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May 21, 2021

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

RE: Conditional Use Request – Mini-Warehouses and Climate Controlled Units in a C-3 Zone  
Developer: C3, LLC  
3914 South Caraway Road: Parcel Number 01-143333-16800  
Our File Number: 121025

Dear Mr. Smith:

This is to serve as the narrative letter to accompany the Conditional Use Permit request being submitted for the MAPC agenda for June 22, 2021.

The applicant would like to place a mix of uses on this property, including residential storage (mini-warehouses), and potentially some climate controlled units. The current C-3 Classification allows the placement of said uses if accompanied by a Condition Use Permit. The site immediately south is already developed as a mini-warehouse facility. The site is currently zoned C-3, and a Conditional Use Permit is required for the intended uses.

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,

A handwritten signature in black ink, appearing to read "G. Hamman".

George Hamman, PE, PS

# CITY OF JONESBORO

## CONDITIONAL USE APPLICATION

Case Number	<u>CM 21-01</u>	MAPC Deadline	<u>05/28/2021</u>
Date Submitted	<u>05/21/2021</u>	MAPC Meeting Date	<u>06/22/2021</u>

## OWNER/APPLICANT INFORMATION

Property Owner	C3, LLC	Applicant	C3, LLC
Address	2700 RidgePointe Drive Jonesboro, AR 72404	Address	Same
Phone	(870) 919-4028	Phone	
Signature	(George Hamman – Civil Consultant)	Signature	
			George Hamman, Civil Consultant

## PARCEL INFORMATION

Address/Location 3914 South Caraway Road: Parcel Number 01-144333-16800

Current Zoning	C-3	Existing Land Use		One home (appears condemned)				
Adjacent Zoning	North	C-3	East	R-3	South	C-3	West	R-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.

The applicant is interested in using the site for residential storage buildings (mini-storage), and possibly some climate controlled units.

## 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 \$200.00 fee.