



SOUTHERN HILLS PLANNED DEVELOPMENT

JONESBORO, ARKANSAS

APRIL, 2020

PREPARED FOR:

SOUTHERN HILLS REAL ESTATE, LLC
2110 FAIR PARK BOULEVARD, SUITE E
JONESBORO, ARKANSAS 72401

PREPARED BY:



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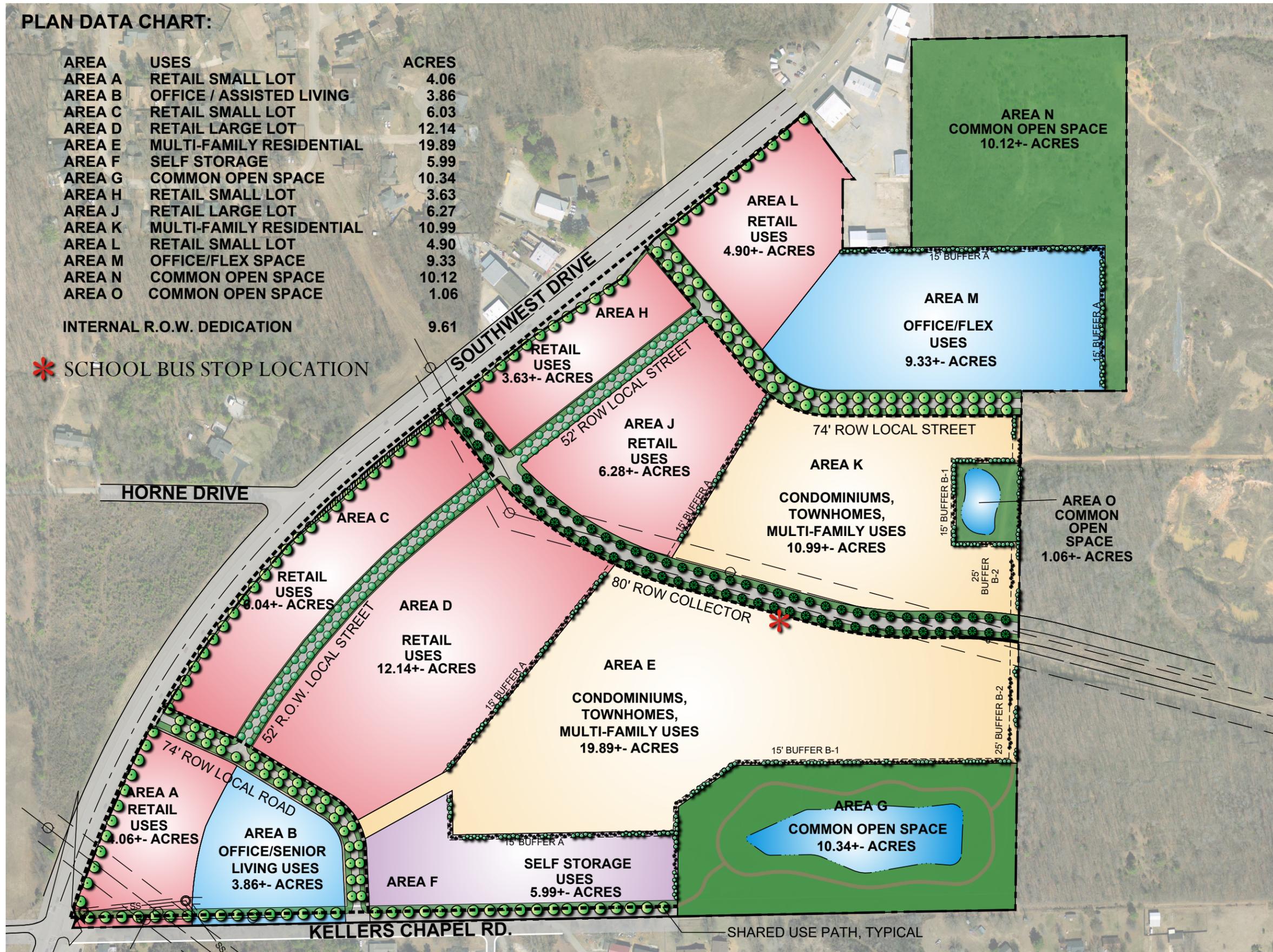
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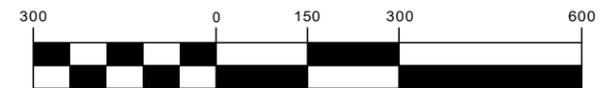
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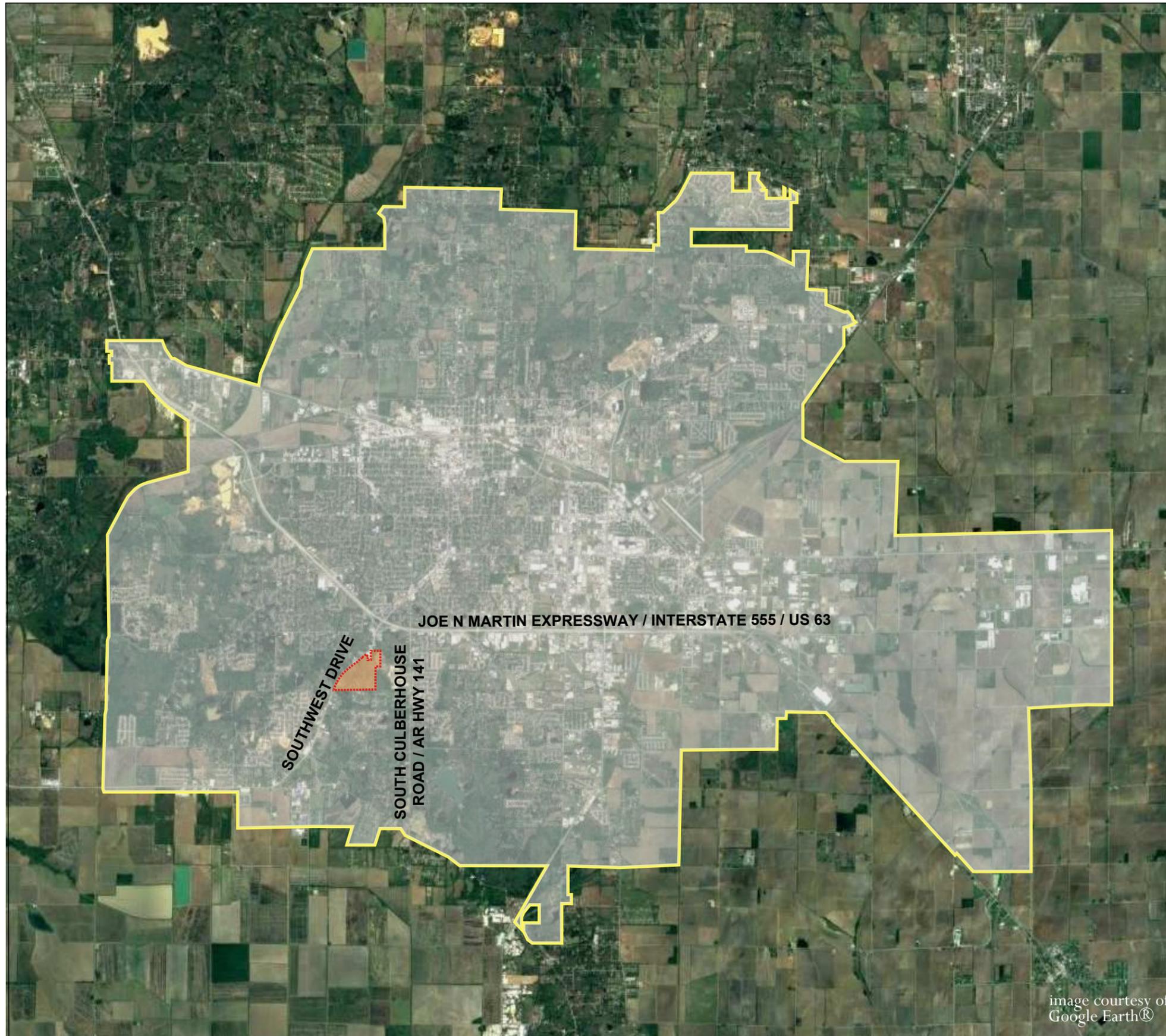
GRAPHIC SCALE



