

**SPRINGDALE PLANNING COMMISSION
CALLED MEETING
COUNCIL CHAMBERS
5:30 P.M.
201 SPRING
JANUARY 26, 2015
Agenda**

**I. Pre-Meeting Activities
Pledge of Allegiance
Invocation**

II. Call to Order

III. Roll Call

IV. Public Hearing – Rezoning

**A. R15-01 5 Dogs Investments, LLC
1100 48th Place
From C-2 to C-5
Presented by Jeff Hodges**

**B. R15-02 The Fadil Bayyari Revocable Trust
Lot 5 of Dakoda's Place Subdivision
From C-2 to I-1
**B15-03 Variance for reduction of rear setback from
20' to 5'**
Presented by Kellye Hamblen**

**C. R15-03 Decision Point
301 Holcomb
From C-2 to P-1
Presented by Tim Salmonsens**

**D. R15-04 John & Mary Thompson, Trustees
Of the John & Mary Thompson Revocable Trust
From C-5 to C-6
Presented by Michael Baker**

V. Adjourn

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 6, 2015
Re: R15-01 Rezone

A request by 5 Dogs Investments, LLC (Jeff Hodges) for Planning Commission approval of a zone change from General Commercial District (C-2) to Thoroughfare Commercial District (C-6) for a tract of land containing 0.6 acres.

LOT LOCATION AND SIZE

The 0.6 acre tract is located at 1100 S. 48th Place, west side of 48th Place, north of Sunset Avenue.

A vicinity map is attached.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The area to the north contains a motel in C-2 zoning. The area to the east contains a truck sales and repair business in C-2 zoning. The area to the south contains a liquor store in A-1 zoning and I-49 is to the west.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial use.

The Master Street Plan indicates 48th Place as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

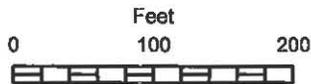
The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

Encourage the development of regional commercial areas that accommodate a variety of wholesale, retail, service and office uses where the highest traffic volumes and greatest utility demands can be served and more extensive outdoor display of material will be expected and permitted that has frontage and or access to I-49



Public hearing sign posted: 12/23/2014
Public hearing sign posted by: CS
S Public Hearing Sign Location

P4



FILE NUMBER: R15-01
APPLICANT: 5 DOGS INVESTMENTS, LLC
REZONING REQUEST: C-2 TO C-5

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
1/6/2015

File No. R15-01

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by S Oogs Investments, LLC

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

see exhibit "A" -

Layman's Description:

1100 S 48th Ave

The Petitioner hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The Petitioner requests the following zoning classification:

FROM (current zoning) C-2

TO (proposed zoning) C-5

The Petitioner's immediate intentions are to:

1. Sell the property _____ (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title _____ (Yes or No).
2. Develop the property _____ (Yes or No), and if so, the proposed use is Restaurant.
3. Effect of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None.

The Petitioner understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The Petitioner understands that he/she should be present at the meeting in order to answer questions. If the Petitioner is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: _____

PETITIONER/OWNER: Jeff Hodger

MAILING ADDRESS: 1715 Green Acres Rd, Fayetteville, AR 72703

TELEPHONE: 479-790-1557 DATE: 12/5/14

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.



(Property Owner)

(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 8 day of December, 2014.



Notary Public

DEBBIE A. POUNDERS
NOTARY PUBLIC-STATE OF ARKANSAS
WASHINGTON COUNTY
My Commission Expires 12-10-2014

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 6, 2015
Re: R15-02 Rezone

A request by Fadil Bayyari Revocable Trust for Planning Commission approval of a zone change from General Commercial District (C-2) to Light Industrial District (I-1) for a tract of land containing 0.51 acres.

LOT LOCATION AND SIZE

The 0.51 acre tract is located at 3817 Dakota's Place, east end of street, east of 40th Street.

A vicinity map is attached.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial structure. The area to the north and east contain commercial structures in C-2 zoning. The area to the south and west contain an industrial use in I-1 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates light industrial/warehouse use.

The Master Street Plan indicates Dakota's Place as a local street.

STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

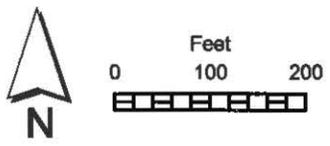
To encourage the development of industries that further diversify and stabilize the City's economic base that are compatible to the labor force, raw materials and industrial climate and provide space for new and expanding high technology industries with low environmental impact.

Assure adequate land allocation for industrial growth protected from encroachment by non-industrial use.

Public hearing sign posted: 12/23/2014
Public hearing sign posted by: CS
S Public Hearing Sign Location



P10



FILE NUMBER: R15-02
APPLICANT: FADIL BAYYARI REVOCABLE TRUST
REZONING REQUEST: C-2 TO I-1

CITY OF SPRINGDALE
PLANNING OFFICE
PLANNING COMMISSION MEETING
1/6/2015

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by The Fadil Bayyari Revocable Trust

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Lot 5 of the Final Plat of Dakota's Place Subdivision, Springdale, Arkansas, as recorded at File Number 23-0327 in the circuit Clerk's Office, Washington County, Arkansas.

Layman's Description: Lot 5 of Dakota's Place Subdivision, Springdale, AR

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) C-2

TO (proposed zoning) I-1

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title No (Yes or No).

2. **Develop** the property Yes (Yes or No), and if so, the proposed use is Warehouse .

3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: None. The property is presently used as warehouse, and no effect on adjacent property is anticipated. .

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: n/a

Address: n/a

PETITIONER/OWNER **SIGNATURE**



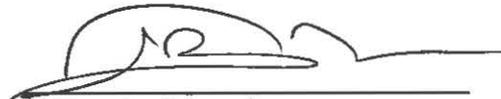
MAILING ADDRESS: 2025 CREEK VIE, FAY, AR 72704

TELEPHONE: 479-530-5555 DATE: 11/18/2014

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

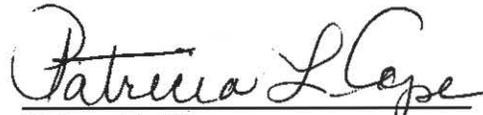
SIGNATURE
(Property Owner)



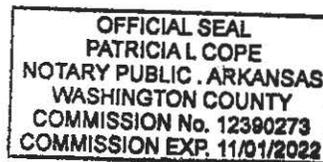
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 18th day of November, 2014.



Notary Public



Staff Use Only

- Fee Paid (\$75) Cash Check CC
 Warranty Deed
 Authorization of Representation
 Drawing/Photo or Other Exhibit

File #

B1508

A "Notice of Violation" was issued to the Applicant/Property Owner by Code Enforcement.

**APPLICATION FOR VARIANCE
ZONING BOARD OF ADJUSTMENT
SPRINGDALE PLANNING COMMISSION
CITY OF SPRINGDALE, ARKANSAS**

Applicant's Name: Fadil Bayyari

Applicant's Mailing Address:

PO BOX 6250

Street Address or P.O. Box

Springdale, AR 72766

City, State & Zip Code

479-530-5555

Telephone Number

Property Owner's Name

(If different from Applicant): same as applicant

Property Owner's Mailing Address:

(If different from Applicant):

Same as applicant

Street Address or P.O. Box

Telephone Number

City, State & Zip Code

Address of Variance Request: 631 S. 40th Street, Springdale, AR

Zoning District: C-2 (rezoning request to I-1)

The following information should be attached to this application:

1. \$75.00 Fee
2. Warranty Deed
3. Authorization of Representation (If the Property Owner will not be present at the meeting.)
4. Drawings, Photos, or Other Exhibit
5. The applicant shall be responsible for providing the name and address of all adjacent property owners. This must be a certified list by a licensed abstractor

or licensed land surveyor within the past sixty (60) days. The notice to all adjacent property owners must be sent by certified mail, return receipt requested at least ten (10) days prior to the Planning Commission meeting. Evidence in the form of a signed Affidavit, that notice has been given to all adjacent property owners by certified mail, return receipt requested, will be submitted. Notification should be sent after the Planning Department has accepted the application and the date of the public hearing has been confirmed.

6. The required Affidavit and supporting exhibits (mailing receipts, list of property owners of record and copy of notice) shall be filed with the Planning Office no later than seven (7) days prior to the meeting date.

