

Development Plans

Land Use Applications and Procedures, Generally				
Code Section	Requirement	Met	Not Met	N/A
Formal Submittal: 405.630.B.2	Formal application, appropriate fee, and all applicable required information shall be provided.			
Surrounding Area, Development Plan Contents: 405.630.C.1	A development plan showing the property to be included in the proposed development, plus the area within one hundred eighty-five (185) feet thereof.			
Number and Size of Plans: 405.630.C	All development plans (rezoning, preliminary and final development plan, and special use permit) shall have four (4) sets of plans 24" x 36".			
Layout, Development Plan Contents: 405.630.C.2	The following items shall be included on the property to be developed:			
	a. Existing topography with contours at five (5) foot intervals, provided that where natural slopes are sufficiently flat, the Director may require contours at lesser intervals.			
	b. Proposed location of buildings and other structures, parking areas, drives, walks, screening, drainage patterns, public streets and any existing easements.			
	c. Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.			
	d. General extent and character of proposed landscaping.			
Adjacent Area, Development Plan Contents: 405.630.C.3	The following items shall be shown on the same drawing within the one hundred eighty-five (185) foot adjacent area:			
	a. Any public streets which are of record.			
	b. Any drives which exist or are proposed to the degree that their location and size are shown on plans on file with the City except those serving single-family houses.			
	c. Any buildings which exist or are proposed to the degree that their location and size are shown on plans on file with the City. Single- and two-family residential buildings may be shown in approximate location and general size and shape.			
	d. The location and size of any drainage structure, such as culverts, paved or earthen ditches or storm water and inlets.			
Elevations, Development Plan Contents: 405.630.C.4	Architectural drawings depicting the general style, size and exterior construction materials of the buildings proposed. In the event of several buildings, a typical may be submitted. In case several building types, such as apartments and business buildings, are proposed on the plan, a separate typical shall be prepared for each type.			

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Land Use Schedule, Development Plan Contents: 405.630.C.5	A schedule shall be included indicating total floor area, dwelling units, land area, parking spaces and other quantities relative to the submitted plan in order that compliance with ordinance requirements can be determined.			

Preliminary Development Plan				
Code Section	Requirement	Met	Not Met	N/A
Location Map, Preliminary Development Plan Contents: 405.635.A.6.a	A general location map of the proposed subdivision and its relationship to existing community facilities. Such location map shall show the location and name of subdivision(s), existing main traffic arteries, schools, parks and playgrounds.			
Public Areas, Preliminary Development Plan Contents: 405.635.A.6.b	The proposed layout of streets, right-of-way width, lots, and other features in relation to existing utilities and other conditions. Proposed land use, parks, playgrounds and other public areas shall be shown on the preliminary development plan.			
Additional Items, Preliminary Development Plan Contents: 405.635.A.6.c	The subdivider may be required to submit the following with the preliminary development plan: (1) A statement describing the existing and proposed community facilities and utilities on and adjacent to the property to be subdivided.			
	(2) A statement of proposed protective covenants.			
	(3) A statement of the approximate number of lots the proposed subdivision will contain, together with typical proposed lot widths and depths.			
	(4) Aerial or ground photographs which show the character and topographic features of the land.			
Legal Description, Preliminary Development Plan Contents: 405.635.A.6.d	A legal description which accurately describes the limits of the property.			
Size, Preliminary Development Plan Contents: 405.635.A.6.e	Approximate total acreage and square feet of the site.			
Existing Conditions, Preliminary	The plan shall include the following information on the existing conditions for the proposed site and within one hundred eighty-five (185) feet of the property:			

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Development Plan Contents: 405.635.A.6.f	(1) Location and limits of the one percent (1%) annual change flood, as set forth on the current FEMA maps with reference to the panel number. Elevations shall be provided if shown on the FEMA map.			
	(2) Existing streams, bodies of water, and surface drainage channels.			
	(3) Location, massing and pattern of existing vegetation.			
	(4) Topography with contours at two (2) foot intervals. In areas where grades are gentle, the Director may require a lesser contour interval.			
	(5) Location of all oil and gas wells, whether active, inactive, or capped.			
	(6) Special features (such as ponds, dams, steep slopes or unusual geology) or unusual historical features (such as former landfills, fill area or lagoons) must be identified by the applicant. The applicant, at the Director's discretion, may be required to provide professional analysis of these conditions to address health, safety and general welfare questions related to the proposed subdivision.			
	(7) The location and size of retention basins, detention basins and drainage structures, such as culverts, paved or earthen ditches or storm water sewers and inlets.			
	(8) Location, width and name of any existing or platted street, alley or other dedicated rights-of-way.			
	(9) Location, width and dimensions of existing utility easements, with document reference if dedicated by separate document.			
	(10) Existing and proposed buildings, which exist on plans on file with the City. Single- and two-family buildings may be shown in approximate location and general size and shape.			
	(11) Location and size of all existing utility lines and storm water management/detention facilities.			
	(12) Names of abutting subdivisions and owners of abutting parcels of unsubdivided land.			
	(13) Surrounding land uses and zoning districts of adjacent properties.			
Development Plan, Preliminary Development Plan Contents: 405.635.A.6.g	The plan shall include the following information on the proposed development:			
	(1) Layout, number and approximate dimensions of lots and approximate lot areas.			
	(2) Name, location, width, radii, centerline, and grade of proposed streets and alleys, both public and private.			
	(3) Location and width of proposed sidewalks and public walkways.			
	(4) Building setback lines from streets with dimensions.			
	(5) Location and approximate dimensions of culverts and bridges.			

