

CITY OF ST. PAUL
State of Missouri

PLANNING AND ZONING COMMISSION
BOARD OF ALDERMEN
P.U.D. REQUEST - AREA PLAN

APPLICANT: _____

ADDRESS: _____

PHONE: _____

LOCATION OF P.U.D. _____

PROPERTY OWNER: _____

(Name)

(Address)

(Phone)

LEGAL DESCRIPTION OF PROPERTY _____

EXISTING ZONING: _____ PROPOSED ZONING: _____

PROPOSED USE: _____

APPLICATION FEE SUBMITTED: _____

P.U.D. REQUEST - AREA PLAN

The application shall be accompanied by sixteen copies of the proposed Area Plan drawn at appropriate scale showing:

- A. Name of the proposed PUD project.
- B. Scale, date and north arrow.
- C. A key map showing the PUD in relation to the surrounding area.
- D. Within two hundred (200) feet of the proposed development, names of adjacent subdivisions, layout of streets (with names), right-of-way widths, connections with adjoining platted streets, widths and locations of alleys, easements and public sidewalk adjacent to or connecting with the tract, location and size of all existing sanitary sewer, storm sewer, and supply facilities.
- E. Offsite topography within 300 feet of the perimeter of all natural drainageways to which site stormwater discharges occur including all areas within twenty-five 25 feet from the top of the existing stream bank or 100-year, 20-minute water surface elevation, where no defined bank exists.
- E. Existing conditions in the plan area showing all utilities, bridges, streets, drives or alleys and existing structures.
- F. Existing topography (at least five [5] foot contour intervals). All topographic data shall directly relate to USGS data.
- G. The zoning status of the PUD and all adjacent properties shall be identified on the Plan. If the project contains more than one Planned District category, the zoning district boundary lines shall be clearly indicated.
- H. Boundary lines of school districts, fire districts, water districts and municipal limits shall be identified on plan where applicable.
- I. The general plan layout of the entire PUD showing proposed land uses, streets, parking areas, open space areas, and sidewalks with significant dimensions indicated where appropriate to clarify the plan.
- J. All planned use areas shall be clearly labeled as to the proposed use and all parcels of lands to be dedicated or reserved for public use or for use in common by property owners in the Planned District shall be indicated on the plan dedication or reservation.
- K. The substance of covenants, grants or easements or other restrictions proposed to be imposed upon the use of land, buildings and structures, including proposed easements or grants for public utilities.

- L. Proposed stages of development.
- M. Site plan data shall be indicated on the Area Plan and shall include the items below:
 - 1. Total gross area of the PUD Area Plan in acres.
 - 2. Breakdown of total gross area by land use type such as townhouses, single family, retail shops, open space, church, school, etc.
 - 3. Residential Data:
 - a. Estimated total residential units.
 - b. Average square feet of residential land per each type of residential unit.
 - c. Breakdown of non-residential land by type of use.
 - d. Total parking by land-use type and parking ratio per dwelling unit.
 - 4. Commercial and Industrial Data
 - a. Estimated total building square footage by land use type.
 - b. Percent building coverage by land-use type for business and industrial PUD's.
 - c. Total parking by land-use type and parking ratio per floor area.
- N. Any additional information deemed necessary by the Planning Director to adequately illustrate the proposed development.

_____ Copies of the Plan are provided.

_____ Legal description (hard copy and electronic).

_____ A list of property owners with property within 185 feet and their addresses must be provided (hard copy and electronic).

_____ The applicant is required to appear before the Commission.

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.