



City of Jonesboro

Municipal Center
300 S. Church Street
Jonesboro, AR 72401

Meeting Agenda Metropolitan Area Planning Commission

Tuesday, August 11, 2026

5:30 PM

Municipal Center, 300 S. Church

1. Call to order

2. Roll Call

3. Approval of minutes

[MIN-26:072](#) Minutes from 07.28.26 meeting

Attachments: [MAPC Minutes 07.28.26](#)

8. Rezoning

[RZ-26-12](#) Jeremy Bevill is requesting rezoning of the property from PD-M Multi-Family to PD-M Commercial at 1411 Southern Ridge Blvd.

Attachments: [24902900_SouthernHi_BlockE_Rezoning_Preliminary](#)
[26902700-Block E Signed Rezoning Cover Letter and Application](#)
[26902700-Certified Mail Confirmation](#)
[Aerial Block E Map](#)
[Southern Hills PD Amendment Pattern Book E](#)
[Staff Summary RZ 26-08](#)

9. Staff Comments

10. Adjournment



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: MIN-26:072

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Minutes

Minutes from 07.28.26 meeting

MAPC Meeting Month Day, 2026

1. Call to order

2. Roll Call

Present (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Lonnie Roberts, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Absent (0)

3. Approval of minutes

MIN-26: MINUTES July 14th, 2026 MAPC

A motion was made by Dennis Zolper, seconded by Jim Little, that the minutes be approved, the motion was PASSED with the following vote

Aye (9): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper, Lonnie Roberts

Nay (0)

Absent (0)

4. Preliminary Subdivisions

PP-26-11 Preliminary Subdivision: The Woods at 141

Lonnie Roberts (Chair): Anyone here for the Wood at 141? If not, do we want to put that off for a few more minutes? Give him time to get here? Or we can go ahead and table it.

Jimmy Cooper (Commission): Cooper, make a motion to table.

Lonnie Roberts: I have a motion do I hear a second?

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: All those in favor of tabling say 'aye'

All: Aye

Lonnie Roberts: All those opposed? Okay that's tabled.

A motion was made by Jimmy Cooper, seconded by Dennis Zolper, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (0)

5. Final Subdivisions

PP-26-13 Final Subdivision: Brookshire Place, Phase 3 Final Plat

Lonnie Roberts (Chair): Do we have the proponent for this item?

Mark Morris (Proponent): My name is Mark Morris, I'm the owner of Brookshire. This is my final phase, there's 44 lots total. We're finished, asphalt down. Good to go.

Lonnie Roberts: City Planner do you have any staff comments?

Derrel Smith (City Planner): Yes, sir. We reviewed it and it meets all the city requirements and follows subdivision code. So, we would recommend approval.

Lonnie Roberts: Do we have any discussion? Questions, comments? Motions?

Monroe Pointer (Commission): I make a motion that we approve.

Dennis Zolper (Commission): Zolper, second.

Lonnie Roberts: I have a motion and a second everybody press your 'aye' button if you approve.

A motion was made by Monroe Pointer, seconded by Dennis Zolper, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Kevin Bailey, Mitch Johnson, Monroe Pointer, Stephanie Nelson, Jimmy Cooper

Nay (0)

Absent (0)

PP-26-12 Final Subdivision: East Arkansas Area Agency of Aging 1st Replat

Lonnie Roberts (Chair): Do I have the proponent for this?

John Easley (Proponent): John Easley with Associated Engineering. We're asking for a replat of the old East Arkansas Malco side. Currently, it's under one lot, minor plat. In order to get two lots along Highland Drive, we need to do a replat of it. While we're waiting for water and sewer to be installed. Once that's all installed and everything we will come back and do a replat to lot 4, to finish out the subdivision.

Lonnie Roberts: Okay, City Planner do you have staff comments on this one?

Derrel Smith (City Planner): Again. We reviewed it and it meets all the city requirements and follows subdivision code. So, we would recommend approval.

Lonnie Roberts: Commissioners do you have any questions or comments?

Jeff Steiling (Commission): I have a question.

Lonnie Roberts: Yes, sir.

Jeff Steiling: You know, we saw this a month and half, 2 months ago, and lot 4 was subdivided already. That's still planned, it just can't happen just yet?

John Easley: In order to do the full recorded plat, we would have to bond the project for streets and drainage. City Water and Light has decided not to sign off on it, until the water and sewer is done. So, we can't bond it. We can't do anything with it. So, we all discussed it and agreed to do it this way. The three lots along Highland Drive already have utilities available.

Lonnie Roberts: And you'll come back to plat four?

John Easley: We'll come back with a replat for 4 with what you've seen a month ago. The rest of it.

Jeff Steiling: I also noticed on this that part of these lots are to be zoned C-2?

John Easley: It's all C-3.

Derrel Smith: We did a rezoning some of it was C-2, and we rezoned it all to C-3.

Jeff Steiling: Okay, there may be some typos in the notes down there because I think it still references some C-2.

Unable to Transcribe

John Easley: Based on approval, when we get the original signed documents in, we'll make sure to change that.

