

**CADDELL**

August 20<sup>th</sup>, 2024

Citizens of Jonesboro and BZA,

Caddell Construction, in partnership with property development firm Over and Under, Inc. have been contracted to build the new FedEx Freight JBR project at 3376 Moore Road Jonesboro, AR 72401.

The twenty-eight-acre campus will consist of a Forty-Eight Door Cross Dock facility, with an adjacent service shop building, as well as parking for trucks and trailers.

The intent of this variance narrative letter, is to request this property be allowed to utilize less trees and bushes than the requirements of this zone for the City of Jonesboro.

Currently, the city requires that one tree or shrub be planted for every 2,000 square feet of site, which for the FedEx JBR site would equal 596 trees or shrubs. With twenty-five percent of the plants required to be trees, in this case equaling 149 trees, with 447 shrubs planted.

Due to the scale of the new buildings coupled with the large need of paved parking areas for trailer storage, the required trees would have to be placed along the site's security fence line. This condition will create substantial gaps in visibility of FedEx's security cameras and personnel, which in turn will open FedEx to great risk in potential trespassers and potential theft.

Neighboring the existing lot, in each direction except Moore Road, are field lots with old brush and tree lines that are directly adjacent to our proposed site security fence. These commercial properties do not maintain the above requirements, and as such, the FedEx facility will unnecessarily stand out amongst the neighboring land. On top of this, we believe the proximity of the existing, thick tree line causes the proposed trees on the FedEx property to be a redundant waste. That in the end, will not be visible for the citizens of Jonesboro.

Another concern we have is the difficulty in maintaining the trees and shrubbery along the detention pond and ditches. As stated above, with the property's need to allocate space for trailer storage on top of the buildings, the areas in which these plants will be laid are tight together. With full grass coverage beneath all of the trees and shrubs. The trees close proximity to each other and the fence line will create a hardship for typical commercial equipment access to properly maintain the grass as well as care for the trees.

We are requesting instead, that our proposal of 80 trees and 454 shrubs be approved (534 plants total). The large extent of this scope would be placed at the front (west) of the property, directly in front of Moore Road. Which will create a lush, professional looking business campus, while allowing FedEx the freedom to properly secure the surrounding fence line. The property will still meet 100% ground coverage and the city's requirement of 40% Native trees and 10% Evergreen trees will still be met.

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The application herein contains a copy of the Variance Application, a preliminary drawing showing our proposed Landscape Plan, and a copy of what would be required under the current regulations per the city.

Please contact me at (334) 746-8773 with any questions or concerns.

Sincerely,

*Samuel Short*

Sam Short  
Assistant Project Manager – FedEx JBR Project