SETBACK VARIANCES:

Not Applicable

*Please complete the following to apply for a setback variance. Required setbacks vary by zoning district, please **contact staff** to determine the required setback.*

Required: Front: 50' Side: 0' Back: 20'
(This is the minimum required by the Springdale Code of Ordinance)

Requested: Front: 50' Side: 0' Back: 5'
(if granted what the setback would be.)

Variance: Front: 0' Side: 0' Back: 15'
(The difference between the "Required" and the "Requested" setback)

VARIANCES OTHER THAN SETBACK:

Not Applicable

Use the space below to describe the variance request. If possible please reference the applicable section of the Springdale Code of Ordinance. Attach a separate sheet if needed.

All landscaping requirements set forth by Chapter 56.

The Zoning Board of Adjustment, after a hearing, may vary the application of certain provisions of the Springdale Code of Ordinance. The variance can be granted when, in the Board's opinion, the specific case will not be contrary to public interest, where, owing to special conditions, a literal enforcement of the provisions of the ordinance would result in unnecessary hardship, and also finds ALL of the following:

The Applicant must respond to items 1, 2, and 3.

1. That special conditions and circumstances exist which are particular to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district. **Use the space below to describe to the Board of Adjustment the special conditions and circumstances that exist on the property (attach a separate sheet if necessary):**

Building Setback: When the final plat was filed, the "front" of lot 5 was on the west side and the rear was on the east, because of the proposed connection of Dakota's Place to the property to the east, the "front" of lot 5 has changed to the north. Because utilities are already in place along the east side of the lot, the owner cannot utilize this area that would otherwise have a 0' setback. Therefore, a variance is being requested along the south side.

Landscaping: The location of this property is situated such that all surrounding activities are of industrial nature, and there is no visibility from a public road. Furthermore, the applicant wishes to keep the area open for cross connectivity.

2. That the literal interpretation of the provision of the Springdale Code of Ordinance would deprive the applicant of rights commonly enjoyed by other properties in the same district. **Use the space below to explain the rights of which the applicant is being deprived (attach a separate sheet if necessary):**

None anticipated

3. That the special conditions and circumstances do not result from the actions of the applicant. **Use the space below to explain how the special conditions or circumstances occurred (attach a separate sheet if necessary):**

Building Setback: When the final plat was filed, the "front" of lot 5 was on the west side and the rear was on the east, because of the proposed connection of Dakota's Place to the property to the east, the "front" of lot 5 has changed to the north. Because utilities are already in place along the east side of the lot, the developer cannot utilize this area that would otherwise have a 0' setback. Therefore, a variance is being requested along the south side.

Landscaping: The location of this property is situated such that all surrounding activities are of industrial nature, and there is no visibility from a public road.

4. That granting the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district.
5. That the variance granted is the minimum variance that will make possible that reasonable use of the land, building or structure.
6. That the granting of the variance will be in harmony with the general purpose and intent of this ordinance, and will not be injurious to the neighborhood, or otherwise detrimental to the public welfare.

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.



Applicant Signature*

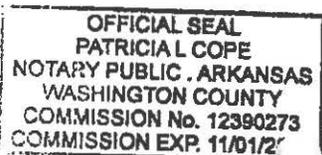


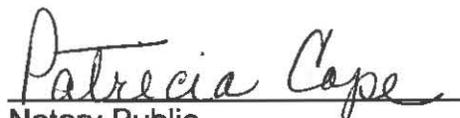
Property Owner Signature*
(if different from Applicant)

*If the Applicant or Property Owner is a Trust (Living, Revocable, etc.) or a corporation (Inc., LLC, LLP, etc) or another type organization provide staff with documentation stating that the person signing the application is authorized to do so.