Jeff Steiling: It's just a typo.

Lonnie Roberts: Okay. Any other commissioner questions? Anyone ready with a motion?

Jeff Steiling: Steiling, make a motion that we approve.

Monroe Pointer: Monroe, second.

A motion was made by Jeff Steiling, seconded by Monroe Pointer, that the matter be tabled till further notice, and the motion was PASSED with the following vote:

Aye (8): Dennis Zolper, Jeff Steiling, Jim Little, Jimmy Cooper, Kevin Bailey, Mitch Johnson, Monroe Pointer

Nay (0)

Absent (0)

6. Conditional Use

7. Rezonings

8. Miscellaneous Items

9. Staff Comments

Monroe Pointer (Commission): On that first one that we tabled, when we come back to it, we have to untable that correct?

Lonnie Roberts (Chair): Correct.

Monroe Pointer: Is that normal that when nobody's present, that we would table?

Jimmy Cooper (Commission): Well, that's what we've always done.

Monroe Pointer: Okay, because I thought we've done one before when nobody was here.

Lonnie Roberts: We have done those, I guess if it's one that wouldn't be questioned at all. But we don't really know anything about this one correct?

Derrel Smith: Correct.

Carol Duncan (City Attorney): I would suggest that we show it held, like on the next agenda. Show it held, and then, like we do for council. And then y'all can untable it if they're there or then people would have notice the potential.

Lonnie Roberts: We didn't set a date on that.

Carol Duncan: You didn't set a date on it. So, I say on the next meeting it would just show, items held. And it would be there, and then if they're here, you would untable it.

Lonnie Roberts: Correct.

Commission: Okay.

10. Adjournment

Meeting was adjourned.



City of Jonesboro

300 S. Church Street
Jonesboro, AR 72401

Text File

File Number: RZ-26-12

Agenda Date:

Version: 1

Status: To Be Introduced

In Control: Metropolitan Area Planning Commission

File Type: Rezoning

Jeremy Bevill is requesting rezoning of the property from PD-M Multi-Family to PD-M Commercial at 1411 Southern Ridge Blvd.

A part of Lot 1 and Lot 2 of Block E, Southern Hills Jonesboro, recorded in Plat Book C, Page 362 in the Circuit Clerk's office of Craighead County, Arkansas, and being more particularly described as follows:

BEGINNING at the Northeast Corner of said Lot 1 of said Southern Hills, said point also being on the Southerly Right-of-Way of Southern Ridge Boulevard, Thence along said Lot of said Right-of-Way the following courses and distances: South 75° 01' 27" East, a distance of 175.75 feet to the beginning of a curve, said curve turning to the left through an angle of 14° 58' 38", having a radius of 1139.18 feet, an arc length of 297.78 feet, and whose long chord bears S 82° 30' 46" East, a distance of 296.94 feet; North 89° 48' 24" East, a distance of 104.44 feet; North 00° 25' 51" East, leaving said Right-of-Way of Southern Ridge Boulevard, a distance of 235.13 feet; Thence South 30° 15' West, a distance of 650.86 feet; Thence North 03° 28' West, a distance of 609.61 feet; Thence North 37° 48' East, a distance of 293.65 feet; Thence along said Lot of said Right-of-Way of Southern Ridge Boulevard, Thence along said Lot of said Right-of-Way the following courses and distances: said point being along a curve turning to the left through an angle of 10° 13' 27", having a radius of 1939.33 feet, an arc length of 214.01 feet, and whose long chord bears S 69° 29' 45" East, a distance of 213.73 feet; Thence South 75° 01' 59" East, a distance of 268.53 feet to the POINT OF BEGINNING, containing 7.66 acres, more or less, and being subject to all covenants, easements, restrictions and rights of way of record.

CURVE TABLE					
CURVE #	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	014°58'38"	1139.18'	297.78	S82° 30' 46"E	296.94'
C2	010°13'27"	1199.33'	214.01	S69° 29' 45"E	213.73'

