

# PRELIMINARY



## CITY OF JONESBORO CONDITIONAL USE APPLICATION

Case Number \_\_\_\_\_ MAPC Deadline \_\_\_\_\_  
Date Submitted \_\_\_\_\_ MAPC Meeting Date \_\_\_\_\_

### OWNER/APPLICANT INFORMATION

Property Owner	_____	Applicant	<u>ALDI, INC.</u>
Address	_____	Address	<u>475 PEARL DRIVE</u>
Phone	_____	Phone	<u>636-278-4700</u>
Signature	_____	Signature	_____

### PARCEL INFORMATION

Address/Location 2602 & 2610 CARAWAY ROAD  
Current Zoning C-2 Existing Land Use RESTAURANT & RETAIL  
Adjacent Zoning North C-3 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.

REQUEST TO REMOVE MAXIMUM FLOOR AREA REQUIREMENT (5,000 SQFT)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 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.

**Haywood, Kenward, Bare**  
**AND ASSOCIATES, INC.**  
Civil Engineering - Surveying - Planning

May 16, 2013

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

RE: Conditional Use Permit Application  
2602 & 2610 Caraway Road

Dear Mr. Spriggs,

Please accept the enclosed application, on behalf of our client Aldi Inc., for a Conditional Use Permit on the properties located at 2602 & 2610 Caraway Road.

The subject properties are currently zoned C-2 (Downtown Fringe Commercial District). It is obvious that the current zoning does not match the existing development that surrounds the subject property. In lieu of rezoning the property, we respectfully request that your office and the Metropolitan Area Planning Commission grant the proposed Conditional Use Permit. This request is specifically remove the Maximum Floor Area requirement on C-2 developments.

This request will have no negative impact on the surrounding properties, as it will match other C-2 developments in the area.

If you have any questions or need additional information please feel free to contact me at 870-932-2019.

