

Southern Hills

Planned Development - Major Modification (ORD-20:018, v. 1)
Development Guidelines

Submitted to:
City of Jonesboro
Planning & Zoning Department
300 S. Church St
Jonesboro, AR 72401

Job No. 24902900

Prepared by:



Crafton Tull

Prepared for:
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Site and Project Information

Owner Information:

Name: Southern Hills Real Estate, LLC
Address: 2110 Fair Park Boulevard, Suite E, Jonesboro, AR 72401

Project Information:

Parcels: 01-143362-17100, 01-143362-17000, 01-143362-17120, 01-143362-17110, 01-143362-17200, 01-143362-06500, 01-143362-06600, 01-143362-16600, 01-143362-16500, 01-143362-16400, 01-143362-16700, 01-143362-16800, 01-143362-16900, 01-143362-17300, 01-143362-05700, 01-143362-05620, 01-143362-05610, 01-143362-05600, 01-143362-05500, 01-143362-06000, 01-143362-05900, 01-143362-05800, 01-143362-06100, 01-143362-06200, 01-143362-06400, 01-143362-06300, 01-143362-05400, 01-143362-05300, 01-143362-05210

Address: 3412 Southwest Dr, Jonesboro, AR
Acreage: ±118.34 acres
Existing Zoning: PD-M
Existing Use: Mixed-Use
Proposed Zoning: PD-M
Proposed Use: Mixed-Use

Project Narrative

The Southern Hills is an approved Planned Development District (PD-M, ORD-20:018 v. 1) that allows for a variety of residential, commercial and related uses. Many lots in the district are being designed, under construction, or fully constructed. Crafton Tull has helped design many of the various lots in the PD and seeks a modification to the previously approved Final Development Plan.

The proposed modifications to the Final Development Plan will expand the boundaries of Area A (retail/small lot use) and reduce the size of Area B (Office/Senior Living Uses). Area K (condominiums, townhomes, multi-family uses) will also be modified so the lots fronting Southern Ridge Blvd are commercial and the lots fronting Jaxon Dr. are remaining condos, townhomes, and multi-family. All the proposed changes align with the intent of the existing ordinance and permitted uses.

All other development guidelines as approved in the ordinance will remain unchanged.

Vicinity Map



Legal Description

A part of the Southwest Quarter of the Northwest Quarter , a part of the Southeast Quarter of the Northwest Quarter, & a part of the Southwest Quarter of the Northeast Quarter & a part of the Northwest Quarter of the Southwest Quarter & a part of the Northeast Quarter of the Southwest Quarter, & a part of the Northwest Quarter of the Southeast Quarter, and all being in Section 36, Township 14 North, Range 3 East, Craighead County, Arkansas and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 36; thence North 88°56'51" East, 181.29 feet to the POINT OF BEGINNING; Thence North 00°44'51" West, 24.89 feet; Thence North 87°12'05" West, 68.02 feet; Thence North 16°47'37" West, 24.92 feet; Thence North 19°52'49" East, 148.99 feet; Thence North 21°32'46" East, 163.36 feet; Thence North 23°49'52" East, 197.11 feet; Thence with a curve to the right, with a radius of 2864.79 feet, 92.83 feet, to a point which bears North 28°11'21" East, 92.83 feet from the last said point; Thence South 61°02'05" East, 9.95 feet; Thence with a curve to the right, with a radius of 2878.33 feet, 307.41 feet, to a point which bears North 32°07'04" East, 307.27 feet from the last said point; Thence North 37°17'30" East, 129.76 feet; Thence North 37°24'18" East, 59.69 feet; Thence North 41°11'15" East, 196.50 feet; Thence North 45°10'17" East, 196.38 feet; Thence North 49°17'02" East, 202.12 feet; Thence North 51°19'12" East, 568.98 feet; Thence North 56°40'44" East, 113.17 feet; Thence North 56°38'48" East, 209.43 feet; Thence North 40°22'27" East, 156.89 feet; Thence North 51°36'11" East, 247.58 feet; Thence North 38°23'54" West, 10.00 feet; Thence North 51°36'06" East, 171.70 feet; Thence with a curve to the left, with a radius of 1733.51 feet, 175.32 feet, to a point which bears North 48°19'18" East, 175.25 feet from the last said point; Thence South 37°12'39" East, 110.56 feet; Thence South 37°01'48" East, 143.79 feet; Thence South 89°00'31" West, 35.43 feet; Thence South 00°04'39" West, 208.81 feet; Thence North 89°05'10" East, 209.73 feet; Thence North 00°10'04" West, 629.18 feet; Thence North 88°59'44" East, 656.02 feet; Thence South 00°00'17" East, 1074.26 feet; Thence South 89°59'48" West, 319.95 feet; Thence South 00°39'38" West, 250.80 feet; Thence South 00°39'38" West, 1320.06 feet; Thence South 88°56'31" West, 329.96 feet; Thence South 88°48'06" West, 1314.89 feet; Thence South 88°56'51" West, 1135.34 feet to the POINT OF BEGINNING, containing 118.34 acres more or less and being subject to all rights of way and easements of record.