(IN FEET)
1 inch = 300 ft.

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II. General Statement

Southern Hills Real Estate, LLC, hereinafter called the "Developer," proposes a planned development for the nearly 120 acres described in the Legal Description as a peaceful community located at a prominent intersection in southwest Jonesboro, Arkansas. The overall development is envisioned as an interconnected community, where a system of 10-foot wide public trails and 6-foot wide public sidewalks provide pedestrian access. Two sizeable open spaces are planned at the edges of the community, providing significant water features that also provide detention of storm water runoff.

It is the intent and goal of the Developer to unify the neighborhood setting through similar architectural designs and guidelines, interconnecting pedestrian ways and roadways, and consistent landscaping. It is also the intent of the Developer to create a pedestrian-friendly, family-focused community with a character distinct from conventional developments in the area.

The map at the left illustrates the site location within the context of the Jonesboro city limits.

Regional Map

Vicinity Map



GRAPHIC SCALE



(IN FEET)
1 inch = 1000 ft.

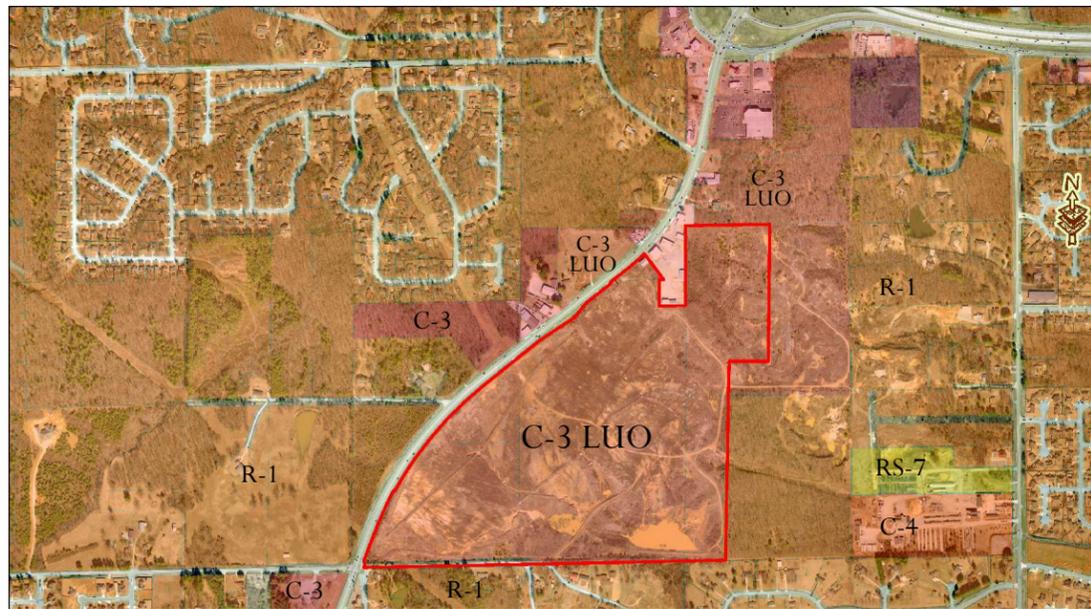
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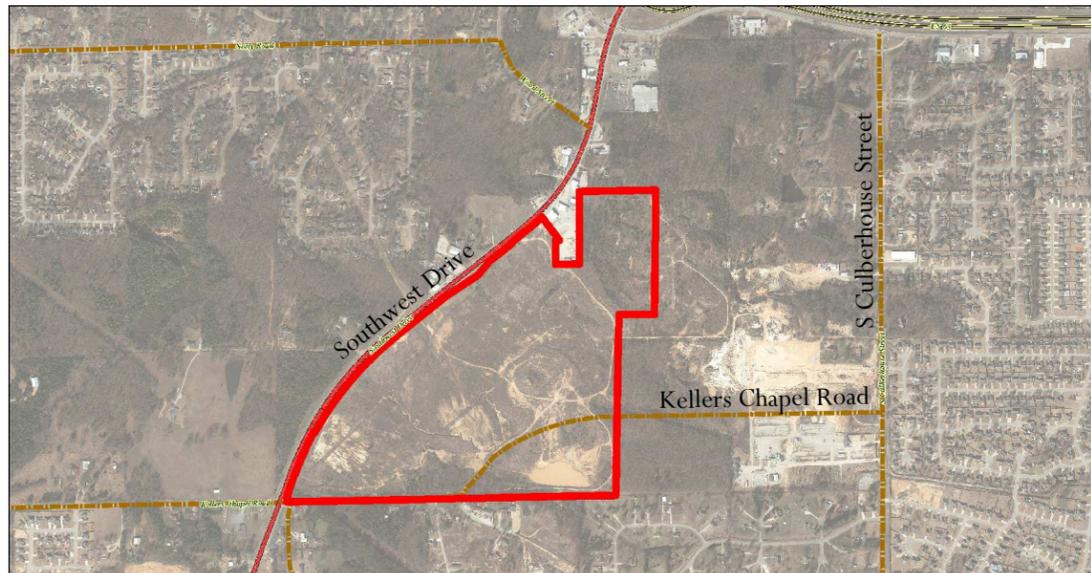
III. Legal Description

