bring up, I'll address those as well, as I can. If you look with one exception that I know of, which

was a site that U-Storage purchased, that they didn't construct. In my opinion it's not as dressy as some of the ones they've done themselves although they're working on revamping it. Their size, especially like the one we built last year in Benton largely have a retail look compared to what you're used to with traditional storage. And that will be true to this site as well, especially with the large box building the 60,000 square foot building. But even those in the back will have facades that meet the city of Jonesboro's requirements. And more of a retail look than you're used to with storage. I'll also point out that any overhead doors will be interior to the side, it won't be visible from the front, but even if or when Knotty Pine is extended west, those overhead doors don't face the public right of way or future public right of way. Also the landscaping we have shown, the counts are based on y'all's landscape code. I believe that code as far as bumpers along the perimeter, allow for grouping of planting, so if there was a desire for one of the conditions of an approval is, that we have a massive grouping of landscaping on the north and south of those. As you would think about traditional storage, we would even be open to that, to further protect the view of the public for future developments north of us. That was a lot, I hope that answered your question somewhat, can I add something to Ms. Patti's comment about traffic?

Lonnie Roberts: Yes.

Bear Davidson: I think a lot of her concerns are with the development as a whole and I think those have been addressed with the pre-plat approval with Crafton Tool and the roadway, and I think we're gonna help her concerns with traffic, and the reason I say that, is this is a 6 acre site that is currently zoned C-3 and some of those uses that are allowable by right, in C-3 are really heavy traffic producers. Think about restaurants or retail, we're a really low traffic producer, so we're taking up a 6 acre chunk of this vacant, highly developer property with a low traffic impact use. We have a lot of parking, but that is in part to the city's requirements for parking based on square footage in C-3 zones, we have way more parking than we'll actually need. If you look at the Benton site 10 to 20 trips a day by users, that is a lot for a site, even though it's a big facility people don't go to their storage unit every day, they go a handful of times a year. I think compared to the alternative uses of C-3, which are allowable at this location right now, we offer a lot less added traffic to this location and to Elmhurst as well.

Jimmy Cooper (Commission): I have a question for the city planner are we considering rezoning for this plat tonight or aren't we?

Derrel Smith: We are considering a conditional use, to allow mini storage or mini warehouses on this lot.

Jimmy Cooper: So, we are considering both?

Derrel Smith: No, the plat's already done, what we're looking at now is, are you going to allow mini storage in a C-3. Because it's not allowed without a conditional use permit.

Jimmy Cooper: That's what I'm asking.

Dennis Zolper (Commission): Zolper, I make a motion that the request be approved.

Lonnie Roberts: Just one second, is there any more questions?

Kevin Bailey (Commission): I just want to make a statement, the last time this was before us and it was presented as a big box dressed up facility 120,000 feet. The way you guys described it to us, is it was going to be like a big retail box store and we wouldn't have the look of the mini storages, out there and that was one of the reasons I voted in favor of that last time, with this change, today I don't know if I'm in favor of it.



A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion FAILED with the following vote.

**Aye:** 2 - Jim Little and Dennis Zolper

**Nay:** 5 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling and Paul Ford

**Absent:** 1 - Stephanie Nelson

## **8. Rezoning**

### [RZ-24-19](#)

Rezoning: 5622 S. Caraway Road

Wescott Enterprises, LLC is requesting a rezoning from R-1, single-family medium density district, to C-3 LUO, general commercial district with a limited use overlay. This rezoning request is for 1.15 acres and is located at 5622 S. Caraway Road.

**Attachments:** [Wescott Enterprises LLC - Rezoning Application](#)  
[Certified Letters](#)  
[Parcel for 5622 S Caraway Rd](#)  
[Sign Posted](#)  
[Staff Summary](#)

Lonnie Roberts (Chair): This item was tabled back during our December 10th meeting, so I will call for a motion to untable before we proceed.

Dennis Zolper (Commission): Zolper, I make a motion to untable the item.

Lonnie Roberts: I have a motion to untable do I hear a second?

Commission: Second.

Lonnie Roberts: Okay we have a motion and second everybody who is in favor say aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Okay it's untabled, proceed.

Wes Thorton (Proponent): Good evening, my name is Wes Thorton, one of the owners of this property. We're requesting that it be rezoned from a R-1 to a C-3 LUO with one restriction of a RV Park. We own the property just to the north of it that's 1.55 acres and just to the south of it, it's just one acre. This lot that we're discussing tonight is right in the middle we have already rezoned those other two lots to C-3 LUO restricting RV Parks. So, we're just requesting to do the same with this lot.

Lonnie Roberts: Okay, city planner do you have staff comments on this?

Derrel Smith (City Planner): Yes we do, we reviewed it, it does meet all 6 of the approval criteria, so we would recommend approval with the following conditions: that the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department for approval in the future, the site shall comply with all overlay district standards and the limited use overlay shall prohibit recreational vehicle parks.

Lonnie Roberts: Okay, with this being a rezoning is anyone here to give public comments on this request? If not, I will open up for commissioners, questions

or comments?

**A motion was made by Monroe Pointer, seconded by Dennis Zolper, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 1 - Stephanie Nelson

[RZ-25-01](#)

Rezoning: 5500 Stadium Boulevard

Jim Heatherly is requesting a rezoning from R-1, single family medium density, to I-2, general industrial district. This request is for 6.5 acres located at 5500 Stadium Blvd.

