

CITY OF ST. CLAIR

CONDITIONAL USE PERMIT APPLICATION

It is important that all sections of the application be addressed. Only complete applications will be forwarded to the Planning and Zoning Commission for their consideration. (Attach additional pages as may be necessary) If you have questions, contact city staff and they will try to be of assistance. The burden of proof is on the applicant.

- A. The applicant's name, address and legal interest in the subject property and proposed used.

- B. The owner's name and address, if different than the applicant, including the owner's signed consent to the filing of the application and authorization for the applicant to act on his/her behalf.

- C. The street address (or common description) and legal description of the property. (Attach on a separate page if necessary.)

- D. The zoning classification, present use and historical use of property.

- E. A complete description of the requested conditional use.

- F. A site plan showing the size of lot(s), location and type of all buildings and structures on

CITY OF ST. CLAIR

property, to include current and proposed use. Identify adjoining property owners and identify buildings and their use on adjoining property. The site plan shall be to scale and include the comparative size, floor area and mass of the proposed structure in relationship to adjacent structures and buildings on surrounding properties and neighborhood. Use a separate piece of paper for the site plan. Scale shall not be larger than 1 inch to 100 feet.

- G. Provide a statement as to why the proposed conditional use is necessary and how it will be compatible in terms of both use and appearance with other allowed uses in the zoning district and the surrounding neighborhood.

- H. Provide a statement as to how the requested conditional use is to be designed, arranged and operated in order to ensure the requested use is not injurious to the use and enjoyment of other property in the immediate vicinity for purposes already permitted, nor substantially diminish and impair property values in the area.

- I. Provide a statement identifying any potentially adverse effects that may be associated with the proposed conditional use, and the means proposed by the applicant so as to avoid impeding the normal and orderly development and improvement of surrounding property for uses permitted in the zoning district.

- J. Provide an acknowledgement that the requested conditional use shall, in all other respects, conform to the zoning regulations and all of the provisions contained therein, including, but not limited to, any specific regulations or conditions relating to the proposed conditional use and the applicable regulations of the zoning district in which it is located.

- K. Provide a statement regarding the frequency and duration of various indoor and outdoor activities and special events, and the impact of these activities on the surrounding area.

CITY OF ST. CLAIR

- L. Document the capacity of adjacent streets to handle increased traffic in terms of traffic volume and types of vehicles, to include hourly and daily levels.

- M. Provide a statement that addresses the noise level and source of noise created by activities associated with the proposed conditional use. Include what steps will be taken to minimize negative effects of any increased noise level in the neighborhood.

- N. Provide a statement that addresses any additional demands on public services which are in excess of the individual demands of adjacent land uses. This can be addressed terms of police and fire protection, streets, water (volume, pressure, or quantity), sewer (volume or treatment requirements), the presence of any potential or real fire hazards or other hazards created by the proposed conditional use.

- O. Provide a statement that addresses whether or not the general appearance of the neighborhood will be adversely affected by the location of the proposed conditional use on the parcel.

- P. Provide a statement that addresses the impact of any night lighting in terms of intensity, duration, and frequency of use, as it impacts adjacent property and in terms of its presence in the neighborhood.

CITY OF ST. CLAIR

Q. Provide a statement that addresses the impact of landscaping on the proposed conditional use, in terms of maintained landscaped areas versus areas to remain in a natural state, as well as the openness of landscape versus the use of buffers and screens.

R. Provide a statement that address the impact of a significant amount of hard-surfaced areas for buildings, sidewalks, drives, parking areas and service areas, in terms of noise, transfer, water runoff and heat generation.

(The legal representative or all owners of the property must sign the application.)

Applicant's Name (Please print)

Applicant's Signature

Applicant's Title or affiliation

Date

(Add additional signature lines if needed.)