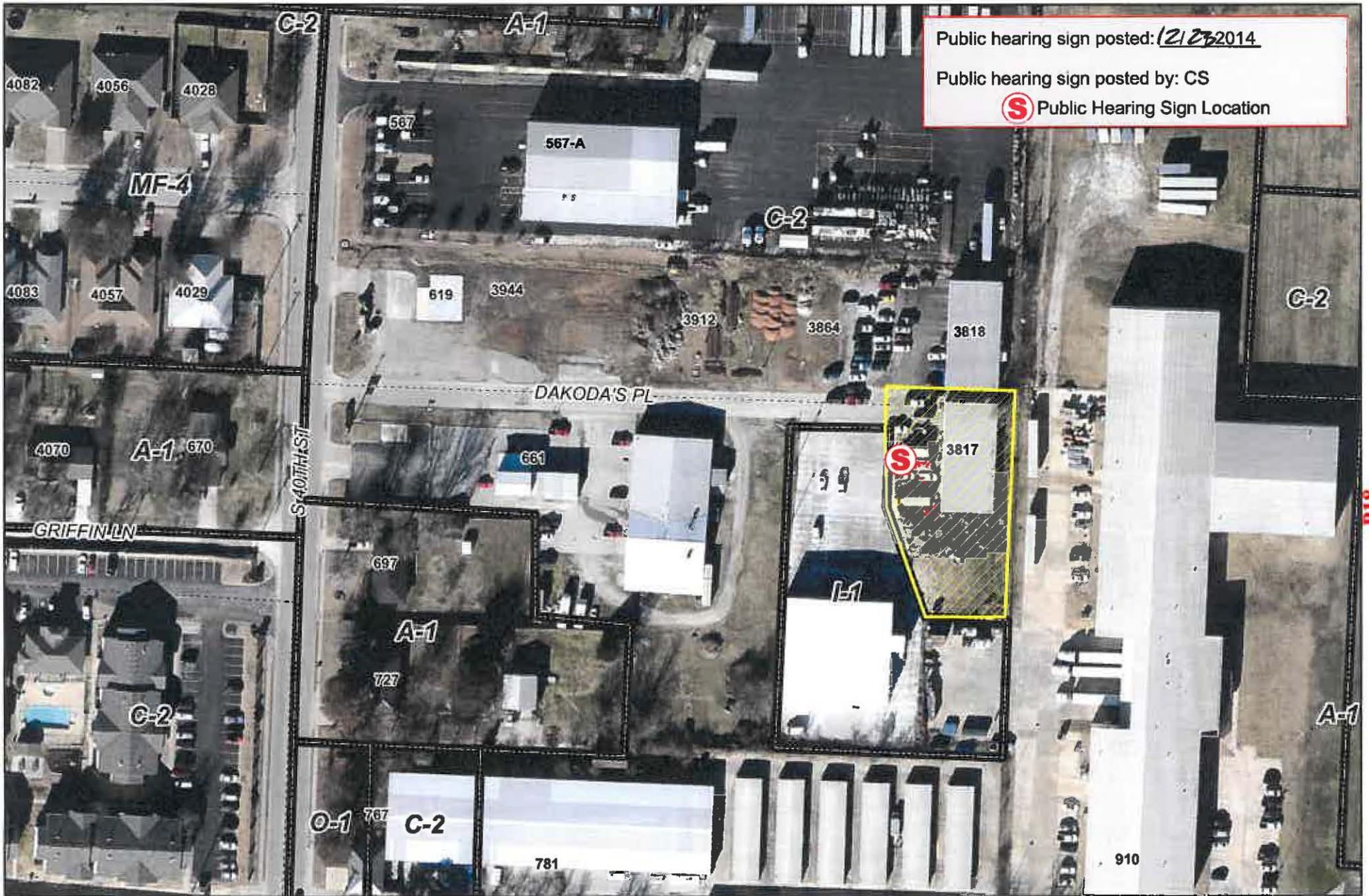
State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 17th day of December, 2014.

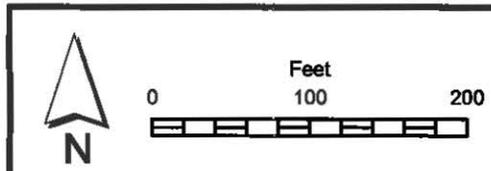




Notary Public



Public hearing sign posted: 12/23/2014
 Public hearing sign posted by: CS
 (S) Public Hearing Sign Location



FILE NUMBER: B15-03
APPLICANT: FADIL BAYYARI REVOCABLE TRUST
VARIANCE REQUEST: REAR SETBACK REQUIREMENT;
LANDSCAPING REQUIREMENTS

CITY OF SPRINGDALE
PLANNING OFFICE
 PLANNING COMMISSION MEETING
 1/6/2015

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 6, 2015
Re: R15-03 Rezone

A request by Decision Point for Planning Commission approval of a zone change from General Commercial District (C-2) to Institutional District (P-1) for a tract of land containing 1.46 acres.