**Attachments:** [Signed Rezoning Application](#)  
[Rezoning Plat](#)  
[Certified Mail Notifications](#)  
[Rezoning Sign](#)  
[Staff Summary](#)

**Lonnie Roberts (Chair): Do we have the proponent or applicant for this item? Would you state your name for the record?**

**Tammy Heatherly (Proponent):** Hi, Tammy Heatherly.

**Lonnie Roberts:** Okay, anything you would like to add at this point?

**Tammy Heatherly:** No.

**Lonnie Roberts:** Okay, I'll open up for the city staff comments.

**Derrel Smith (City Planner):** Yes sir, again we reviewed this, it does meet all 6 of the rezoning requirements so we would recommend approval with the following stipulations: that the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to the planning department approval in the future, and the site shall comply with all overlay use standards.

**Lonnie Roberts:** Anyone here to give public comments on 5500 Stadium Blvd? If not, I'll open up for commissioners comments and questions.

**A motion was made by Dennis Zolper, seconded by Kevin Bailey, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 7 - Jimmy Cooper;Kevin Bailey;Monroe Pointer;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 1 - Stephanie Nelson

[RZ-25-03](#)

Rezoning: 2926 Wood Street

Our Savior Lutheran Church is requesting a rezoning from R-1, single family medium density, to C-3 LUO, general commercial with a limited use overlay. This request is for 0.81 acres located at 2926 Wood St.

Attachments: [REZONING APPLICATION - SIGNED](#)  
[Rezoning Questionnaire](#)  
[H19-015 Rezoning Plat](#)  
[Certified Mail Receipts](#)  
[Rezoning Signs](#)  
[Staff Summary](#)

Lonnie Roberts (Chair): Do I have the proponent for this item?

Danny Burns (Proponent): Yeah, I'm Danny Burns with Horizon Land Surveying, here on behalf of.

Lonnie Roberts: Anything to add to that Mr. Burns?

Danny Burns: No, sir.

Lonnie Roberts: Alright, city planner I'll open up for staff comments.

Derrel Smith (City Planner): Yes sir, again we reviewed it and it does meet all 6 of the rezoning requirements so we would recommend approval with the following conditions: that the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property. Any change of use shall be subject to planning department approval in the future, the site shall comply with all overlay district standards, and the limited use overlay shall limit the following: gas fueling station, billboard advertisement which would be an off-site sign, vehicle repair general and limited, animal care general and limited, and adult entertainment.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to add public comments? If you would please come up to the mic and state your name for the record.

Robert Rubenstein (Public): Yes, my name is Robert Rubenstein, and actually what I'm here for, is I have received a letter, there was 3 of us that received these certified letters, with respect to this rezoning request, and I noticed that I could've called, and did, the planning department for more information.

Lonnie Roberts: Yes.

Robert Rubenstein: So, I called and at first I couldn't get in touch with anybody, so I called back and did manage to talk to someone had asked them some questions which they did not even address, basically in sublimation the conversation went to the point that this young lady and I, I don't remember her name, she said, "Mr. Rubenstein, I suggest that you go to the city council meeting and you just find out more about what is going on. So, that is why I am here, I am here to basically, I own a home, this is a residential neighborhood, my questions tend to go to the point, if this is a non-commercial entity a 501C3, why are they in fact requesting a part of their property to be changed for commercial purposes. I want to know what this is going to be used for, because if in fact the use that they describe is contrary to my opinion, I'm going to voice that obviously and raise objection to it. So, that's why I'm here.

Lonnie Roberts: Okay, Mr. Burns would you like to speak on that issue?

Danny Burns: At this time there is no future plans for the property at the moment, the church is just wanting to rezone that portion as C-3 just for future sell of the property. But right now there is no plans in place for use of the property.

Lonnie Roberts: Yes sir, come back up to the mic.

Robert Rubenstein: Did I hear you say correctly that perhaps, future sell of the property?

Danny Burns: Yes, just that portion.

Robert Rubenstein: Okay, this is my concern, several years ago we were approached by another individual, who wanted also to have their property approved for commercial purposes, there was a group of us that got together and hired an attorney, what happened basically is this property was restricted use, it's still sitting there, nothing is going on with it, it was Jerry Crabs' old house, nothing is going on with that house, I don't know what their plans are, or what have you, now there's another property, the old fire station, which is now a commercial entity. It is an engineering company if I'm not mistaken. Once again, my concern as a resident of that area, I don't want this area to be turning into some type of commercial situation. I mean, that's ridiculous, is it a residential area, is it a commercial area? Which is it? And do we respect the sanctity if you will of those individuals that are living in that area, who I assume plan to live there for quite some time, cause I've been in my house for 20 some odd years. And that is my concern.

Lonnie Roberts: Is there anyone else here tonight to give public comments? If you would please state your name for the record.

Sherri Curtwright (Public): Hello, my name is Sherri Curtwright, I live at 2921 Wood Street. I was looking on the form here that they came and spoke to residents in that area, and that we support this. I have not heard from anyone other than, the certified letter, I received in the mail. There were no notes or anything that said, hey call this number and we'll discuss with you. Also, in that area there are bus stops that children get off buses and have to cross the street to their homes. That intersection there is busy enough already, just from every day, people who live in that neighborhood, making errands, going down to Walmart and various place, adding a commercial space like that, is going to add more traffic to that area. People don't want to stop now as it is. But our children need to cross those roads to get home. That is one of my concerns.

