



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number CU16-17 MAPC Deadline 9/17/16
Date Submitted 9/19/16 MAPC Meeting Date Oct 11, 2016

OWNER/APPLICANT INFORMATION

Property Owner Burns Finis Revocable Trust Applicant Chris Kidd
Address 1600 Heem Dr., Jonesboro Address 623 Greene 965, Paragould 72450
Phone _____ Phone 870-219-8176
Signature Russel Burns, Trustee Signature [Signature]

PARCEL INFORMATION

Address/Location 2404 E. Matthews
Current Zoning I-1 Existing Land Use Vacant
Adjacent Zoning North East I-1 South C-3 West I-1

REQUESTED CONDITIONAL USE

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.

The proposed use will be commercial services (self-service laundry). The surrounding business are commercial based. The development will be similar to the adjacent 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 \$200.00 fee.

Christopher T. Kidd
623 Greene Rd. 965
Paragould, AR 72450
870-219-8176
chriskiddlaw@gmail.com

September 19, 2016

City of Jonesboro
Metropolitan Area Planning Commission
Jonesboro, AR

RE: Conditional use request; 2404 E. Matthews


Dear Sir or Madam:

I am requesting that the vacant lot located at 2404 E. Matthews, currently zoned I-1, be permitted for retail services use. My intention is to build a self-serve coin laundry at that location. The vacant lot is located between a strip mall to the west and a multi-unit office building to the east that contains a variety of small retail businesses. Across the street is a small grocery and restaurant.

The proposed laundromat will fit into the neighborhood nicely. I have contacted the owners to the east and west, Ken Stallings and Larry Grisham, respectively. Both property owners did not have any objections to my plans.

Please grant my request as this will be able to put a vacant lot to a higher and better use while "fitting in" and improving the neighborhood. If you have any questions, please do not hesitate to contact me. Thank you.

Sincerely,


Christopher T. Kidd