Approved PD Master Development Plan

Areas A, B, and K from the approved PD are proposed to be amended. No modifications are requested for the remaining areas in the PD.



Figure 1: Previously Approved PD Final Development Plan

Proposed PD Master Development Plan

Modifications to the ordinance are necessary as lots are being developed. Eight lots have been developed with more under design. The majority of the PD will remain as approved. The two proposed changes are highlighted below.



Figure 2: Proposed Modifications to the PD

Area A-B Approved & Proposed

The modifications to Areas A & B are as follows:

	Approved	Proposed
Area A	± 4.06 acres	± 4.32 acres
Area B	± 3.86 acres	± 2.69 acres

The uses of each area will not be modified. Area A will be slightly expanded and Area B will be reduced. The expansion of Area A will allow for expanded retail/commercial development on the Southwest Drive corridor. Total acreages differ from approved due to minor shifts in road alignments during site planning and construction.

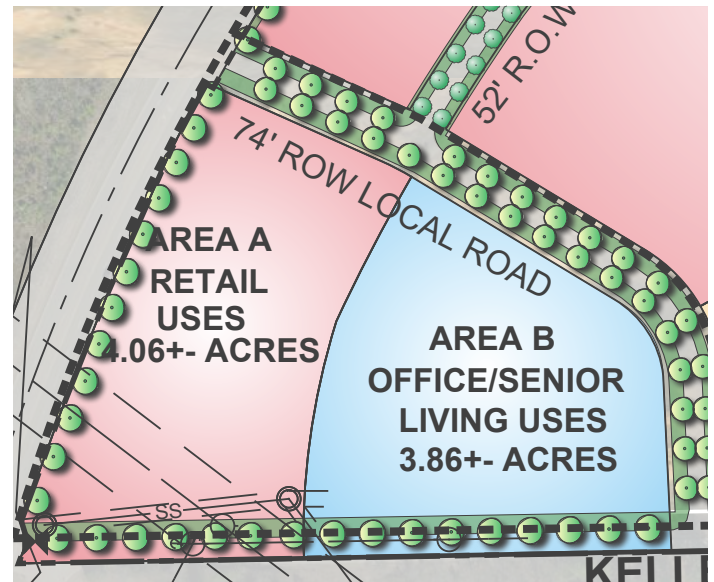


Figure 3: Approved Areas A & B



Figure 4: Proposed Areas A & B

Area K Approved & Proposed

The modification to Area K are shown in the table below:

Area K	Approved		Proposed	
	Condos, Townhomes, Multi-Family	Commercial	Condos, Townhomes, Multi-Family	Commercial
	± 12.14 acres	± 0.00 acres	± 4.08 acres	± 6.94 acres

The proposed commercial lots will front Southern Ridge Blvd, a new collector street that connects Southwest Drive, the PD site, and future development. These lots, located in Area K, will be governed by the same C-3 base zoning as other areas within the approved PD, which permits uses such as grocery stores. The largest of these lots is planned for a grocery store, providing a much-needed service to both the PD's residential areas and the broader community. Adjacent lots along Jaxon Dr. will remain designated for condos, townhomes, and multi-family housing. Minor shifts in road alignments during site planning and construction have resulted in slight changes to total acreages compared to the original approval.

