

January 16, 2024

Mr. Derrel Smith  
Director of Planning and Zoning, City of Jonesboro  
300 S. Church Street  
Jonesboro, Arkansas 72401

**RE: Elmhurst Drive Storage Facility Conditional Use  
Part of Lot 4, Gladiolus Business Park  
Glenwood Limited Partnership**

Mr. Smith,

On behalf of Glenwood Limited Partnership, we would like to request to be placed on the February 27, 2024 Planning Commission for a Conditional Use Application for the above mentioned project.

This project is a part of Lot 4, Gladiolus Business Park (Parcel # 01-144311-00100) with a total area of 6.35± acres. The project has access to Elmhurst Drive at the Northeast corner of the property. The project along with the adjacent properties are all zoned C-3.

The property has the following easements:

- 30' ingress/ egress easement on the East and Part of the South sides of the property.
- 25' water, sewer & electrical easement running North and South on the East side of the property.
- Drainage easement along the South property line that varies in width.

The developer plans to convert this property to a 119,850 square foot climate controlled storage facility. This use has extremely low traffic and utility impacts and will serve the storage needs of the residential areas of southern Jonesboro.

Please contact me directly with any questions or comments.

Thank you,  
Davidson Engineering, PLLC



Bear Davidson, PE

Attached: Conditional Use Application  
Site Plan  
Adjacent Property Owner List (200')

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**CITY OF JONESBORO  
CONDITIONAL USE APPLICATION**

Case Number _____	MAPC Deadline <u>January 17, 2024</u>
Date Submitted <u>January 16, 2024</u>	MAPC Meeting Date <u>February 27, 2024</u>

**OWNER/APPLICANT INFORMATION**

Property Owner <u>Glenwood Limited Partnership</u>	Applicant <u>Davidson Engineering</u>
Address <u>P.O. Box 5308</u>	Address <u>210 W. Arch Ave., STE D</u>
Phone <u>903-748-9178</u>	Phone <u>501-388-2178</u>
Signature <u>[Signature]</u>	Signature <u>[Signature]</u>

*TEXARKANA TX 75505*

*VP of operations + Corporate*

**PARCEL INFORMATION**

Address/Location <u>Elmhurst Drive (East of Neighborhood Walmart)</u>			
Current Zoning <u>C-3</u>	Existing Land Use <u>Raw Land</u>		
Adjacent Zoning <u>North</u>	<u>C-3</u>	East <u>C-3</u>	South <u>C-3</u>
		West <u>C-3</u>	<u>C-3</u>

**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.

Approximately 119,850 square feet climate controlled storage facility. This use has extremely low traffic and utility impacts and will serve the storage needs of the residential areas in southern Jonesboro.

**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 fee according to fee schedule.



**CITY OF JONESBORO**  
**MAPC ADJOINING PROPERTY OWNER NOTIFICATION**

The Metropolitan Area Planning Commission will hold a public hearing at the Municipal Building, 300 S. Church, Jonesboro, Arkansas, on:

TUESDAY, February 27, 2024 AT 5:30 P.M.

On the agenda for this meeting is a request to the Commission to approve a **Conditional Use on property within 200' of your property**. You have the opportunity to attend this meeting to voice your approval or disapproval if you wish. If you have information that you feel should be taken into consideration before a decision is rendered, you are encouraged to submit such information to the Commission. If the Commission renders a decision that you feel is unfair or unjust, you have the right to appeal the decision to City Council.

REQUEST BY: Glenwood Limited Partnership DATE: January 16, 2024

DESCRIPTION OF REQUESTED USE: Indoor storage facility.

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

LOCATION OF REQUESTED USE: Elmhurst Drive (East of Neighborhood Walmart)

In affixing my signature below, I am acknowledging my understanding of this request for a Conditional Use. I further understand that my signature only indicates my receipt of notification of the request for a conditional use and does not imply an approval by me or the proposed variance or appeal, unless so written by me to the Commission.

\_\_\_\_\_  
Printed Name of Property Owner within 200'

\_\_\_\_\_  
(Signature)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Address

If you would like to obtain additional information, or voice an opinion regarding this request, you may do so by contacting the Planning Department, at 300 S. Church, or by calling 870-932-0406, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday.

**PARCEL OWNER INFORMATION WITHIN 200'**

PARCEL #	OWNER	PROPERTY ADDRESS	MAILING ADDRESS (IF NOT THE SAME AS PROPERTY ADDRESS)	CITY/STATE	ZIPCODE
01-144311-00100	Glenwood Limited Partnership	N/A	P.O. Box 5308	Texarkana, AR	75505-5308
01-144311-02100					
01-144311-00130	J & L Development Company LLC	3206 Elmhurst Drive	3500 E. Johnson Ave.	Jonesboro, AR	72405-1859
01-144311-00101	Walmart Real Estate Business Trust	3311 Harrisburg Road	P.O. Box 8050 MS 0555	Bentonville, AR	72716-0555
01-144311-01800	Shelton & Prince LLC	706 Gladiolus Drive	P.O. Box 9212	Jonesboro, AR	72403-9212
01-144311-01900	Ascent Acquisition Corporation	712 Gladiolus Drive	14400 Metcalf Avenue	Overland Park, KS	66223-2989
01-144311-02000					
01-144311-00104	Crown Castle Towers 09 LLC (AT&T Service Inc)	N/A	4017 Washington Road PMB 353	McMurray, PA	15317
01-144311-00102	Arisa Health Inc	731 Gladiolus Drive	P.O. Box 6460	Springdale, AR	72766