



CITY OF JONESBORO
CONDITIONAL USE APPLICATION

Case Number C.U. 10-08 MAPC Deadline 08-17-10
Date Submitted 08-17-10 MAPC Meeting Date 09-14-10

OWNER/APPLICANT INFORMATION

Property Owner Dr. Robert Warner Applicant Brighton Academy Inc. (Jessica Lunde)
Address 1003 W WASHINGTON Address 1903 VINEYARD COVE 72401
Phone 870-932-0338 Phone 870.926.7952
Signature RLW Signature Jessicalunde

PARCEL INFORMATION

Address/Location 520 Carson Street
Current Zoning C1 Existing Land Use doctors office
Adjacent Zoning North _____ East _____ South _____ West _____

REQUESTED CONDITIONAL USE Jonesboro Sun St. Bernard Auditorium Cemetery Cemetery St. Bernard's Hospital

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 use: childcare facility
- * Appropriate: St. Bernard's is the number one employer in Jonesboro. The nurses and doctors are looking for childcare services close to their workplace. There is no such services available to this hospital.
- * precautions: There will be no real adverse impacts on the neighboring 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.

Jessica Lunde
Brighton Academy, Inc.
520 Carson Street
Jonesboro, AR 72401

Via Facsimile(870)336-3036
With hardcopy to follow
August 16, 2010

City of Jonesboro
Planning & Zoning Department
307 Vine Street
Jonesboro, AR 72401-1845

Re: Conditional Use Application

To Whom It May Concern:

I, Jessica Lunde, am requesting conditional use of 520 Carson Street, Jonesboro, Arkansas 72401, to be used as a childcare facility. I would accept children ages 6 weeks through pre-kindergarten. I believe this location would greatly benefit the surrounding facilities, such as St. Bernard's hospital and other business in the area, to provide childcare in close proximity to the parents' work place. I do not believe there would be any adverse impact to the neighboring properties as a result of the childcare facility opening. Rather, as stated herein above, I believe said facility will help to facilitate the neighboring properties. There is sufficient parking, and I would work closely with parents to keep traffic to a minimum. Furthermore, I intend to place fencing around certain areas of the facility to minimize outside noise.

Thank you for taking the time in considering my conditional use application, and should you have any questions or concerns please do not hesitate to contact me.

Sincerely,


Jessica Lunde

08/17/2010
0059461

4:18 PM

OFFICIAL RECEIPT

Receipt #.

CITY OF JONESBORO
PO BOX 1845
515 W. WASHINGTON
JONESBORO, AR 72403-1845
870-932-3042

CR	200.00
01-000-0516-00	
Misc. Mapc/Bza	
Conditional Use	
520 Carson St	200.00

Total	200.00
Cash	200.00
Check#	
Change	0.00

Jessica Lunde
Customer #: 000000

Cashier: dcsimpkins
Station: SVR03APP

OWNERSHIP RECORD AND DESCRIPTION

Owner Name	RLW PROPERTIES LLC
Property Address	520 CARSON JONESBORO AR
Taxpayer Name	RLW PROPERTIES LLC
Address	1003 W WASHINGTON JONESBORO AR 72401-
Exemption Status	Non-Exempt
Legal Description	LEGAL DESCRIPTION

APPRAISAL SUMMARY

Land	118,800	Improvements	851,800	Total Appraised	970,600
Assessed Land	23,760	Assessed Improvements	170,360	Total Assessed	194,120

ASSESSMENT HISTORY

Year	Land	Improvements	Full Value	Effective Value	Homestead?	Comments
2010	23,760	170,360	194,120	156,600	No	JN Mass Update - Advance Ame
2009	23,760	170,360	194,120	143,550	No	2009 REAPPRAISAL Mass Update
2008	23,760	128,000	151,760	130,500	No	3rd year cap, Mass Update -
2007	23,760	128,000	151,760	120,460	No	Auto 2nd Year Cap Mass Update
2006	23,760	128,000	151,760	110,420	No	2006 Reappraised Mass Update
2005	23,760	106,820	130,580	100,380	No	MASS UPDATE Mass Update - Adv

OWNERSHIP RECORD

Lot	Block	Subdivision	School District	Acres	Old Parcel	Legal Description	Stamps	Price	Grantor / Grantee	Sale Date	Book/Page	Type	Remarks
			J JB			COBB'S SURVEY SW SE JBORO CITY ALL LOT 33 & S50' LT 32 & N25' LT 35 & N85' LT 34 135 X 221	0.00		HEARTLAND VENTURES LLC TO WARNER	08/06/2007	753/608	QCD	
			J JB				0.00		WARNER TO RLW PROPERTIES LLC	07/18/2007	753/614	QCD	
							0.00		RLW PROP LLC TO HEARTLAND VENTURES	03/14/2003	642/693	OBI	
							2,722.50	825,000	MAHON TO RLW PROPERTIES	09/10/2001	612/581	OBI	

BUILDING/PERMIT RECORD

Date	Amount	Purpose	District	Amount	Comment

IMPROVEMENT DISTRICTS

District	Amount	Comment

TREND	STREET	UTILITIES	TOPO	LANDSCAPING
Improving	Concrete	No Water	High	Good
Static	Asphalt	No Sewer	Low	Average
Declining	G & G	No Gas	Rough	Poor
	Gravel	No Electric	Flat	
	Dirt	No Phone		

LAND RECORD

Use Code	Soil Code	Qtr Sec	Front	Rear	Depth	Depth %	Size	Rate	Adjustment	Value
COMM	M		135	135	220	1	29699 SF	4.00	1.00	118,800

COMMENTS

11/25/2008 JR. AGE. LGC 12/03/2008 11:43

N/D 02 REMODEL & CORRECTED MEAS.

REVIEW/RECORD

Action	Date	By	USE CODES
PRINTED	08/17/10	BAJ	3400
ENTERED	07/13/10	KLD	
REVISITED	07/12/10	JWR	
INSPECTED	06/24/10	JTL	
NOTICE	07/09/09	IGC	
PRICED	07/23/08	CBT	
APPRAISED	07/21/08	RLT	
REVIEW	07/21/08	RLT	
NOTICE	06/20/06	TRS	

											TOTALS	
										Acres	0.68	118,800



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, September 14, 2010, 200 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: Brighton Academy, Jessica Lunde DATE: 8-17-10

DESCRIPTION OF REQUESTED USE:

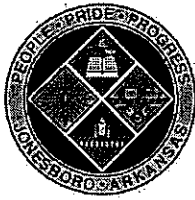
Childcare facility that will accept children ranging from infancy to Pre-K (0 weeks to 5).

LOCATION OF REQUESTED USE: 520 Carson St Jonesboro AR 72401

St. Bernard's Medical Ctr
Printed Name of Property Owner within 200'

225 E. JACKSON
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.



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REQUEST
BY: Brighton Academy (Jessica Lunde) DATE: 8-17-10

DESCRIPTION OF REQUESTED USE: Childcare facility that will accept children ranging from infancy to Pre-K

LOCATION OF REQUESTED USE: 520 Carson St Jonesboro, AR 72401

The Jonesboro Sun
Printed Name of Property Owner within 200'

518 Carson St.
Address

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20 292 65 65 306.9 30

AVENUE

44.7
42.1
40
168.5
40
40
40
55
49

120
190
28
190

329.7
MRS. S.A. WARNER
29
373'

120 220'
Bellevue to
31
to

27.30'
30
276.5

33
74
32
229'

60
33
200'

3
4
20' 28'

30
35
299'