



City of Pleasant Hill

203 Paul Street, Pleasant Hill, MO 64080 816-540-3135 / Fax: 816-987-5141

PLANNED DEVELOPMENT ZONING APPLICATION

APPLICANT INFORMATION:

1. Application must be filed with the Pleasant Hill MO Community Development Division, 203 Paul St, Pleasant Hill, Missouri 64080 by the date on the Plan Commission Calendar.
2. Application must be typed or printed in a legible manner.
3. All applicable sections must be completed. If you need more space to provide information, please use separate 8 1/2"x11" paper, reference the application number and attach it to the application. Incomplete applications will not be accepted and will be returned to the applicant.
4. Attach application for subdivision approval, consistent with the requirements of UDC Section 24003.10, as may be required.
5. Provide Site Development Plan and supporting documentation as provided in UDC Section 24003.18 paragraph e (See Item 14).
6. A signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially if planned development is granted.
7. **The filing fee \$500.00 (non-refundable) must accompany application.**
(Check payable to City of Pleasant Hill)

TO BE COMPLETED BY OFFICE PERSONNEL ONLY:

Rezoning Case Number **RP-** _____

Date Filed _____ Date of hearing _____

Date advertised _____ Date property owner's notified _____

Date signs posted _____

Hearings:

Heard by _____	Date _____	Decision _____
Heard by _____	Date _____	Decision _____
Heard by _____	Date _____	Decision _____

BEGIN APPLICATION HERE:

1. Data on Applicant(s) and Owner(s)

a. Applicant(s) Name: _____
Address _____
Phone _____ Email: _____

b. Owner(s) Name: _____
Address: _____
Phone: _____ Email _____

c. Agent(s) Name: _____
Address: _____
Phone: _____

d. Applicant's interest in Property: _____

2. General Location (Address) _____

3. Present Zoning _____ Requested Zoning _____

4. AREA (sq. ft. / acres) _____

5. Legal Description of Property: (Write Below or Attached)

6. Present Use of Property: _____

7. Proposed Use of Property: _____

8. Proposed Time Schedule for development: _____

9. What effect will your proposed development have on the surrounding properties?

10. Is any portion of the property within the established flood plain as shown on the FEMA Flood Boundary Map? Zone _____ Panel 295269, Map # _____

If so, will any improvements be made to the property which will increase or decrease the elevation? _____

11. Describe the source/method which provides the following services, and what effect the development will have on same:

- a. Water: _____ Pleasant Hill, Other- _____
- b. Sewage disposal: _____ Public or On-Site _____
- c. Electricity Kansas City Power & Light

12. Describe existing road width and condition: _____

13. What effect will proposed development have on existing road and traffic conditions? _____

14. Are any state, federal, or other public agencies approvals or permits required for the proposed development? _____ Yes _____ No

If so, describe giving dates of application and status (include permit numbers and copies of same, if issued): _____

15. PLANNED ZONING APPLICATION SHALL INCLUDE SITE DEVELOPMENT

PLAN: An accurate, legible site plan, drawn to scale and containing the following information:

- a. the legal description of subject property;
- b. the limits, dimensions, and square footage/acreage of property and the development of property adjacent to the area within three hundred (300) feet;
- c. the topography in intervals no greater than ten (10) feet;
- d. general location and width of all proposed streets and public rights-of-way, such as pedestrian ways and easements.
- e. entrances and exits from streets or indication of the criteria for entrance and exit placement;
- f. proposed building layout illustrating the front, side and rear building setback lines.
- g. proposed use of buildings, or a description of the proposed uses by type, character, and intensity;
- h. location and amount of parking or loading, or indication of the proposed parking and loading ratio and the location criteria;
- i. location, type, and size of signs, or indication of the criteria for location, type and size of signs.

Verification: I (We) hereby certify that all of the foregoing statements contained in any papers and/or plans submitted herewith are true to the best of my (our) knowledge and belief.

Property Owner(s)

Signature **Date**

Applicant(s):

Signature **Date**

Contract Purchaser(s)

Signature **Date**

STATE OF _____

COUNTY OF _____

On this _____ day of _____, in the year of _____,
before me the undersigned notary public, personally appeared:

known to me to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.