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:

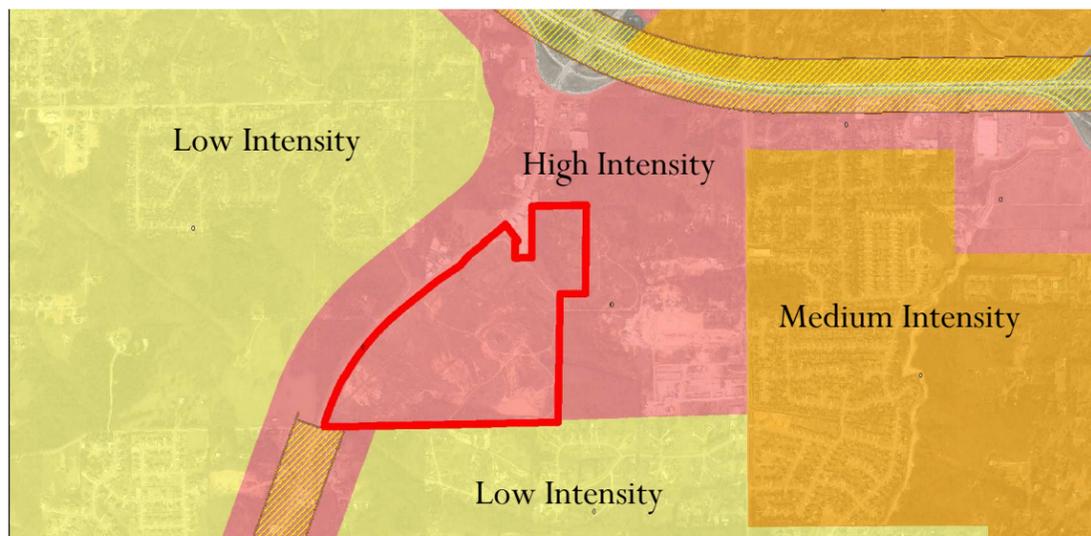
COMMENCING at the Southwest corner of the Northwest Quarter of the Southwest Quarter of said Section 36; thence North $88^{\circ}56'51''$ East, 181.29 feet to the POINT OF BEGINNING; Thence North $00^{\circ}44'51''$ West, 24.89 feet; Thence North $87^{\circ}12'05''$ West, 68.02 feet; Thence North $16^{\circ}47'37''$ West, 24.92 feet; Thence North $19^{\circ}52'49''$ East, 148.99 feet; Thence North $21^{\circ}32'46''$ East, 163.36 feet; Thence North $23^{\circ}49'52''$ 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 $28^{\circ}11'21''$ East, 92.83 feet from the last said point; Thence South $61^{\circ}02'05''$ 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 $32^{\circ}07'04''$ East, 307.27 feet from the last said point; Thence North $37^{\circ}17'30''$ East, 129.76 feet; Thence North $37^{\circ}24'18''$ East, 59.69 feet; Thence North $41^{\circ}11'15''$ East, 196.50 feet; Thence North $45^{\circ}10'17''$ East, 196.38 feet; Thence North $49^{\circ}17'02''$ East, 202.12 feet; Thence North $51^{\circ}19'12''$ East, 568.98 feet; Thence North $56^{\circ}40'44''$ East, 113.17 feet; Thence North $56^{\circ}38'48''$ East, 209.43 feet; Thence North $40^{\circ}22'27''$ East, 156.89 feet; Thence North $51^{\circ}36'11''$ East, 247.58 feet; Thence North $38^{\circ}23'54''$ West, 10.00 feet; Thence North $51^{\circ}36'06''$ 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 $48^{\circ}19'18''$ East, 175.25 feet from the last said point; Thence South $37^{\circ}12'39''$ East, 110.56 feet; Thence South $37^{\circ}01'48''$ East, 143.79 feet; Thence South $89^{\circ}00'31''$ West, 35.43 feet; Thence South $00^{\circ}04'39''$ West, 208.81 feet; Thence North $89^{\circ}05'10''$ East, 209.73 feet; Thence North $00^{\circ}10'04''$ West, 629.18 feet; Thence North $88^{\circ}59'44''$ East, 656.02 feet; Thence South $00^{\circ}00'17''$ East, 1074.26 feet; Thence South $89^{\circ}59'48''$ West, 319.95 feet; Thence South $00^{\circ}39'38''$ West, 250.80 feet; Thence South $00^{\circ}39'38''$ West, 1320.06 feet; Thence South $88^{\circ}56'31''$ West, 329.96 feet; Thence South $88^{\circ}48'06''$ West, 1314.89 feet; Thence South $88^{\circ}56'51''$ 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.



