



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Date Received: \_\_\_\_\_  
Case Number: \_\_\_\_\_

## LOCATION:

Site Address: **1306 DAYBREAK DRIVE**

Side of Street: **NORTH** between **MITZI LANE** and **PRESCOTT LANE**

Quarter: **SW** Section: **05** Township: **14 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: **R-1** Proposed Zoning: **RS-6**

Size of site (square feet and acres): **0.34 ACRES** Street frontage (feet): **150.30'**

Existing Use of the Site: **SINGLE-FAMILY RESIDENCE**

Character and adequacy of adjoining streets: **ASPHALT SURFACE, GOOD CONDITION, ADEQUATE FOR TRAFFIC FLOW.**

Does public water serve the site? **YES**

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

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

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

Use of adjoining properties:

North **ZONED R-1 - RESIDENTIAL**

South **ZONED R-1 - RESIDENTIAL**

East **ZONED R-1 - RESIDENTIAL/ MINIMAL DEVELOPMENT**

West **ZONED R-1 - RESIDENTIAL**

Physical characteristics of the site: **SUBJECT PROPERTY IS CONTAINS AN EXISTING SINGLE FAMILY RESIDENCE.**

Characteristics of the neighborhood: **NEIGHBORHOOD IS GENERALLY SINGLE-FAMILY RESIDENTIAL.**

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## REZONING INFORMATION:

The applicant is responsible for explaining and justifying the proposed rezoning. *Please prepare an attachment to this application answering each of the following questions in detail:*

- (1). How was the property zoned when the current owner purchased it? **R-1**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary? **BEST USE OF PROPERTY.**
- (3). If rezoned, how would the property be developed and used? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)? **WITHIN THE RESTRICTIONS OF THE PROPOSED ZONING.**
- (5). Is the proposed rezoning consistent with the *Jonesboro Comprehensive Plan* and the *Future Land Use Plan*? **YES**
- (6). How would the proposed rezoning be in the public interest and benefit the community? **BY PROVIDING THE OPPORTUNITY TO INCREASE THE NEEDS OF THE AREA.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area? **IT WOULD BE COMPATIBLE WITH ONGOING DEVELOPMENT IN THE AREA.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning? **DUE TO THE POTENTIAL GROWTH IN THE SURROUNDING AREA THIS PROPERTY WOULD BE BEST USED AS THE REQUESTED ZONING DISTRICT.**
- (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. **POSITIVE IMPACT.**
- (10). How long has the property remained vacant? **N/A**
- (11). What impact would the proposed rezoning and resulting development have on utilities, streets, drainage, parks, open space, fire, police, and emergency medical services? **N/A**
- (12). If the rezoning is approved, when would development or redevelopment begin? **NOT DETERMINED AT THIS TIME.**
- (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 proposal has not been discussed with neighbors, please attach a statement explaining the reason. Failure to consult with neighbors may result in delay in hearing the application.* **PUBLIC IS AWARE OF ONGOING DEVELOPMENT OF AREA AND REZONING IS TO MEET THE NEED OF SURROUNDING AREA.**
- (14). If this application is for Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted. **N/A**

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**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.

Name: GARRY TATE  
Address: 2808 DANLEE DRIVE  
  
City, State: JONESBORO, AR ZIP 72401  
Telephone: 870-932-5913  
Facsimile:  
  
Signature: \_\_\_\_\_

**Applicant:**

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

**CONSULTANT**

Name: HAYWOOD, KENWARD, BARE  
Address: 1801 LATOURETTE DRIVE  
  
City, State: JONESBORO, AR ZIP 72404  
Telephone: 870-932-2019  
Facsimile: 870-932-1076  
  
Signature: \_\_\_\_\_

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## REZONING PLAT

LOT 3, BLOCK A, 2ND ADDITION  
PARDEWS NORTH SUBDIVISION - 2ND ADDITION  
TO THE CITY OF JONESBORO, ARKANSAS

**Haywood, Kenward, Bare  
AND ASSOCIATES, INC.**  
Civil Engineering, Surveying & Planning Services  
1801 Latourette Drive, Jonesboro, AR, 72404

