

The City of Green Park

Application Date: _____

Permit No.: _____

Fee: **\$1,500.00**

-- DEVELOPMENT PLAN APPLICATION --

The Development Plan application constitutes a petition for amending the applicable zoning regulations to allow a more flexible but detailed plan as set forth in **Section 405.460**. The number of copies shall be as required applications for rezoning, **Section 405.420** of this Code, and shall be accompanied by all general application requirements, including review and processing fees as set forth in **Section 400.120**.

Information Concerning Applicant: Applicant hereby submits the following information concerning the proposed site:

Business Name: _____

Address of Planned Development _____ City _____ State _____ Zip Code _____
 () _____ () _____
 Phone Number _____ Fax Number _____ Email Address _____

Mailing Address (if different than above)

Address _____ City _____ State _____ Zip Code _____
 () _____ () _____
 Phone Number _____ Fax Number _____ Email Address _____

Name of Business Owner and/or Name and title of Company Officer for above business:

_____ Name _____ Title _____

Address _____ City _____ State _____ Zip Code _____
 () _____ () _____
 Phone Number _____ Fax Number _____ Email Address _____

Name of Architect and/or Engineer: _____ () _____
 Name Phone Number

Lot locator number: _____ Current Zoning: _____ Proposed Zoning: _____

What are the business hours of operation (existing or proposed)?

Mon – Fri: _____ a.m./p.m. to _____ a.m./p.m. & Sat & Sun: _____ a.m./p.m. to _____ a.m./p.m.

Will product be sold which is subject to retail sales tax? Yes No

Date business began (if renewal) / Will begin (if new business) in The City of Green Park: _____ Date

Detailed description of nature of business, organization or trade: _____
 (Attach additional sheets if more space is needed)

Preliminary Development Plan Submission Requirements

The applicant shall initially submit, map(s)/plan(s) containing the following information: *(Three (3) copies of each)*

- Proposed location of buildings, other structures and lot arrangements
- Location of existing buildings, other structures and lot arrangements
- Any land areas within the 100-year floodplain
- Parking areas, drives and walks
- Screening and buffering areas, open spaces and other amenities
- Drainage patterns
- Public streets, identifying arterials, collectors and local streets; service and loading areas; points of access to public right-of-way
- Any existing easements
- Existing and proposed water, sewer, and storm utility systems
- Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan
- Location, massing and pattern of existing vegetation and proposed landscaping
- Existing streams, creeks and other bodies of water
- Preliminary storm water collection and detention plans showing existing facilities
- Internal and external pedestrian and vehicular access points
- Physical barriers (such as interstate highways)
- Proposed noise generation sources
- An analysis of the demand for water service and discharge into the sanitary sewer receiving system
- Preliminary layout of water and sanitary sewer system

The applicant shall also initially submit map(s) of the area within 250 feet of the subject property containing the following information: *(Three (3) copies of each)*

- Any public streets
- Street and traffic patterns affecting the site
- Any drives that exist or that are proposed to the degree that they appear on plans on file with the City
- Any buildings that exist or are proposed to the degree that their location and size are shown on plans on file with the City. Single- and two-family dwellings may be shown in approximate location and general size and shape
- The location and size of retention basins, detention basins and drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets
- Surrounding uses and adjacent properties

Also included with the application are: *(check all that have been include) (Initially three (3) copies of each)*

- Exterior building sketches:** The application shall include preliminary sketches depicting the general style, size and exterior construction materials of the buildings proposed. Where several building types are proposed on the plan, such as apartments and commercial buildings, a separate sketch shall be prepared for each type. Such sketches shall include elevation drawings, but detailed drawings and perspectives are not required.
- Schedules:** A schedule shall be included indicating Gross Floor Area, site area, Building Coverage, parking spaces, land use intensity and other qualities specified in the appropriate zoning districts regulations.
- Phases of development:** If the development will occur in phases, the applicant shall submit a development plan that also displays the entire development at the completion of all phases. The phased development shall have the phases clearly outlined with expected dates for beginning of construction and date of completion of construction. No building permit shall be issued for any phase of development until a Final Redevelopment Plan for that phase is approved, in accordance with the provisions of this chapter.
- Statement of need for modification from district regulations:** A narrative statement that explains the need for modification of the applicable zoning district regulations, if requested, shall be submitted in support of the application for the Preliminary Development Plan approval.