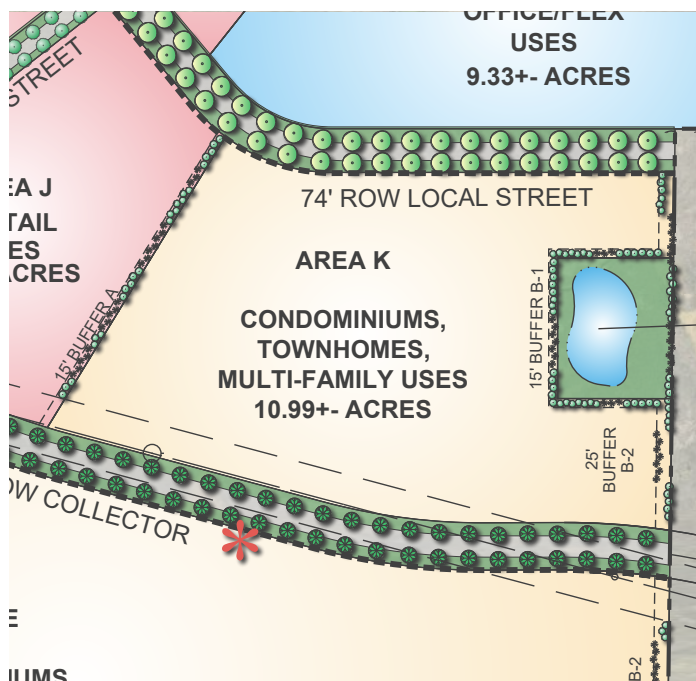


Figure 5: Approved Area K



Figure 6: Proposed Area K

Modified Development Guidelines

I. GENERAL

Proposed modifications to the PD are written below and marked in **red**. All other permitted uses, dimensional regulations, access and circulation, design criteria, etc for the project will remain the same as approved. The approved development guidelines have been listed below for reference.

- A. **Areas A, C, D, H, J, K, and L - The planned uses are limited to commercial and retail services arranged on separate lots, as regulated by the C-3 General Commercial District as modified herein.**
 - B. Area B - The planned uses are limited to office and assisted living services as regulated by the CR-1 Commercial Residence Mixed Use District.
 - C. Areas E and K - The planned uses are limited to multi-family residential as regulated by the RM-16 Residential Multifamily District, including condominiums, townhouses, and multi-family.
 - D. Area F - The planned uses are limited to self-storage facilities as regulated by the C-3 General Commercial District.
 - E. Area G, N and O - The planned uses are limited to common open space.
 - F. Area M - The planned uses are limited to office flex space.
 - G. All areas - Quasi-public facilities are allowed in all development areas. These uses may include churches, public or quasi-public amenity areas, schools, and public or quasi-public governmental facilities.
- and regulated in the C-3, General Commercial District as modified herein. The following uses are excluded:**
- 1. Adult entertainment
 - 2. Auto wrecking yards, salvage yards, and junkyards
 - 3. Cemetery
 - 4. Columbarium
 - 5. Funeral home
 - 6. Manufactured housing units
 - 7. Pawn shop
 - 8. Recreational vehicle park
- B. Office and Assisted Living Uses shall be permitted in Area B, as permitted and regulated in the CR-1 Commercial Residence Mixed Use District, as modified herein.
 - C. Commercial Uses shall be permitted in Areas D and J, as permitted and regulated in the C-3 General Commercial District, as modified herein.
 - D. Multi-family Residential Uses shall be permitted in Areas E and K, as permitted and regulated in the RM-16 Multifamily Residential District, as modified herein. Such uses include condominiums, townhouses, and multi-family.
 - E. Office and Commercial Uses shall be permitted in Area M as permitted and regulated in the C-4 Neighborhood Commercial District, as modified herein.
 - F. Common Open Spaces shall be provided in Areas G, N, and P as regulated herein.
 - G. Commercial Self-Storage Use shall be permitted in Area F, as permitted and regulated in the C-3 General Commercial District, as modified herein.
 - H. A Declaration of Covenants, Conditions and Restrictions, hereinafter the “Declaration” shall be applicable to all properties within the development and an Owner’s Association shall be maintained to assure that development is completed to assure that all

II. USES PERMITTED

- A. **Commercial Uses shall be permitted in Areas A, C, D, H, K, and L as permitted**

features and amenities of the community which are considered to be common assets are continuously maintained in a quality manner. Multiple declarations will be allowed within different areas.

III. BULK REQUIREMENTS

Development will be generally guided by the Outline Plan, Site Plan and Master Plan, and the area use descriptions provided above. Development of individual parcels will be specifically in compliance with the provisions for dimensional regulations, and access and circulation conditions provided below.

Each area is also designated with a Referenced District, referring to zoning districts in the Jonesboro Zoning Ordinance. Other restrictions not specifically addressed here, including but not limited to, setbacks, side and rear yards, minimum lot area, accessory uses and parking and loading shall be as defined in the Jonesboro Zoning Ordinance as applicable to the Reference District for the particular parcel in question. Where provisions of this agreement are in conflict with the above referenced Ordinance, these provisions shall apply. Where two (2) or more provisions of this agreement are in conflict, the more stringent of these provisions shall apply, unless an alternative is approved by the Planning Commission.