1. Plat represents a boundary survey of a portion of parcel 01-143363-06100 (Block E, Lot 1) & 01-143363-06200 (Block E, Lot 2) described in Craighead County Deed Records in Book C, Page 362.
2. Parcel 01-143363-06100 (Block E, Lot 1) is listed as 1411 Southern Ridge Boulevard, Jonesboro, AR, 72404 according to the Craighead County Assessor's office. Parcel 01-143363-06200 (Block E, Lot 2) has no listed address at the date of this survey.
3. Survey is valid only if print has original seal and signature of surveyor present.
4. This survey meets current "Arkansas Minimum Standards for Property Surveys and Plats." Field work for this survey was completed on 07/08/2026.
5. Parcel numbers, owner names, and other adjacent property information are sourced from Craighead County Assessor's office.
6. There were no buildings observed in the process of conducting the field work at the date of this survey.
7. The utility maps for the subject property were provided by City Water & Light of Jonesboro.
8. The locations of underground utilities as shown hereon are based on above ground visible structures. Locations of underground utilities/structures may vary from locations shown hereon. Additional buried utilities/structures may be encountered. No excavations were made during the progress of this survey to locate buried utilities/structures.
9. All features and improvements shown hereon were observed in the field and based on ground measurements at the date of this survey.
10. No attempt has been made as a part of this boundary survey to obtain or show data concerning size, depth, condition or capacity of any utility or municipal/public service facility. For information regarding these utilities or facilities, please contact the appropriate agencies or other surveys.
11. The subject property is located in Zone X - Area determined to be outside the 0.2% annual chance floodplain per FEMA Flood Insurance Rate Map 05031C0261D, Effective 09/26/2024.
12. Lot 1 and Lot 2 of Block E, Southern Hills Development is currently zoned as PD-M Planned Development Mixed Use. As part of that zoning a pattern book was approved for the development that showed the multi-family housing up to sixteen (16) units per acre would be allowed in that area.
13. Set back requirements for Zone PD-M (Planned Development Mixed Use) per City of Jonesboro, Arkansas Ordinance OEN-024-2020 are as listed:
 - a. Minimum building setbacks for Multi-Family Residential Uses Areas E and K)
 - b. Minimum building setback from public rights-of-way shall be 25 feet.
 - c. Minimum building setback from private drives shall be 20 feet.
 - d. Maximum building height shall be 45 feet.
 - e. 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.
 - f. Minimum rear yard shall be 20 feet unless adjacent to single-family residential use, which shall have a rear yard of 35 feet.
 - g. Buildings with balconies and / or porches are allowed to infringe into the setback zone with the balcony and / or porch no more than 10 feet.

A. Final Subdivision Plat of Southern Hills by Daniels Land Surveying, dated 04/19/2021. Filed for record in Deed Book C, Page 362, in the Circuit Clerk's office of Craighead County, Arkansas.

B. The First Replat of Block D, Southern Hills by Crafton Tull, dated 02/04/2026. Filed for record in Deed Book D, Page 16, in the Circuit Clerk's office of Craighead County, Arkansas.

	SET 5/8" REBAR P.S. 1563
	CALCULATED (NOT SET)
	OWNERSHIP HOOK
	GRATE INLET
	STORM DRAIN MANHOLE
	ELECTRIC STUB OUT
	FIRE HYDRANT
	WATER VALVE
	WATER METER
	LIGHT POLE
	ELECTRIC TRANSFORMER

