



RESOURCECONSULTING
CIVIL ENGINEERING

Friday, May 17, 2013

Mr. Otis Spriggs
Department Head
City of Jonesboro
307 Vine Street
Jonesboro, AR 72401

**Subject: City of Jonesboro Rezoning Attachment
Loves Travel Stop – US-63 Exit 40 @ Hwy 463
Jonesboro, Arkansas
RC Project No. 130111**

Dear Mr. Spriggs,

Please find below the attachment to answer the questions in the “Application for a Zoning Ordinance Map Amendment”, under the heading, Rezoning Information. Also included is a note requesting a variance for onsite signage.

For your convenience we have prepared our itemized responses below in **bold text** for clarity.

Meanwhile, should you have additional questions or wish to discuss any of the responses.

Again we appreciate your assistance in helping this project move forward.

Respectfully submitted;
RESOURCECONSULTING

John “Trey” Savoie, PE

Cc: Rick Shuffield – Love’s



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City of Jonesboro Rezoning Information, RC Responses follow:

General Comments:

1. How was the property zoned when the current owner purchased it?
RC: R-1
2. What is the purpose of the proposed rezoning? Why is the rezoning necessary?
RC: To allow the proposed development to be permitted because the current R-1 zoning will not allow for the proposed development. Desire to develop a Love's Travel Stop and possible future hotel site.
3. If rezoned, how would the property be developed and used?
RC: Developed by building a Love's Travel Stop and Country Store.
4. What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
RC: 10,000±SF Retail Sales/Fast Food Restaurant
5. Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?
RC: Yes
6. How would the proposed rezoning be in the public interest and benefit the community?
RC: This development should encourage future development of this area, thus creating new jobs and revenue for the community. Also, because utilities will be extended to this site, the value and the ability to develop the surrounding area should increase.
7. How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
RC: Due to the site being located at the intersection of two state highways, a commercial zoning makes sense at this transportation hub. Also, there are several production and/or distribution centers in the area as well as manufacturing/distribution businesses on each side of the site.
8. Are there substantial reasons why the property cannot be used in accordance with existing zoning?
RC: Yes, zoned as Residential. Uses of the Love's are not permitted in R-1



9. How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property?

RC: This property lies in an area that is immediately adjacent to a developing industrial park, is located at a raised interchange of major highways, adjacent to the railroad serving Jonesboro, and also lies adjacent to areas where the City has future plans to expand the municipal wastewater treatment facilities. Along Nettleton Avenue there are small commercial enterprises with no residential areas in the immediate vicinity.

The proposed rezoning to allow the uses associated with the Love's Travel Stop should have a positive effect on the neighboring property values, tax revenues generation, and improved aesthetic appearance from the existing industrial and agricultural uses. The management of site lighting, noise, odor, and vibration, are generally consistent with the other existing and proposed developments and use types in the adjacent industrial park. The drainage impacts for increased runoff and floodplain management will be mitigated in accordance with local standards. Driveways will be reviewed and permitted by AHTD to best manage the ingress and egress of both automobiles and commercial trucks visiting this facility. Since Love's is a 'retail' facility, it will maintain an attractive commercial appearance with 24 hour operation to serve the general public.

10. How long has the property remained vacant?

RC: Property is not currently vacant. It is currently agricultural land.

11. What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?

RC: The proposed development would result in having utilities brought to the site, as mentioned before, increasing the ability to develop the area. Also, because the current site is in a floodway, the required improvements to the adjacent creek would improve drainage of the site without impacting neighboring sites. The site is within city limits and along two state highways allowing police and fire protection to be easily accessible.

12. If the rezoning is approved, when would development or redevelopment begin?

RC: Potentially late Fall 2013.

13. How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*

RC: Love's did not contact adjacent property owners for the following reasons:

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1. The property to the south is already being used as commercial activity with the propane rentals and sales.
 2. The property to the east is being retained by the Sellers and they are aware of our intended use. Beyond the Sellers' property also lies commercial businesses.
 3. The property to the north is Hwy 63, with commercial business to the north of the highway.
 4. The property to the west is bordered by a rail line and Hwy 463 and also is along Hwy 63, it is logical that commercial or industrial uses would be expected as the town develops in that direction.
14. If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

RC: N/A

*Note: We are requesting a variance of the requirements for "High Rise Signs" per Section 14.32.11.8.3 (H) of the Outdoor Advertising Code to be included as a part of the Rezoning Application.

