



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number C.U. 10-11 MAPC Deadline 08-17-10
Date Submitted 08-26-10 MAPC Meeting Date 09-14-10
OK-Otis Spriggs

OWNER/APPLICANT INFORMATION

Property Owner GMRI, Inc. Applicant RL of Jonesboro, Inc. d/b/a Red Lobster #6371
Address 1000 Darden Center Drive Orlando, FL 32837 Address Jonesboro address pending LOT #2 2642 Stadium
Phone (407) 245-5888 Phone Pending
Signature *Colleen M. Hunter* Signature *Clintina B. Watts*
Colleen M. Hunter, Asst. Secretary Clintina B. Watts, Asst. Secretary

PARCEL INFORMATION

Address/Location Stadium Blvd., North of Apache Rd.
Current Zoning C-2 Existing Land Use Vacant
Adjacent Zoning North C-2 East C-2 South C-2 West C-3

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.

As a non-profit private club contributing to the local community, we will provide a full service seafood restaurant with alcohol beverage service to our members. The proposed building will contain 7,091 sq. ft and will have 244 seats. In addition to supporting local charities, our restaurant will create new job opportunities and generate significant tax revenues. The surrounding properties are currently zoned for commercial use, therefore, no adverse impacts are anticipated.

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.

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, CRAIGHEAD COUNTY, ARKANSAS, SAID POINT LYING ON THE WEST RIGHT-OF-WAY LINE OF MIDDLEFIELD DRIVE, THE POINT OF BEGINNING PROPER; THENCE SOUTH 89°38'42" WEST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 28, 1,252.79 FEET TO THE EAST RIGHT-OF-WAY LINE OF STADIUM BOULEVARD (U.S. HIGHWAY 49); THENCE NORTH 00°22'40" EAST ALONG SAID RIGHT-OF-WAY OF STADIUM BOULEVARD, 6.18 FEET TO A POINT; THENCE NORTH 89°34'21" WEST ALONG SAID RIGHT-OF-WAY LINE OF STADIUM BOULEVARD, 9.51 FEET TO A POINT; THENCE NORTH 00°25'39" EAST ALONG SAID RIGHT-OF-WAY LINE OF STADIUM BOULEVARD, 310.80 FEET TO A POINT; THENCE NORTH 00°26'13" EAST ALONG SAID RIGHT-OF-WAY LINE OF STADIUM BOULEVARD, 343.70 FEET TO A POINT; THENCE NORTH 89°43'20" EAST, DEPARTING FROM SAID RIGHT-OF-WAY LINE OF STADIUM BOULEVARD, 566.59 FEET TO A POINT LYING ON THE WEST BOUNDARY LINE OF CARTER'S SECOND ADDITION; THENCE SOUTH 00°44'12" WEST ALONG SAID WEST BOUNDARY LINE, 50.44 FEET TO THE SOUTHWEST CORNER OF CARTER'S SECOND ADDITION; THENCE NORTH 89°42'26" EAST ALONG THE SOUTH LINE OF CARTER'S SECOND ADDITION, 144.93 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF BRIAR LANE; THENCE NORTH 89°48'09" EAST A DISTANCE OF 60.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF BRIAR LANE; THENCE NORTH 00°43'49" EAST ALONG SAID EAST RIGHT-OF-WAY LINE OF BRIAR LANE, 224.95 FEET TO A POINT, THENCE NORTH 89°45'47" EAST AND DEPARTING THE EAST RIGHT-OF-WAY LINE OF BRIAR LANE, 495.13 FEET TO A POINT LYING ON THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 28, AFORESAID, THENCE SOUTH 00°47'48" WEST ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 833.29 FEET TO THE POINT OF BEGINNING

CONTAINING IN ALL 910,241 SQUARE FEET OR 20.90 ACRES, MORE OR LESS.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS-OF-WAY OF RECORD.

RL of Jonesboro, Inc.