PROPERTY LINE _____

ADJOINING PROPERTY LINE _____

CENTERLINE ROAD _____

EXISTING EASEMENT (AS NOTED) _____

EXISTING RIGHT-OF-WAY _____

EXISTING CURB _____

EXISTING WATER LINE _____

EDGE ASPHALT _____

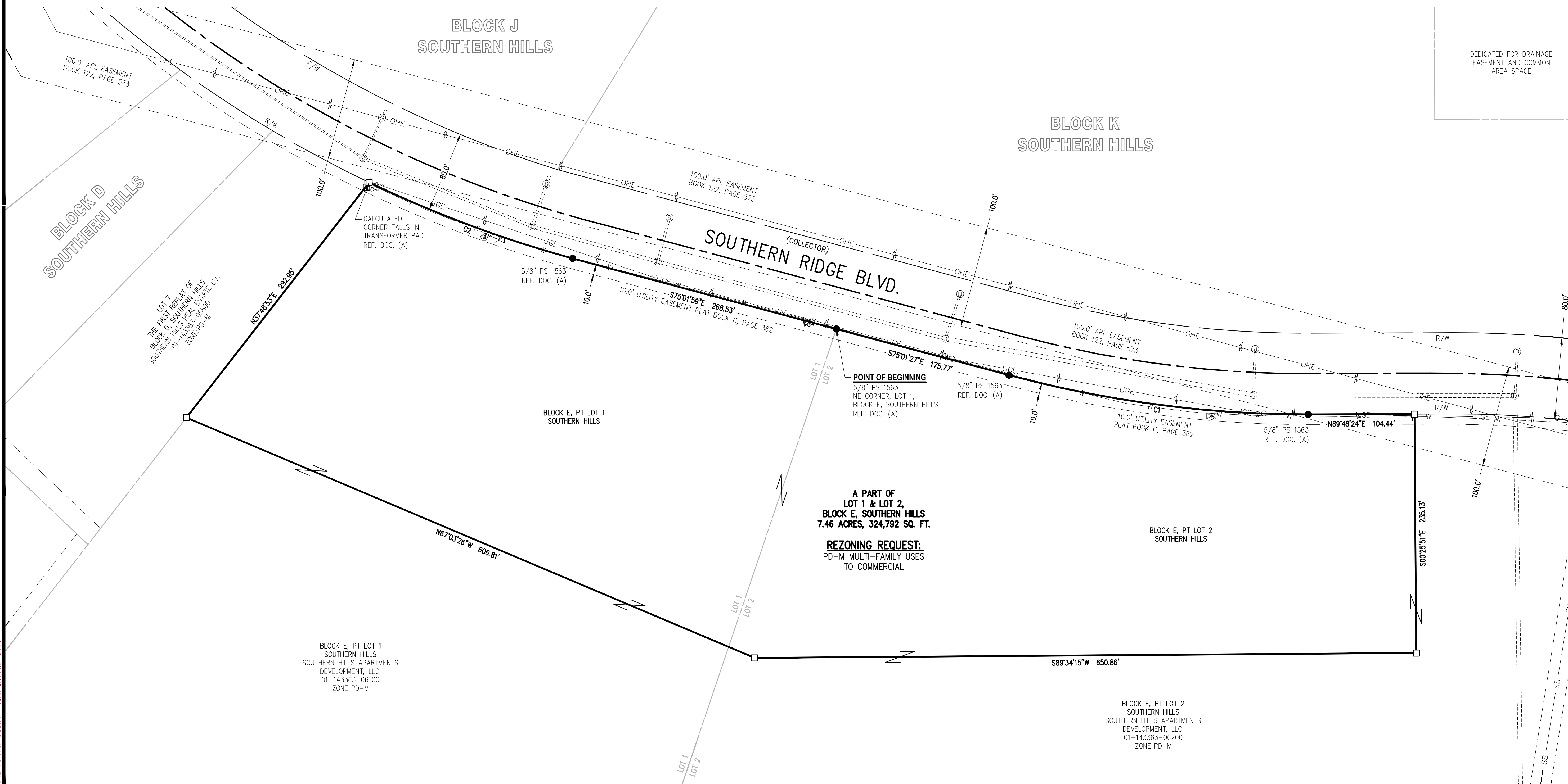
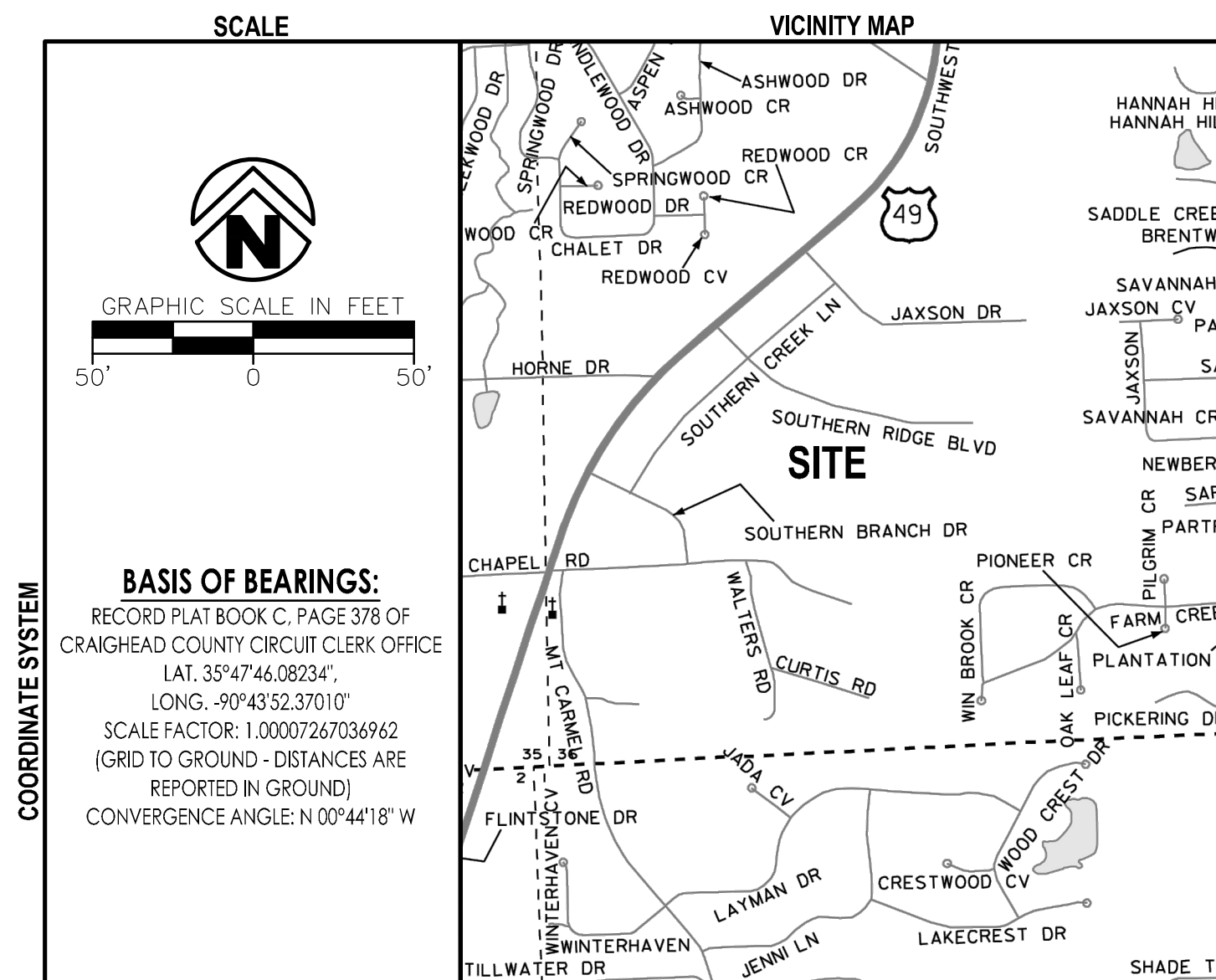
EDGE CONCRETE _____

