



Case # _____

**CITY OF HOT SPRINGS
CONDITIONAL USE**

Project Name: _____

Address/Location of Property: _____

Parcel ID# _____ **Zoning Classification:** _____ **District:** _____

Description of the proposed Conditional Use: _____

(Attached additional pages if needed)

Applicant/Agent

Property Owner (If different)

Name: _____

Name: _____

Address: _____

Address: _____

City, St, Zip: _____

City, St, Zip: _____

Telephone: _____

Telephone: _____

Fax: _____

Fax: _____

Email: _____

Email: _____

PROPERTY OWNER CERTIFICATION: I (We), the undersigned, hereby certify that I(we) are the owner(s) of the property for which this application is being made and I(we) concur with the applicant's request as described herein.

Signature

Signature

Printed Name

Printed Name

Date: _____

Date: _____

SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS

Planning Department receipt of a complete submittal prior to the Submission Deadline date is essential. Advertising and notification requirements dictate that the Deadline Date cannot be extended. Incomplete application submittals will not be scheduled for further review or for a hearing.

Submission Deadline: _____ Planning Commission Meeting Date: _____

Planning Office Use Only

CONDITIONAL USE FEE: \$475.00 Date Paid: _____ Rec'd by: _____

It is our goal to assist you in making your project a success in a timely manner. Please call if you have any questions or need assistance from the City of Hot Springs Planning Department, 133 Convention Blvd., Hot Springs, AR 71901 (501-321-6650).

A conditional use is a use that conforms to the intent of the comprehensive plan for a specific area and is generally allowable. The use may represent potential problems, however, with respect to its impact on neighboring property or to the city as a whole. For this reason, it requires a careful review of its location, design, configuration, and spatial impact to determine the desirability of allowing it on a particular site.

Whether a proposed use is appropriate in a particular location depends upon a careful evaluation of the impacts to the neighborhood and the city by the planning commission and a weighing of conditions and methods proposed by the commission or by the applicant to ameliorate those impacts.

Development plan requirements

The development plan requirements for a conditional use application shall include a graphic representation of what is proposed and a general statement as to the intent of the use. The graphic representation shall include the following:

- The location, size and use of buildings, signs, land and improvements
- The location, size and arrangement of parking space, loading space, driveways and street access
- The existing topography with proposed grading and drainage plans
- Proposed screening and landscaping
- The use of adjoining property
- Scale, north arrow and vicinity map
- General statement as to the intent of the use

Standards for conditional uses. Please address how your project meets each standard.

The planning commission may approve, deny, defer, or modify a conditional use request based on findings of fact with regard to the standards set forth below. The appropriateness of these standards shall be determined at the discretion of the planning commission for each specific conditional use location. The planning commission shall not permit any use in a zone as a conditional use that is not permitted under the zoning code.

In carrying out the purpose of this section, the commission's consideration shall include, but not be limited to, the following development standards and design specifics. The appropriateness of these standards shall be determined at the discretion of the planning commission for each specific conditional use location.

- The proposed use is so designed, located and proposed to be operated that the public health, safety and welfare will be protected.
- The proposed land use is compatible with and will not adversely affect other property in the area where it is proposed to be located.
- The proposed use is within the provision of "conditional uses" as set out in this Ordinance.
- The proposed use conforms to all applicable provisions of this code for the zoning district in which it is to be located, and the use facilitates public convenience at that location.
- The size and shape of the site, and the size, shape and arrangement of the proposed structures are in keeping with the intent of the comprehensive plan and this code.
- The internal street system, ingress or egress, off-street parking, loading and pedestrian ways will be efficient and safe.
- Safeguards, including, but not limited to, hours and methods of operation, landscaping and screening, controlling noxious or offensive emissions, including lighting, noise, glare, dust and odor, are satisfactory.
- Landscaping, fencing and open space will be properly maintained by the owner/developer.
- Proposed signs will be appropriate for the location and in accordance with the requirements of the existing city Code.
- Public utilities are, or will be, available and will not be overloaded.