Lonnie Roberts: Okay, thank you for your comments. Anyone else tonight? Okay, I'm going to open up for commissioners. Questions or comments for the applicant or city staff?

Jim Little (Commission): I have a question.

Lonnie Roberts: Go ahead, sir.

Jim Little: You may have already said this Derrel, how does that fit into a future land use? As far as that being commercial property right there?

Derrel Smith: The Land Use Map shows that area as high intensity,.  
Unable to describe

Lonnie Roberts: Go back to the map that shows it on there. Because you can see I noticed yesterday, how much it actually fronts on Parker Road. Though I know a lot of that is drainage, that's just my thoughts on it. Any other questions commissioners? Did that answer all your questions Mr. Little?

**A motion was made by Dennis Zolper, seconded by Jim Little, that this matter be Approved . The motion PASSED with the following vote.**

**Aye:** 6 - Jimmy Cooper;Kevin Bailey;Jeff Steiling;Paul Ford;Jim Little and Dennis Zolper

**Absent:** 2 - Monroe Pointer and Stephanie Nelson

[RZ-25-04](#)

Rezoning: 1006 Warren Street

Carrington Morehouse is requesting a rezoning from R-1, single family medium density, to RM-12, residential multifamily. This request is for 5.5 acres located east of 1006

Warren St.

**Attachments:**     [Rezoning Application](#)  
[Rezoning Application questions](#)  
[Rezoning Sign Posted](#)  
[Rezoning Plat](#)  
[Bacilio Hernandex Approval Letter](#)  
[Certified Mail Receipts 12.18.24](#)  
[Minutes of Community Meeting](#)  
[Nix Tile Company\\_20231025\\_103516](#)  
[Nix Tile Company\\_20231025\\_103826](#)  
[Rendering](#)  
[Warren Street Apartment Concept](#)  
[Staff Summary](#)

Lonnie Roberts (Chair): Do we have the proponent for this item?

Jim Gramling (Proponent): Yes, Jim Gramling for Carrington Morehouse. As I told the folks at the pre-meeting yesterday, and many of you know, I'm a fan of neighborhood meetings so, in this case we also had a neighborhood meeting, I specifically asked Monica to bring the scope out to 400 feet not 200 feet so, we sent certified letters to anybody within 400 feet, I have attached the minutes to the Legistar entry, nobody showed up to the neighborhood meeting, the only feedback we have gotten is one of our notice letter came back, with a note from the addressee that he was in favor of it. So, we have attached a rendering to the application that sort of shows what's envisioned, as you can see what is being proposed here is really nice, it's modern design and I think that it would be a benefit to that part of the city that is often neglected. I'm happy to answer any questions anyone may have.

Lonnie Roberts: Anybody have any questions at this point? Alright, if not I'll open up for the staff comments, city planner?

Derrel Smith (City Planner): Yes, sir we have reviewed it and it follows all 6 of the rezoning requirements, so we would recommend approval with the following stipulations:

1. That the proposed site, shall follow all requirements of the city engineer, all requirements of the current stormwater drainage design manual, and floodplain regulations regarding any new construction.
2. A final site plan, subject to all ordinance requirements shall be submitted, reviewed, and approved by the planning department prior to any redevelopment of the property.
3. Any change of use shall be subject to the planning department approval in the future.

Lonnie Roberts: Okay and with this rezoning request is there anyone here to give public comments? If not, I'll open up for commissioner questions or comments.

Paul Ford (Commission): Are we allowed to ask how many units might be available?

Jim Gramling: Well, the units in total that would be available with acreage is 60, but he has floodplain issues and is going to have to have a retention pond, so I think in reality the number is going to be less than that.

Paul Ford: Do you know how much less?

Jim Gramling: I don't know, and I don't think he'll know until somebody gets in there and sees you know.

Paul Ford: Well that looks like... Okay, is that what is to be expected? Is 14 buildings?

Jim Gramling: Know, I don't think its 14 buildings, I think his original application, I was not involved, at this stage of drafting the application, I think that the original application called for 4 to 5 buildings with a total of 60 units. But again, he's got floodplain issues.

Commission: So the plan being shown is not actually the plan at all?

Jim Gramling: Well, he'll have to come back for final site plan, when the time comes.

Kevin Bailey (Commission): At the pre-meeting yesterday, when we looked at the FEMA map, the floodway and floodplain come quite a bit out to the west.

Lonnie Roberts: Monica is pulling that up.

Unable to transcribe

Derrel Smith: You can build in a floodplain but you have to raise everything up.

Kevin Bailey: In the new codes its 2 foot above freeboard.

Unable to transcribe

Kevin Bailey: So to back up, I don't think, Mr. Ford they're going to be able to get that many apartments in there, density wise because of all of that. Unless they wanna invest a lot in fill dirt, to bring that site up.

Lonnie Roberts: Especially that back forth if I'm remembering properly.

Jim Gramling: And he's going to have to have a retention pond, that'll take up some of the space.

Lonnie Roberts: Sure, any other questions from the commissioners or Mr. Ford did that answer your question?

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that this matter be Approved . The motion PASSED with the following vote.

**Aye:** 5 - Lonnie Roberts Jr.; Jimmy Cooper; Kevin Bailey; Jim Little and Dennis Zolper

**Nay:** 2 - Jeff Steiling and Paul Ford

**Absent:** 2 - Monroe Pointer and Stephanie Nelson

## 9. Staff Comments

Lonnie Roberts (Chairman): We have some business to attend to, which is the election on officers for the upcoming year.

