

City of Jonesboro City Council
Staff Report – RZ 14-19: Sage Meadows/351 Lot 3 Rezoning
 Municipal Center - 300 S. Church St.
For Consideration by the Council on November 18, 2014

REQUEST: To consider a rezoning of the land containing 0.28 acres more or less.

PURPOSE: A request to consider recommendation to Council for a rezoning from “R-S-8” Single Family residence to “C-3” L.U.O. General Commercial use.

**APPLICANTS/
OWNER:** **K&G Properties, LLC, 2091 Old Taylor Rd., Ste. 103, Oxford MS**

LOCATION: **North Side of Sage Meadows Blvd., West of Village Meadows Drive.**

**SITE
DESCRIPTION:** **Tract Size:** Approx. 0.28 Acres (Approx. 12,226 sq. ft.)
Street Frontage: 146.38 ft. on Sage Meadows Blvd.
Topography: Slopes Slightly.
Existing Development: Vacant land unusable with the existing RS-8 Residential.

SURROUNDING	<u>ZONE</u>	<u>LAND USE</u>
CONDITIONS:	North: C-3	Vacant Commercial
	South: RS-8	Single family homes
	East: RS-8	Single family homes
	West: C-3/County	Single family/General commercial

HISTORY: Land formerly a part of an expired P.U.D./Planned Unit Development.

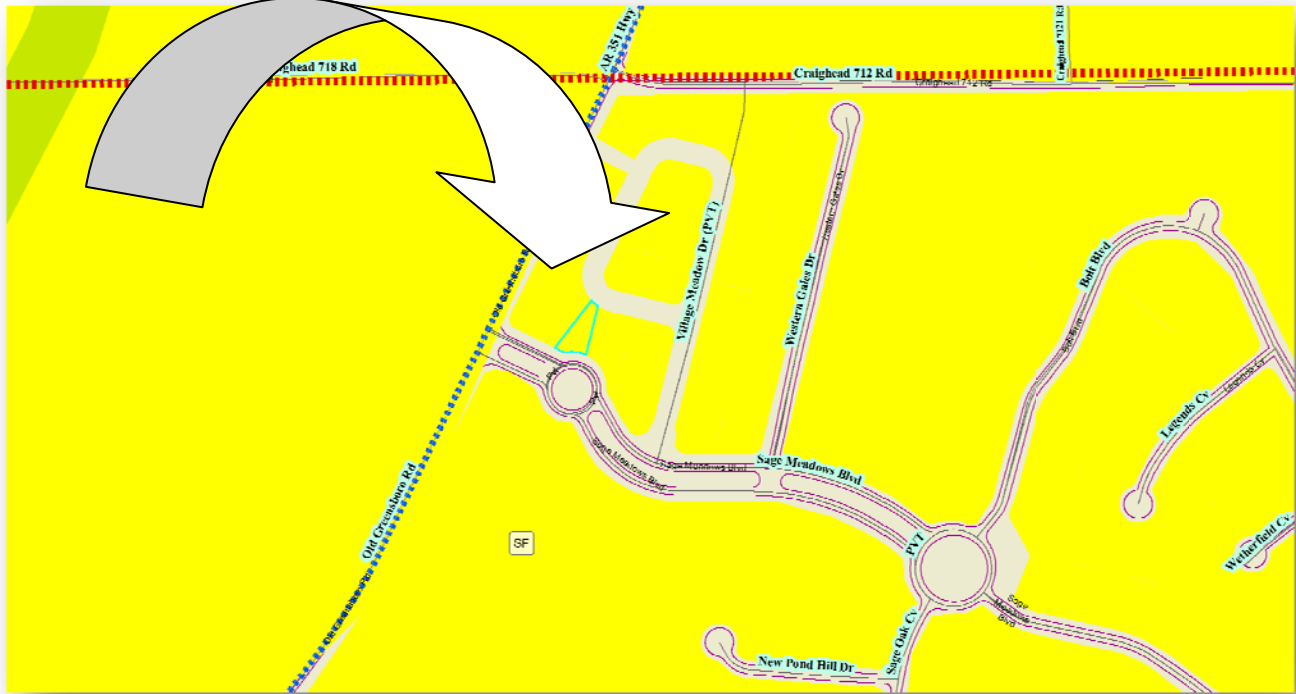
ZONING ANALYSIS

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 Single Family Residential. The proposed rezoning is not consistent and in compliance with the adopted Land Use Plan. The property has no purpose as residential because it is land-locked, because of a traffic circle and C-3 to the north and west. This change is justifiable.

