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March 11, 2024
Sent Via Email

Ms. Monica Pearcy
Senior Planner
City of Jonesboro, AR
Department of Planning & Zoning
300 S. Church St.
Jonesboro, AR 72401

**Re: *Rezone – Jonesboro, Craighead County, AR
Rezone Application***

Ms. Pearcy,

Please accept our formal submittal for a city review of a rezone request. As such, Ozark Civil Engineering, Inc. respectfully request to be scheduled for the upcoming Metropolitan Planning Commission meeting on April 9, 2024.

The property is currently zoned I-1; Limited Industrial District and I-1 LUO; Limited Use Overlay District. The purpose of the rezone is to allow for a proposed convenience store and fueling station, consisting of an approximately 5,951± square foot store and 12 fueling dispensers.

We feel that the proposed rezone request is consistent with the Jonesboro Comprehensive Plan and with the Future Land Use Plan. The proposed rezone will be in the interest of the public and will benefit the community by providing goods and services at this specific location, and which is not currently being provided. The rezone request would be compatible with the surrounding commercial and industrial uses. Furthermore, the current zoning (I-1 & I-1 LUO) does not allow for a convenience store with fuel sales.

The proposed rezoning would be typical of other commercial development projects throughout the city of Jonesboro and where other convenience stores with fuel sales have developed and are currently providing similar services to the area. The proposed development will follow the city's requirements for the design of the building, fuel canopy, stormwater drainage and site lighting requirements. The development will be a 24-hour store and will be open 7 days per week.

The property appears to have never been developed and has remained vacant to date. The proposed development should have no adverse impact on utilities, drainage, fire, police and emergency medical services. The adjacent streets will be upgraded and improved from the existing centerline to the property.

Following a pre-design meeting held with city staff and based on the site location and the surrounding uses (commercial & industrial), it was determined that a neighborhood meeting would not be conducted. Lastly,

Rezone – Jonesboro, AR
March 11, 2024

if the rezone is approved, then the proposed development process should begin shortly following engineering and architectural designs, submittals and review by the city and city utilities.

If you have any questions or need any additional information, please feel free to contact me at your convenience.

Sincerely,

Ozark Civil Engineering, Inc.


Michael Clotfelter, Project Manager