Jimmy Cooper (Commission): Mr. Chairman I make a motion that we keep the same officers that have been for the past year.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: Motion and a second all those in favor of keeping the same officers say, aye.

Commission: Aye

Lonnie Roberts: Anyone opposed? Officers remain the same.

## 10. Adjournment



# City of Jonesboro

300 S. Church Street  
Jonesboro, AR 72401

## Text File

File Number: CU-25-02

---

**Agenda Date:**

**Version:** 1

**Status:** To Be Introduced

**In Control:** Metropolitan Area Planning Commission

**File Type:** Conditional Use

Conditional Use: Elmhurst Drive Storage Facility

Glenwood Limited Partnership is requesting a conditional use approval for a climate-controlled storage facility at Elmhurst Dr. and west of 3319 Harrisburg Rd. This request is for 6.35 acres located within the C-3, general commercial zoning district.

January 17, 2025

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

**RE: Elmhurst Drive Storage Facility Conditional Use  
Part of Lot 4, Gladiolus Business Park  
Glenwood Limited Partnership**

Mr. Smith,

On behalf of Glenwood Limited Partnership, we would like to request to be placed on the February 11, 2025 Planning Commission for a Conditional Use Application for the above mentioned project.

This project is a part of Lot 4, Gladiolus Business Park (Parcel # 01-144311-00100) with a total area of 6.35± acres. The project has access to Elmhurst Drive at the Northeast corner of the property. The project along with the adjacent properties are all zoned C-3.

The property has the following easements:

- 30' ingress/ egress easement on the East and Part of the South sides of the property.
- 25' water, sewer & electrical easement running North and South on the East side of the property.
- Drainage easement along the South property line that varies in width.

The developer plans to convert this property to a 119,380 square foot climate controlled storage facility. This use has extremely low traffic and utility impacts and will serve the storage needs of the residential areas of southern Jonesboro.

Please contact me directly with any questions or comments.

Thank you,  
Davidson Engineering, PLLC



Bear Davidson, PE

Attached: Conditional Use Application  
Adjacent Property Owner List (200')





**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number \_\_\_\_\_ MAPC Deadline January 17, 2025  
Date Submitted January 17, 2025 MAPC Meeting Date February 11, 2025

**OWNER/APPLICANT INFORMATION**

Property Owner Glenwood Limited Partnership Applicant Davidson Engineering  
Address P.O. Box 5308 Address 210 W. Arch Ave., STE D  
Phone \_\_\_\_\_ Phone 501-388-2178  
Signature \_\_\_\_\_ Signature [Signature]

**PARCEL INFORMATION**

Address/Location Elmhurst Drive (East of Neighborhood Walmart)  
Current Zoning C-3 Existing Land Use Raw Land  
Adjacent Zoning North C-3 East C-3 South C-3 West C-3

**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.

Approximately 119,380 square feet climate controlled storage facility. This use  
has extremely low traffic and utility impacts and will serve the storage needs  
of the residential areas in southern Jonesboro.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**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 fee according to fee schedule.



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

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

**TUESDAY, February 11, 2025 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: Glenwood Limited Partnership      DATE: January 17, 2025

DESCRIPTION OF REQUESTED USE: Indoor storage facility.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

LOCATION OF REQUESTED USE: Elmhurst Drive (East of Neighborhood Walmart)

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

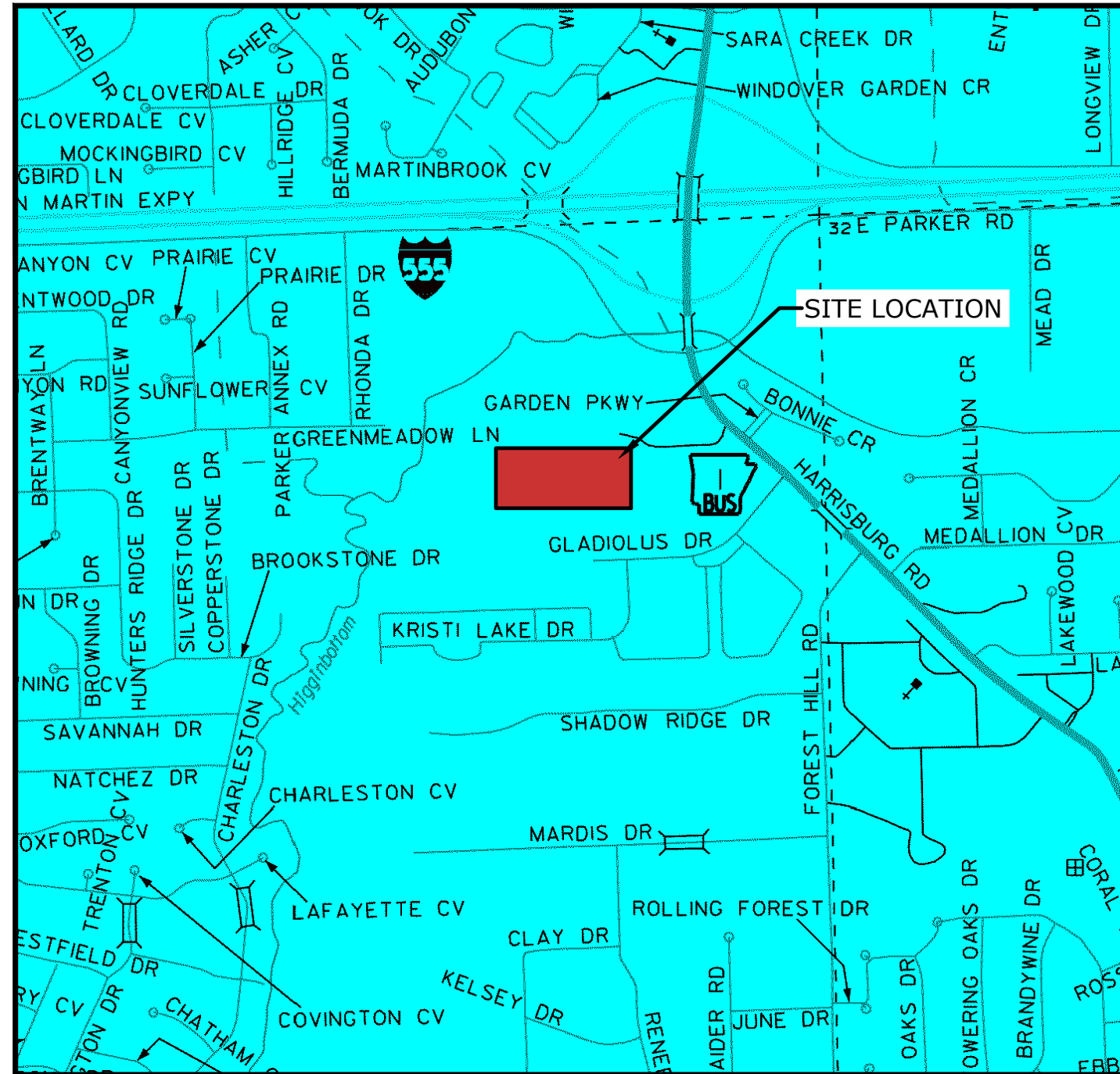
\_\_\_\_\_  
Printed Name of Property Owner within 200'      (Signature)      Date