Notary Public _____ Commission Expires _____

Seal

Contents of Application. An applicant for a Planned development under the provisions of these regulations shall submit an application to the Director, containing the following information:

- 1. Application for rezoning, consistent with the requirements of Section 24003.19 (**Zoning Amendments**) as may be required;
- 2. Application for subdivision approval, consistent with the requirements of Section 24003.10 (**Subdivision Approval**), as may be required;
- 3. Site Development Plan, as provided in the following subsection; and
- 4. Signed statement by applicant that applicant understands and agrees that rezoning granted under this section may be revoked should actual use of the property deviate materially from any Planned development granted by the City Council.

e. Site Development Plan.

An application for a Planned Development District shall be accompanied by the following supporting documents:

- 1. A statement of development objectives, including a description of the character of the proposed development and the rationale behind the basic assumptions and choices made by the applicant;
- 2. A development schedule indicating the approximate date of initiation of construction and the phases of development;
- 3. Sufficient information to show the relationships between proposed land uses, natural features, roads, utilities and recreational amenities. The Director shall determine the information required to be shown on the development Plan based in part on the degree to which the proposed development deviates from the UDC. The information shown on the development Plan may be presented on separate sheets to improve clarity, provided that Plan drawings are presented at the same scale on each sheet. At a minimum, the site development Plan shall include the following information:
 - a. Existing site conditions including soils analysis and a drainage Plan to include contours at two (2) foot intervals, provided that additional spot elevations or contours may be required on flat sites.
 - b. A master site Plan of the development concept indicating land

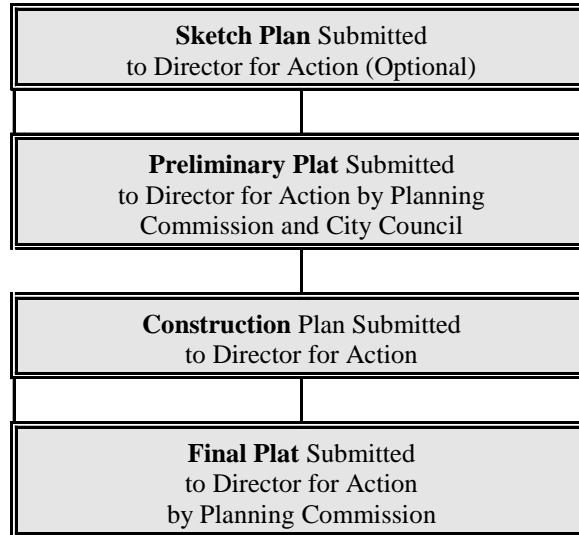
use relationships, densities, phasing areas and basic design arrangements. The site Plan shall include, but not be limited to, the following:

- 1. proposed circulation system identifying arterials, collectors, and local streets, off-street parking areas, service areas, loading areas, and points of access to public rights-of-way;
 - 2. existing and proposed utility systems;
 - 3. screening and buffer areas, open space and other amenities; and
 - 4. proposed building and lot arrangements.
- c. A site Plan including all of the information required in Section 24003.22 shall be required for Planned Districts consisting of twenty-five (25) acres or less.

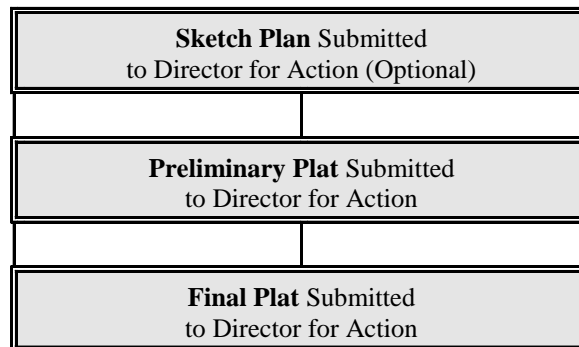
24003.10
24003.1

SUBDIVISION APPROVAL – GENERALLY

- a. **Major Subdivisions.** Major subdivisions, (4 or more lots) are subject to the following four-step approval process:



- b. **Minor Subdivisions.** Minor subdivisions (3 lots or less) are subject to the following three-step process:



- c. **Prohibited Subdivisions.** No person may subdivide land except in accordance with all of the provisions of this chapter. Except as exempted in this Chapter, the following acts are prohibited:

1. **Parcel Creation.** Creation of parcels without subdividing, except those exceeding twenty acres and intended for agricultural use, is prohibited.