A. Maximum densities: Dwelling Units per Acre (DUA) and floor area ratio (FAR) for Areas and uses shall be as follows:

1. 0.25 FAR - Commercial Uses
2. 0.40 FAR - Office Uses
3. 0.50 FAR - Office/Distribution Use
4. 0.70 FAR - Hotel, Motel, or Hospital Uses
5. 16 DUA - Condominium, Townhouse, Multi-Family Residential, or Assisted Living Use

B. Minimum Setbacks for Non-Residential

Uses (Areas A, C, D, H, J, **K**, and L)

1. For buildings greater than 15 feet or one story in height, the minimum side and rear building setbacks as set forth below shall be increased 8 feet for each additional 15-foot increase in building height.
2. Minimum building setback from Southwest Drive shall be 25 feet.
3. Minimum building setback from Kellers Chapel Road shall be 25 feet.
4. Minimum building setback from minor collector streets shall be 25 feet.
5. Minimum building setback from all other public and private rights-of-way shall be 20 feet.
6. Minimum side yard shall be 10 feet unless adjacent to residential use, which shall be 15 feet.
7. Minimum rear yard shall be 20 feet unless adjacent to residential use, which shall have a rear yard of 25 feet.

C. Minimum Building Setbacks for Multi-Family Residential Uses (Areas E and K)

1. Minimum building setback from public rights-of-way shall be 25 feet.
2. Minimum building setback from private drives shall be 20 feet.
3. Maximum building height shall be 45 feet.
4. Minimum side yard adjacent to non-residential uses shall be 15 for single-story structures, 20 feet for two-story structures, and 30 feet for three-story or greater structures. Where adjacent to single-family residential use, the minimum side yard shall be 30 feet.
5. Minimum rear yard shall be 20 feet unless adjacent to single-family residential use, which shall have a rear yard of 35 feet.
6. Buildings with balconies and / or porticos are allowed to infringe into the setback zone with the balcony and / or portico no more than 10 feet.

D. Maximum building heights shall be as follows:

1. All Commercial uses: 35 feet
2. Office uses: 60 feet *
3. Hotel / Motel: 60 feet *
4. Hospitals: 60 feet *
5. All distribution or showroom uses: 50 feet
6. Multi-Family Residential uses: 45 feet

* For every one foot of additional setback from site perimeter and public roads, a gain of one-half foot in building height shall be allowed with a maximum height of 70 feet for non-residential structures.

- E. Minimum required site area for each non-residential use shall be in conformance with the Zoning Ordinance requirements and shall conform to the density requirements set forth in Condition III. A.
- F. Air conditioning, heating, electrical, and other mechanical and utility equipment shall be screened using architectural features, planting, fences, or other means from motorists on public rights-of-way and the site perimeter.
- G. Outdoor storage on Areas A, C, D, H, J, **K**, L, and M shall be buffered in public rights-of-way or adjacent residential properties.

IV. ROADS, ACCESS, AND CIRCULATION

- A. Southwest Drive shall be full improved 50 feet from the centerline. Improvements shall include sidewalks (or an alternative pedestrian system), street lighting, and relocation of utilities (if necessary).
- B. Kellers Chapel Road shall be dedicated and fully improved 40 feet from the centerline. Improvements shall include curb and gutter, sidewalks (or an alternative pedestrian system), street lighting, and relocation of utilities (if necessary).
- C. All internal public streets shall be dedicated

and improved in accordance with the Street Sections.

- D. The maximum number of curb cuts to Southwest Drive shall be eight (8), distributed as follows, with no curb cut located closer than 300 feet from the intersection with Kellers Chapel Road:
 1. Area A: 1
 2. Area C: 3
 3. Area H: 2
 4. Area L: 2
- E. The maximum number of curb cuts to Kellers Chapel Road shall be five (5), distributed as follows:
 1. Area A: 1
 2. Area B: 1
 3. Area F: 2
 4. Area G: 1
- F. For all other streets, the number and location of curb cuts to parcels shall be subject to the approval of the City Engineer.
- G. Parking and loading spaces shall be in accordance with the Zoning Ordinance requirements. Except that common parking areas may be approved on Final Plans serving several uses which have variations in the accumulation of vehicles and have relationships between land uses that result in multiple visits to different uses in the same trip, based on the Urban Land Institute's Shared Parking formula. Common loading space(s) shall be in accordance with the anticipated intensity of use of the loading space(s) for the various uses. Both parking and loading requirements shall be subject to the approval of the Planning Commission.
- H. All public improvements required herein shall be made to the specifications of the City of Jonesboro.
- I. All private drives shall be constructed to meet applicable Subdivision Regulations and shall provide a minimum pavement width of twenty-four (24) feet, exclusive of curb and gutter

except where modified herein.

