

CITY OF JOHNSON, ARKANSAS

REZONING

FOR STAFF USE ONLY

FEE: \$300.00

Date Application Submitted: _____
Date Accepted as Complete: _____
Petition Number: _____
Public Hearing Date: _____
Planning Commission Action: _____
City Council Action: _____
Zone: _____

Please fill out this form completely, supplying all necessary information and documentation to support your request. Your application will not be placed on the Planning Commission agenda until this information is furnished.

Application:

Indicate one contact person for this request: _____ Applicant _____ Representative
Applicant (person making request): _____ Representative (engineer, surveyor, realtor, etc.): _____

Name: _____

Name: _____

Address: _____

Address: _____

E-mail: _____

E-mail: _____

Phone: () _____

Phone: () _____

() _____

() _____

Fax: () _____

Fax: () _____

Site Address / Location: _____

Current Zoning District: _____

Requested Zoning District: _____

Assessor's Parcel Number(s) for Subject Property: _____

FINANCIAL INTERESTS

The following entities and / or people have financial interest in this project:

APPLICANT / REPRESENTATIVE: I certify under penalty of perjury that the foregoing statements and answers herein and all data, information, and evidence herewith submitted are in all respects, to the best of my knowledge and belief, true and correct. I understand that submittal of incorrect or false information is grounds for invalidation of application completeness, determination, or approval. I understand that the City might not approve what I am applying for, or might set conditions of approval.

Name (printed): _____ Date: _____

Signature: _____

PROPERTY OWNER(S) / AUTHORIZED AGENT: I/we certify under penalty of perjury that I am/we are the owner(s) of the property that is the subject of this application and that I/we have read this application and consent to its filing. *(If signed by the authorized agent, a letter from each property owner must be provided indicating that the agent is authorized to act on his/her behalf.)*

Property Owners of Record (attach additional info if necessary):

Name: (printed): _____ **Address:** _____

Signature: _____

Date: _____ **Phone: ()** _____

Name: (printed): _____ **Address:** _____

Signature: _____

Date: _____ **Phone: ()** _____

Checklist:

Attach the following items to this application:

1. Payment in full of applicable fees for processing the application - \$300.00
2. Correspondence in the form of a written letter to the City of Johnson describing the scope, nature and intent of the proposal.
3. Legal description and parcel number of property to be rezoned. A survey may be required if the property description can't accurately be platted or if it is described by referring to other deeds. *This legal description shall be separate from any plat or survey and must reflect only that area to be rezoned and signed by the property owner of record.*
4. A typed list of all adjacent property owners, including those lots across streets. List must include name and full address.(May be found in the County Assessor's office)
5. Proof of notification of adjacent property owners:
Each adjacent property owner must be notified by letter explaining your request, and given the date, time and place of the meeting. Each such property shall be notified by certified mail and a copy of the green certified mail receipt shall provide such proof. (Not to be sent until placement on the Planning Commission agenda - but no later than 15 days in advance of the meeting)
6. A copy of the plat on record in the county assessor's office. The owner's name and the parcel number for every adjacent property shall be shown on this plat (map).
7. A written description of this request addressing the following items:
 - a. Current ownership information and any proposed or pending property sales.
 - b. Reason (need) for requesting the zoning change.
 - c. Statement of how the property will relate to surrounding properties in terms of land use, traffic, appearance and signage.
 - d. Availability of utilities.
8. The Planning Commission is required to make specific findings with regard to the application. The applicant shall provide written statements addressing the following:
 - a. The degree to which the proposed zoning is consistent with land use planning objectives, principles, policies, land use and zoning plans.
 - b. Whether the proposed zoning is justified and/or needed at the time of the request.
 - c. Whether the proposed zoning will create or appreciably increase traffic danger and congestion.
 - d. Whether the proposed zoning will alter the population density and thereby undesirably increase the load on public services including schools, water and sewer facilities.

- e. Why it would be impractical to use the land for any other uses permitted under its existing zoning.
9. Property owners applying for changes to the official zoning map shall present evidence or an affidavit, at least ten (10) days prior to the required public hearing, that all property owners within 100' have been notified of the proposed zoning change.

All applicants are encouraged to meet with the Building Official prior to completing a Rezoning application.