\_\_\_\_\_  
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 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**PARCEL OWNER INFORMATION WITHIN 200'**

<b>PARCEL #</b>	<b>OWNER</b>	<b>PROPERTY ADDRESS</b>	<b>MAILING ADDRESS (IF NOT THE SAME AS PROPERTY ADDRESS)</b>	<b>CITY/STATE</b>	<b>ZIPCODE</b>
01-144311-00100	Glenwood Limited Partnership	N/A	P.O. Box 5308	Texarkana, AR	75505-5308
01-144311-02100					
01-144311-00130	J & L Development Company LLC	3206 Elmhurst Drive	3500 E. Johnson Ave.	Jonesboro, AR	72405-1859
01-144311-00101	Walmart Real Estate Business Trust	3311 Harrisburg Road	P.O. Box 8050 MS 0555	Bentonville, AR	72716-0555
01-144311-01800	Shelton & Prince LLC	706 Gladiolus Drive	P.O. Box 9212	Jonesboro, AR	72403-9212
01-144311-01900	Ascent Acquisition Corporation	712 Gladiolus Drive	14400 Metcalf Avenue	Overland Park, KS	66223-2989
01-144311-02000					
01-144311-00104	Crown Castle Towers 09 LLC (AT&T Service Inc)	N/A	4017 Washington Road PMB 353	McMurray, PA	15317
01-144311-00102	Arisa Health Inc	731 Gladiolus Drive	P.O. Box 6460	Springdale, AR	72766



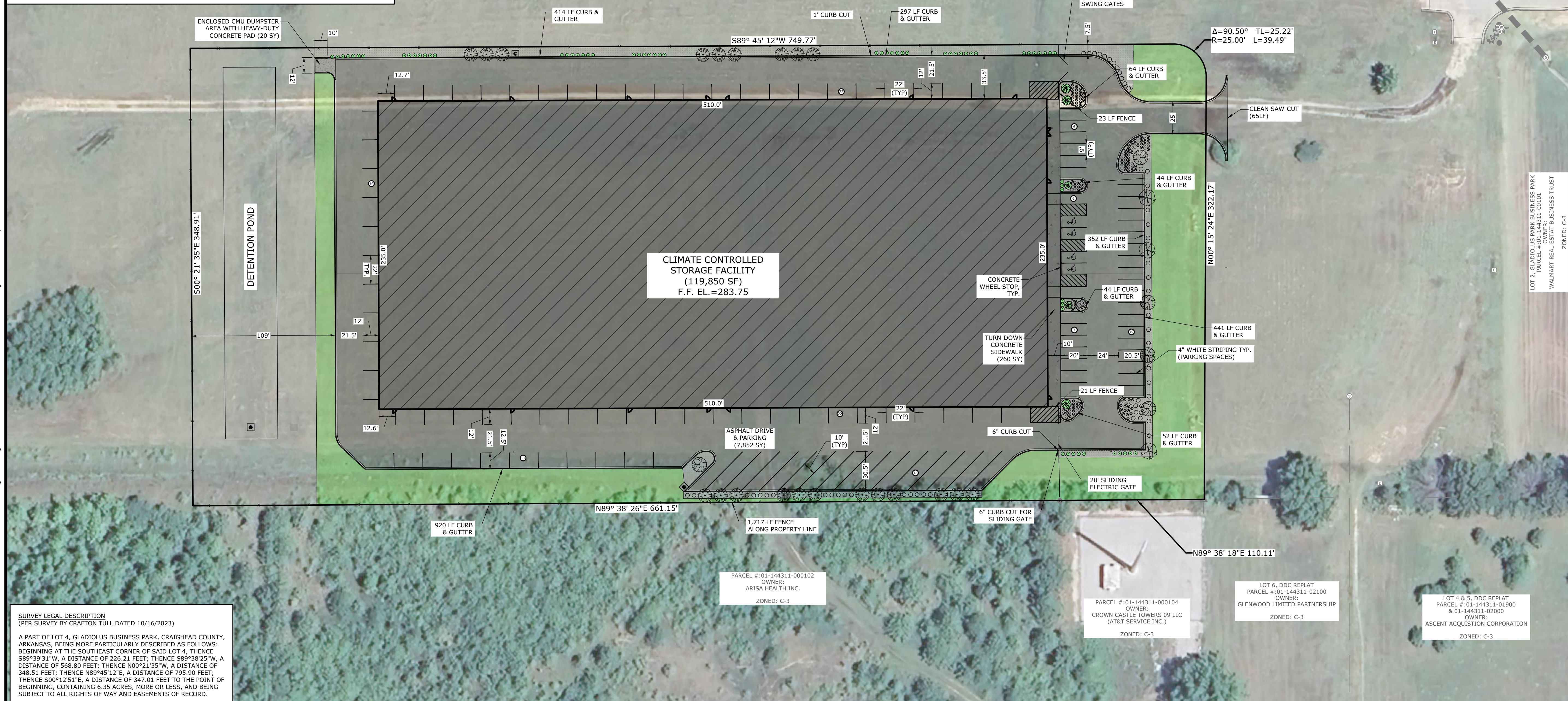
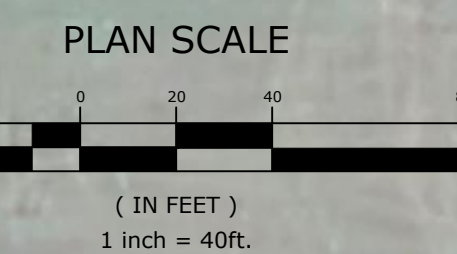
VICINITY MAP

