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January 18, 2021

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

**RE: REQUEST FOR REZONING
PORTION OF PARCEL 01-143364-00200
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Mr. Carroll Caldwell and Southern Hills Real Estate, 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 2,500 linear feet east of Southwest Drive. The property is currently zoned R-1 and contains 29.78 Acres. We are requesting C-3 LUO General Commercial Zoning for 5.73 acres of this property. The following uses will be prohibited with this C-3 LUO District: Adult Entertainment, Cemetery, Pawn Shops, and Vehicle Repair.

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 and is Zoned R-1 at the time the current owner purchased it.
2. The purpose of the rezoning is to provide the necessary services for the growing single family and multi-family residences in the area.
3. The property would be developed with small scale, less intense retail to serve the residences in the area. Development would be similar to Windover Road between Enterprise Drive and Ritter Drive. That 1,500' portion of Windover Road has commercial development on the south side of the street and single family residential on the north side.
4. We anticipate there to be 5 retail lots that range in size from 0.44 acres to 1.10 acres.
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 services to support residential uses.
7. The proposed rezoning is compatible with adjacent multifamily and office uses. The lots within the proposed rezoning will have frontage along a 3-lane street.

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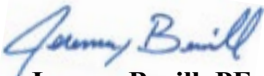
8. The property could be developed under its current zoning but the rezoning requested provides for support facilities and would be the highest and best use for development of the property. The existing powerline right-of-way and 3-lane street improvements are better suited for commercial uses. Our concept does not allow single family residential driveways access to the 3-lane street.
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 5 commercial 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 will be extended to serve this development with adequate capacity. A large common open green space, sidewalks, and trails were recently approved with the Southern Hills Planned Development to serve this area. The future street connection to Culberhouse will provide police, fire, and medical services desirable connectivity.
12. Anticipated development activities would begin in the summer of 2021.
13. A neighborhood meeting has not been held at this time due to Covid-19; however, we have mailed adjacent property owners the concept plan and a questionnaire to solicit input/comments for this rezoning request.
14. This Limited Use Overlay (LUO) C-3 rezoning request allows the following uses:
 - a. Animal Care, General
 - b. Animal Care, Limited
 - c. Auditorium or Stadium
 - d. Automated Teller Machine
 - e. Bank or Financial Institution
 - f. Bed and Breakfast
 - g. Carwash
 - h. Church
 - i. College or University
 - j. Communication Tower
 - k. Construction Sales and Service
 - l. Retail/Service
 - m. Safety Services
 - n. School, Elementary, Middle, and High
 - o. Service Station
 - p. Sign, Off-Premises
 - q. Utility, Major
 - r. Utility, Minor
 - s. Vehicle and Equipment Sales
 - t. Vocational School
 - u. Warehouse, residential (Mini) Storage

- v. Vehicular and Equipment Storage Yard
- w. Convenience Store
- x. Day Care, Limited
- y. Day Care, General
- z. Funeral Home
- aa. Golf Course
- bb. Government Service
- cc. Hospital
- dd. Hotel or Motel
- ee. Indoor Firing Range
- ff. Library
- gg. Medical Marijuana Cultivation Center
- hh. Medical Marijuana Dispensary
- ii. Medical Service/Office
- jj. Museum
- kk. Nursing Home
- ll. Office, General
- mm. Parking Lot, Commercial
- nn. Parks and Recreation
- oo. Pharmacy
- pp. Post Office
- qq. Recreation/Entertainment, Indoor
- rr. Recreation/Entertainment, Outdoor
- ss. Recreational Vehicle Park
- tt. Restaurant, Fast-Food
- uu. Restaurant, General

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

FISHER & ARNOLD, INC.



Jeremy Bevill, PE, CFM
Project Manager/Civil Engineer

Cc: Mr. Carroll Caldwell