Site










Adopted Future Land Use Map

Master Street Plan/Transportation

The subject property is served by Sage Meadows Blvd. on the Master Street plan, which is classified as a local road, which requires a 30 ft. right-of-way to road centerline (60 ft. total right-of-way).

Approval Criteria- Chapter 117 - Amendments:

The criteria for approval of a rezoning are set out below. Not all of 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 C3-L.U.O. District rezoning is not consistent with the Future Land Use Plan, which was categorized as Single Family Residential.	
(b) Consistency of the proposal with the purpose of Chapter 117-Zoning.	The proposal will achieve consistency with the purpose of Chapter 117. As the end use for the property will be utilized with existing C-3 Property allowing for adequate depth to accommodate right of way dedication on Hw. 351. The property is not suitable as a residential home.	
(c) Compatibility of the proposal with the zoning, uses and character of the surrounding area.	Compatibility is achieved. Property is adjacent to other C-3 property owned by the same owner and that fronts on Highway 351.	
(d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;	Property is not 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 property;	This site and use should not be a detriment to the area. This site will aide in attracting much needed service oriented commercial to the area.	
(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	Property is vacant and has been since annexation and original zoning.	
(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	Minimal impact if rezoned to C-3.	



Vicinity/Zoning Map

Staff Findings:

Applicant’s Purpose:

The applicant is attempting to rezone the property to clean-up the existing zoning map. This site was neglected attention when an expired P.U.D. was reverted back to C-3 and property to the northwest was rezoned to RS-8, which had challenges having a traffic circle along the frontage.

The RS-8 single family subdivision, which is now under construction, does not lend any possible access to this acreage. Lot 3 will only enhance the existing C-3 Lot adjacent in terms of lot depth.

Departmental/Agency Reviews:

The following departments and agencies were contacted for review and comments:

Department/Agency	Reports/ Comments	Status
Engineering	No issues .	Appeared at the pre-meeting
Streets/Sanitation	No issues.	
Police	No issues.	
Fire Department	No issues.	Appeared at the pre-meeting
MPO	No issues.	
Jets	No issues.	Appeared at the pre-meeting
Utility Companies	No issues.	Appeared at the pre-meeting

MAPC Record of Proceedings, Public Hearing Held on Monday, November 10, 2014:

Applicant:

Mr. Kevin Kessinger (K&G Properties), applicant appeared before the MAPC asking to rezone the front part of Sage Meadows in order to clean up the Zoning Map, referring to the subject lot 3. It was originally where the street was coming through as part of the RS-8 rezoning to the east. We left the lower lot in the lower RS-8 instead of the C-3 which accesses from Hwy. 351.

Staff:

Mr. Spriggs summarized the staff report. Noting the Land Use Map is not complied with, which is Single Family recommended uses for the entire Sage Meadows Subdivision. Mr. Spriggs noted that the applicant appeared before the Commission in a conceptual review of this very same issue and was advised to satisfy the Master Street Plan and petition for this tract to be added to accommodate the appropriate and adequate lot depth. Other historical information was given from the Staff Report. Staff supports the rezoning because it will bring clarity to the Zoning Map.

Mr. Hoelscher asked for code requirements on fencing. Mr. Spriggs stated that the code will require screening of the parking abutting residential.

Public Input: None

Motion was made by Mr. Reece to place Case: RZ-14-19 on the floor for consideration of recommendation by MAPC to the City Council, and we, the MAPC find that changing the zoning of this property from "R-1" Single Family to the proposed "C-3" District, will be compatible and suitable with the zoning, uses, and character of the surrounding area. Motion was seconded by Mrs. Schrantz.

Roll Call Vote: 5-0 to Approve.

Mr. Reece- Aye; Mr. Hoelscher- Aye; Mr. Perkins-Aye; Mr. Kelton-Aye; Mrs. Schrantz-Aye.
Absent were: Mr. Cooper, Mr. Bailey, Mr. Scurlock. Mr. Lonnie Roberts was chair.

Conclusion:

The MAPC and the Planning Department Staff find that the requested Zone Change submitted for subject parcel, should be evaluated based on the above observations and criteria of Case RZ 14-19, a request to rezone property from "R-1" Single Family to "C-3" and should be recommended to City Council for purposes of providing clarity on the Zoning Map.

Respectfully Submitted for Council Consideration,



Otis T. Spriggs, AICP
Planning & Zoning Director

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)