TEL 870-932-2019 FAX 870-932-1076



JASON H. BRANCH, PS  
AR - 1596



Haywood, Kenward, Bare,  
and Associates, Inc  
Arkansas - 234

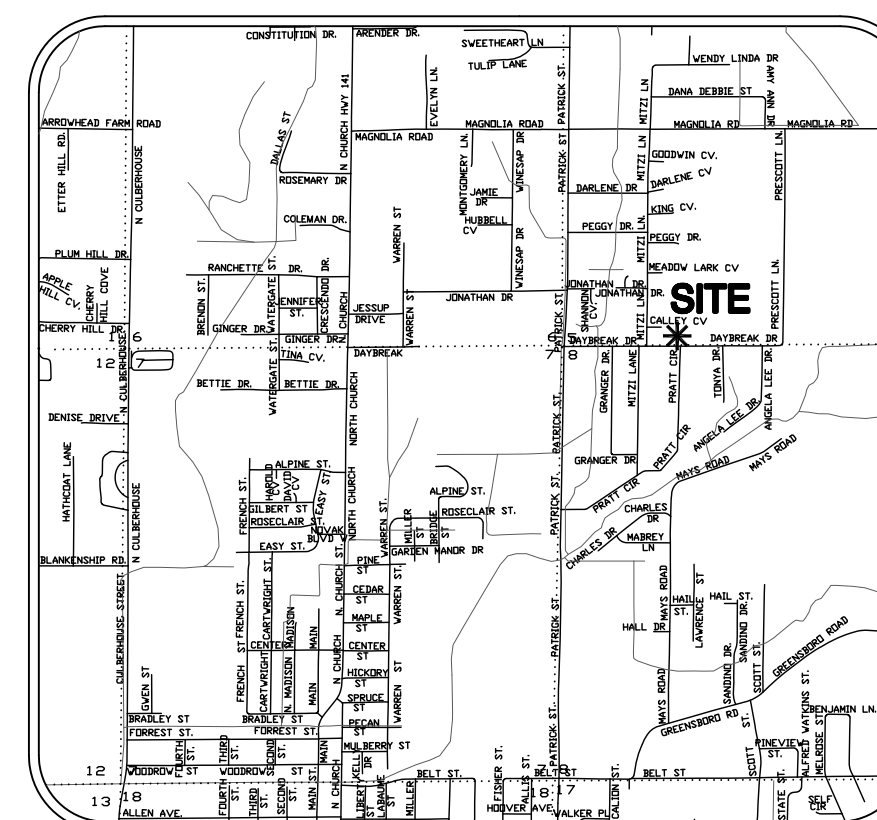
CLIENT:  
GARRY TATE

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REVISIONS		
DATE	BY	DESCRIPTION

PROJECT NO. T026-0004-12	
DRAWN BY JHB	CHECKED BY
SHEET 1 OF 1	SCALE 1"=20'
DATE 01/25/11	DRAWING NO. 57-349

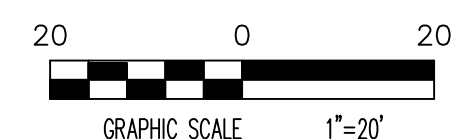
## REZONING PLAT



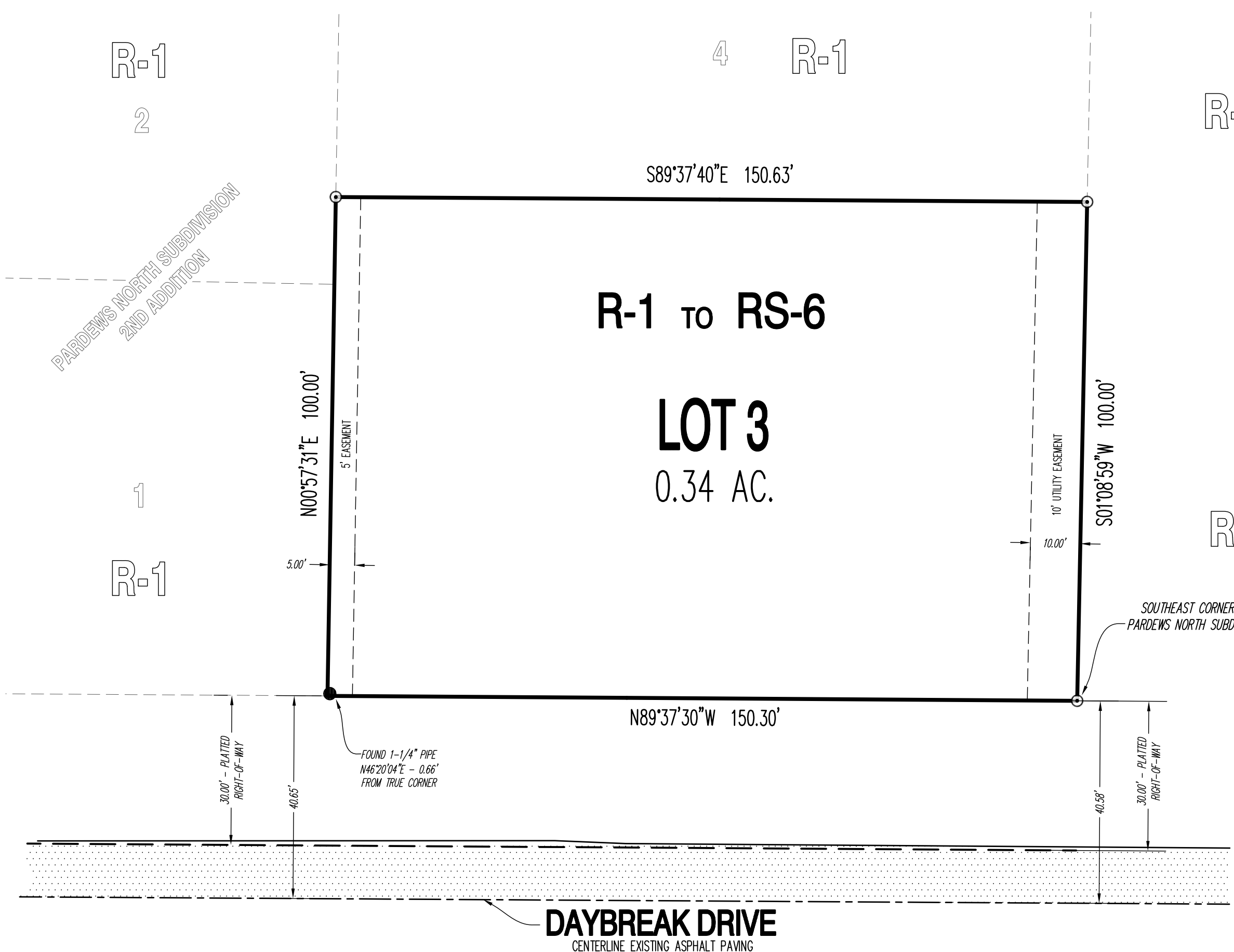
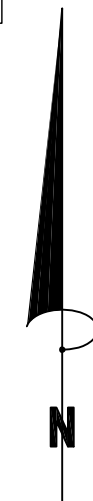
VICINITY MAP  
(NOT TO SCALE)

