



City of Ellisville

One Weis Avenue
 Ellisville, MO 63011
 (636) 227-9660 FAX: (636) 227-9486

APPLICATION FOR PLANNED DEVELOPMENT

(please type or print)

**ALL APPLICABLE SECTIONS OF APPLICATION MUST BE COMPLETE.
 APPLICATION MUST BE CONSISTENT WITH SUBMITTED MATERIALS.
 THIRTY-ONE (31) SETS OF SIGNED & SEALED DRAWINGS PLANS MUST BE FOLDED TO
 APPROXIMATELY 8 ½ x 11 or 8 ½ x 14 IN SIZE. A \$500.00 APPLICATION FEE AND \$50.00
 PUBLIC HEARING DEPOSIT MUST ACCOMPANY THIS APPLICATION**

Property Address: _____

Applicant: _____

PART A: PROPOSED PROJECT

Briefly describe the project and intended use(s) _____

Please provide a tabulation of how the Total Square Footage in the project breaks down for each intended use. Examples of uses are the principle building, parking, storage, landscaping, deck/patio, or other:

<u>Intended Use</u>	<u>Designated Square Footage of Floor Area</u>	<u>Percentage</u>	<u>Conditional Use or Permitted Use</u>

How does proposed development meet good planning practices, enhance the City and surrounding neighborhood?

How does the proposed development meet the general planning goal of the City and the City's Comprehensive Plan?

How does the development implement the Great Streets Master Plan and the Bikeable Walkable Community Plan?

Give a statement showing how the proposed Planned Development differs from the zoning ordinance:

Explain why this difference from the zoning ordinance is necessary for the project to proceed: _____

What aspects of this project make it unusual and desirable enough for the City to allow the flexibility from the zoning ordinance: _____

What, if any, public benefit is the developer willing to provide the City: _____

Adjacent Land Use:

How is the proposed development compatible with the surrounding neighborhood? _____

Describe impact on the surrounding neighborhood or the City as a whole? _____

Describe buffering be provided to protect adjacent land uses from light, noise, etc.? _____

How are the operating and delivery hours compatible with the adjacent land use? _____

Architecture:

How are the architecture and building materials consistent with a high quality development and adjacent area?

Describe how the development preserves significant architectural/environmental features of the property. _____

Describe how the development preserves the designated historical features of the property. _____

Landscape:

Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City. _____

What provisions will be made for care and maintenance of greenspace areas? _____

Traffic:

Will street and other means of access to the proposed development be suitable and adequate to any anticipated traffic without overloading the adjacent streets? _____

If not, how will this be resolved? _____

How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians? _____

Utilities:

Are the existing or proposed utility services adequate for the proposed development? _____

PART B: AMENDMENT

Briefly describe the project as approved: _____

Briefly describe the amendment to the project: _____

PART H: CHECKLIST

_____ Eight (8) full size copies of plans must be submitted initially for staff review. Additional plan sets will be required later (31 copies) to forward to the Planning and Zoning Commission and/or City Council.

_____ The public hearing deposit is used to cover the cost of publishing in the local paper as required by law. Depending on what the actual cost of the publication, an applicant may be owed a small refund or may be billed for additional monies.

_____ \$800 deposit for Landscape Plan Review. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.

_____ \$6,000 deposit for Traffic Report. Depending on what the actual cost of the third party review, an applicant may be owed a refund or may be billed for additional monies.

- _____ Location map, including north arrow and map scale.
- _____ Zoning district, subdivision name, lot number, dimensions and area, and zoning of adjacent parcels where different than site.
- _____ Proposed use of the building, construction type and distance from adjacent property lines.
- _____ Proposed uses. In single lot developments approximate location of buildings and other structures as well as parking areas shall be indicated. In multiple-lot developments, conceptual location and configuration of buildings, approximate locations of common ground areas, major utility easements, and storm water retention areas shall be indicated. Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- _____ Type and availability of all utilities and of sanitary sewage treatment and storm water drainage facilities, including detention and retention ponds.
- _____ Dimensions of existing and proposed roadway pavement and right-of-way width for streets abutting the site.
- _____ Existing and proposed landscaping, including name and size of plant material.
- _____ Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses, and proposed landscaping. Existing and proposed landscaping, including name and size of plant material.
- _____ Existing and proposed contour lines or elevations based on mean sea level datum, at intervals of five (5) feet or less.
- _____ Location and size of existing and proposed freestanding signs.
- _____ Location and identification of all right-of-ways and easements (existing and proposed).
- _____ Location and height of all light poles and type of lighting and shielding.
- _____ Overall dimensions of all buildings and the gross floor area of each building.
- _____ Preliminary plan for sanitation and drainage facilities, including location of any storm water drainage facilities, retention or detention facilities, sink holes and springs, silt berms, and other siltation control facilities.
- _____ Off-street parking spaces, required and proposed, including the number, size, and location of those designated for the handicapped.
- _____ At least two (2) section profiles through the site showing existing and/or proposed structures, as well as existing natural grade and/or proposed final grade.
- _____ Proposed ingress and egress to the site, including adjacent streets, and approximate alignments of internal roadway systems..
- _____ Demonstration of capacity to fulfill requirements imposed in conjunction with the application if approved in original or amended form.