



April 24, 2024

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

**RE: REQUEST FOR VARIANCE
SOUTHERN HILLS APARTMENT COMPLEX
1411 Southern Ridge Blvd.
Jonesboro, AR 72404**

Dear Mr. Smith:

On behalf of Southern Hills Apartments Development LLC, we are pleased to submit this request for a variance. As discussed in the pre-application meeting on April 10, 2024, the site plan for the Southern Hills Apartment Complex located on Block E lot 1 of Southern Hills Planned Development was previously reviewed and approved by the City of Jonesboro Staff and MAPC. After the approval was given, there was a delay in obtaining the permit, thus Southern Hills Apartments Development, LLC is required to resubmit for permit. The purpose of this request for variance is to obtain permission to be able to utilize the site as previously approved. There are current codes, as specified herein, that hinder the site plan as it was approved from being fully compliant with all current ordinances.

1. The entrance to the development to be less than 100ft from the nearest side lot line as specified in the Master Street Plan. *City of Jonesboro. "Access Requirements." Master Street Plan: section 1.3 (2020)*
2. Accessory parking structures to be able to infringe on side yard setbacks. *City of Jonesboro. "Accessory Uses" Code of Ordinances: Article VI. Sec. 117-225 (a) (2).*
3. The number of total parking stalls to be less than the amount specified under zoning district regulations. *City of Jonesboro. "Off-Street Parking and Loading" Code of Ordinances: Article VIII. Sec. 117-324 (b) (1).*

There are key characteristics of the site that make this variance approval paramount to the totality of the development such as ingress/ egress from Southern Ridge Blvd and interior grading and drainage. Please find attached the completed application and site plan for the respective development.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely

Garrett Dunnam P.E.
Civil Engineer