



*City of Jonesboro Metropolitan Area Planning Commission*  
**Staff Report – RZ 13-01 Sage Meadows: K& G Properties RS-8**  
**Huntington Building - 900 W. Monroe**  
*For Consideration by the Commission on February 7, 2013*

**REQUEST:** To consider a rezoning of a parcel of land containing 6.76 acres more or less.

**PURPOSE:** A request to consider a recommendation to Council for a rezoning from a C-3 – General Commercial District to an “RS-8” Single Family Residential District, 8 units per acre.

**APPLICANT/  
OWNER:** K and G Properties, LLC, 6161 Castleton Cove, Olive Branch, MS 38654

**LOCATION:** South Side of Macedonia Road, East Side of Highway 351; located north of the entrance way to Sage Meadows Subdivision/Sage Meadows Boulevard.

**SITE DESCRIPTION:** **Tract Size:** Approx. 294,507 S.F. – 6.76 Acres  
**Frontage:** Total of 248.47’ along Macedonia Road  
Total of 507.67’ along Sage Meadows Boulevard  
**Topography:** 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.  
**Existing Development:** The site is currently vacant.

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	_____	Sparse single family development (Outside City Limits)
South:	C-3	Industrial Use
East:	C-3	Storage Warehouses
West:	R-1, R-3	Single Family & Existing church

**HISTORY:** On February 9, 2000, The Metropolitan Area Planning Commission ("MAPC") approved a Planned Unit Development overlay on the property (PUD 99-02).

No development of the PUD had occurred, nor have there been any building permits issued, in the eight (8) years since the final plan for the PUD was approved on or about February 9, 2000, and no extensions have been granted.

The MAPC recommended that said PUD approval be revoked and the lands revert to the original C-3 commercial use classification. JG Properties, LLC, joined in the recommendation of the MAPC and requested that the City Council repeal and revoke the previous approval of the PUD.

City Council, under Ordinance 08:057 reverted the property back to C-3 General Commercial.

**ZONING ANALYSIS:** City Planning Staff has reviewed the proposed Zone Change and offers the following findings.

**COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Current/Future Land Use Map recommends this location as Medium Density Residential. While the Land Use Plan recommends this site for future uses as single family, recent rezoning/reverting of the subject property to C-3 General Commercial prompts further amendments to the Land Use Map.

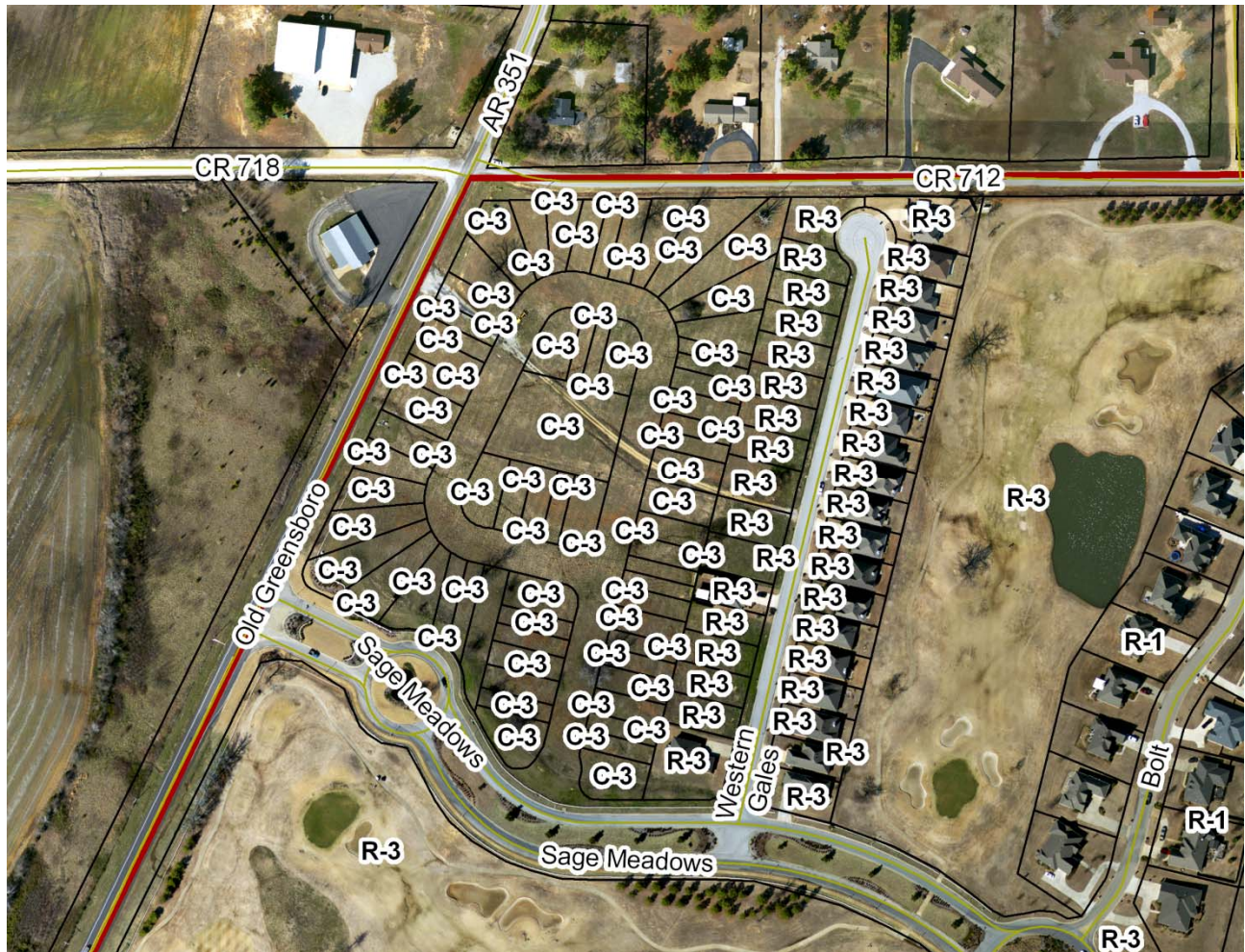
This petition for rezoning is currently consistent with the Land Use Plan.