**SITE PLAN NOTES**

1. NAME OF DEVELOPMENT: ELMHURST DRIVE-STORAGE FACILITY
2. LOT NUMBER & SUBDIVISION: PART OF LOT 4, GLADIOLUS BUSINESS PARK
3. TYPE OF ACTIVITY (USE): CLIMATE CONTROLLED AND NON-CLIMATE CONTROLLED STORAGE
4. CURRENT ZONE: C-3
5. PROPOSED ZONE: C-3 CONDITIONAL USE
6. SITE AREA: 6.18±ACRES (268,870 SQFT)
7. TOTAL BUILDING AREA: 119,850 SF
8. VEHICULAR USE AREA: 70,670 SF
9. SITE COVERAGE: BUILDING- 44.5%  
SURFACED AREA- 26.3%  
TOTAL- 70.8%
10. OWNER INFORMATION:  
GLENWOOD LIMITED PARTNERSHIP  
P.O. BOX 5308  
TEXARKANA, TX 75505-5308
11. PER FEMA FIRM MAPS 05031C0150 C, 05031C0131 C AND 05031C032 C ALL DATED 09/27/1991 THIS PROPERTY IS IN ZONE X AND IS NOT IN A FLOOD HAZARD AREA.
12. PARKING CALCULATIONS:
  - REQUIRED = 119 PARKING SPACES  
(1 PER EACH 5 STORAGE BAYS OR 1 PER 1,000 SF)
  - PROPOSED CAR PARKING = 103
  - PROPOSED U-HAUL PARKING = 16
  - TOTAL PARKING = 119
13. PARKING LOT LIGHTING TO MEET DARK SKY GUIDELINES.

**LANDSCAPE CALCULATIONS:**

1. PROPERTY AREA: 268,870 SQFT (6.18± ACRES)
2. AREAS EXEMPT FROM GREENSPACE CALCULATIONS:
  - a. DRAINAGE EASEMENT: 36,954 SQFT
  - b. UTILITY EASEMENT (25'): 7,573 SQFT
  - TOTAL: 44,527 SQFT
3. PROPERTY AREA LESS EXEMPT AREAS: 224,343 SQFT
4. TREE & SHRUB REQUIREMENTS
  - a. 1 TREE OR SHRUB PER 2,000 SQFT OF LOT AREA LESS
    - A. 224,343/2,000 = 112.17 TOTAL TREES & SHRUBS REQUIRED
    - B. 25% HAS TO BE TREES
    - A. 134 x 25% = 36 TOTAL TREES REQUIRED
    - B. PLANNED TOTAL TREES = 36
    - C. 40% HAS TO BE NATIVE
      - 36x 40% = 14.4 (2 TOTAL NATIVE TREES)
  - b. SHRUBS
    - A. 134 (TOTAL TREES & SHRUBS) - 36 (TREES) = 98 TOTAL SHRUBS
    - B. PLANNED SHRUBS = 118
  - c. PERENNIALS (CAN REPLACE SHRUB AT 20 PERENNIALS = 1 SHRUB)
    - A. MAX OF 15% OF REQUIRED SHRUBS
    - B. 98 x 15% = 15 SHRUBS (300 PERENNIALS)
    - C. PLANNED PERENNIALS = 134 (6.7 SHRUBS)
5. TREE & SHRUB PROPOSED
  - a. TOTAL TREES: 36
  - b. TOTAL SHRUBS: 125
  - TOTAL: 161
6. GREENSPACE (DOES NOT INCLUDE DETENTION AREA)
  - a. REQUIRED
    - A. 20% LOT AREA LESS EXEMPT AREAS
      - 224,343 x 20% = 44,869 SQFT
    - b. PROPOSED
      - LANDSCAPE AREAS = 9,787 SQFT ( 4.3%)
      - BERMUDA GRASS AREA = 30,416 SQFT (13.6%)
      - TOTAL = 40,203 SQFT (17.9%)
  - 7. OPEN SPACE
    - a. GREENSPACE = 61,428 SQFT
    - b. DETENTION AREA = 11,344 SQFT
    - TOTAL = 72,772 SQFT (27.1%)