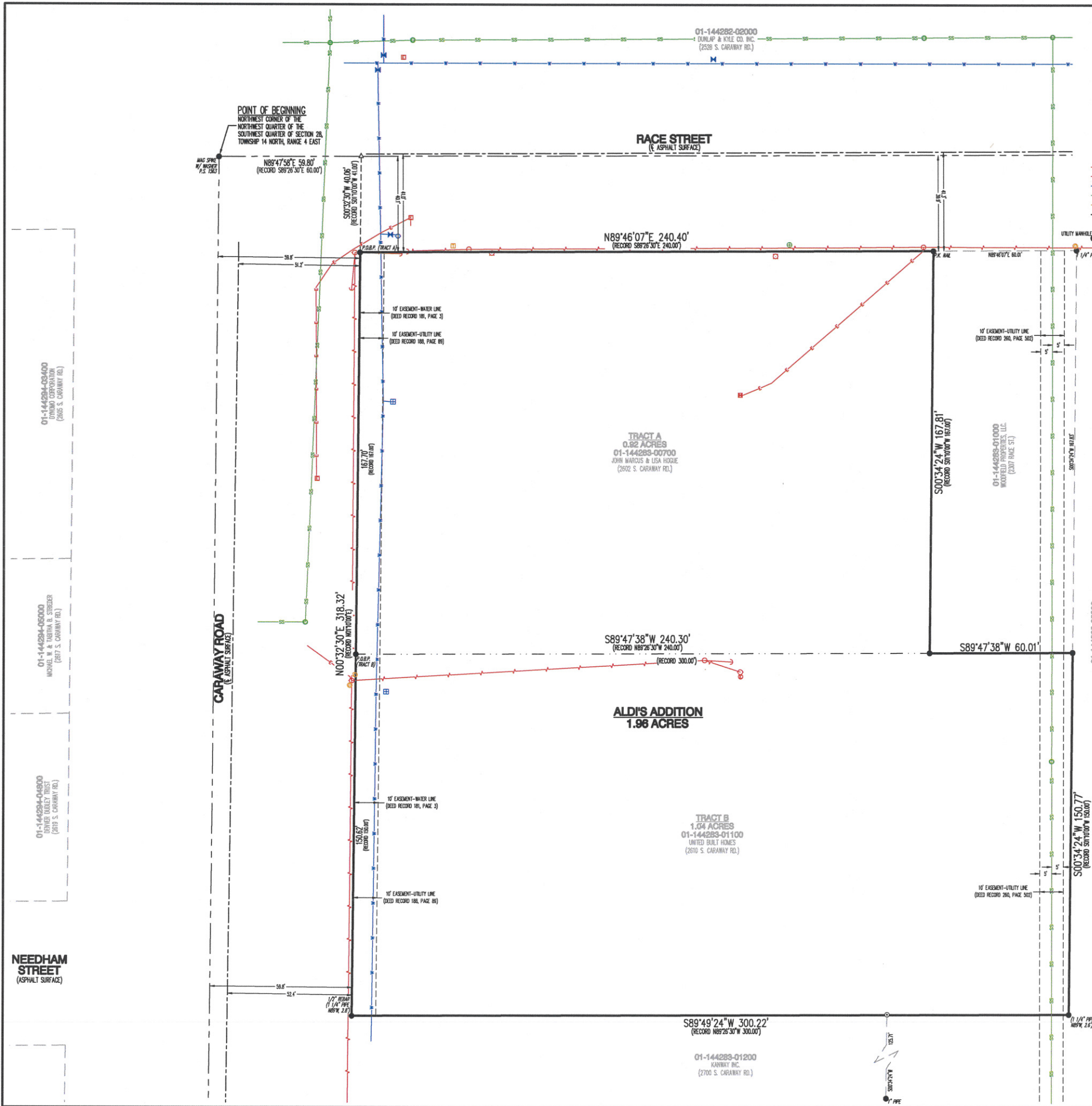
Respectfully,



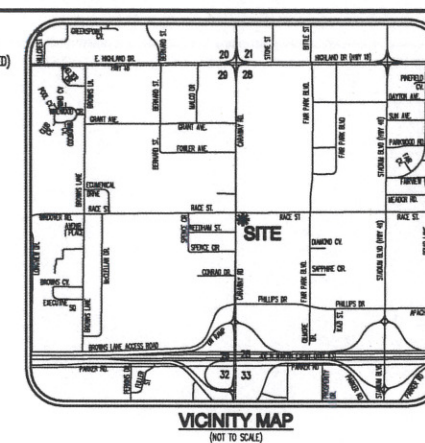
Michael Daniels, PS, CFedS  
Haywood, Kenward, Bare & Associates, Inc.

**PRELIMINARY**





- LEGEND:**
- FOUND 5/8" REBAR W/ BLUE PLASTIC CAP STAMPED "J. BEARD P.S. 1691" (OR AS NOTED)
  - △ COMPUTED POINT (NOT MONUMENTED)
  - UTILITY POLE
  - LIGHT POLE
  - ELECTRIC BOX
  - GUY WIRE
  - PAD MOUNTED TRANSFORMER
  - WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - UTILITY MANHOLE
  - TELEPHONE PEDISTAL
  - TELECOMMUNICATIONS BOX
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND ELECTRIC LINE
  - WATER LINE
  - SANITARY SEWER LINE
  - TELECOMMUNICATIONS LINE
  - GAS LINE



**SURVEYOR'S NOTES:**

1. SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
2. BASIS OF BEARINGS: ARKANSAS STATE PLANE GRID NORTH ZONE (0301)
3. THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - PLAT OF SURVEY, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK E, PAGE 51, DATED JULY 19, 1977.
  - PLAT OF SURVEY, BY HARVEY S. JOHNSON, P.S. 161, RECORDED IN BOOK G, PAGE 36, DATED DECEMBER 18, 1978.
  - PLAT OF SURVEY, BY TROY L. SHEETS, P.S. 586, RECORDED IN BOOK I, PAGE 158, DATED AUGUST 3, 2003.
  - TITLE COMMITMENT NO: 13-063673-300, LENDERS TITLE COMPANY, ISSUED APRIL 30, 2013.
  - TITLE COMMITMENT NO: 13-063674-300, LENDERS TITLE COMPANY, ISSUED APRIL 30, 2013.
4. THE SUBJECT PROPERTY LIES OUTSIDE THE 100-YEAR SPECIAL FLOOD HAZARD, AS SHOWN ON FEMA FLOOD INSURANCE RATE MAPS: PANEL NO. 05031C01320, EFFECTIVE DATE JUNE 25, 2007.
5. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED BY FIELD MEASUREMENTS AND EXISTING UTILITY MAPS. HAYWOOD, KENWARD, BARE & ASSOCIATES INC. MAKE NO WARRANTY TO THE EXACT LOCATION OF THE UTILITIES SHOWN OR NOT SHOWN ON THIS DRAWING. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ANY AND ALL UTILITIES PRIOR TO CONSTRUCTION. CALL 811 BEFORE YOU DIG.
6. ARKANSAS ONE-CALL TICKET NUMBER: 130213-0299
7. SUBJECT PROPERTY IS ZONED C-2, DOWNTOWN FRINGE COMMERCIAL DISTRICT.
8. BUILDING RESTRICTIONS FOR C-2 ZONING:
  - STREET SETBACK - 25'
  - INTERIOR SIDE SETBACK - 7.5'
  - REAR SETBACK - 20'
  - MAXIMUM LOT COVERAGE - 50%
  - MAXIMUM HEIGHT LIMITATION - 35'
  - MAXIMUM FLOOR AREA - 5,000 SQUARE FEET
9. FIELD NOTES ARE RECORDED IN HKB FIELD BOOK 1143, PAGES 6-8.
10. FIELD WORK WAS COMPLETED ON FEBRUARY 26, 2013.

