



Community Development

901 North Elm Street
P.O. Box 979, Rolla, MO 65402
Phone: 573-364-5333
Fax: 573-426-6978

Conditional Use Permit #
Date Filed
Application Fee \$200.00

APPLICATION FOR CONDITIONAL USE PERMIT

Submit to:
Community Development Department
PO Box 979 901 North Elm St
Rolla, MO 65402 Rolla, MO 65401
Phone: 573-364-5333 Fax: 573-426-6978

The signers of this application ask that the City Council of Rolla, Missouri, approve the Conditional Use Permit, as described below, on the following tract of land (legal description must be printed below or attached as an exhibit):

Blank lines for legal description

Address of above described property:
Zoning of the subject property:
Present use of property:
Proposed conditional use:

NOTE: Application for this Conditional Use Permit shall be made under the provisions of Section 42-234 of the Rolla Planning and Zoning Code, a portion of which is attached, and shall be accompanied by a Site Plan and other material necessary to show conformance with the code. Refer to Attachment A for required Site Plan content.

Attach to this application written responses to the following:

- 1. State how the proposed conditional use will comply with the standards in Section 42-234.2 pertaining to relevant District regulations, traffic impact, location and size of the conditional use in relation to neighboring land uses, parking, utility capacity, and storm water management. Refer to Attachment B for standards list.
2. State how the proposed conditional use is to be designed, arranged and operated to ensure that the development and use of neighboring property is not limited or adversely impacted, and that the value, use and reasonable enjoyment of such property will not be impaired if the conditional use is granted.

We, the undersigned, do attest to the truth and correctness of all facts and information presented with this application. Further, we agree to pay the advertising costs for the public hearings as required by the Planning and Zoning Code.

CURRENT PROPERTY OWNER'S NAME(S):

Name of current property owners(s): _____

If a corporation: Corporation official: _____

(corporate seal)

Mailing address: _____

Telephone number: _____ Fax: _____

PROPERTY OWNER'S SIGNATURE: _____
(If corporation, corporate official's signature)

APPLICANT'S NAME (if different from the owner)

I hereby certify that I am authorized to represent all of the property owners of the above referenced tract in this proceeding. A power of attorney is attached.

Name of applicant: _____

If corporation,
Corporate official: _____

(Name and title)

Mailing address: _____

Telephone number: _____ Fax: _____

What is the applicant's legal interest in the property? _____

APPLICANT'S SIGNATURE: _____
(If corporation, need signature of one official)

A check for \$62.50, payable to the Rolla Daily News for advertising, will be provided when this application is filed.

NOTE: The Planning and Zoning Commission holds a regularly scheduled meeting each month (contact the Community Development Department for a current processing schedule). This application must be submitted no later than the application deadline for re-zoning proposals. All the elements of the application must be complete when filed or the materials will be returned to the applicant and will not be placed on the Planning and Zoning Commission agenda.

ATTACHMENT A

SITE PLAN CONTENT

1. Approximate location of proposed and existing buildings and other structures, including those on adjoining properties, as well as open spaces, shall be indicated for the proposed conditional use / use variance.
2. Existing or proposed contours at vertical intervals of not more than five (5) feet. Flood plain areas shall be delineated (if relevant to the site).
3. Approximate location of all isolated trees having a trunk diameter of six (6) inches or more, all tree masses, and proposed landscaping / screening plan.
4. An elevation view of the site showing preliminary building form (new construction only).
5. Proposed ingress and egress to the site, including right-of-way and pavement widths for proposed and existing streets.
6. A plan for the provision of storm water drainage management facilities (if required).
7. The location, lighting and type of sign(s) to be used and their relationship to traffic control signs.
8. The location and number of off-street parking spaces.
9. The location of existing utility lines.

ATTACHMENT B

STANDARDS FOR ALL CONDITIONAL USE PERMITS

All conditional uses, to the extent applicable:

1. The proposed conditional use shall otherwise comply with all relevant regulations of the Article, including lot size and coverage, setbacks, parking, and other use regulations.
2. The proposed conditional use will not adversely affect the safety of the motoring public and of pedestrians using the facility. Adequate access roads or entrances/exits will be designed so as to prevent traffic hazards and to minimize traffic congestion on public streets.
3. The proposed conditional use will be constructed, arranged and operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property, in accordance with the applicable District regulations. In making this determination, consideration will be given to:
 - a. The location, nature and height of buildings, walls and fences on site.
 - b. The nature and extent of proposed landscaping and screening.
 - c. The potential noise impact of the conditional use beyond the levels typically found in the uses permitted in the District.
 - d. The potential impact of glare from vehicles and stationary lights on the adjoining neighborhood and the measures proposed to eliminate or mitigate glare on adjacent properties.
 - e. The impact of proposed signs on the visual character of the neighborhood and traffic control signs and the measures planned to reduce adverse impacts.
4. The proposed conditional use will be served adequately by public facilities and services or that the persons or agencies responsible for the establishment of the proposed use will provide for such services.
5. The proposed conditional use will not have any substantial adverse impact upon the use or enjoyment of adjacent surrounding property, the character of the neighborhood, traffic conditions, parking, and other matters affecting the public health, safety, and general welfare.