Z:\23-00\23-104 - Elmhurst Dr. Jonesboro - Hart Construction\Design Drawings\23-104 Conditional Use Site Plan 1 28.2025.dwg 1/29/25 at 3:26pm

**SURVEY LEGAL DESCRIPTION**  
(PER SURVEY BY CRAFTON TULL DATED 10/16/2023)

A PART OF LOT 4, GLADIOLUS BUSINESS PARK, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 4, THENCE S89°39'31"W, A DISTANCE OF 226.21 FEET; THENCE S89°38'25"W, A DISTANCE OF 568.80 FEET; THENCE N00°21'35"W, A DISTANCE OF 348.51 FEET; THENCE N89°45'12"E, A DISTANCE OF 795.90 FEET; THENCE S00°12'51"E, A DISTANCE OF 347.01 FEET TO THE POINT OF BEGINNING, CONTAINING 6.35 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL RIGHTS OF WAY AND EASEMENTS OF RECORD.

**DAVIDSON ENGINEERING**  
210 W. ARCH AVE., STE. D  
SEARCY, AR 72143  
TEL: 501-388-2178

**ELMHURST DRIVE-STORAGE FACILITY  
HART CONSTRUCTION**  
JONESBORO, ARKANSAS

NO.	DATE	REVISIONS DESCRIPTION

ORIGINAL SIGNATURE ON FILE	
<b>SITE PLAN</b>	
PROJECT ENG: <b>BCD</b>	DRAWN BY: <b>JRM</b>
DATE: <b>JANUARY 28, 2025</b>	JOB NUMBER: <b>DE 23-104</b>
SCALE: <b>1" = 40'</b>	CONDITIONAL USE

9589 0710 5270 0477 0216 04

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Extra Services & Fees (check box, add fee as appropriate)	\$ 4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	Glenwood Limited Partnership P.O. Box 5308
City, State, ZIP+4®	Texarkana, AR 75505-5308

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	Ascent Acquisition Corporation 14400 Metcalf Avenue
City, State, ZIP+4®	Overland Park, KS 66223-2989

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	Crown Castle Towers 09 LLC (AT&T Service Inc.) 4017 Washington Road PMB 353
City, State, ZIP+4®	McMurray, PA 15317

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	J & L Development Company LLC
City, State, ZIP+4®	3500 E. Johnson Ave. Jonesboro, AR 72405-1950

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	Walmart Real Estate Business Trust
City, State, ZIP+4®	P.O. Box 8050 MS 0555 Bentonville, AR 72716-0555

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Extra Services & Fees (check box, add fee as appropriate)	\$ 4.10
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ .73
Total Postage and Fees	\$ 9.68
Sent To	
Street and Apt. No., or PO Box No.	Shelton & Prince LLC P.O. Box 9212
City, State, ZIP+4®	Jonesboro, AR 72403-9212

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

Elmhurst 23-104 \$ 67.74<sup>21</sup>

9589 0710 5270 0477 0216 66

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<input type="checkbox"/> Return Receipt (hardcopy)	\$ 0.00	
<input type="checkbox"/> Return Receipt (electronic)	\$ 0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$ 0.00	
<input type="checkbox"/> Adult Signature Required	\$ 0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$ 0.00	
Postage	\$ .73	
<b>Total Postage and Fees</b>	<b>\$ 9.68</b>	
Sent To	Arise Health Inc	
Street and Apt. No., or PO Box No.	P.O. Box 6460	
City, State, ZIP+4®	Springdale, AR 72766	

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions



***City of Jonesboro Metropolitan Area Planning Commission***  
**Staff Report – CU 25-02, Elmhurst & Knotty Pine Drive**  
**300 S. Church Street/Municipal Center**  
***For Consideration by Planning Commission on February 11, 2025***

**REQUEST:** Applicant is requesting conditional use approval to allow a single climate-controlled storage facility within a C-3, general commercial.

**APPLICANT OWNER:** Davidson Engineering, 210 W. Arch Ave. Ste. D, Searcy, AR  
 Glenwood Limited Partnership, P.O. Box 5308, Texarkana, AR

**LOCATION:** E. Parker Road & Knotty Pine Drive (West of Neighborhood Walmart)

**SITE DESCRIPTION:** Tract Size: 6.18 +/- Acres  
 Frontage: Approx. 322’ along Knotty Pine Drive (South of Elmhurst)  
 Topography: Flat Lot.  
 Existing Development: Vacant

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	C-3	Vacant/Commercial
South:	C-3	Commercial
East:	C-3	Commercial
West:	C-3/R-1	Vacant