**Approval Criteria Checklist- Section 117-34- Amendments:**

The criteria for approval of a rezoning are set out below. Not all of the criteria must be given equal consideration by the Planning Commission or City Council in reaching a decision. The criteria to be considered shall include, but not be limited to the following list. Staff has reviewed each and offers explanations and findings as listed in the rezoning checklist below:

Criteria	Consistent (Yes or No)	Explanation
(a) Consistency of the proposal with the Comprehensive Plan	Yes- Land Use Comp. Plan Adoption Pending	See Land Use Section Above.
(b) Consistency of the proposal with the purpose of the zoning ordinance.	No plan proposed at this time. Consistent with immediate housing to the direct east (Western Gales Dr.).	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;	No plan proposed at this time. Consistent with immediate housing to the direct east (Western Gales Dr.).	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Yes it is suitable for single family residential.	
(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	No detriment.	

<p>property;</p> <p>(f) Length of time the subject property has remained vacant as zoned, as well as its zoning at the time of purchase by the applicant; and</p>	<p>Property has never been developed. Originally rezoned for multi-family under a PUD that expired; then later reverted back to C-3.</p>	
<p>(g) 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.</p>	<p>Applicant states no major impacts. Access management should be coordinated.</p>	



Vicinity/Zoning Map

**Findings:**

**Master Street Plan/Transportation**

The subject site is served by Macedonia Road (Principal/major Arterial); and Sage Meadows Boulevard (Local Road) on the Master Street Plan. The proposed right-of-way is noted as 60 ft. from the center line of Sage meadows Blvd. and 44.40 ft. from Macedonia Road. Principle Arterials require a 120 ft. right of way, by which the proposed is less.

**Zoning Code Compliance Review:**

The applicant is requesting a change to an “RS-8” Single Family District. The Zoning Resolution requirements are as follows:

**RS-8—Single-family Residential District**

- Minimum lot width: 50ft.
- Minimum lot: 5,445 s.f.
- Front Setback: 15 ft.
- Rear Setback: 15 ft.
- Side Setback: 7.5ft. each

The applicant has not proposed any subdivision layout at the present time. Preliminary and Final Subdivision submittals will be required and will be subject to MAPC approval in the future. Issues such as access management need to be addressed before the Planning Commission concerning right of way frontages.

<b>Department/Agency</b>	<b>Reports/ Comments</b>	<b>Status</b>
<b>Engineering</b>	Pending	No comments to date
<b>Streets/Sanitation</b>	Pending	No comments to date
<b>Police</b>	Pending	No comments to date
<b>Fire Department</b>	Pending	No comments to date
<b>Utility Companies</b>	Pending	No comments to date

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by K and G Properties, LLC should be evaluated based on the above observations and criteria, of Case RZ 13-01 noted above, a request to rezone property from “C-3” General Commercial District to “RS-8” Single Family District, 8 units per acre. The following conditions apply:

1. That the proposed development shall satisfy all requirements of the City Engineer, satisfying all requirements of the current Stormwater Drainage Design Manual.
2. That a preliminary and final subdivision development plans be submitted and reviewed by the MAPC prior to any future redevelopment of the proposed site.
3. The applicant agrees to comply with the Master Street Plan recommendations for the Macedonia Road right-of-way.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director

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Sample Motion 1:

I move that we place Case: RZ-13-01 on the floor for consideration and for recommendation to City Council for a rezoning from “C-3” General Commercial to RS-8 Single Family Residential District, subject to the Staff conditions. The MAPC finds that the use will be compatible and suitable with the zoning, uses and character of the surrounding area.

# Site Photographs



View looking West of Site



View looking North from Church Entrance at intersection of Macedonia & Hwy #351



View looking North from Church Entrance at intersection of Macedonia & Hwy #351 (Site on Right)



View looking south along Hwy. 351 Site on left



View looking east at site from Hwy. 351



View looking east at site from Hwy. 351





View looking west from Western Gales Dr. (Site in background)



View looking Northwest from Gales Dr. (Site in background)



View looking north on Western Gales Dr.



View looking west on Sage Meadows Blvd. towards main entrance



View looking west on Sage Meadows Blvd. towards main entrance



View looking Northeast towards Sage Meadows main entrance (Site in Background)



View looking North along HWY 351 frontage at the Sage Meadows main entrance (Site in Background)