



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
- INDIVIDUAL PLAN SETS MUST BE FOLDED OR ROLLED; PRINT SIDE OUT
- APPLICATIONS AND ASSOCIATED FEES FOR REZONING, SITE PLAN REVIEW AND ARCHITECTURAL REVIEW BOARD MUST ACCOMPANY THIS APPLICATION
- COMPLETE SUBMITTAL (PLANS, COMPLETED APPLICATIONS & CORRESPONDING DOCUMENTS) IN PDF FORMAT (PLAN SHEETS MUST BE COMBINED ONTO ONE PDF DOCUMENT) & 3D MODEL (ELECTRONIC) MUST BE SUBMITTED (SAVED TO FLASH DRIVE OR E-MAILED TO CITY STAFF)
- \$785.00* APPLICATION FEE MUST ACCOMPANY THIS APPLICATION (APPLICANT IS RESPONSIBLE FOR PUBLIC HEARING NOTICE FEES; *INCLUDES \$35 NON-REFUNDABLE PROCESSING FEE)

Location of Project: _____

Type of Project: _____

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: _____

Updated September, 2017

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

Address: _____

Phone Number: _____

Name of Architect, Landscape Architect, Planner or Engineer:

Name/Position: _____

Address: _____

Phone Number: _____

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? _____

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: _____

PART D: PROPOSED DEVELOPMENT PROJECT

Updated September, 2017

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: _____

Intended Use	Square Footage of Floor Area	Percentage
TOTAL		

PHASE _____

Land Area of This Phase: _____

Intended Use	Square Footage of Floor Area	Percentage
TOTAL		

PHASE _____

Land Area of This Phase: _____

Intended Use	Square Footage of Floor Area	Percentage
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TOTAL		

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 benefits the developer is willing to provide to the City: _____

If the project is proposed within the Central Business District, describe the public benefits 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:

Provide a statement showing how the proposed Special Development Plan 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 variation from the zoning ordinance:

Adjacent Land Use:

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

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

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?

How does the development preserve 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. Please describe any proposed permanent landscape buffers.

Traffic:

Will streets 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? Is there connectivity to the surrounding area?

Utilities:

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

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:

Traffic, Access, Internal Vehicular and Pedestrian Circulation:

Parking:

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Landscaping and/or Open Space:

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

Please describe in detail the proposed Amendment: _____

Please describe why Amendment is being sought: _____

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

***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: _____

Property owner(s) (print): _____

Signature of Owner(s) (Required): _____

Date: _____