

SITE PLAN APPLICATION & CHECKLIST

CITY OF WELDON SPRING

5401 Independence Road* Weldon Spring, MO 63304* 636-441-2110 * FAX: 636-441-8495

Applicable Zoning Districts: An Approved site plan is required in every zoning district, except planned districts, for the development or redevelopment of any parcel of land proposed for any land use except single-family dwellings, uses customarily accessory to a single-family dwelling and agricultural uses which do not involve additional impervious surfaces. All proposed developments in the "SP", "MED", "HTO", "GC" and "LI" Districts shall be required to submit a site plan. The purpose of the site plan review procedures is to enable the City to consider potential impacts upon the area in the vicinity of the property, consistency with good planning practice and to ensure high standards of site and building design for the general welfare of the City and its residents.

NAME OF CONTACT: _____

NAME OF PROJECT: _____

LOCATION OF PROJECT: _____

ADDRESS OF CONTACT: _____

CITY: _____ STATE: _____ ZIP: _____

PHONE: () _____ EMAIL: _____

AMOUNT OF ACREAGE INVOLVED: _____

Site Plan Review Filing Fee for a major site plan (5,000 sq. ft or more of added impervious surface) or a minor site plan (2,000 to 5,000 sq. ft. of added impervious surface) is shown in Chapter 412: FEE SCHEDULE and made payable to "City of Weldon Spring". Please make payment with a copy of this completed application checklist, an electronic copy and three (3) folded paper copies of the Site Plan to include all of the following. After review by staff, an electronic copy and twenty-one (21) additional folded paper copies will be required, a minimum of twenty-eight (28) days prior to the scheduled Planning and Zoning meeting for a major site plan.

FEE must be paid with initial submission.

A Site Plan shall include the following:

- ___ 1. The location of the parcel in relation to surrounding uses, buildings and zoning;
- ___ 2. The location of the parcel in relation to major thoroughfares and any roadways or drives connecting the parcel to those major throughfares;
- ___ 3. The boundaries, dimensions and area of the parcel;
- ___ 4. The proposed use and development of the parcel including principal and accessory uses;
- ___ 5. The location and size of each existing structure on the parcel;
- ___ 6. The footprint of each proposed building or structure on the parcel;
- ___ 7. The height and number of stories of proposed buildings and structures;
- ___ 8. The amount of land area covered by buildings, structures, drives and parking facilities;
- ___ 9. The form of proposed buildings and structures including plan and elevation views;
- ___ 10. A concept landscape plan, including a detailed drawing to scale and a corresponding schedule of all plant material to be provided as required by Section 405.250;
- ___ 11. The location, general design and width of existing and proposed driveways and curb cuts;

- ___ 12. The location, dimensions and number of proposed parking spaces;
- ___ 13. The location and size of loading areas;
- ___ 14. The location and size of existing and proposed utilities including, water, storm sewer, sanitary sewer, gas and electric;
- ___ 15. The location of refuse collection facilities and related screening;
- ___ 16. The type, size and location of all signs;
- ___ 17. Existing and proposed contour lines; and
- ___ 18. Any other information required by an appropriate Section of these Zoning Regulations.

SITE PLAN DRAWING: The scale for all drawings shall be no smaller than one (1) inch equals fifty (50) feet and drawings shall contain the project name, street names, a scale, north arrow, and the date drawn or revised.

PLEASE CALL THE CITY PLANNER FOR FURTHER INFORMATION
IF NECESSARY, AT **636-441-2110 @ EXTENSION 106**