- J. All private drives and alleys shall remain private and maintained by the Owner's Association in perpetuity. Full Disclosure shall be made through the private covenants regarding the private status, and maintenance responsibilities, of all alleys and private drives.
- K. All development within Areas A, C, D, F, H, J, **K**, and L shall interconnect in such a manner that interchange between parcels will not require access on Southwest Drive or Kellers Chapel Road.
- L. All utility and pedestrian easements shall be delineated on the Final Plan.
- M. A five-foot utility easement shall be placed along property lines as needed to service development.
- N. The placement and location of utilities within the development, excepting those along Southwest Drive and Kellers Chapel Road, shall be underground.

V. LANDSCAPING, SCREENING, OPEN SPACE

- A. Streetscape areas along Southwest Drive shall be a minimum of 25 feet in width, which includes a green buffer, 6-foot sidewalk, and utility corridor within the right-of-way.
- B. Streetscape areas along Kellers Chapel Road shall be a minimum of 20.5 feet in width (see streetscape plate).
- C. Streetscape areas along internal drives shall adhere to the Streetscape Plates indicated on the Outline Plan, (see plates).
- D. A minimum 15-foot wide Buffer Yard A shall be provided between all commercial and residential uses.
- E. A minimum 15-foot wide Buffer Yard B-1 shall be provided where multi-family residential use adjoins single-family and common open space uses. Where shared

use paths are indicated in the buffer yard separating single-family residential and multi-family residential uses, a minimum 25-foot wide Buffer Yard B-2 shall be provided.

- F. All parking shall be screened from public and private streets with low-growing shrubs and / or berms in conformance with the Street Plates. Landscaping internal to the parking lots shall be provided at a minimum ratio of three hundred (300) square feet of landscaping area and one (1) shade tree per every twenty (20) parking spaces. Landscape areas with twenty (20) or more parking spaces should not be less than two hundred (200) square feet in area in any single location and should be located so that no parking space is further than seventy-five (75) feet from a shade tree. Modifications may be approved by the Planning Commission. Area O is exempt from this requirement.
- G. All construction and improvements within the development shall be in compliance with erosion and sediment control guidelines and ordinances of the City of Jonesboro.
- H. All required landscaping shall not conflict with any existing easements.
- I. Refuse containers and loading areas shall be screened from view of adjacent public roadways and residential properties.

VI. SIGNS

- A. All signs shall be designed, located, and constructed in accordance with a comprehensive sign plan submitted to and approved by the Planning Commission.
- B. The minimum sign setback from any public right-of-way shall be 15 feet, excluding directional and stop signs.
- C. Portable and temporary signs shall not be permitted except temporary construction signs approved by the City of Jonesboro.
- D. Off-premise, advertising, and billboard signs shall not be permitted.

VII. Stipulations

- A. That the proposed site shall satisfy all requirements of the City Engineer, all requirements of the current Stormwater Drainage Design Manual and Flood Plain Regulations regarding any new construction.
- B. A final site plan subject to all ordinance requirements shall be submitted, reviewed, and approved by the Planning Department, prior to any redevelopment of the property.
- C. Any change of use shall be subject to Planning Department approval in the future.
- D. A final site plan illustrating compliance with site requirements for parking, signage, landscaping, fencing, buffering, outdoor storage, dumpster enclosure, sidewalks etc. shall be submitted to the Planning Department prior to any redevelopment.
- E. The Rezoning will have to comply with all the Planned Development District Standards.
- F. The City will allow three permanent roads and up to five temporary driveways along Southwest Drive until such time as a traffic signal is installed by the developer at Drive "E". At that time, any driveway in conflict with the traffic signal shall be removed by the developer. All such, permanent and temporary drives shall meet the spacing and other requirements set forth in the City's Access Management Ordinance, including the need for deceleration lanes or tapers.

Street Sections and Buffer Yards

No modifications are proposed to the approved street sections and buffer yards. Parking on streets will not be allowed.

Character Images

Multi-Family Uses



Retail / Commercial



Office