Current Zoning Map



2017 Master Street Plan



2018 Land Use Plan

IV. Relationship to City Plans

Southern Hills is currently located in a C-3 LUO (General Commercial with Limited Use Overlay) Zoning District. Surrounding parcels are currently zoned C-3 LUO, C-3 (General Commercial District), and RS-1 (Single-Family Residential District).

The Future Land Use Plan identifies the use of the property as a High Intensity Development area. The 2017 Master Street Plan identifies Southwest Drive as a Principal Arterial roadway, and Keller's Chapel Road as a Collector.

In keeping with these planning documents, the Developer proposes mixed-use development, including individual retail lots proposed along Southwest Drive, larger-scale retail centers with large anchors in organized development areas behind the individual retail lots, and multi-family residential tracts.

The Master Development Plan, illustrated on page 1, identifies the proposed use areas. The small-lot retail areas will provide convenient locations for restaurants, convenience stores, and other retail establishments appealing to travelers. Large-lot areas are to be developed as unified shopping centers, anchored by large-scale retail stores.

Buffers separate the retail uses from the multi-family development areas, and will be connected to large open spaces at the north and south development boundaries through a system of pedestrian trails and sidewalk system. Multi-family residential, including condominiums, townhomes, multi-family homes, and open space use areas, are proposed adjacent to existing residential uses east and south of Southern Hills.

V. Development Guidelines

I. GENERAL STATEMENT

The Outline Plan shall serve as the general land use and transportation plan for development of the site. It is understood that internal roadways may be adjusted somewhat to take advantage of topographic, design, and other considerations. It is not intended as a blueprint for buildings, bulk standard, or specific roadway circulation.

The purpose of this preliminary General Statement is to set forth the conceptual vision of Southern Hills as depicted in the Outline Plan. The actual permitted uses, dimensional regulations, access and circulation, design criteria, etc. for the project shall at all times be governed by these Conditions of Approval and the Southern Hills Declaration of Covenants, Conditions and Restrictions, to which specific reference must be made.

The project will contain a mix of uses which not only reflects the demands of the community market but exemplifies the needs and desires of the residents of Jonesboro. It is anticipated that the various areas may be developed as depicted on the Site Plan, to-wit:

A. Areas A, C, D, H, J, 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.

II. USES PERMITTED

A. Commercial Uses shall be permitted in Areas A, C, H, and L as permitted and regulated in the C-3, General Commercial District as modified herein. The following uses are excluded:

Adult entertainment
Auto wrecking yards, salvage yards, and junkyards
Cemetery
Columbarium
Funeral home
Manufactured housing units
Pawn shop
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 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. For all Commercial Uses	0.25 FAR
2. For all Office Uses	0.40 FAR
3. For Hotel or Motel Uses	0.70 FAR
4. For Hospital Use	0.70 FAR
5. For Office/Distribution Use	0.50 FAR
6. For Condominium/Townhouse /Multi-Family Residential Use	16 DUA
7. For Assisted Living Residential Use	16 DUA

B. Minimum Setbacks for Non-Residential Uses (Areas A, C, D, H, J, 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.
- E. 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.
- F. 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.
- G. 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.
- H. Outdoor storage on Areas A, C, D, H, J, L, and M shall be buffered so as not to be visible from 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, 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.