LOT LOCATION AND SIZE

The 1.46 acre tract is located at 301 Holcomb Street.

A vicinity map is attached.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains educational/meeting facility. The area to the north, south, and west contain commercial uses in C-2 zoning. The area to the east is bordered by the creek and commercial and undeveloped areas in C-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

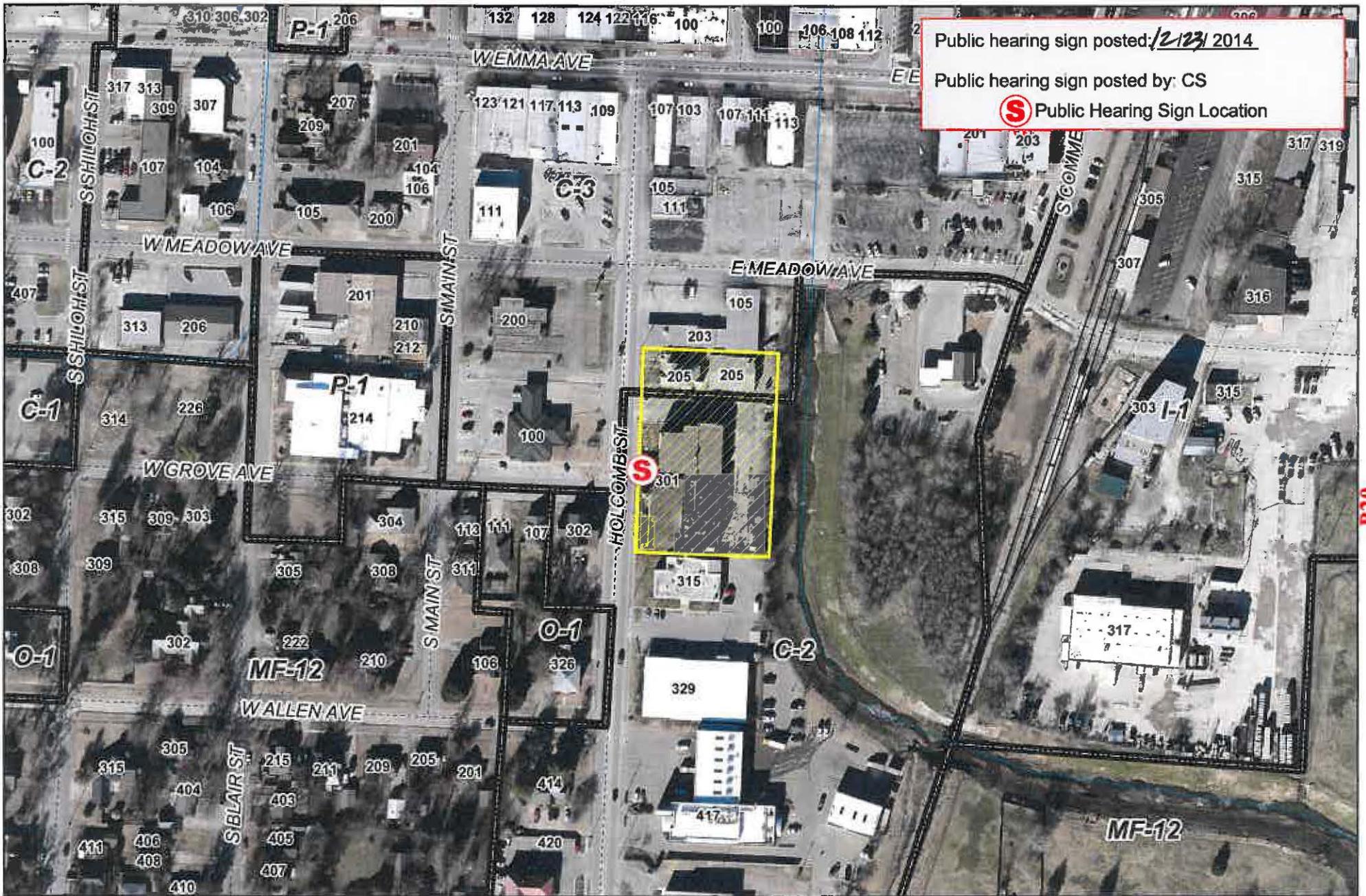
The adopted Comprehensive Land Use Plan indicates commercial use.

