



# City of Clayton

10 North Bemiston Avenue

Clayton, Missouri 63105

(314) 290-8450 FAX: (314) 863-0296

## APPLICATION FOR SPECIAL DEVELOPMENT DISTRICT

*(Please type or print)*

- **ALL SECTIONS OF APPLICATION MUST BE COMPLETE**
- **APPLICATIONS MUST BE CONSISTENT WITH SUBMITTED MATERIALS**
- **PLAN SETS MUST BE FOLDED OR ROLLED IF TOO LARGE, PRINT SIDE OUT**
- **APPLICATIONS AND ASSOCIATED FEES FOR REZONING, SITE PLAN REVIEW AND ARCHITECTURAL REVIEW BOARD MUST ACCOMPANY THIS APPLICATION**
- **\$785.00\* APPLICATION FEE MUST ACCOMPANY THIS APPLICATION (APPLICANT IS RESPONSIBLE FOR PUBLIC HEARING NOTICE FEES; \*INCLUDES \$35 NON-REFUNDABLE PROCESSING FEE)**

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Location of Project: \_\_\_\_\_

Type of Project: \_\_\_\_\_

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### **PART A: PARTIES OF INTEREST-FULL LEGAL NAME REQUIRED**

Name of Applicant: \_\_\_\_\_

*Address:* \_\_\_\_\_

*Phone Number:* \_\_\_\_\_

*Interest in Property:* \_\_\_\_\_

Name of Applicant's Agent - if different than above: \_\_\_\_\_

*Address:* \_\_\_\_\_

*Phone Number:* \_\_\_\_\_

Name of Owner(s) - if different than above: \_\_\_\_\_

*Address:* \_\_\_\_\_

Phone Number: \_\_\_\_\_

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: \_\_\_\_\_

Address: \_\_\_\_\_

Phone Number: \_\_\_\_\_

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## **PART B: SITE DESCRIPTION**

Legal Address(es) of Property: \_\_\_\_\_

Lot Number(s): \_\_\_\_\_ Block Number(s): \_\_\_\_\_ Subdivision: \_\_\_\_\_

Locator Number (s): \_\_\_\_\_

Are there any restrictions or covenants running with the land? Yes \_\_\_\_\_ No \_\_\_\_\_

If so, what are they? \_\_\_\_\_

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## **PART C: SPECIAL DEVELOPMENT DISTRICT MINIMUM QUALIFICATIONS**

Current Zoning of Property: \_\_\_\_\_ Overlay Zoning District (if applicable):  
\_\_\_\_\_

Total Acres of Site Property: \_\_\_\_\_ (3 acres minimum required)

Number of Development Phases: \_\_\_\_\_ Timeline for Each Phase: \_\_\_\_\_

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## **PART D: PROPOSED DEVELOPMENT PROJECT**

Briefly describe the project and intended uses: \_\_\_\_\_

For each phase, please provide a tabulation of how the Total Square Footage in the project breaks down. Please include the proposed uses within the structure (office, retail, residential, etc.), parking (structured and surface), storage/mechanical, landscaping/open space, deck/patio, or other:

**PHASE** \_\_\_\_\_

**Land Area of This Phase:** \_\_\_\_\_

<b>Intended Use</b>	<b>Square Footage of Floor Area</b>	<b>Percentage</b>
<b>TOTAL</b>		

**PHASE** \_\_\_\_\_

**Land Area of This Phase:** \_\_\_\_\_

<b>Intended Use</b>	<b>Square Footage of Floor Area</b>	<b>Percentage</b>
<b>TOTAL</b>		

**PHASE** \_\_\_\_\_

**Land Area of This Phase:** \_\_\_\_\_

<b>Intended Use</b>	<b>Square Footage of Floor Area</b>	<b>Percentage</b>

<b>TOTAL</b>		

Total Proposed Square Footage of Floor Area of the Project: \_\_\_\_\_

Total Land Area of the Project: \_\_\_\_\_

Floor Area Ratio (FAR): \_\_\_\_\_

**PART E: PUBLIC BENEFIT**

Describe the public benefit the developer is willing to provide to the City: \_\_\_\_\_

If the project is proposed within the Central Business District, describe the public benefit specific to this area:

**PART F: SPECIAL DEVELOPMENT PLAN (SITE MASTER PLAN)**

How does the proposed development meet good planning practices, enhance the City and surrounding neighborhood? How does the proposed development meet the general planning goals of the City and the City's Business Districts Master Plan?

Provide a statement showing the relationship of the proposed Special Development Plan to applicable recommendation of the Business District's Master Plan. If there is no relationship to the Business Districts Master Plan, please give justification for the variation:

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Provide a statement showing how the proposed Special Development Plan differs from the zoning ordinance: \_\_\_\_\_

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

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

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**Adjacent Land Use:**

*How is the proposed development compatible with the surrounding neighborhood?* \_\_\_\_\_

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*Will there be any adverse impact on the surrounding neighborhood or the City as a whole?* \_\_\_\_\_

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*If appropriate, will buffering be provided to protect adjacent land uses from light, noise, etc.?* \_\_\_\_\_

**Architecture:**

*How is the architecture/building materials consistent with a high quality development and adjacent area?*

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*How does the development preserve significant architectural/environmental features of the property? \_\_\_\_*

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*Describe how the development preserves the designated historical features of the property. \_\_\_\_\_*

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**Landscape:**

*Demonstrate how the landscaping is appropriate for the scale of the development and enhances greenspace in the City. Please describe any proposed permanent landscape buffers.*

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**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? \_\_\_\_\_*

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*If not, how will this be resolved? \_\_\_\_\_*

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*How does the internal circulation of the proposed development allow for movement of vehicles and pedestrians? Is there connectivity to the surrounding area?*

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**Utilities:**

*Are the existing or proposed utility services adequate for the proposed development?* \_\_\_\_\_

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**SECTION G. SUB-DISTRICT PLAN**

*If the applicant is requesting consideration of a sub-district development plan, this section must be completed. In addition, the applicant must submit an application for site plan review and architectural review.*

Please describe how the sub-district plan is in overall conformance with the Special Development Plan:

**Building Height, Placement and Uses:**

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**Traffic, Access, Internal Vehicular and Pedestrian Circulation:**

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**Parking:**

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**Landscaping and/or Open Space:**

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**SECTION H. AMENDMENT TO A SPECIAL DEVELOPMENT DISTRICT PLAN OR SUB-DISTRICT\***

Please describe in detail the proposed Amendment: \_\_\_\_\_

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Please describe why Amendment is being sought: \_\_\_\_\_

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Please describe how the proposed Amendment is not in conformance with the approved Special Development Plan and Sub-District Plans:

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**\*A letter addressed to the Mayor & Board of Aldermen describing the amendment in detail must accompany this application.**

**SECTION I: SIGNATURES**

Applicant (print): \_\_\_\_\_

*Signature of Applicant (Required):* \_\_\_\_\_ *Date:* \_\_\_\_\_

Owner(s) (print): \_\_\_\_\_

*Signature of Owner(s) (Required):* \_\_\_\_\_ *Date:* \_\_\_\_\_