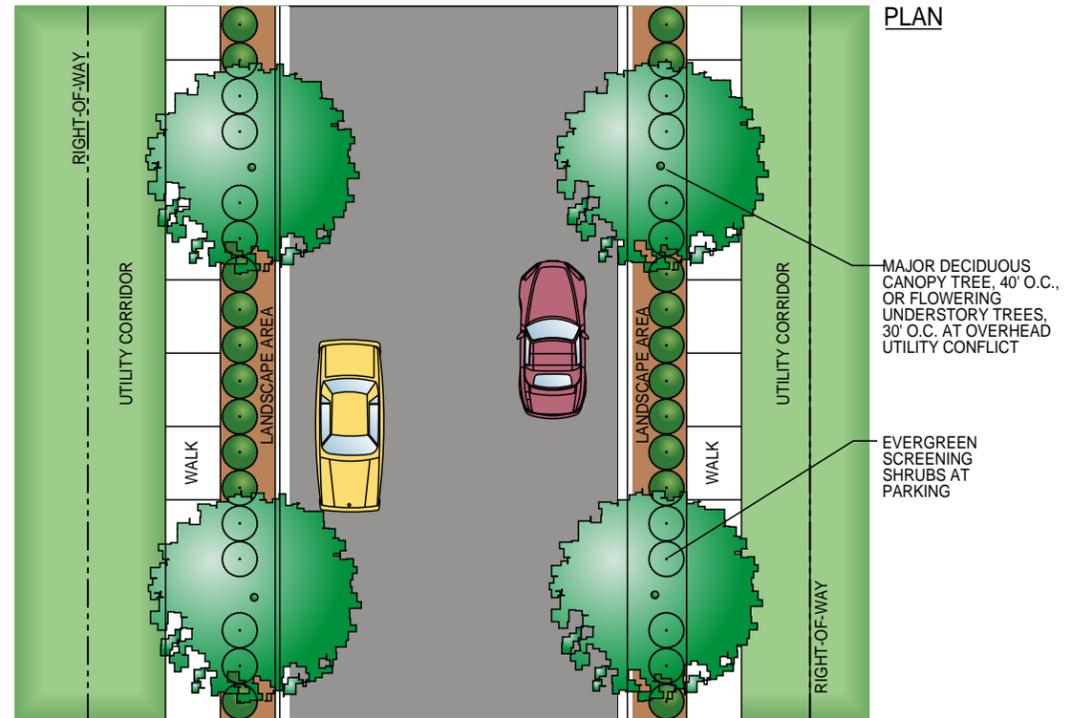
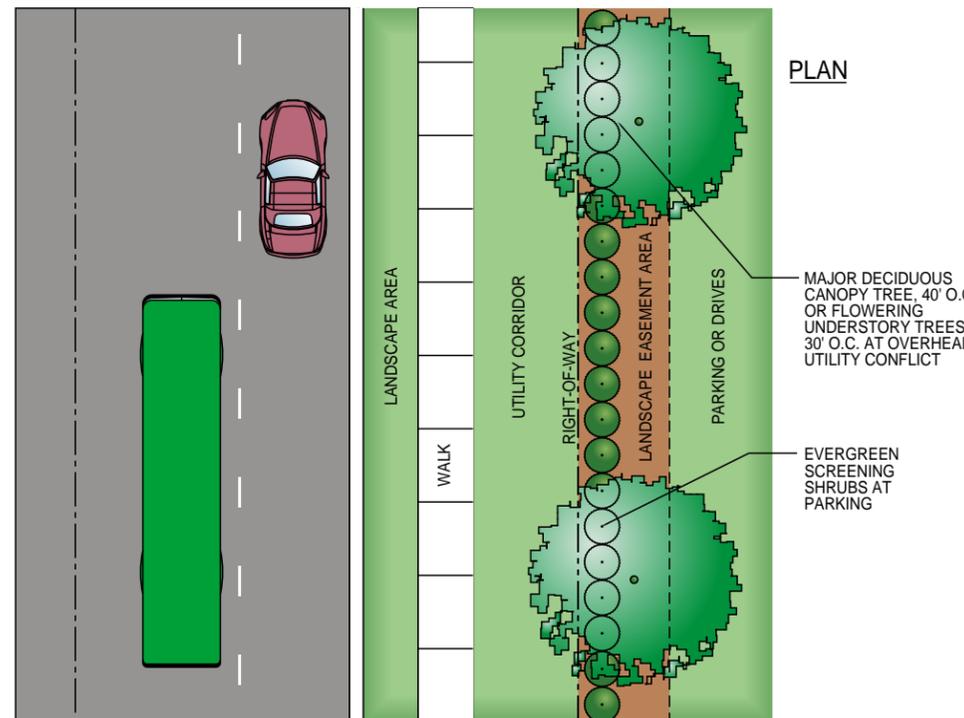
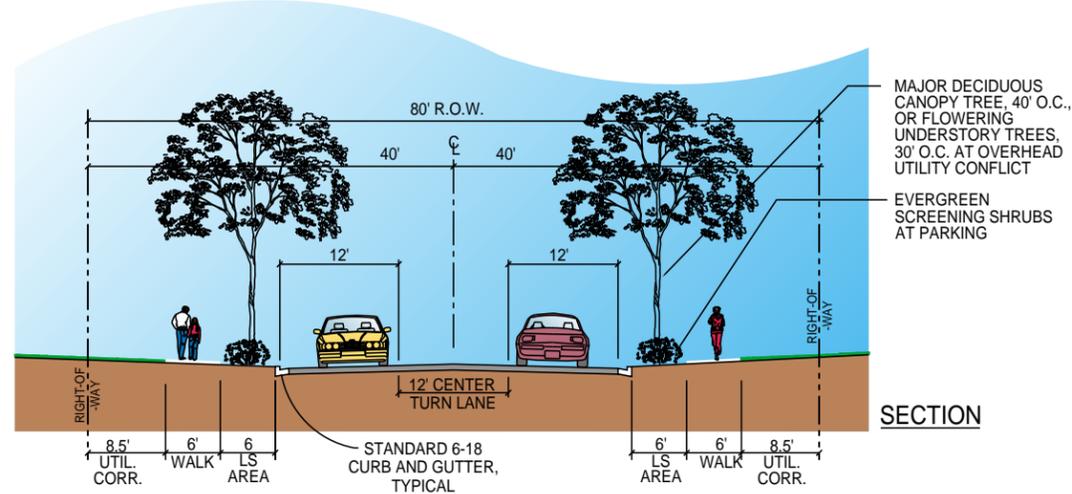
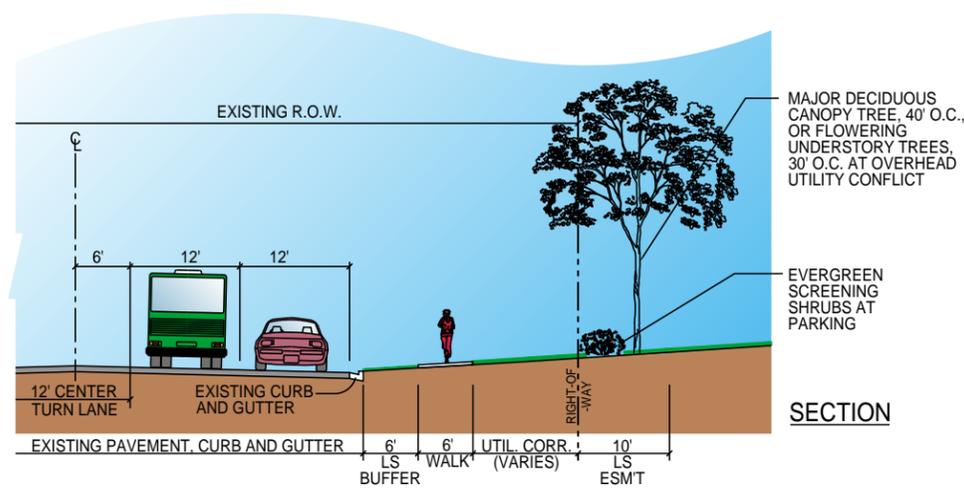
VI. SIGNS

- 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.

