



# Application for a Zoning Ordinance Map Amendment

METROPOLITAN AREA  
PLANNING COMMISSION  
Jonesboro, Arkansas

Meeting Date: \_\_\_\_\_ Date Received: \_\_\_\_\_  
Meeting Deadline: \_\_\_\_\_ Case Number: \_\_\_\_\_

## LOCATION:

Site Address: 3315 Willow Road

Side of Street: West between Longcrest Drive and Interstate 555

Quarter: NW Section: 34 Township: 14 N Range: 04E

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: I-1

Size of site (square feet and acres): 8.8 Ac +/- 174572 SQ FT Street frontage (feet): 488' +/-

Existing Use of the Site: Undeveloped

Character and adequacy of adjoining streets: Willow Rd is a 2-Lane asphalt road (24')

Does public water serve the site? Yes 6" Water main along Willow Rd.

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

Does public sanitary sewer serve the site? No, sewer is in proximity.

If not, how would sewer service be provided? A sewer extension will be required.

Use of adjoining properties:

North Residential Subdivision

South Single residential home; Undeveloped

East Commercial property

West Commercial Property

Physical characteristics of the site: Terrain is flat.

Characteristics of the neighborhood: Mixed use; agriculture, residential, commercial,  
& industrial.

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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?  
**Residential**
- (2). What is the purpose of the proposed rezoning? Why is the rezoning necessary?  
**I-1 Zoning will allow vehicle & equipment sales; vehicle repair; & vehicle/equipment storage.**
- (3). If rezoned, how would the property be developed and used?  
**In compliance with the City of Jonesboro Zoning & Development regulations.**
- (4). What would be the density or intensity of development (e.g. number of residential units; square footage of commercial, institutional, or industrial buildings)?  
**10K-15K square ft. buiding with parking and storage yard.**
- (5). Is the proposed rezoning consistent with the Jonesboro Comprehensive Plan and the Future Land Use Plan?  
**This proposal is consistent with both Comprehensive & Land Use Plans.**
- (6). How would the proposed rezoning be the public interest and benefit the community?  
**The proposed Rezoning will allow development to provide employment opportunities.**
- (7). How would the proposed rezoning be compatible with the zoning, uses, and character of the surrounding area?  
**Proposal is compatible with adjacent comm. & industrial uses.**
- (8). Are there substantial reasons why the property cannot be used in accordance with existing zoning?  
**Proposal provides most effective use considering surrounding areas.**
- (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.  
**This proposal will be developed with compatible materials, landscaping, & lighting.**
- (10). How long has the property remained vacant?  
**Subject tract 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?  
**Infrastructure will be extended to service proposed development.**
- (12). If the rezoning is approved, when would development or redevelopment begin?  
**Spring of 2024**
- (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.*  
**At this time a meeting has not been scheduled due to the non-controversial request.**
- (14). If this application is for a Limited Use Overlay (LUO), the applicant must specify all uses desired to be permitted.  
**This application is not for a limited use overlay.**

**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:

Name: Dean Lee LLC  
 Address: 2907 Woodthrush Circle  
 City, State: Jonesboro, AR ZIP 72401  
 Telephone: 870-931-2825  
 Facsimile: \_\_\_\_\_  
 Signature: *Dean Lee LLC by Tony Dean*

Name: Ted Dickey  
 Address: 9125 I-30  
 City, State: Little Rock, AR ZIP 72209  
 Telephone: 501-570-3203  
 Facsimile: \_\_\_\_\_  
 Signature: *Ted Dickey*

**Deed:** Please attach a copy of the deed for the subject property.

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