**CERTIFICATE OF MINOR PLAT:**

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE MINOR PLATTED THE FOLLOWING PARCELS OF LAND:

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

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°47'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 58.80 FEET; THENCE SOUTH 00°32'30" WEST, LEAVING SAID NORTH LINE, 40.06 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF RACE STREET, THE POINT OF BEGINNING PROPER; THENCE NORTH 89°46'07" EAST, ALONG SAID RIGHT-OF-WAY LINE, 240.40 FEET; THENCE SOUTH 00°34'24" WEST, LEAVING SAID RIGHT-OF-WAY LINE, 167.81 FEET; THENCE SOUTH 89°47'38" EAST, 240.30 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARAWAY ROAD; THENCE NORTH 00°32'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 167.70 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 0.92 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

**TRACT B:**  
A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS; THENCE NORTH 89°47'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 28, 58.80 FEET; THENCE SOUTH 00°32'30" WEST, LEAVING SAID NORTH LINE, 207.76 FEET TO THE POINT OF BEGINNING PROPER; THENCE NORTH 89°47'38" EAST, 300.31 FEET; THENCE SOUTH 00°34'24" WEST, 150.77 FEET; THENCE SOUTH 89°49'24" WEST, 300.22 FEET TO THE EAST RIGHT-OF-WAY LINE OF CARAWAY ROAD; THENCE NORTH 00°32'30" EAST, ALONG SAID RIGHT-OF-WAY LINE, 150.62 FEET TO THE POINT OF BEGINNING PROPER, CONTAINING 1.04 ACRES, MORE OR LESS, SUBJECT TO ALL RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

SAID MINOR PLAT SHALL BE HERE-AFTER DESIGNATED AND REFERRED TO AS:  
**ALDI'S ADDITION**  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

WE BEING THE AGENTS DO HEREBY DEDICATE TO THE PUBLIC USE FOREVER, ALL THE STREETS OF WIDTH, LENGTH, AND LOCATION, AS SHOWN ON THE PLAT HEREON, AND SAID AGENTS DO HEREBY DEDICATE ALL EASEMENTS TO THE PUBLIC USE FOR THE EXPRESS PURPOSE INDICATED. SAID EASEMENTS SHALL NOT BE USED FOR INGRESS/EGRESS BY THE PUBLIC.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2013

BY NAME \_\_\_\_\_ TITLE \_\_\_\_\_ SIGNATURE \_\_\_\_\_  
BY NAME \_\_\_\_\_ TITLE \_\_\_\_\_ SIGNATURE \_\_\_\_\_

**PRELIMINARY**

811 Know what's below. Call before you dig.

GRAPHIC SCALE 1"=20'

**MINOR PLAT**

**HKB**

**Haywood, Kenward, Bare AND ASSOCIATES, INC.**  
Civil Engineering, Surveying & Planning Services

1801 Latourette Drive, Jonesboro, AR, 72404  
P: 870.932.2019 F: 870.932.1076

**MINOR PLAT**

A PART OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 14 NORTH, RANGE 4 EAST, JONESBORO, CRAIGHEAD COUNTY, ARKANSAS

