



## FISHER ARNOLD

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April 7, 2020

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

**RE: PLANNED DEVELOPMENT APPLICATION  
SOUTHERN HILLS PLANNED DEVELOPMENT  
JONESBORO, ARKANSAS**

Dear Mr. Smith:

On behalf of Southern Hills Real Estate, LLC and Mr. Carroll Caldwell, we are pleased to submit this Application for a Planned Development. The subject property is located on the east side of Southwest Drive and north of Kellers Chapel Road. The subject property is currently Zoned C-3 LUO and contains 118.34 acres.

The proposed rezoning has been designed to have minimal impact on the neighbors in that land uses have been strategically placed to logically adjoin compatible uses with buffer zones utilized to minimize any impacts. In addition, the more exhaustive land uses, such as retail, have been located closer to the highway and act as a land use buffer or transition from the highway to the less intensive uses of residential. Internal roadway systems have been designed to minimize offsite traffic impacts and to provide future connectivity between Southwest Drive and South Culberhouse Drive.

Attached with our application is a proposed site plan that illustrates the land use locations, proposed landscape and screening treatments, and vehicular circulation.

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

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