



June 17, 2026

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

RE: REQUEST FOR REZONING
R-1 to C-3 L.U.O.
PART OF LOT 1 SOUTHERN OAKS PHASE II
JONESBORO, ARKANSAS

Dear Mr. Smith:

On behalf of Southern Hills Real Estate LLC we are pleased to submit this rezoning request. The subject property is located on the north side of Southern Ridge Blvd approximately 2,000 linear feet east of Southwest Drive. It is currently zoned R-1 and contains 7.56 Acres. We are proposing C-3 LUO General Commercial zoning for this property. Exhibit A contains the list of permitted uses for this Overlay. Please accept this application for rezoning based on the guidelines outlined in the Jonesboro Code of Ordinances. We are requesting this application for rezoning be heard at the regularly scheduled Metropolitan Area Planning Commission meeting on July 14, 2026 at 5:30PM.

Please see below the necessary information offering justification and explanation for the proposed rezoning as requested by the rezoning application. The explanations are numbered respective to the questions on the rezoning application.

- 1) The property was zoned R-1 at the time the current owner purchased it.
- 2) The purpose of this rezoning is to allow for continued commercial development necessary for and is consistent with the character of the growing neighborhood.
- 3) The property will be developed with limited commercial uses allowed for within the C-3 district, consistent with the Southern Hills Development, and permitted by the LUO request.
- 4) If the rezone is approved, the size and character of the commercial developments, which are unknown at this time, will be consistent with adjacent commercial developments and governed by the limits of this rezoning request.
- 5) The Land Use Plan depicts this area of land to be allocated for high intensity use; thus, the proposed zoning is consistent with the Land Use Plan.

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- 6) A rezone from R-1 to C3-LUO would allow for continued commercial growth to support the existing and developing residential homes in the area.
- 7) The surrounding area possesses existing commercial property located east and west of the respective property along Southern Ridge Blvd.
- 8) Due to the nature of the commercial growth potential along Southern Ridge Blvd, it is more economical to conform to the market's needs for additional commercial property- providing support for the existing and developing residential homes in the surrounding area.
- 9) A successful rezone of this property would not create any change in the normal and customary use of "nearby property".
- 10) The respective property has remained undeveloped. No existing structures exist.
- 11) If the property were to be rezoned, impact on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services would not be measurably different than the surrounding developments.
- 12) There is no known development for this parcel at this time.
- 13) A neighborhood meeting has not been held at this time.
- 14) Please see **Exhibit A** for Limit Use Overlay intended uses.

If there are any further questions or concerns, please do not hesitate to contact me.

Sincerely



Garrett Dunnam P.E.

Civil Engineer

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EXHIBIT A

All items listed herein are uses permitted or conditional uses for C-3 General Commercial District:

Items marked out are not permitted uses relating to this limited use overlay.

Items highlighted in Green are Permitted uses relating to this limited use overlay.

~~Animal care, general~~

Animal care, limited

Automated teller machine

Bank or financial institution

~~Bed and breakfast~~

~~Carwash~~

~~Cemetery~~

Church

~~College or university~~

~~Communication tower~~

~~Convenience store~~

~~Day care, limited (family home)~~

Day care, general

~~Entertainment, adult~~

~~Funeral home~~

~~Golf course~~

Government service

~~Homeless shelter~~

~~Hospital~~

~~Hotel or motel~~

Library

~~Medical marijuana dispensary~~

Medical service/office

~~Museum~~

Nursing home

Office, general

~~Parking lot, commercial~~

Parks and recreation

~~Pawn shops~~

Pharmacy

~~Post office~~

~~Recreation/entertainment, indoor~~

~~Recreation/entertainment, outdoor~~

~~Recreational vehicle park~~

~~Restaurant, fast food~~

Restaurant, general

Retail/service

~~Safety services~~

~~School, elementary, middle and high~~

~~Service station~~

~~Sign, off-premises*~~

~~Utility, major~~

~~Utility, minor~~

~~Vehicle and equipment sales~~

~~Vehicle repair, general~~

~~Vehicle repair, limited~~

~~Vocational school~~

~~Warehouse, residential (mini) storage~~

~~Freight terminal~~

~~Research services~~

~~Agriculture, animal~~

~~Agriculture, farmers market~~

Items listed herein reflect the current items for the C-3 District as described in the Use Table at the time of this rezoning request.