OVERHEAD ELECTRIC _____ OHE _____

UNDERGROUND ELECTRIC _____ UGE _____

EXISTING WATER LINE _____ W _____ W

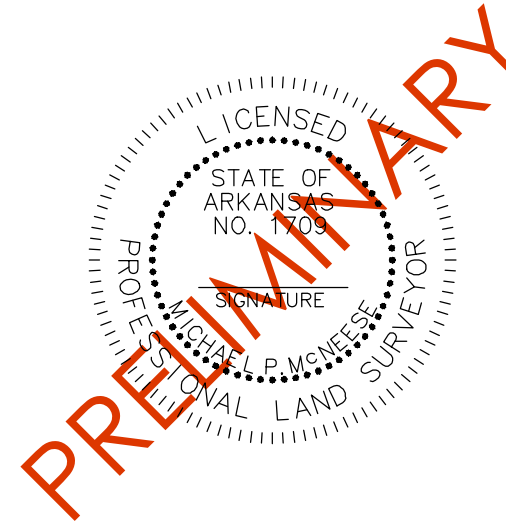
UNDERGROUND STORM WATER STRUCTURE _____



RECORD INFORMATION

STATE PLAT CODE:
500-14N-03E-0-36-340-16-1709

SEARCH

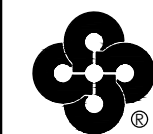


REZONING PLAT
A PART OF LOT 1 AND LOT 2, BLOCK E,
SOUTHERN HILLS JONESBORO,
CRAIGHEAD COUNTY, ARKANSAS

PREPARED FOR:
SOUTHERN HILLS
APARTMENTS DEVELOPMENT, LLC.

ISSUE DATE:	07/08/2026
PROJECT NO:	24902900
CONTACT:	M. MCNEES

335 W. Parker Rd
Jonesboro, AR 72404-8409

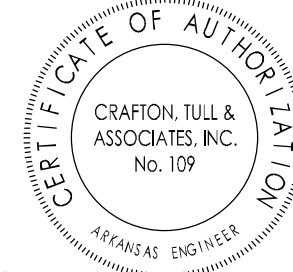


Crafton Tulk

870.203.7876
www.craftontull.com

OF A:

CERTIFICATE OF AUTHORIZATION



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[illegible]

SHEET NO.

DRAWING: G:\24805900_SOUTHERNHILL\SUBSTRUCTURE\SUPERVIEW.DWG\BLOCK E\24805900_SOUTHERNHILL\BLOCK E-SECTION.DWG
LAYOUT: 24X36 (2) LAST SAVED: MGS312, 7/8/2006 2:56 PM
PLOTTED BY: MATTHEW GAGE, 7/8/2006 3:14 PM PLOTTED BY: ONLY VALID ON HARD COPY



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:*

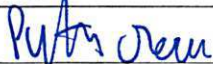
- (1). How was the property zoned when the current owner purchased it?
PD-M Multi-family
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?
To provide commercial and retail services.
- (3). If rezoned, how would the property be developed and used?
Commercial Development.
- (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.

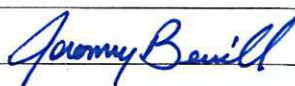
Owner of Record:

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.*

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.

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Jonesboro, AR 72404

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PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

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Jonesboro, AR 72401

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 9589 0710 5270 0392 9055 22

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PURCHASE DETAILS

Product	Qty	Unit Price	Price
First-Class Mail® Letter	1		\$0.82
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Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Mon 07/20/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 0392 9055 39			
Return Receipt			\$4.65
Tracking #:			
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Total			\$11.02
First-Class Mail® Letter	1		\$0.82
Jonesboro, AR 72401			
Weight: 0 lb 0.60 oz			
Estimated Delivery Date			
Mon 07/20/2026			
Certified Mail®			\$5.55
Tracking #:			
9589 0710 5270 0392 9055 22			
Return Receipt			\$4.65
Tracking #:			
9590 9402 2340 6225 9832 86			
Total			\$11.02

Grand Total: \$22.04

Credit Card Remit \$22.04

Card Name: VISA
 Account #: XXXXXXXXXXXX3374
 Approval #: 004784
 Transaction #: 334
 AID: A0000000031010
 AL: VISA CREDIT
 PIN: Not Required

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:
Southern Hills Real Estate, LLC
2505 Southwest Square
Jonesboro, AR 72401

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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

Area E 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. The majority of the PD will remain as approved. The one proposed change is highlighted below.



Figure 2: Proposed Modifications to the PD

Area E Approved & Proposed

The modifications to Area E are as follows:

	Approved	Proposed
Area E	± 20.05 AC residential	± 7.4 AC commercial ± 12.65 AC residential

The uses of area E will be modified. Area E will now allow for commercial development along Southern Ridge Blvd. Total acreages of Area E remain the same.