**HISTORY:** Undeveloped

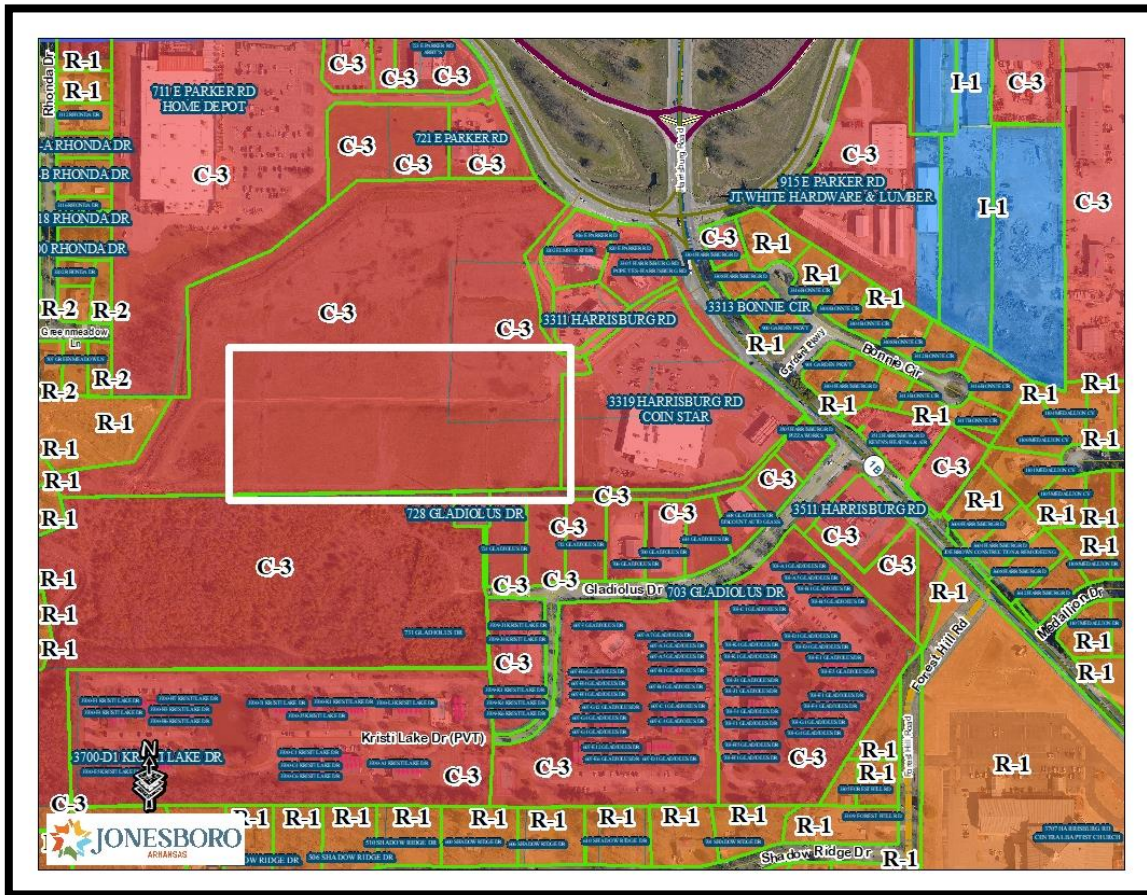
**Zoning Code Analysis:**

In carrying out the purpose of this section, the following development standards and design specifics shall be subject to review and approval. The appropriateness of these standards shall be determined for each specific **conditional use** location.

- (1) The proposed use is within the provision of conditional uses as set out in this chapter.
- (2) The proposed use conforms to all applicable provisions herein set out for the district in which it is to be located.
- (3) The proposed use is so designated, located and proposed to be operated that the public health, safety and welfare will be protected.
- (4) The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- (5) The size and shape of the site, including the size, shape and arrangement of proposed structures, as well as signage related thereto, is in keeping with the intent of this chapter.
- (6) The proposed ingress and egress, internal circulation system, location and amount of off-street parking, loading and pedestrian-ways are sufficiently adequate, and not inconsistent with requirements of this chapter.



- (7) The proposed landscaping and screening of the proposed use are in accordance with provisions of this chapter.
- (8) Safeguards proposed to limit noxious or offensive emissions, including lighting, noise, glare, dust and odor, are addressed. (Zoning Ord., § 14.24.02)



Zoning Map

**Applicant’s Proposal:**

The applicant is seeking approval to use the property as the location for a new storage facility. The proposed use must be approved through the conditional use process under the functions of the MAPC.

Sec. 117-2. - Definitions of terms and uses.

*Warehouse, residential storage (miniwarehouse)* means an enclosed storage facility containing independent, separate units or cubicles that are intended to be leased to persons exclusively for dead storage of their household goods or personal property. The active utilization of any storage space or cubicle within such a storage area for a retail or wholesale business operation is expressly prohibited.

**Conclusion:**

The Planning Staff has reviewed the request and feel that all issues regarding impacts on the surrounding area have been considered. If approved, Planning Staff recommends the following stipulations:

1. Upon issuance of the Conditional Use Approval, all other required local and statewide permits and inspections must be applied for and obtained.
2. Any large-scale commercial development of over 75,000 square feet of gross floor area shall receive site plan approval by the MAPC.

Respectfully Submitted for Commission Consideration,  
The Planning Department

**Sample Motion:**

I move that we place Case: CU-25-02 on the floor for consideration of recommended approval by the MAPC with the noted conditions, and we, the MAPC find that the proposed conditional use will be compatible and suitable within the zoning, uses, and character of the surrounding area, subject to the Final Permit review and approval by the Planning, Engineering and Inspection Departments in the future.