The Master Street Plan indicates Holcomb Street as a minor collector.

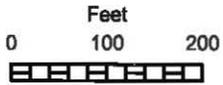
STAFF COMMENTS AND RECOMMENDATIONS

The rezoning request is in keeping with the following goals and policies of the Comprehensive Land Use Plan and is recommended for approval.

Schools, parks and community facilities should be located close to or within residential neighborhoods for accessibility and to provide a focal point for effective and cohesive neighborhood design.



Public hearing sign posted: 1/23/2014
 Public hearing sign posted by: CS
S Public Hearing Sign Location



FILE NUMBER: R15-03
APPLICANT: DECISION POINT
REZONING REQUEST: C-2 TO P-1

CITY OF SPRINGDALE
PLANNING OFFICE
 PLANNING COMMISSION MEETING
 1/6/2015

File No. R1503

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended, by Decision Point

The record property owner(s), petitioning to rezone the following described area:

Legal Description:

Layman's Description: 301 Holcomb

The Petitioner hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The Petitioner requests the following zoning classification:

FROM (current zoning) C-2

TO (proposed zoning) P-1

The Petitioner's immediate intentions are to:

1. Sell the property Yes (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title Yes (Yes or No).
2. Develop the property No (Yes or No), and if so, the proposed use is Montessori School.
3. Effect of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: none other than increase of property value and perhaps a few more cars daily.

The Petitioner understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The Petitioner understands that he/she should be present at the meeting in order to answer questions. If the Petitioner is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: Tim Salmonsén

Address: 301 Holcomb St.

PETITIONER/OWNER: Tim Summers of Decision Point

MAILING ADDRESS: 3105 NE 11th St. Suite 5 Bentonville, AR. 72712

TELEPHONE: 479-366-6737 DATE: 12/12/14

VERIFICATION

I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

Tim Summers
(Property Owner)

(Property Owner)

State of Arkansas)
 Benton) ss.
County of ~~Washington~~)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 12th day of December, 2014.

DEBRA MURPHY
NOTARY PUBLIC-STATE OF ARKANSAS
BENTON COUNTY
My Commission Expires 7-20-15

Debra Murphy

Notary Public

Memo

To: PLANNING COMMISSION MEMBERS
From: Patsy Christie, Planning Director
Date: January 6, 2015
Re: R15-04 Rezone

A request by John H. Thompson and Mary Kay Thompson Co-Trustees of the John H. Thompson Revocable Living Trust for Planning Commission approval of a zone change from Thoroughfare Commercial District (C-5) to Large Product Retail Sale District (C-6) for a tract of land containing 1.82 acres.

LOT LOCATION AND SIZE

The 1.82 acre tract is located at 2763 E. Robinson Avenue, south side of E. Robinson Avenue, west of Applebutter Street.

A vicinity map is attached.

SURROUNDING ZONING AND LAND USE

Zoning of the surrounded area is shown on the attached map. The tract contains a commercial structure. The area to the north is undeveloped in C-2 zoning. The area to the east and west contain commercial uses in C-2 zoning. The area to the south contains single family dwellings in SF-2 zoning.

LAND USE PLAN AND MASTER STREET PLAN

The adopted Comprehensive Land Use Plan indicates regional commercial use.

The Master Street Plan indicates E. Robinson Avenue as a principal arterial.

STAFF COMMENTS AND RECOMMENDATIONS

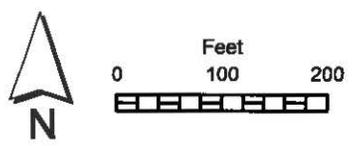
The rezoning request is not in keeping with the Comprehensive Land Use Plan and is not recommended for approval.

