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January 27, 2020

Mr. Derrel Smith, Planning Director
City of Jonesboro
300 South Church Street
Jonesboro, AR 72401

RE: Variance Request – 4301 East Johnson Avenue
Our File Number: 119108

Dear Mr. Smith:

This letter is to serve as the narrative portion of the variance request for the above captioned address. Please include a copy in the package that is transmitted to the Board of Zoning Adjustments. In addition, there are a number of photographs of surrounding sites that are noteworthy. Please include those in the package submitted to the members of the Board of Zoning Adjustments as well.

The request for this property contains three separate items for consideration.

- A) A reduction in parking from the 35 spaces required to 29 spaces.
- B) Omission of the required landscape strip for approximately 150' along the rear property line as is required by the "Overlay District" as described in the *Land Use Plan*.
- C) Omission of the required landscape strip for approximately 30' along the northeast property line as is required by the "Overlay District" as described in the *Land Use Plan*.

The reasoning for these requests are as follows:

- A) Rhodes Development has a Plaza Tire location on Caraway Road. That site currently has 18 parking spaces painted on the site. From site visits, it appears a few of the employees park along the side of the building that is a solid wall, but that site is adequately served with the 18 spaces available. In this case they are requesting a reduction to 29 spaces. In addition, landscaping requirements imposed by the "Overlay District" remove the opportunity for parking in a 25' strip of land directly along the road frontage.
- B) The building they propose to erect at the new location, 4301 East Johnson Avenue, is representative of the existing building. It is a prototype they have found to be successful. When placed on the new site there is a shortage of space for vehicles to circle the building when all the landscaping requirements are applied. They intend to fully comply with the

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"Overlay District" requirements with the exception of these requests. Accompanying the application are several photos of the area to the rear of this site. As may be seen, an additional landscape strip in this location will be development dollars spend unwisely. The "Overlay District" is a dramatic improvement in some of the requirements for landscaping for the purpose of impressing those entering and visiting our fair City for the first time, and those "District" regulations will render long-term benefits for years to come. The new development within the "Overlay District" will have a much more alluring "curb appeal" than some of the older existing locations. In this case, the bordering property to the south is filled with buildings and drives that are noncompliant. The business that is located there is run by very reputable people, but there do not seem to be any plans in the foreseeable future to update those areas to the current standards. Moreover, when the topography is considered, it becomes evident that drivers along Johnson Avenue will not even be able to see any landscaping placed along the rear property line. Please refer to the site photos.

- C) The developer is working diligently on an agreement with O'Reilly Automotive to coordinate cross access to each of the properties. This is a feature that has received increasing compliments on other sites, and supports some of the ideals that will soon be presented and suggested as a part of the Master Street Plan in a new section regarding "Access Management".

Thank you for your time and attention. If we may be of further service, please do not hesitate to contact us at your convenience.

Respectfully,




George Hamman, PE, PS