Figure 3: Approved Area E

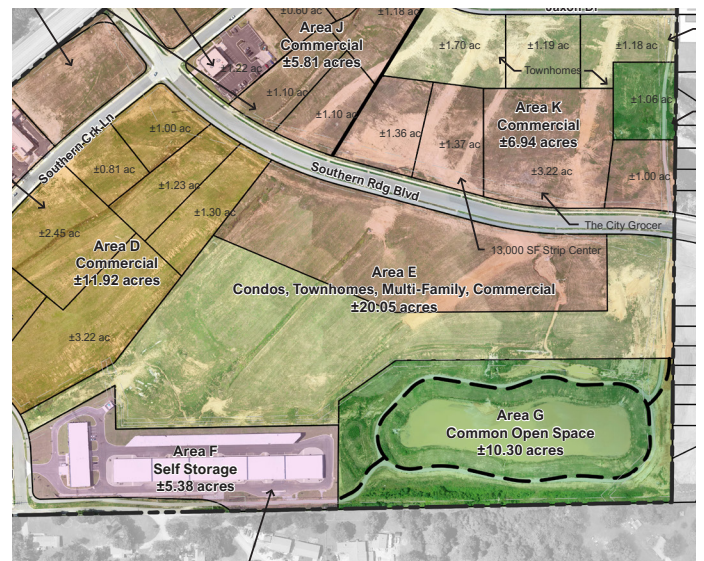


Figure 4: Proposed Area E

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, **E**, 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, **E**, 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, **E**, 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, **E**, 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, **E**, 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





***City of Jonesboro Metropolitan Area Planning Commission
Staff Report – RZ 26-
300 S. Church Street/Municipal Center
For Consideration by Planning Commission on August 11, 2026***

REQUEST: To consider a rezoning of 1411 Southern Ridge Blvd

PURPOSE: A request to consider recommendation to Council for a rezoning from “PD-M Multi-Family, to PD-M Commercial

APPLICANT: **Jeremy Bevil**

LOCATION: 1411 Southern Ridge Blvd

SITE DESCRIPTION: **Total Size:** Approx. 7.5 Acre
Street Frontage: Approx 1,050 ft Southern Ridge Blvd

Existing Development: Circa 2002, and 2003 this site was designed and approved as a subdivision.

SURROUNDING CONDITIONS:

ZONE	LAND USE
North	PD-M
South	PD-M
East	PD-M
West	PD-M

HISTORY: ZONING ANALYSIS:

City Planning Staff has reviewed the proposed Zone Change and offers the following findings:

Comprehensive Plan Land Use Map:

The Current/Future Land Use Map recommends this location as a **High Intensity Residential**.

The Current/Future Land Use Map recommends this location as a **High Intensity** Growth Sector.

High Intensity:

A wide range of land uses is appropriate in the high intensity zone, from multi-family to fast food to Class A office space to outdoor display/highway oriented businesses like automotive dealerships, because they will be located in areas where sewer service is readily available, and transportation facilities are equipped to handle the traffic.

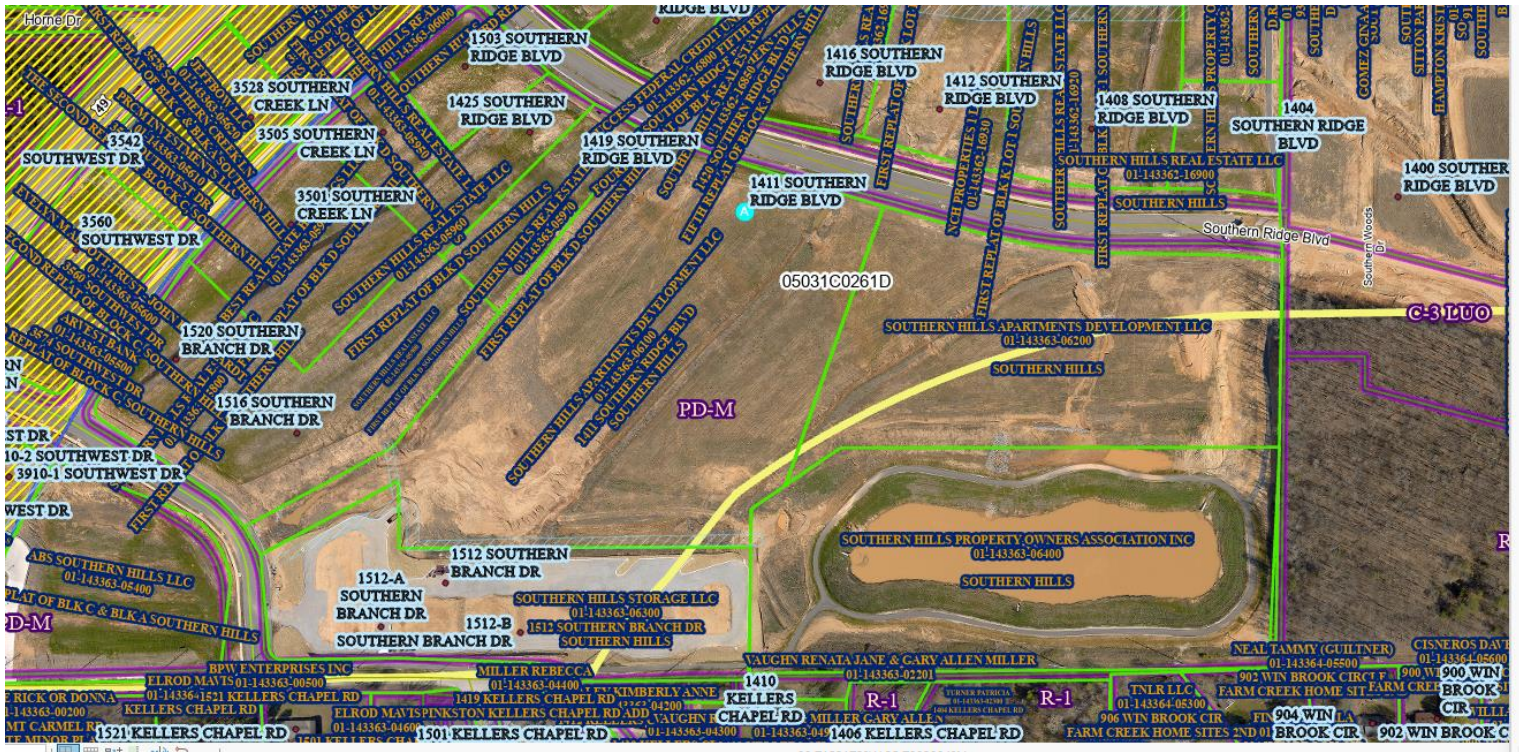
Typical Land Uses:

- Regional Shopping Centers
- Automotive Dealerships
- Outdoor Display Retail
- Fast Food Restaurants
- Multi-family
- Service Stations
- Commercial and Office
- Call Centers
- Research and Development
- Medical
- Banks
- Big Box Commercial
- Hotel

Density: Multi-family 8-14 Dwelling Units per acre

Height: 150 feet

Traffic: This will be located along arterial streets with high traffic volume.



Land Use Map

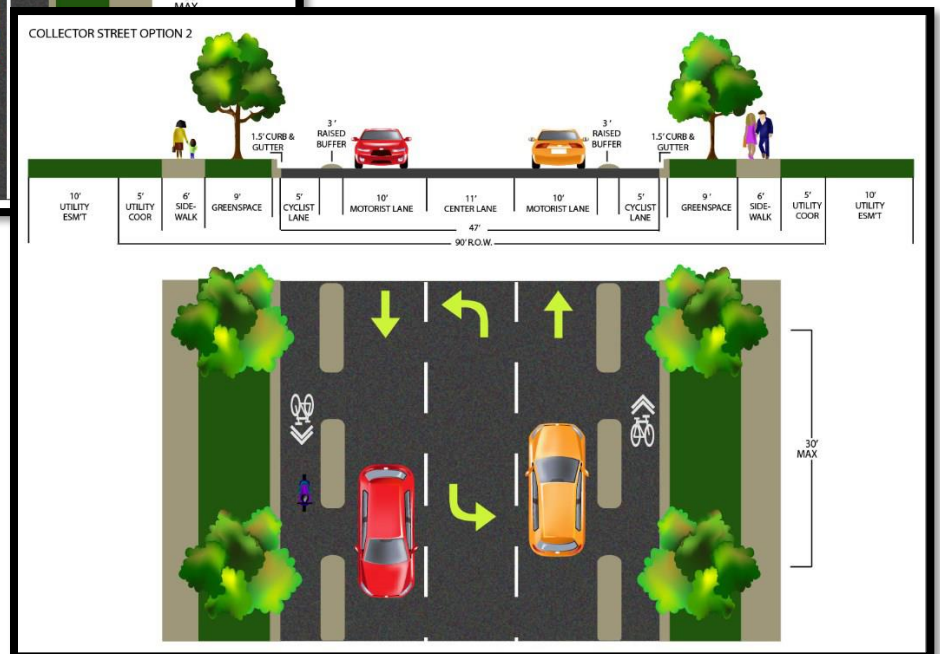
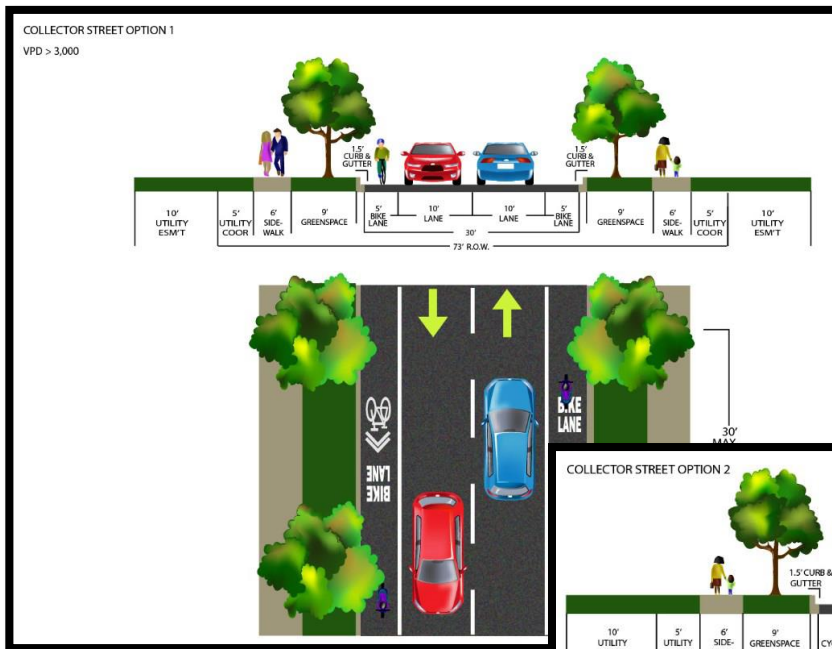
Master Street Plan/Transportation

