

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_

Case Number: **RZ-13-01**

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**LOCATION:**

**Site Address:** No address assigned at this time

**Side of Street:** South Side of Macedonia Road  
North Side of Sage Meadows Boulevard

**Quarter:** North Half    **Section:** 34, **Township:** 15 North, **Range:** 4 East

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:** C-3                      **Proposed Zoning:** RS-8 (Residential Single Family, 8 units per acre)

**Size of site** (square feet and acres): 294,507 S.F. – 6.76 Acres  
**Street Frontage** (feet): Total of 248.47' along Macedonia Road  
Total of 507.67' along Sage Meadows Boulevard

**Existing Use of the Site:** The site is currently undeveloped, with a sanitary sewer line extending across an area near the midpoint.

**Character and adequacy of adjoining streets:** Sage Meadows Boulevard (containing a round-about) and Macedonia Road are existing streets already accommodating the surrounding development. Each of those should be adequate to accommodate the proposed zoning classification.

**Does public water serve the site?** Yes. Existing 8" water main – north side of Sage Meadows Boulevard, and an existing 6" water main on the north side of Macedonia Road.

**If not, how would water service be provided?** Water line extensions will be necessary for full development of the property.

**Does public sanitary sewer serve the site?** Yes. Existing sewer main running through the property near the mid-point.

**If not, how would sewer service be provided?** Sewer line extensions will be necessary for full development of the property.

**Use of adjoining properties:**

**North:** Sparse single family development (Outside City Limits)

**South:** Sage Meadows Boulevard and golf course

**East:** Existing R-3 Single Family Development (Western Gales Drive)

**West:** Undeveloped C-3 within Sage Meadows development (PD-LUO, 16 Residential Units per Acres requested)

**Physical Characteristics of the site:**

The site has topographic relief, and drains generally to the west, toward vacant land and Highway 351. There is existing grassy vegetation on the majority of the site.

**Characteristics of the neighborhood:**

The structures on the north side of Macedonia Road appear to be older homes. Western Gales Drive has a number of single family homes within the R-3 Classification. The Sage Meadows development contains a mixture of residential development ranging from high to low densities, depending upon the specific location.

*Applications will not be considered complete until all items have been supplied. Incomplete applications will not be placed on the Metropolitan Areas Planning Commission agenda and will be returned to the applicant. The deadline for submittal of an application is the 17th of each month. 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 the application answering each of the following questions in detail:*

**(1) How was the property zoned when the current owner purchased it?**

This property (the overall parcel) was, at the time of acquisition, classified as a Planned Development, and was approved for 64 condominium units. Due to provisions within the former classification, the time-frame for development expired, causing the property to revert back to a classification of C-3, General Commercial. The current owner is now requesting 2.39 acres be allowed to be developed in a similar manner as was previously approved. (See attached plat.)

**(2) What is the purpose of the proposed rezoning? Why is the rezoning necessary?**

The proposed classification is necessary for the best use of the land. As outlined above, it is bounded on the north and east by single family development upon small lots, bounded on the south by the development entrance and a golf course, and bounded on the west by a C-3 General Commercial classification. In order for this portion of the land to be marketable, single family development upon smaller lots, consistent with the existing lots to the east, would appear to be a wise choice.

**(3) If rezoned, how would the property be developed and used?**

The owner desires to develop the land in accordance with the current standards and specifications of the City of Jonesboro, and City Water and Light, and sell the lots to those individuals in the residential market who desire to live in a single family home that requires less maintenance. The streets are proposed to be public streets, and the entire development is to be served with utilities from City Water and Light.

**(4) What would be the density of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?**

The density is proposed to be consistent with the RS-8 classification. The intent is to retain a single family neighborhood character, only smaller lots.

**(5) Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*?**

The *Jonesboro Comprehensive Plan* and the *Future Land Use Plan* call for this area to be Medium Density Residential. Therefore, a development of this nature, single family homes, seems to be an appropriate request.

**(6) How would the proposed rezoning be the public interest and benefit the community?**

The proposed development involves further development of a vacant site, thereby providing jobs for the area, as well as additional single family house alternatives for those who elect to have smaller lots and reduced maintenance.

**(7) How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?**

The adjacent lots to the east and north are also single family homes. Therefore, the proposed use would be very compatible with the existing developments in the immediate area.

**(8) Are there substantial reasons why the property cannot be used in accordance with the existing zoning?**

This parcel is too large to be developed solely as General Commercial, as is indicated by the existing classification. Therefore, what might be considered a “down-zoning” is being requested in order to make the land marketable. There seems to currently be a market demand for single family homes on smaller lots. A development containing smaller, single family lots appears to be a logical choice for this parcel. The proposed classification would then remain consistent with the intent of the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*.

**(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 proposed concept of this development should have no detrimental impact on any of the following aspects of the immediate area.

- A) Property Values
- B) Traffic
- C) Drainage
- D) Visual Appearance
- E) Odor
- F) Noise
- G) Light
- H) Vibration
- J) Hours
- K) Restrictions:

The owner proposes to file a Bill of Assurance consistent with the current restrictions for similar classifications within the Sage Meadows development.

**(10) How long has the property remained vacant?**

The property has never been developed, aside from the extension of the aforementioned sanitary sewer extension.

**(11) What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services?**

A newly developed site should have no detrimental impact on any of the following aspects.

- A) Utilities
- B) Streets
- C) Drainage
- D) Parks
- E) Open Space
- F) Fire
- G) Police
- H) Emergency Medical Services

**(12) If the rezoning is approved, when would development or redevelopment begin?**

The proposed single family development would most-likely begin as soon as the formal plans could be prepared, reviewed, and approved.

**(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 proposed rezoning has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with the neighbors may result in delay in hearing the application.***

The owner has conducted meetings with the board members of the Sage Meadows development, though a general meeting open to the entire neighborhood has not yet occurred. From the information available, the board members of the Sage Meadows development support this request.

**(14) If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.**

This requested rezoning is not intended to be a Limited Use Overlay (LUO). The applicant requests a zoning classification of RS-8.

K AND G PROPERTIES, LLC - REZONING APPLICATION

01/14/13

PAGE 6 OF 6

**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.

**Applicant:**

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

The owner of the property is:

K and G Properties, LLC  
6161 Castleton Cove  
Olive Branch, MS 38654  
(901) 485-4669

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Kevin Kessinger, Member

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

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