*Lisa A. Barbato
Licensing Department
1000 Darden Center Drive
Orlando, FL 32837
Phone (407) 245-5888
Fax (407) 241-6273*

August 25, 2010

City of Jonesboro
Mr. Otis T. Spriggs, Planning Director
307 Vine Street
Jonesboro, AR 72401

Re: Conditional Use Process
Red Lobster #6371
26XX Stadium Blvd. (Tract 6)

Dear Mr. Spriggs:

Please accept this letter as our formal request for approval of a Conditional Use Permit to allow dispensing of alcoholic beverages on the above referenced property (currently zoned as C-2 - downtown fringe commercial). If possible, we'd like to have our application reviewed at the next Metropolitan Area Planning Commission Public hearing scheduled on Tuesday, September 14th.

The Conditional Use Application is enclosed along with a Tract Description of the property. My colleague, John Keen, Site Development manager will provide all necessary documentation and required fees at your meeting on August 26, 2010.

Please let me know if you have any questions or need any additional information. Thank you very much for your help.

Sincerely,



Lisa A. Barbato
Paralegal

Enclosures

List of Property Owners
Within 200ft of Proposed Red Lobster & Longhorn
On Stadium Drive, Jonesboro, AR

Ridout Wayne & Robbie
42 Country Club Circle
Searcy, AR 72143

Clayton Inns Inc.
3000 Apache Drive
Jonesboro, AR 72401

Jonesboro Land Developers
P.O. Box 1960
Jonesboro, AR 72403

Cooper Land & Development
P.O. Box 808
Jonesboro, AR 72403-0808

G & P Development LLC
1004 Cypress Springs Cv
Jonesboro, AR 72401

Crain Investment
C/S Thomson Reuters PTS
P.O. Box 06116
Chicago, IL 60606-0116

Second Blessing LLC
11980 Red Hill
Santa Ana, CA 92705

Southern Chicken LLC
Professional Park
Cleveland #3E Cleveland Court
Greenville, SC 29607

Maha Laxhmi Inc.
2500 S Caraway
Jonesboro, AR 72401



**CITY OF JONESBORO
CONDITIONAL USE APPLICATION**

Case Number C.U. 10-11 MAPC Deadline 08-17-10
Date Submitted 08-26-10 MAPC Meeting Date 09-14-10

OK - Otis Spriggs

OWNER/APPLICANT INFORMATION

Property Owner RARE Hospitality International, Inc. Applicant LH of Jonesboro, Inc. d/b/a LongHorn Steakhouse #5394
Address 1000 Darden Center Drive Orlando, FL 32837 Address Jonesboro address pending LOT # 12628
Phone (407) 245-5888 Phone Pending **STADIUM**
Signature *Colleen M. Hunter* Signature *Clintina B. Watts*
Colleen M. Hunter, Asst. Secretary Clintina B. Watts, Asst. Secretary

PARCEL INFORMATION

Address/Location Stadium Blvd., North of Apache Rd.
Current Zoning C-2 Existing Land Use Vacant
Adjacent Zoning North C-2 East C-2 South C-2 West C-3

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.

As a non-profit private club contributing to the local community, we will provide a full service restaurant with alcohol beverage service to our members. The proposed building will contain 5,545 sq. ft and will have 204 seats. In addition to supporting local charities, our restaurant will create new job opportunities and generate significant tax revenues. The surrounding properties are currently zoned for commercial use, therefore, no adverse impacts are anticipated.

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.

LH of Jonesboro, Inc.

*Lisa A. Barbato
Licensing Department
1000 Darden Center Drive
Orlando, FL 32837
Phone (407) 245-5888
Fax (407) 241-6273*

August 25, 2010

City of Jonesboro
Mr. Otis T. Spriggs, Planning Director
307 Vine Street
Jonesboro, AR 72401

Re: Conditional Use Process
LongHorn Steakhouse #5394
26XX Stadium Blvd. (Tract 1)

Dear Mr. Spriggs:

Please accept this letter as our formal request for approval of a Conditional Use Permit to allow dispensing of alcoholic beverages on the above referenced property (currently zoned as C-2 - downtown fringe commercial). If possible, we'd like to have our application reviewed at the next Metropolitan Area Planning Commission Public hearing scheduled on Tuesday, September 14th.

The Conditional Use Application is enclosed along with a Tract Description of the property. My colleague, John Keen, Site Development manager will provide all necessary documentation and required fees at your meeting on August 26, 2010.

Please let me know if you have any questions or need any additional information. Thank you very much for your help.

Sincerely,



Lisa A. Barbato
Paralegal

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