



Permit # _____

Date Received: _____

CONDITIONAL USE PERMIT APPLICATION

Mailing Address: P.O. Box 196, Flint Hill, Missouri 63346
Physical Address: 2061 Grothe Rd, Lower Level, Wentzville, MO 63385
(636) 327-4441 ♦ info@CityofFlintHill.com ♦ www.CityofFlintHill.com

APPLICANT: _____

ADDRESS: _____

PHONE: _____

EMAIL ADDRESS: _____

LOCATION (ADDRESS): _____

PROPERTY OWNER: Name: _____

Address: _____

Phone: _____ Fax: _____

LEGAL DESCRIPTION OF PROPERTY (other than address): _____

EXISTING ZONING: _____

PROPOSED USE:

SUPPLEMENTAL INFORMATION REQUIRED

- A. A scaled map of the property, correlated with the legal description, clearly showing the property's location.
- B. The names and mailing addresses of property owners within an area determined by lines drawn parallel to and one hundred and eighty-five (185) feet distant from the boundaries of the property subject to this application.
- C. A site plan.
- D. See attached requirements

NOTE: This Application will be reviewed for decision only after this form is completed, the applicable fee is received, and such other requirements of applicable City ordinances are satisfied.

Applicant's Signature

Date

Owner's Signature

Date

Owner's Signature

Date

DATE SUBMITTED: _____

NOTE: By affixing signatures hereto, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning and subdivision regulations; they are familiar with the specific requirements relative to this application; and they take full responsibility for this application. The above signatures further indicate that the information provided on this form and on any additional data attached hereto is true, complete, and accurate.

See Article 19 of the Zoning Ordinance of the City of Flint Hill.

REQUIREMENTS

Each of the following standards must be met in order to grant a conditional use permit.

To assist the you with the application and the Planning and Zoning Board better understand your request, please address in the proposed use section or on a separate paper, please address any of the following conditions could be impacted by your use.

The proposed conditional use will:

- A. Be designed, constructed, maintained and managed so as to be harmonious and appropriate in appearance with the existing character of the general vicinity.
- B. Not be hazardous and will not be unreasonably detrimental, disturbing or devaluing to existing or permitted neighboring uses. The fact that a proposed conditional use may be in a commercial competition with an existing or permitted use **shall not** be a factor to be considered.
- C. Not create excessive additional requirements at public cost for public facilities and service.
- D. Not significantly increase traffic congestion.
- E. Comply with the City of Flint Hill Land Use Plan.
- F. The proposed conditional use complies with all applicable provisions of this Ordinance, including intensity of use regulations, yard regulations and use limitations.
- G. The proposed conditional use at the specified location will contribute to and promote the welfare or convenience of the public.
- H. The proposed conditional use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- I. The location and size of the conditional use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the conditional use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the conditional use will dominate the immediate neighborhood, consideration shall be given to:
 - 1. The location, nature and height of buildings, structures, walls, and fences on the site.
 - 2. The nature and extent of proposed landscaping and screening on the site.
- J. Off-street parking and loading areas will be provided in accordance with the standards set forth in this Ordinance.
- K. Adequate utility, drainage, and other such necessary facilities have been or will be provided.

- L. Adequate access roads or entrance and exit drives will be provided and shall be so designed to prevent traffic hazards and to minimize traffic congestion in public streets and alleys.
- M. In consideration of requests for any conditional use permits the Planning and Zoning Commission may recommend and the Board of Aldermen shall require such conditions of use as it deems necessary to protect the health, safety and welfare of the residents of the City and to achieve the objectives of this Ordinance.

These additional requirements shall include, but not be limited to, those special provisions applying to certain uses, specified in Article 19.05.