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	(6) Location of driveways, curb cuts, median breaks and turn lanes.			
	(7) The general location and approximate size of all the proposed utility lines, including water, storm water, and sanitary sewers.			
	(8) A sanitary sewer impact statement that will address the proposed discharge into the existing sanitary sewer receiving system, if required by the City Engineer.			
	(9) Appropriate water service demand data (including, but not limited to, planned land usage, densities of proposed development, pipe sizes, contours and fire hydrant layout) to allow for the preliminary analysis of the demand for water service if required by the City Engineer.			
	(10) Information (proposed size, nature and general location) on all proposed storm water management and detention facilities. A preliminary storm water report shall be submitted unless the requirement is waived by the City Engineer. All preliminary storm water reports shall include: (a) Current and proposed land use assumptions; (b) Identification of the watershed in which the project is located; (c) Identification of off-site drainage areas; (d) Surrounding property information; (e) Any other pertinent information about the site which may influence storm water runoff; (f) Proposed storm water facilities; (g) The downstream effects of the development; (h) Calculations for the one hundred percent (100%), ten percent (10%) and one percent (1%) storms. All calculations must be submitted with the report (a summary table is not acceptable); (i) If the storm water report indicates that detention is not required, supporting calculations evaluating the downstream effects must be provided; (j) All reports shall be signed and sealed by a professional engineer registered in the State of Missouri.			
	(11) Location and size of proposed open space for public use proposed to be dedicated or reserved any any conditions of such dedication or reservation; parks, playgrounds, churches, or school sites or other special uses of land to be considered for public use, or to be reserved by deed or covenant for the use of all property owners in the subdivision.			
	(12) Location, dimensions and area in square feet of all proposed buildings and structures.			
	(13) Location and dimensions of all parking spaces, accessible spaces, drive aisles, driveways, and curbs.			
	(14) Sufficient dimensions to indicate relationship between buildings, property lines, parking areas, and other elements of the plan.			

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	(15) General extent and character of proposed landscaping to include general species and size information.			
	(16) Proposed topography at two (2) foot intervals, including general drainage patterns.			
	(17) Proposed exterior lighting, including parking lot lights and wall-mounted fixtures, including fixture type, location, height and intensity. Manufacturer's specification sheets shall be submitted.			
	(18) Phasing of development.			
	(19) Sight triangles.			
Exterior Building Elevations, Preliminary Development Plan Contents: 405.635.A.6.h	Depicting the general style, size, height, construction materials and color schedule of the building proposed.			
Land Use Schedule, Preliminary Development Plan Contents: 405.635.A.6.i	A land use schedule shall be provided which includes:			
	(1) Total floor area;			
	(2) Number of dwelling units;			
	(3) Land area;			
	(4) Number of required and proposed parking spaces;			
	(5) Impervious coverage;			
	(6) Floor Area Ratio (FAR);			
	(7) Dwelling units per acre (with and without common area); and			
	(8) The range of land uses to be permitted in each designated area of the development.			
Modifications, Preliminary Development Plan Contents: 405.635.A.6.j	Statement of the need for any requested modification(s) from district regulations. A narrative statement that explains the need for any requested modification(s) of the applicable zoning district regulations shall be submitted in support of the application for the preliminary development plan.			
Common Property Maintenance Plan, Preliminary Development Plan Contents: 405.635.A.6.k	A written plan in such form as may be prescribed by the Director that demonstrates that all common property, if any, will be owned and maintained. Such statement shall be submitted with the application for preliminary development plan.			

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Final Development Plan				
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Final Development Plan Contents: 405.635.B.2	Final development plans shall contain the same basic items required for a preliminary development plan as well as the following items:			
	a. Final analysis of the capacity of the existing sanitary sewer receiving system.			
	b. Final water and sanitary sewer plans.			
	c. Final storm water collection, detention and erosion control plans.			
	d. Location, height, intensity and type of outside lighting fixtures for buildings and parking lots.			
	e. Photometric diagram indicating the foot-candle levels throughout the site and at the property lines.			
	f. Location, size and type of material to be used in all screening of ground mounted mechanical equipment and trash enclosure(s).			
	g. The manufacturer's specification sheets for proposed mechanical equipment to be utilized.			
	h. Landscaping plans.			