

Date: 06/25/26

To: City of Jonesboro

Project Name: Tractor Supply Company Remodel

A variance request for the proposed Tractor Supply Company located at 2308 S Caraway Road, Jonesboro, Arkansas 72401. The other variance pertains to the code requirements in Jonesboro Arkansas – Municode Codification / Part II – Land Development Ordinances / Chapter 117 – Zoning / Article IV – District Regulations / Division 1 – Generally / Sec. 117-139 Commercial and Industrial Districts / Dimension Requirements Commercial and Industrial Districts Table

The code for setbacks is displayed in the chart under section “e” in which our building is subject to the requirements zone C-3.

Dimension	CR-1	C-4	C-3	C-2	C-1	I-1	I-2
<i>Minimum lot size</i>							
Single-family (sq. ft.)	6,500	NP	NP	6,000	NS	NP	NP
Duplex (sq. ft.)	7,200	NP	NP	7,200	NS	NP	NP
Multifamily (area/family)	NP	NP	NP	3,600	NS	NP	NP
Nonresidential uses (sq. ft.)	6,500	6,500	6,500	6,500	NS	6,500	10,000
Minimum lot width (all uses)	50'	50'	50'	50'	25'	50'	100'
Minimum lot depth (all uses)	100'	100'	100'	100'	NS	100'	100'
<i>Street setback</i>							
Residential uses	25'	NP	NP	25'	NS	25'	NP
Nonresidential uses	25'	25'	25'	25'	NS	25'	100'
<i>Interior side setback</i>							
Residential uses	7.5'	10'	NP	10'	NS	10'	NP
Nonresidential uses	10'	10'	10'	10'	NS	10'	25'
<i>Rear setback</i>							
Residential uses	20'	20'	NP	20'	NS	20'	NP
Nonresidential uses	20'	20'	20'	20'	NS	20'	25'
Maximum lot coverage (all uses)	50%	50%	60%	50%	100%	60%	60%
Percent of total lot area (building floor area)	20	20	NS	20	NS	NS	NS

The variance request will exempt us from the current interior side setbacks:

1. This request is to vary from the 10' interior side setback for zone C-3.

A. Developer is retrofitting an existing building into a Tractor Supply Store. The building as it stands today is existing non-conforming as it encroaches into the 10' interior side setback for Zone C-3. Developer is not proposing any additional encroachment into the setback with this development.