



March 24, 2021

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

RE: Proposed Kum & Go Store #2392, 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 northeast corner of Southwest Drive and Keller's Chapel Road:

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

Hardships

- Kum & Go's new development will provide additional access to neighboring lots which will increase additional buyer interest and value of their properties. The access road is also necessary to ensure planning the successful future development of the neighboring parcels.
- Based on the site layout Kum & Go will be providing increased landscape buffers along the street frontage. The front yard requirement along Keller's Chapel Road is 25' and we are currently providing 50' of green landscape buffer. The side yard requirement along Southwest Drive is 10' and we are currently providing 25' of green landscape buffer.
- Kum & Go will also be providing a significant landscape screen along the street frontages with a combination of trees and shrubs.

Requested Variances (Jonesboro's 2018 Land Use Plan – Article D, Section-Landscape)

- Kum & Go's new site location will provide shared access between the neighboring lots to the north and south.
- Developing a shared access along the property lines does not allow the Kum & Go project to provide adequate Landscape buffers along one side yard (15') and a rear yard (10').

Additional Notes

- This will have a significant impact in the success of Kum & Go's development project.

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

Sincerely,
Dan Garneau
Site Development Manager
Kum & Go, LC

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

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