The subject property will be served by Southern Ridge. The Master Street Plan classifies Southern Ridge Blvd. as a Collector Street

Collectors provide for traffic movement between arterials and local streets. They carry moderate traffic volumes over moderate distances and have a higher degree of property access than arterials.

FUNCTION: A Collector Street is the traffic connection from Local Streets to Arterials, with the secondary function of providing access to adjoining property. The Collector system should not be continuous but should direct traffic to Arterials. This class of road is generally at a spacing of a quarter mile. At the time of the subdivision, the exact location and additional need for Collectors will be determined by the MAPC upon advice of the City Staff.

DESIGN: Cross-section selection shall be based on anticipated traffic volume and speed limit, or traffic impact analysis, if applicable. Design in accordance with AASHTO policy on Geometric design of highways and streets (current edition).



Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all the criteria must be given equal consideration by the MAPC or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following.

Criteria	Explanations and Findings	Comply Y/N
(a) Consistency of the proposal with the Comprehensive Plan/Land Use Map	The proposed district rezoning is consistent with the Adopted Land Use Plan. This property is in the High Intensity growth sector.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117, with compliance with all District standards.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved with this rezoning considering the surrounding area includes residential zoning and uses.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Without the proposed zoning map amendment, this property cannot develop as an Planned Development District use.	
(e) Extent to which approval of the proposed rezoning will detrimentally affect nearby property including, but not limited to, any impact on property value, traffic, drainage, visual, odor, noise, light, vibration, hours of use/operation and any restriction to the normal and customary use of the affected property;	With proper planning there should not be any adverse effects caused by the property.	
(f) Impact of the proposed development on community facilities and services, including those related to utilities, streets, drainage, parks, open space, fire, police, and emergency medical services	Minimal impact if rezoned because the area is already equipped to handle residential uses.	

Staff Findings:

Applicant's Purpose

The proposed area is currently classified as "PD-M" Multi Family. The applicant is applying for a rezoning to allow PD-M Commercial Planned Development

Rezoning this property is consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

Chapter 117 of the City Code of Ordinances/Zoning defines PD as follows:

It is the intent of this division to encourage development with superior living environments brought about through unified development, and to provide for the application of design ingenuity in such developments, while protecting existing and future surrounding areas in achieving the goals of the comprehensive plan for development of the city. The PD provisions herein established, are intended to provide for greater flexibility in the design of buildings, yards, courts, circulation and open space than would otherwise be possible through the strict application of other district regulations and to produce:

- (1) A maximum choice in the type of environment and living units available to the public;
- (2) Open space and recreation areas, active and passive;
- (3) A pattern of development which preserves natural features, prevents soil erosion, and protects water quality;
- (4) A creative approach to the use of land and related physical development;
- (5) An efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering costs; and
- (6) An environment of stable character

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments. Note that this table will be updated at the hearing due to reporting information that will be updated in the coming days:

Department/Agency	Reports/ Comments	Status
Engineering	No issues were reported	
Streets/Sanitation	No issues were reported	
Police	No issues were reported	
Fire Department	No issues were reported	
MPO	No issues were reported	
Jets	No issues were reported	
Utility Companies	No issues were reported	
Code Enforcement	No issues were reported	

Conclusion:

The Planning Department Staff finds that the requested zone change submitted for the subject parcel should be evaluated based on the above observations and criteria of Case RZ-26-12 ; a request to rezone property “PD-M ‘ High intensity district, to “PD-M Commercial” Planned Development District. The following conditions are recommended:

1. 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.
2. 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.
3. Any change of use shall be subject to Planning Department approval in the future.
4. The site shall comply with all overlay district standards.

Respectfully Submitted for Planning Commission Consideration,
The Planning and Zoning Department

Sample Motion:

I move that we place Case: RZ-26-12 on the floor for consideration of recommendation by MAPC to the City Council with the noted conditions, and we, the MAPC find that to rezone property from “PD-M” high intensity district, to “PD-M” Commercial Planned Development, will be compatible and suitable with the zoning, uses, and character of the surrounding area.