VI. Street Sections and Buffer Yards

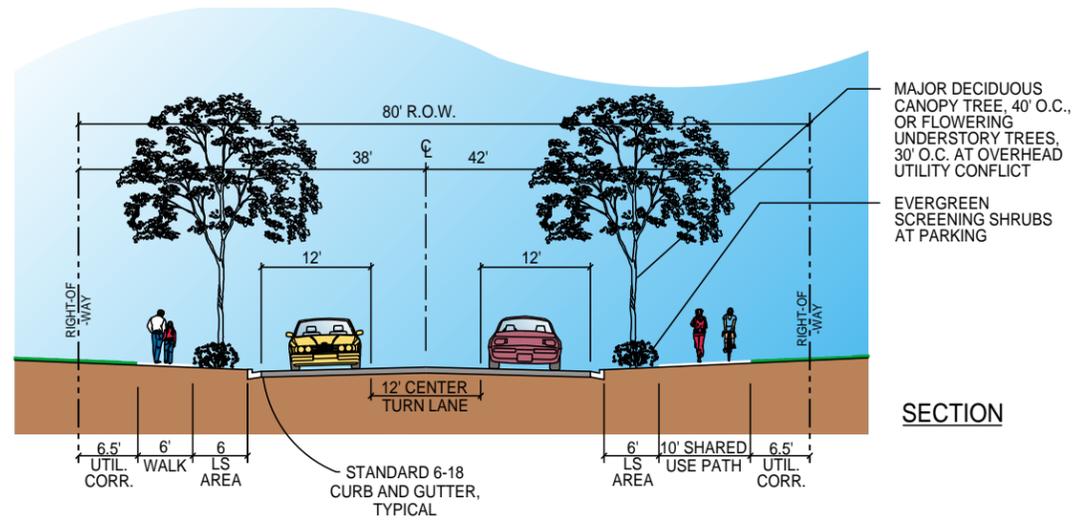
Street sections have been developed to ensure uniformity of appearance in the streetscape throughout the development area. Exhibits depicted here illustrate the location of key elements, such as pedestrian paths and sidewalks, location of screening elements, and the dimensions and configuration of the traffic lanes.

Buffer yards have also been designed to provide separation between retail and residential uses, and between intensive residential and single-family uses. The location of the buffer yards is shown on the Master Development Plan, and the sections here provide an indication of their content.

