

Application  
for a  
Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received:

10/22/14

Case Number:

RZ14-19

**LOCATION:**

**Site Address:** No address assigned at this time – none necessary at this time

**Side of Street:** West 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:** RS-8                      **Proposed Zoning:** C-3

**Size of site** (square feet and acres): 12,226.5 S.F. – 0.28 Acres

**Street Frontage** (feet): 146.38' along Sage Meadows Boulevard

**Existing Use of the Site:** The site is currently undeveloped.

**Character and adequacy of adjoining streets:** Sage Meadows Boulevard is currently accommodating the surrounding development. It should be adequate to accommodate the proposed zoning classification.

**Does public water serve the site?** Yes. Existing water main on the west side of Sage Meadows Boulevard.

**If not, how would water service be provided?** N/A

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**Does public sanitary sewer serve the site?**

There is an existing sanitary sewer main extending through the site to the north.

**If not, how would sewer service be provided?**

N/A

**Use of adjoining properties:**

**North:** RS-8 single family development

**South:** C-3

**East:** Golf Course

**West:** C-3

**Physical Characteristics of the site:**

The site has topographic relief, and drains generally to the northwest, toward 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. 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?**  
It was under a PD (Expired) classification at the time of purchase. In early 2013 the overall property was again rezoned into a PD – M, including RS-8, RM-16 and C-3 parcels. This is a remnant RS-8 parcel to be replatted with the existing C-3 property to the west.
- (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. The only access to this property is through the existing C-3 land to the west. The most likely use of this land will be for parking, and per the regulations, the parking area must be the same or a more intense zoning classification.
- (3) **If rezoned, how would the property be developed and used?**  
The most likely use of this 0.28 acre parcel will be for parking.
- (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 C-3 classification. The intent is to retain the integrity of the overall Sage Meadows development.
- (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 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, and a proposed small commercial area to serve some of the needs of the Sage Meadows residents.

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

This was approved as a PD-M (Mixed use) in early 2013. This remnant parcel was created by a change in the street alignment for the RS-8 portion of the PD-M.

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

This parcel is a remnant parcel created by a change in the street alignment of the RS-8 portion of the site. As currently classified, it is an unsuitable lot for RS-8 development.

**(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:  
None known and none proposed.

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

This portion of the property has never been developed.

**(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 development would most-likely begin upon development of the plans.

**(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 will keep the POA of Sage Meadows informed in a timely manner.

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

This application requests the same classification as the parcel to the west, C-3.

**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  
2091 Old Taylor Road  
Suite 103  
Oxford, MS 38655  
(901) 485-4669



Kevin Kessinger, Member

Signed by George Hamman, PE, PS, President, agent for K & G Properties, by written permission granted.

**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 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.*