### LEGEND:

- FOUND MONUMENT (AS NOTED)
- ⊙ SET 5/8" REBAR W/ RED PLASTIC CAP, STAMPED "BRANCH P.S. 1596"



BASIS OF BEARINGS: SOUTH LINE OF THE RECORD PLAT OF DACUS ACRES, TO JONESBORO, ARKANSAS; RECORDED ON MAY 27, 1969 IN PLAT DEED BOOK 158, PAGE 76.



### SURVEYOR'S NOTES:

- SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD OR ANY OTHER FACTS WHICH AN ACCURATE TITLE SEARCH MAY DISCLOSE.
- BASIS OF BEARINGS: SOUTH LINE OF THE RECORD PLAT OF DACUS ACRES, RECORDED IN BOOK 158, PAGE 76, DATED MAY 27, 1969.
- THE FOLLOWING DOCUMENTS WERE USED IN THE CONSTRUCTION OF THIS SURVEY:
  - THE RECORD PLAT OF DACUS ACRES, RECORDED IN BOOK 158, PAGE 76, DATED MAY 27, 1969.
  - PLAT OF PARDEWS NORTH SUBDIVISION - 2ND ADDITION, RECORDED IN BOOK 179, PAGE 37, DATED MAY 18, 1971
- THE SUBJECT PROPERTY LIES OUTSIDE THE SPECIAL FLOOD HAZARD (100-YEAR FLOOD) ZONE, AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP 05031C0044C, DATED SEPTEMBER 27, 1991.
- FIELD WORK WAS COMPLETED UNDER MY DIRECT SUPERVISION ON JANUARY 21, 2011.
- SUBJECT PROPERTY IS CURRENTLY ZONED R-1, SINGLE-FAMILY MEDIUM DENSITY DISTRICT.
- SUBJECT PROPERTY ADDRESS IS 1306 DAYBREAK DRIVE.

### CERTIFICATE OF SURVEY:

THIS IS TO CERTIFY THAT HAYWOOD, KENWARD, BARE AND ASSOCIATES INC., PROFESSIONAL LAND SURVEYORS, HAVE SURVEYED THE FOLLOWING PARCEL OF LAND:

**LOT 3, BLOCK A, PARDEWS NORTH SUBDIVISION - 2ND ADDITION**  
TO THE CITY OF JONESBORO, CRAIGHEAD COUNTY, ARKANSAS.

### OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE ABOVE DESCRIBED PROPERTY AND I HEREBY REQUEST A REZONING FROM (R-1) SINGLE FAMILY MEDIUM DENSITY DISTRICT TO (RS-6) SINGLE FAMILY RESIDENCE DISTRICT

SIGNED THIS **1ST** DAY OF **FEBRUARY** 2011  
BY NAME **GARRY TATE** SIGNATURE \_\_\_\_\_  
TITLE **OWNER**

