

CITY OF ST. PAUL  
State of Missouri

PLANNING AND ZONING COMMISSION  
BOARD OF ALDERMEN  
CONDITIONAL USE PERMIT APPLICATION

APPLICANT:

\_\_\_\_\_  
(Name)

\_\_\_\_\_  
(Address)  
\_\_\_\_\_

\_\_\_\_\_  
(Phone)

STREET ADDRESS OF CONDITIONAL USE: \_\_\_\_\_  
\_\_\_\_\_

OWNER (attach additional)

Contract Purchaser/Developer

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Company Name

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name, Title

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
Street Address

\_\_\_\_\_  
City/State/Zip Code

\_\_\_\_\_  
City/State/Zip Code

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Facsimile

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Facsimile

LEGAL DESCRIPTION OF PROPERTY (other than address) \_\_\_\_\_  
\_\_\_\_\_

EXISTING ZONING: \_\_\_\_\_ PROPOSED ZONING: \_\_\_\_\_

PROPOSED USE: \_\_\_\_\_  
\_\_\_\_\_

APPLICATION FEE SUBMITTED: \$600.00 \_\_\_\_\_

SITE PLAN REVIEW FEE SUBMITTED: \_\_\_\_\_  
(checks made payable to the City of St. Paul)

## CONDITIONAL USE PERMIT REQUEST

The decision to recommend approval or denial of the proposed conditional use shall be based on the following criteria:

- A. The use complies with all applicable provisions of the zoning ordinance.
- B. The use at the specified location will contribute to and promote the welfare and convenience of the public.
- C. The use will not cause substantial injury to the value of other property in the neighborhood in which it is to be located.
- D. The use shall not dominate the immediate neighborhood. In determining whether the conditional use will so dominate the immediate neighborhood, consideration shall be given to:
  - 1. The location, nature and height of buildings, structures, walls and fences on the site; and
  - 2. The nature and extent of proposed landscaping and screening on the site.
- E. Off-street parking and loading areas shall be provided in accordance with the standards set forth in the zoning ordinance.
- F. Adequate utility, drainage and other such necessary facilities must be provided.
- G. Adequate access roads or entrance and exit drives must be provided. (Minimum 25' for 2-way and 14' for 1-way traffic.)
- H. In consideration of requests for any conditional use permits, the Planning and Zoning Commission/Board of Aldermen shall require such conditions of use as it deems necessary to protect the best interests of the City and the surrounding property and to achieve the objectives of the zoning ordinance.
- I. A time limitation may be required.

CONDITIONAL USE PERMIT REQUEST

- \_\_\_\_\_ Two (2) copies of a plot survey/sketch/site plan drawn to scale showing the lot or lots included in the application; showing all structures; giving appropriate dimensions, utility easements and other information listed on this application.  
*Additional copies for distribution to Planning and Zoning Commission and Board of Aldermen members will be requested upon review.*
- \_\_\_\_\_ Electronic and paper copy of legal description of the property.
- \_\_\_\_\_ Electronic and paper copy list of property owners with property within 185 feet distance from the boundaries of the subject property.
- \_\_\_\_\_ The applicant is required to appear before the Commission.

***Please Note:***

Prior to approval of a Building Permit, a Construction Site Plan must be reviewed and approved by the City Engineer. In addition, the appropriate Fire Protection District will need to review and approve the development.

Any signage to be placed on the subject property requires a separate Sign Permit.

Any business occupying the site requires approval of a Business License.

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

***NOTE: By affixing signatures to this application form, the Applicant and Owner hereby verify that: they have reviewed the applicable zoning 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.***