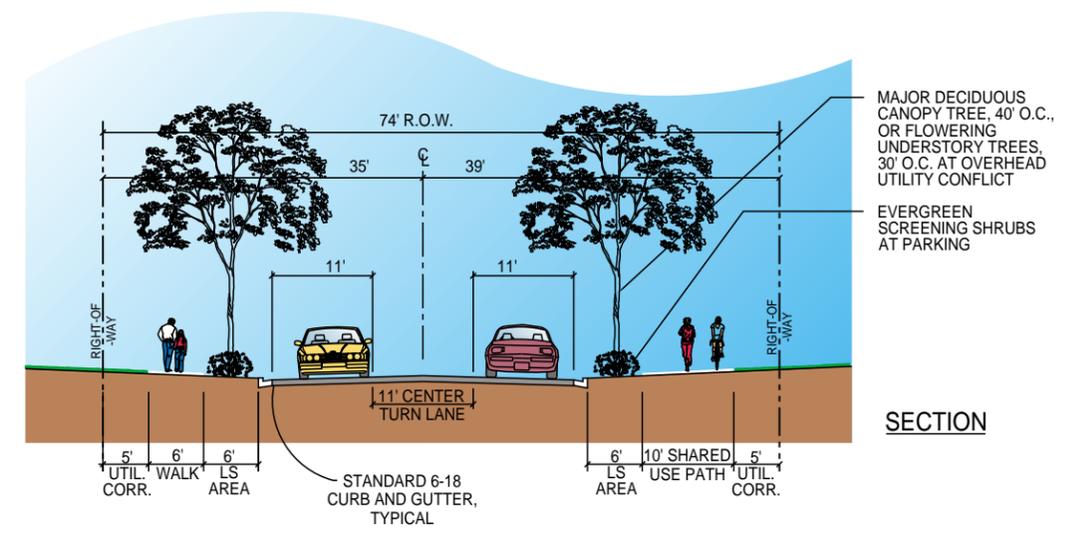


SOUTHWEST DRIVE STREET PLATE
100' RIGHT-OF-WAY

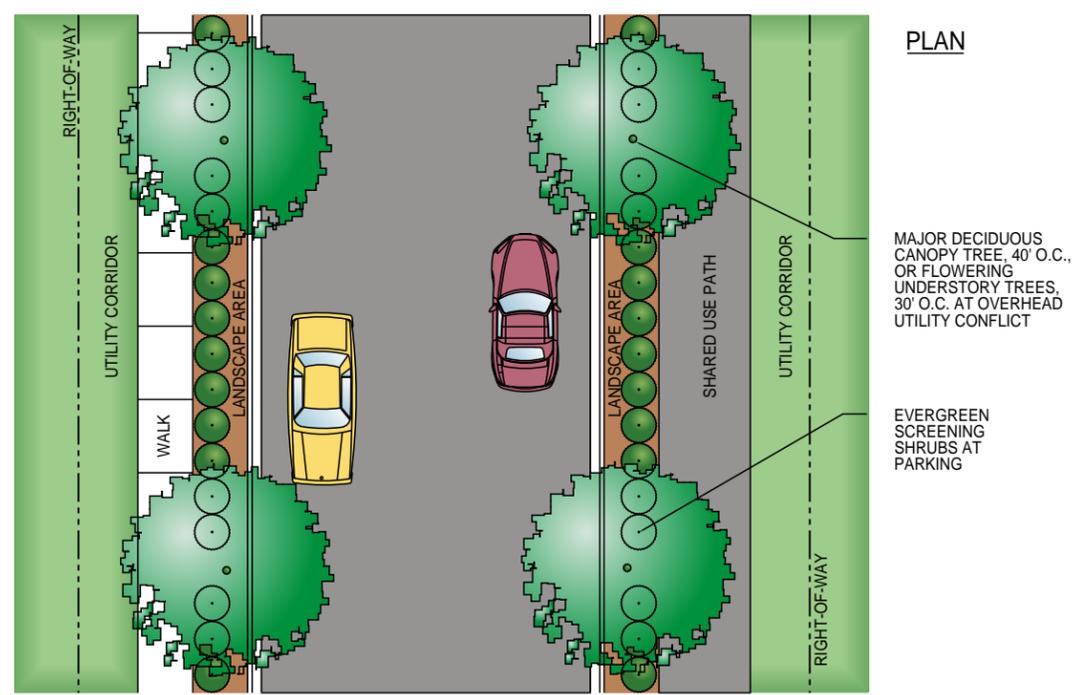
KELLERS CHAPEL ROAD STREET PLATE
80' RIGHT-OF-WAY



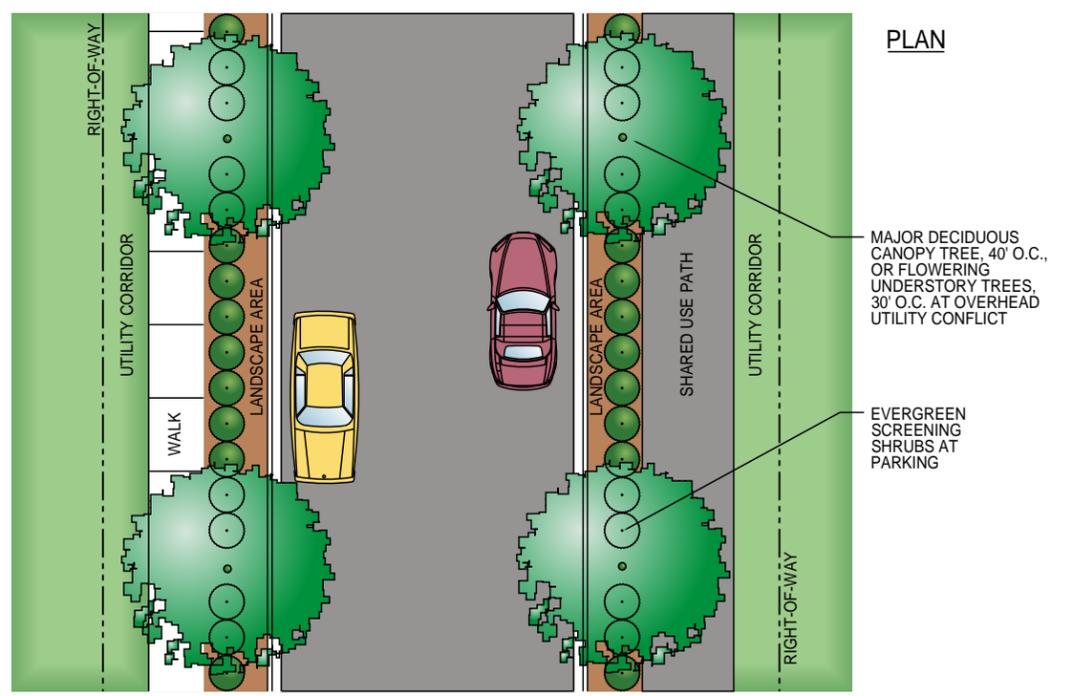
SECTION



SECTION



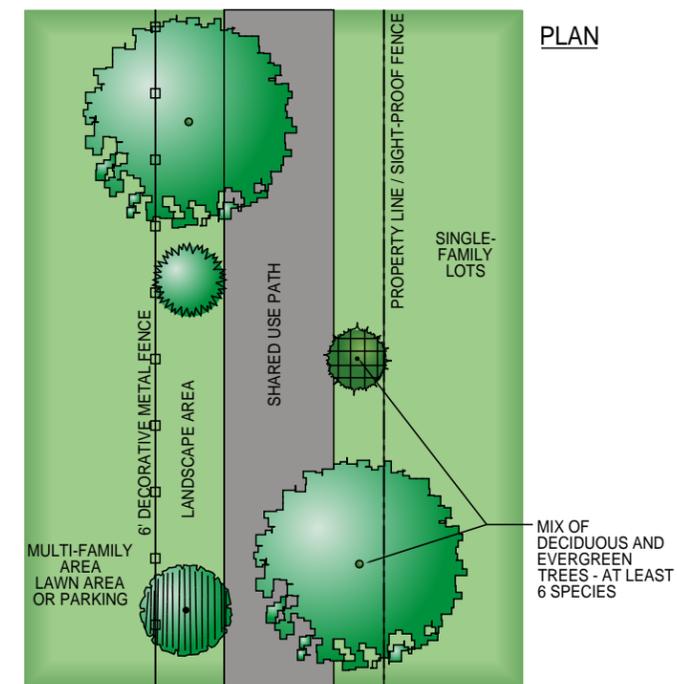
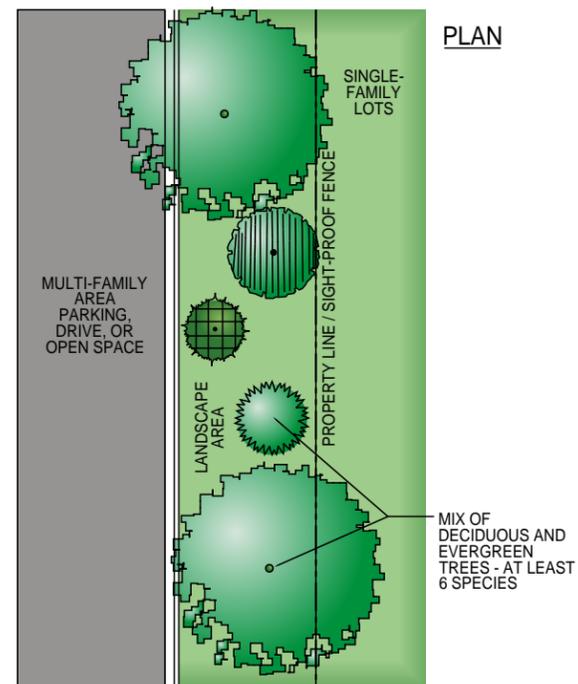
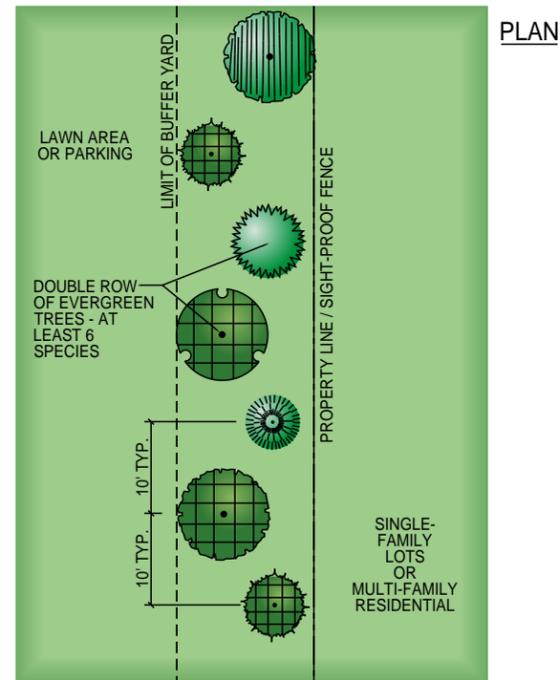
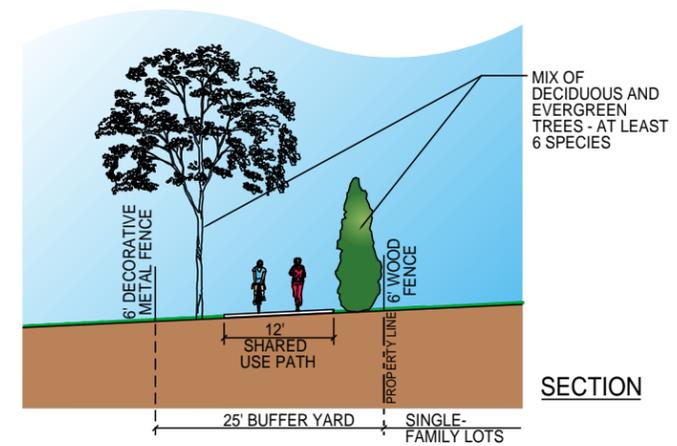
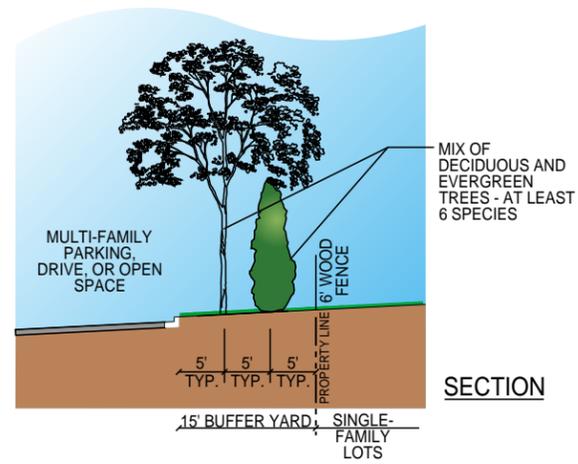
