



December 10, 2020

Tracy McGaha, City Planner
City of Jonesboro
300 S. Church
Jonesboro, AR 72401
870-932-0406

RE: Proposed Kum & Go Store #1391, Jonesboro, AR
Access Variance Request

Dear Mrs. McGaha,

Kum & Go, L.C. respectfully requests the following zoning code variances for the proposed Kum & Go Development located at the northwest corner of E. Highland Drive and Darra Drive:

The below items note the hardships facing the development and the variances being requested to overcome said hardships.

Hardships

- Per Chapter 1 (Access Requirements) of the Access Management Policy curb cuts are not allowed within 300'-500' of each other along a Major Arterial (Chapter 1-Section 1.2-Table 1). Additionally, section 1.3 restricts curb cuts from being within 100' of the closest side lot line when frontage is more than 240'.
- Access to Highland Drive will be critical for fuel operations. The turning movements for the refueling truck will require an access from Highland Drive to be able to navigate through the site. If the access is restricted to Dara Drive a refueling truck will not be able to make it in and out of the property. In addition, it could cause significant congestion if the truck is restricted to a single-entry point along a narrow roadway while trying to enter the site.
- The existing development currently has two access points along Highland Drive. The future Kum & Go development will eliminate one of those drives and provide a single point of access along Highland for the development.
- Restricting access to Highland Drive from this property will result in a significant decrease in value and appeal for the current property owner and the proposed developer (Kum & Go). Restricting access to one drive will reduce the convenience aspect that helps make Kum & Go successful.

1459 Grand Avenue, Des Moines, Iowa 50309 | 515-226-0128

www.kumandgo.com



Requested Variances (Jonesboro Access Management Policy, Chapter 1-Section 1.2-Table 1 & Section 1.3)

- Kum & Go has provided a Traffic Impact Study to help identify the existing and proposed levels of service.
- To help improve the levels of service Kum & Go is proposing to construct a right turn lane per the recommendations of the Traffic Impact Study.

Additional Notes

- We appreciate the Board calling a special session of the BZA to accommodate this request. This will have a significant impact in the success of Kum & Go's redevelopment project.

We appreciate your consideration of this request, please contact us with any questions.

Sincerely,

Dan Garneau

Site Development Manager

Kum & Go, LC