The current C-5 zoning is in keeping with the Comprehensive Land Use Plan and the request is not recommended for approval.



Public hearing sign posted: 2/23/2014
 Public hearing sign posted by: CS
 (S) Public Hearing Sign Location

P16



FILE NUMBER: R15-04
APPLICANT: JOHN H. & MARY K. THOMPSON
REZONING REQUEST: C-5 TO C-6

CITY OF SPRINGDALE
PLANNING OFFICE
 PLANNING COMMISSION MEETING
 1/6/2015

File No. _____

RR 1504

PETITION FOR REZONING

Petition is hereby made to the City Council of the City of Springdale, through the Springdale Planning Commission, pursuant to the provisions of Act 186 of 1957, as amended, and Chapter 130 of the City of Springdale Code of Ordinances, as amended,

by John H. Thompson and Micky Kay Thompson, Co-Trustees of the John H. Thompson Revocable Living Trust
The record property owner(s), petitioning to rezone the following described area: *4/14 DECEMBER 14 1999*

Legal Description:

Parcel No. 815-30618-000

2757 E. Robinson Ave., described as follows:

A tract beginning at a point which is N89°56'52"W 1584.4 feet from the Northeast corner of the Northeast Quarter (NE1/4) of the Northwest Quarter (NW1/4) of said Section Eight (8), and running thence S00°11'12"W to the South line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eight (8), thence East along said South line 60 feet, thence N00°11'12" E to the North line of the East Half (E1/2) of the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of said Section Eight (8), thence N89°56'52"W 60 feet along said North line to the point of beginning, and said tract containing 1.82 acres, more or less, said above described property being in Township 17 North, Range 29 West.

Layman's Description: *2763 E Robinson*

The **Petitioner** hereby states by oath that:

1. The Petitioner is the record title holder of the above described property evidenced by the attached copy of a **Warranty Deed** as Exhibit A.
2. A **scaled drawing** showing accurate dimensions, lot lines, surrounding zoning, adjacent owners, north arrow and graphic scale is attached as Exhibit B.
3. The names and address of all adjacent owners of the above described property **certified by a licensed abstractor or licensed land surveyor** within the past sixty (60) days are attached as evidenced by Exhibit C.

The **Petitioner** requests the following zoning classification:

FROM (current zoning) *C-5*

TO (proposed zoning) *C-6*

The **Petitioner's** immediate intentions are to:

1. **Sell** the property No (Yes or No), and if so, is the property subject to an offer and acceptance, escrow contract, option agreement, other contract for conveyance of title N/A (Yes or No).
2. **Develop** the property No (Yes or No), and if so, the proposed use is N/A.
3. **Effect** of the proposed zoning upon the adjacent property and neighborhood is anticipated to be as follows: _____

The **Petitioner** understands that he/she is responsible to send a notice of the public hearing to owners of adjacent properties in accordance with the requirements set forth in the instruction given with this application and that an affidavit must be submitted with supporting documents no later than seven (7) calendar days prior to the meeting date. It is further understood that the cost of such notice(s) is borne by the Petitioner.

The **Petitioner** understands that he/she should be present at the meeting in order to answer questions. If the **Petitioner** is unable to attend, written authorization must be attached designating a representative and any decisions made by this individual shall be binding on the petitioner.

Authorized Representative: _____

Address: _____

PETITIONER/OWNER SIGNATURE

John H. Thompson

MAILING ADDRESS: 4402 SPYGLASS DRIVE

TELEPHONE: 479-756-3043 DATE: 12-2-2014

VERIFICATION

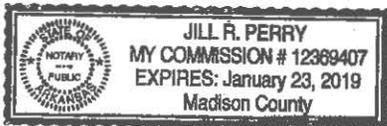
I/We, the undersigned, herewith state on solemn oath that we have read the above and foregoing application for rezoning and that all the facts, statements, and allegations therein contained are true and correct to the best of my knowledge and belief and that complete disclosure of all material facts have been made.

SIGNATURE
(Property Owner)

John H. Thompson
(Property Owner)

State of Arkansas)
) ss.
County of Washington)

SUBSCRIBED AND SWORN TO before me, a Notary Public, this 2nd day of December, 2014.



Jill R. Perry
Notary Public