



July 13, 2026

Mr. Derrel Smith
Director of Planning and Zoning
City of Jonesboro
300 S Church Street
Jonesboro, AR 72401

**RE: REQUEST FOR REZONING
PORTIONS OF PARCELS 01-143363-06100 AND 01-143363-06200
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Mr. Carroll Caldwell and Southern Hills Apartments Development, LLC., we are pleased to submit this rezoning request. The subject property is located on the south side of the extension of Southern Ridge Blvd. approximately 950 linear feet east of Southwest Drive. The property is currently zoned PD-M Multi-Family and contains 20.05 Acres. We are requesting PD-M Commercial Zoning for 7.46 acres of this property.

We are basing our request on the need for commercial properties to support the growing number of single family and multi-family residents in the area. As required on the Rezoning Application, we are submitting the following information:

1. The property was Zoned PD-M Multi-Family at the time the current owner purchased it.
2. The purpose of the rezoning is to provide commercial and retail services to the Southwest region of Jonesboro.
3. The property would be developed with small scale, less intense commercial and retail services to provide for the surrounding residences.
4. We anticipate the development of commercial and retail lots. Lot count and sizing will be determined at a later date.
5. The Future Land Use Plan calls for this area to be high intensity. Our proposal is consistent with the Comprehensive Plan.
6. The proposed rezoning would provide the necessary retail and commercial services to support residential uses.
7. The proposed rezoning is compatible with adjacent multifamily uses. The lots within the proposed rezoning will have frontage along a 3-lane street.
8. The property could be developed under its current zoning, but the rezoning requested provides support facilities that would be the highest and best use for development of the property.
9. The adjacent properties are vacant and are owned by the applicant. The proposed rezoning will be developed with compatible and complimentary materials, lighting, landscaping, etc. The lots proposed with this request do not abut existing single-family homes.
10. The property has never been developed or utilized for development.
11. Existing infrastructure serves this development with adequate capacity. Sidewalks, trails, and a large common open green space are already established. Southern Ridge Boulevard provides access to fire, police, and medical services.
12. Development is anticipated to begin within four months of rezoning approval.



- 13. Adjacent properties are vacant
- 14. This application is not for a Limited Use Overlay.

As always, we look forward to working with the City of Jonesboro and appreciate your consideration of our request. If there is anything you may need to assist in the review of our application, please do not hesitate to contact me.

Sincerely,

Crafton Tull

Jeremy Bevill, PE, CFM
Project Manager/Civil Engineer

Cc: Mr. Carroll Caldwell



Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA
PLANNING COMMISSION
Jonesboro, Arkansas

Meeting Date: _____ Date Received: _____
Meeting Deadline: _____ Case Number: _____

LOCATION:

Site Address: 1411 Southern Ridge BLVD

Side of Street: South between Southern Ridge Blvd and Kellers Chapel Road

Quarter: SE Section: 36 Township: 14N Range: 3E

Attach a survey plat and legal description of the property proposed for rezoning. A Registered Land Surveyor must prepare this plat.

SITE INFORMATION:

Existing Zoning: PD-M Multi-family Proposed Zoning: PD- M Commercial

Size of site (square feet and acres): 7.5 Acres +/- Street frontage (feet): 1,050'

Existing Use of the Site: Vacant

Character and adequacy of adjoining streets: Southwest Drive (Principal Arterial) is 5-lane Hwy

Does public water serve the site? Yes 12" Water main is on property.

If not, how would water service be provided? N/A

Does public sanitary sewer serve the site? Yes, existing sewer is in-place.

If not, how would sewer service be provided? N/A

Use of adjoining properties:

North Vacant

South Vacant

East Vacant

West Vacant

Physical characteristics of the site: Land sloping south-east.

Characteristics of the neighborhood: Commercial

Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Area Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is on the public meeting schedule. The Planning staff must determine that the application is complete and adequate before it will be placed on the MAPC agenda.

REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

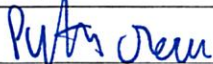
- (1). How was the property zoned when the current owner purchased it?
PD-M Multi-family
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
To provide commercial and retail services.
- (3). If rezoned, how would the property be developed and used?
Commercial Development.
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?
Approximately 75,000 sft. of commercial buildings.
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?
Yes, this section of Southwest Drive is High Intensity.
- (6). How would the proposed rezoning be the public interest and benefit the community?
By providing necessary retail and commercial services.
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?
The subject property is adjacent to multi-family and commercial zoning.
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?
Current housing demands.
- (9). How would the proposed rezoning affect nearby property including impact on property value, traffic, drainage, visual appearance, odor, noise, light, vibration, hours of use or operation and any restriction to the normal and customary use of the affected property.
The rezoning and future development should have a positive impact on adjacent properties.
- (10). How long has the property remained vacant?
Property has always been vacant.
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?
Any impacts can be mitigated through the design phase.
- (12). If the rezoning is approved, when would development or redevelopment begin?
Within 4 months.
- (13). How do neighbors feel about the proposed rezoning? Please attach minutes of the neighborhood meeting held to discuss the proposed rezoning or notes from individual discussions. *If the proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.*
Adjacent properties are vacant.
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.

OWNERSHIP INFORMATION:

All parties to this application understand that the burden of proof in justifying and demonstrating the need for the proposed rezoning rests with the applicant named below.

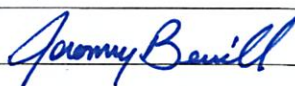
Owner of Record:

I certify that I am the owner of the property that is the subject of this rezoning application and that I represent all owners, including spouses, of the property to be rezoned. I further certify that all information in this application is true and correct to the best of my knowledge.

Name: Southern Hills Apartments Development LLC.
Address: 2704 S. Culberhouse
City, State: Jonesboro, AR ZIP 72401
Telephone: 870-935-7800
Facsimile: N/A
Signature: 

Applicant:

If you are not the Owner of Record, please describe your relationship to the rezoning proposal:

Name: Jeremy Bevill, PE
Address: 335 West Parker Road
City, State: Jonesboro, AR ZIP 72404
Telephone: 870-203-7876
Facsimile: N/A
Signature: 

Deed: *Please attach a copy of the deed for the subject property.*

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