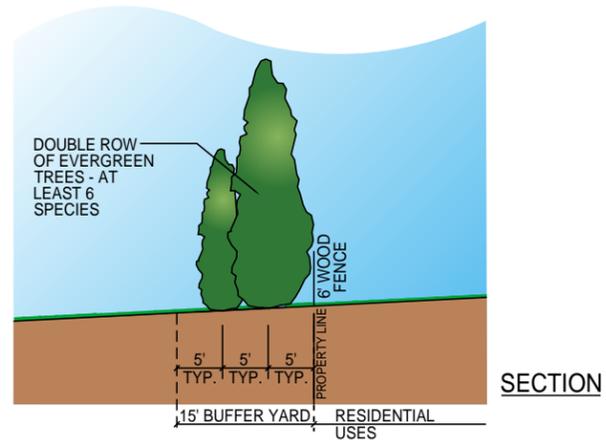
PLAN



PLAN

COLLECTOR STREET PLATE
80' RIGHT-OF-WAY

LOCAL STREET PLATE
74' RIGHT-OF-WAY



15' BUFFER YARD PLATE A

15' BUFFER YARD PLATE B-1

25' BUFFER YARD PLATE B-2

VII. Character Images

Multi-Family Uses



SOUTHERN HILLS
PLANNED DEVELOPMENT
JONESBORO, ARKANSAS

VII. Character Images

Retail Uses



SOUTHERN HILLS
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