



*City of Jonesboro Metropolitan Area Planning Commission  
Staff Report – RZ 11-02: Gary Tate 1306 Daybreak Dr.  
Huntington Building - 900 W. Monroe  
For Consideration by the Commission on March 8, 2011*

**REQUEST:** To consider a rezoning of a parcel of property containing approximately 0.34 acres more or less from R-1 Single Family Residential District to RS-6 Single Family Residential District min. 7,260 sq. ft. and make recommendation to City Council.

**PURPOSE:** A request to consider approval by the Metropolitan Area Planning Commission and recommend to City Council for final action as **RS-6**.

**APPLICANT/  
OWNER:** Haywood, Kenward, Bare, 1801 Latourette Dr. Jonesboro AR 72401  
Gary Tate 2808 Danlee Dr. Jonesboro, AR 72401

**LOCATION:** 1306 Daybreak Dr.

**SITE  
DESCRIPTION:** Tract Size: Approx. 0.34 +/- acres, 15,000 sq. ft. +/-  
Frontage: Approx. 150.30' along Daybreak Dr.  
Topography: Flat  
Existing Dvlpmt: Single family home and an auxiliary building

<b>SURROUNDING CONDITIONS:</b>	<u>ZONE</u>	<u>LAND USE</u>
North:	R-1	Residential
South:	R-1	Residential
East:	R-1	Residential
West:	R-1	Residential

**HISTORY:** None

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

**Approval Criteria- Section 14.44.05, (5a-g)- 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:

- (a) Consistency of the proposal with the Comprehensive Plan
- (b) Consistency of the proposal with the purpose of the zoning ordinance.
- (c) Compatibility of the proposal with the zoning, uses and character of the surrounding area;

- (d) Suitability of the subject property for the uses to which it has been restricted without the proposed zoning map amendment;
- (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;
- (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
- (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.

### **COMPREHENSIVE PLAN FUTURE LAND USE MAP**

The Future Land Use Map adopted on January 5, 2010 shows this area to be within the Northwest Sector and to be recommended as a Single Family- Low Density District Area.

There are single family homes surrounding the property as well as within the vicinity.



### **Zoning/Vicinity Map**

**Findings:**

The proposed rezoning will result in existing R-1 Residential zoned property to be zoned to RS-6 Single Family. Although the subject property abuts a single family residence, 0.34 acre site will remain residential in character. Future development and subdividing will provide for only one additional home.

The applicant has expressed a desire to have 2 structures on the property. The applicant's desire is to utilize the structures as single family residences. Chapter 117, The Zoning Ordinance will require the following lot regulations:

	<b>Min. Lot Width</b>	<b>Min. Lot Area</b>	<b>Front Setback</b>	<b>Side Setback</b>	<b>Rear Setback</b>
R-1	60	8,000	25	7.5	25
RS-6	65	7,260	20	10	20

**Conclusion:**

The Planning Department Staff finds that the requested Zone Change submitted by Gary Tate, should be evaluated based on the above observations and criteria, of Case RZ 11-02 a request to rezone property from R-1 to RS-6 and should be recommended to the City Council for approval. The change will provide an upgrade to the area and will follow good land use principles.

Respectfully Submitted for Commission Consideration,



Otis T. Spriggs, AICP  
Planning & Zoning Director



## SITE PHOTOGRAPHS



*View looking South along Daybreak Dr.*



*View looking Southeast of Daybreak Dr..*





*View looking North at subject property.*



*View looking North at subject property.*





*View looking North at subject property.*



*View looking North intersection Pratt Circle/Daybreak Dr.*





*View looking west along Daybreak Dr.*



*View looking east along Daybreak Dr.*





*View Looking South intersection Pratt Circle/Daybreak Dr.*



*View looking west along Daybreak Dr.*