



City of Jonesboro City Council
Staff Report – RZ 11-02: Gary Tate 1306 Daybreak Dr.
Huntington Building - 900 W. Monroe
For Consideration by the Council on March 15, 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

SURROUNDING CONDITIONS:	<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

MAPC Public Hearing: Record of Proceedings: 3/8/11

Applicant: Mr. Gary Tate appeared before the Commission. Stated that he purchased the property from the previous owners who were from West Virginia. He added that he would like to divide the property into two lots and remodel the existing home for his 2 grand-daughters and their mother; he wants to build a small 3-bed room single family house. Mr. Tomlinson asked Mr. Tate will he replat the acreage into 2 lots. Mr. Tate explained that the east side is 62 ft. from the west line. He proposes to create an 85 ft. lot which will be setback 20 ft. +/- ft. away from the structure. The lots will result areas of 6,500 sq. ft. on one; and 8,500 sq. ft. on the existing.

Opposition: None.

Staff: No further comments other than staff report findings. Approval is recommended.

Action: Motion was made by Mr. Kelton to recommend approval to City Council. 2nd by Mr. Roberts.

Roll Call Vote: Mr. Hoelscher- Aye; Mr. Roberts- Aye; Mr. Kelton- Aye; Mr. Tomlinson- Aye; Ms. Norris- Aye; Mr. Scurlock- Aye. (6-0)

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:

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

Conclusion:

The MAPC and the Planning Department Staff find 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 is 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 Council 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.