Final Development Plan Submission Requirements

After receiving approval of the Preliminary Development Plan, an applicant seeking approval of a Final Development Plan shall submit the Final Development Plan as follows:

Fifteen (15) copies of the Final Development Plan (map(s)/Plan(s)) shall be required and shall accompany all general application requirements.

The Final Development Plan shall include all information on the approved Preliminary Development Plan, any and all conditions by the Board of Aldermen on approval of the Preliminary Development Plan and the following:

- Finished grades or contours for the entire site – five (5) or two (2) foot intervals may be required by the City, depending on the site.
- All proposed and existing adjacent public street right-of-way with centerline location.
- All proposed and existing adjacent public street and public drive locations, widths, curb cuts and radii.
- Location, width and limits of all existing and proposed sidewalks.
- Location, size and radii of all existing and proposed median breaks and turning lanes.
- Distance between all buildings, between buildings and property lines, and between all parking areas and property lines.
- Location of all required building and parking setbacks.
- Location, dimensions, number of stories and area in square feet of all proposed buildings.
- Area of land in square feet or acres.
- Limits, location, size and material to be used in all proposed retaining walls.
- Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.
- Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.
- Location, size, and type of material of all proposed monument or freestanding signs.
- The location of adjacent developments, alignments and location of public and private driveways and streets, medians, and public and semi-public easements.
- Final storm water collection, detention and erosions control plans
- Final analysis of the capacity of the existing sanitary sewer receiving system.
- Final water and sanitary sewer plans.
- Final written approval from all interested jurisdictions, including MSD and Mehlville Fire District.
- One (1) or more illustrations showing building elevations including elevations of all sides of proposed buildings including notation indicating building materials and colors to be used on exteriors and roofs, dimensions and areas of all floors within the proposed buildings. Size, location, color and materials of all signs to be attached to building exteriors. Location, size and materials to be used in all screening of rooftop mechanical equipment. Building sections.
- One (1) or more illustrations showing dimensions and areas of all floors within proposed buildings.
- One (1) or more illustrations showing landscaping and buffer area plans as required.
- At least one (1) copy of the proposed plan, build elevations and landscaping, screening and planting and buffer area plans shall be reduced onto eight and one-half (8 ½) inch by eleven (11) inch bond paper.
- Deeds of dedication for all right-of-ways or easements required as a result of Preliminary Development Plan approval, if conveyance thereof is not to be made by plat or by the filing of the Final Development Plan.
- A copy of all covenants and restrictions applicable to the development, if required by the terms of the Preliminary Development Plan.
- Evidence of the establishment of the agency for the ownership and maintenance of any common open space and all assurances of financial and administrative ability of such agency, if required by the terms of the approved Preliminary Development Plan.
- Evidence of satisfaction of any conditions of the Preliminary Development Plan.

Representation Concerning Authority & Compliance with Laws:

I am authorized by the Applicant to sign on his/her/its behalf and have read this application in its entirety. The information contained herein is true, and correct and complete to the best of my knowledge, information, and belief.

Applicant hereby represents that the business conducted by Applicant does not and will not violate any ordinance of the City of Green Park and now complies and will continue to comply fully with the laws of the State of Missouri. Applicant acknowledges that failure to truthfully complete this application or failure to comply with all laws may result in revocation of this permit

Signature of Principal Officer

Date

City Use Only

Planning & Zoning Commission:

Preliminary Development Plan – Recommendation:

Date: _____

Approval Conditional Approval (see attachment) Disapproval

Comments:

Board of Aldermen:

Preliminary Development Plan:

Date: _____

Approved Conditional Approval (see attachment) Disapproved

Comments:

Final Development Plan:

Date: _____

Bill: _____ Ordinance: _____ Approved Disapproved

Comments:

