



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.
PLANS MUST BE SIGNED & SEALED DRAWINGS AND 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**

**NOTE: IF FILING MULTIPLE APPLICATIONS WHICH REQUIRE A PUBLIC HEARING,
ONLY SUBMIT ONE FEE (\$50) TO COVER ALL PUBLIC HEARINGS.**

Property Address: _____

Applicant: _____

Project Name: _____

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>

PART B: AMENDMENT TO A PLANNED DEVELOPMENT

Briefly describe the project as approved: _____

Briefly describe the amendment to the project: _____

PART C: COMPREHENSIVE PLAN AND ZONING

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 D: CRITERIA

It shall be the responsibility of the applicant to clearly establish that the following criteria are met: (Respond Yes or No).

- _____ a. Will the character of the neighborhood be negatively affected?
- _____ b. Will traffic conditions be negatively affected?
- _____ c. Will the change increase fire hazards?
- _____ d. Will public utility facilities be negatively affected?
- _____ e. Will other matters pertaining to the public health, safety and general welfare of the community be negatively affected?

For Planned Residential Developments:

- _____ Will the project create a district suitable for low density, urban low density and medium-density residential developments?
- _____ Will the project feature modern, integrated, imaginative architectural design, site arrangement and City planning?
- _____ Will the project be laid out and developed as a unified development?

For Planned Commercial Developments:

- _____ Are the proposed plans and conditions consistent with good planning practice?
- _____ Is the project compatible with permitted developments and uses in adjoining districts?
- _____ Does the project protect and promote the general welfare?
- _____ Is the project based on guidance from the land use element narrative and land use plan contained in the Ellisville Comprehensive Plan?

PART E: PERFORMANCE STANDARDS

All land, buildings and uses must comply with the following performance standards. Other project or use specific factors may be regulated to protect the public health, welfare and safety as well as to protect the character of the neighborhood.

Vibration. Will the use be operated so that the maximum ground vibration generated is not perceptible (without instruments) at any point on the lot line of the lot on which the use is located; excluding vehicular traffic unrelated to the subject use? _____

Noise. Will the use be operated so that the maximum volume of sound or noise generated does not exceed seventy (70) decibels at any point on the lot line of the lot on which the use is located? _____

Odor. Will the use be operated so that no offensive or objectionable odor is perceptible at any point on the lot line of the lot on which the use is located? _____

Smoke. Will the use be operated so that no smoke from any source is emitted of a greater density than the density described as No. 1 on the Ringelmann Chart as published by the United States Bureau of Mines? _____

Toxic gases. Will the use be operated so that there is no emission of toxic, noxious or corrosive fumes or gases? _____

Emission. Emission of dirt, dust, fly ash and other forms of particulate matter. Emission of dirt, dust, fly ash and other forms of particulate matter shall not exceed eighty-five hundredths (85/100) pounds per one thousand (1,000) pounds of gases of which amount not to exceed five-tenths (5/10) pounds per one thousand (1,000) pounds of gases shall be of such size as to be retained on a three hundred twenty-five (325) mesh U.S. Standard Sieve. In the case of emission of fly ash or dust from a stationary furnace or combustion, device these standards shall apply to a condition of fifty (50) percent excess air on the stack at full load, which standards shall be varied in proportion to the deviation of the percentage of excess air from fifty (50) percent. Will the project comply with this standard? _____

Air pollution. Every form of objectionable odors, smoke, toxic gases, particulate matter such as dirt, dust, fly ash, must be restricted to specific low levels of emissions as set forth in Ord. No. 3347 of St. Louis County Code titled; Air Pollution Control Code, Chapter 612, as amended from time to time. Will the project/use comply with this standard? _____

Radiation. Every amount of radioactive emissions must be restricted to that considered safe by the Federal Radiation Board Standards, as amended from time to time. Will the use/project comply with this standard? _____

Operations, heat and glare. Every operation producing intense glare or heat must be enclosed so that they are imperceptible at any lot line without instruments. Will the project/use comply with this standard? _____

Additional Standards applicable to all new restaurants and fast food restaurants, and upon change of ownership of existing restaurants and fast food restaurants, with the exception of Bar B Que Restaurants as defined in Section 30-18: (Ord. #2288, Sect. 2, 11-18-99)

Grease extraction efficiency: Exhaust system shall have grease extraction efficiency of at least 90% as tested by an approved agency. Will the use/project comply with this standard? _____

Maintenance: Equipment shall be maintained at intervals as recommended by the manufacturer and property maintenance performed in accordance with manufacturer's instructions. Will the use/project comply with this standard? _____

Cleaning: Hoods, grease removal devices, fans, ducts and other appurtenances shall be cleaned to bare metal at frequent intervals prior to surfaces becoming heavily contaminated with grease or oily sludge. Will the use/project comply with this standard? _____

PART F: ENVIRONMENTAL STATEMENT

Will the proposed request will not adversely impact the environment?: _____

Has a Phase I Assessment or Phase II Environmental Report/Study been prepared in association with this request?

_____ (Yes or No) If yes, please submit a copy of the report/study with this application.

By filing this application you acknowledge and are aware that the City may require a partial or comprehensive environmental assessment, impact analysis, or report, in conformity with Chapter 415, Environmental Report of the Land Use Regulations, at any time during the application or approval process.

PART G: PROCESS

1. The City offers all applicants the opportunity to meet with City staff at any time to discuss a project. Please contact the City Planner to schedule a meeting: Ada Hood, ahood@ellisville.mo.us or via phone 636-227-9660.

2. The City also offers all applicants the opportunity to meet with the City Council in a Preliminary Conceptual Meeting. The Preliminary Conceptual Meeting is designed to provide the applicant with an opportunity to present a concept to the City Council for initial feedback, before the applicant incurs significant costs for detailed drawings or plans. The meeting is informal and non-binding. There is no cost to schedule a meeting, an applicant need only submit the Preliminary Conceptual Meeting form at least seven (7) days prior to the regularly scheduled City Council meeting date.
3. All requests for Planned Developments must be made by submitting the Application Cover Sheet and the Planned Development Application form, associated fees and plans.
4. To initiate the process, please submit one copy of the application forms and nine (9) copies of the plans for 'staff review.' This initial submittal must be made a minimum of thirty (30) days prior to the Planning and Zoning Commission meeting date. In the case of high traffic uses, where a traffic impact study will be required, the submittal should be made at least forty-five (45) days prior to the Planning and Zoning Commission meeting date. Staff will route the plans to various departments and applicable agencies for their review. Within fifteen (15) days of receipt of submittal, the City Planner shall notify the applicant of any deficiencies or the application shall be accepted for consideration by the Planning and Zoning Commission, unless said timeframe is mutually waived. The applicant must respond to the City Planner's list of deficiencies within seven (7) days to be scheduled at the next Planning and Zoning Commission meeting. Delays in resubmitting will delay consideration of the application to the following month. Applicants must respond to the City Planner's list of deficiencies within thirty (30) days or the application is deemed void, unless such timeframe is mutually waived. The resubmittal should include revised applications and documents, as applicable, and twenty-five (25) sets of plans, folded to approximately 8 ½ x 11 or 8 ½ x 14 in size.
5. The Planning and Zoning Commission shall hold a public hearing. The Planning and Zoning Commission will consider the request and make a recommendation to the Council within sixty (60) days of official submission to the Commission unless said time period is extended by mutual agreement in writing. The failure of the Commission to act within sixty (60) days after the date of official submission to it shall be deemed approved. The "*date of official submission*" shall mean the date of the first (1st) official Planning and Zoning Commission meeting during which the application is received and placed on the agenda for consideration.
6. Upon receipt of the recommendation, the City Council shall hold a public hearing in relation to the request. The City Council may, at its discretion, add to or delete conditions recommended by the Planning and Zoning Commission. The City Council may refer the application back to the Planning and Zoning Commission for further study before making its final decision. The decision rendered by the City Council shall require a simple majority vote except that a vote of at least five (5) members of the City Council will be required to approve any application contrary to the Planning and Zoning Commission recommendation.

PART H: CHECKLIST

- _____ Completed Application Cover form (only one form is needed per project) and Application for Rezoning
- _____ Letter describing the proposed project (who, what, where, when, why, etc)
- _____ One fully executed copy of the sale contract or lease agreement, if applicable.
- _____ \$800 deposit for Landscape Plan Review, if applicable. 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, if applicable. 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.
- _____ Landscape Plan, Tree Preservation Plan, Street Tree Planting Plan
- _____ Landscaping plan must show existing to remain, existing to be removed and proposed new landscaping. Note name, size and number of trees, shrubs and other plant material. Include plans for preserving existing trees and replacing removed trees.

- _____ Lighting Plan and Photometric Plan in compliance with Section 400.350. A Sidewalk Luminaire plan in compliance with Section 400.351, if applicable.
- _____ 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.