Michael A. Daniels - Surveyor  
Arkansas - P.S. 1563

Haywood, Kenward, Bare, and Associates, Inc  
Arkansas - 234

CLIENT:  
SAWYER ENGINEERING

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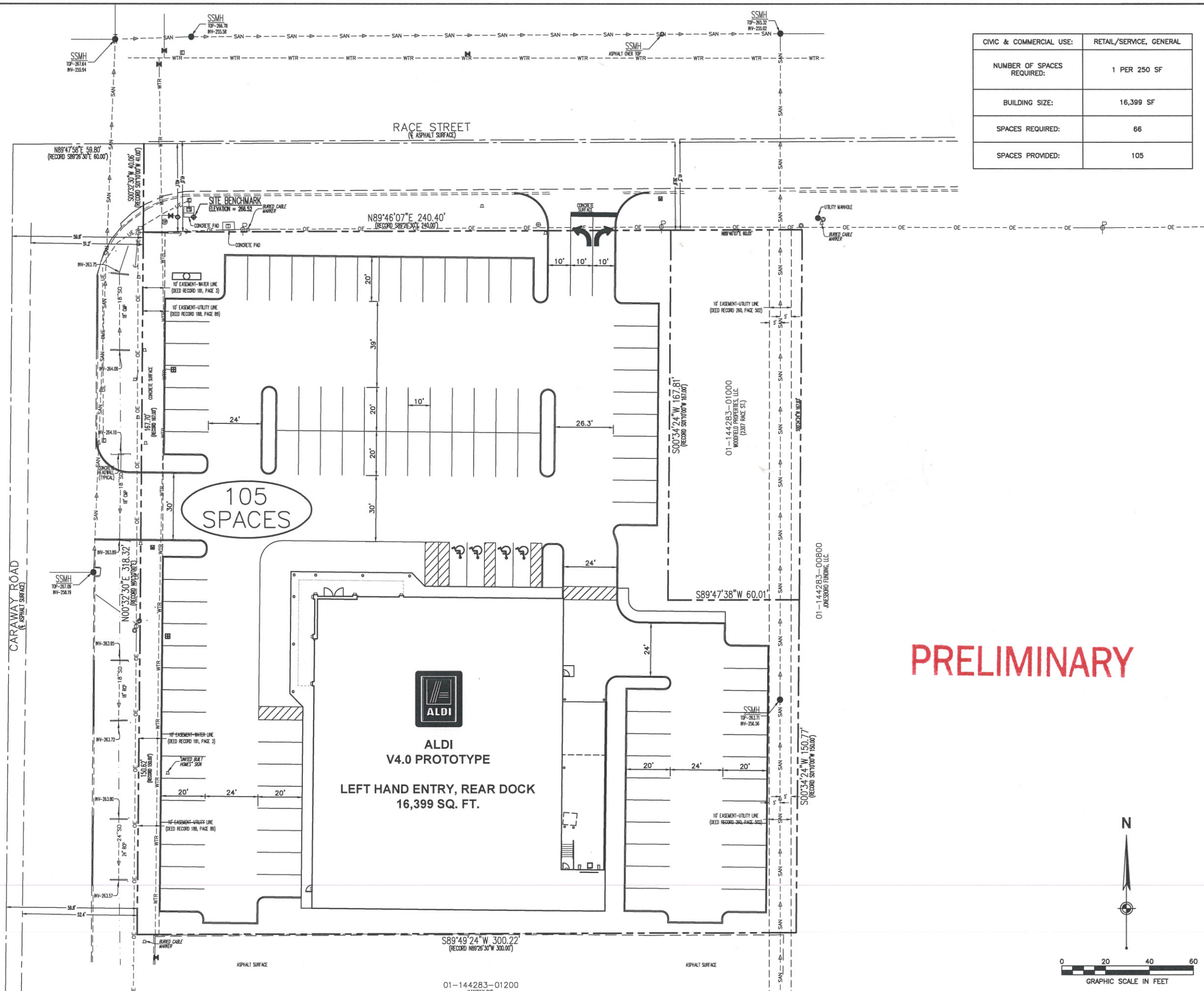
REVISIONS	
DATE	DESCRIPTION

PROJECT NO.	
S063-0003-03	
DRAWN BY	CHECKED BY
JUN	MAD
SHEET	SCALE
1 OF 1	1"=20'
DATE	DRAWING NO.
05/16/13	31-69

500-14N-04E-0-28-340-16-1563



Drawing name: C:\Sawyer\Eng\Aldi\Jonesboro\_AR\Drawings\Site 241010-100-Conditional Use Site Plan.dwg Plotted on: May 15, 2013 - 4:03pm Plotted by: Chrisbap



CIVIC & COMMERCIAL USE:	RETAIL/SERVICE, GENERAL
NUMBER OF SPACES REQUIRED:	1 PER 250 SF
BUILDING SIZE:	16,399 SF
SPACES REQUIRED:	66
SPACES PROVIDED:	105

ISSUE REMARKS/DATE

**Aldi, Inc.**  
475 Pearl Drive  
O'Fallon, Missouri 63376  
Ph. (636) 278-4700

**SAWYER ENGINEERING, INC.**  
10 Auburn Court  
Highland, Illinois 62249  
Ph. (314) 800-5914  
Fax. (618) 882-6113  
www.SawyerEng.com



**ALDI JONESBORO, AR**  
[ADDRESS], Jonesboro, Arkansas 72401

**CONDITIONAL USE SITE PLAN**

**PRELIMINARY NOT FOR CONSTRUCTION**

Date: John P. Sawyer, PE  
License No. 13455  
Civil Engineer

Job Number: 2010-100

Date: 5/15/2013

Designed: CMB Sheet

Drawn: CMB CP200

Checked: JPS

