

City of Republic
Planning and Development Department
204 N. Main St. Republic, Mo 65738

Phone (417) 732-3150

Fax (417) 732-3199

**PLANNED DEVELOPMENT DISTRICT (PDD)
PRELIMINARY DEVELOPMENT PLAN
REVIEW APPLICATION FORM**

Name of proposed PDD: _____

Applicant: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

Interest in Property _____

Owner: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

Engineer/Surveyor/Designer: _____

Address: _____ Phone: _____

City: _____ State: _____ Zip: _____

General street location of proposed PDD: _____

Number of Acres: _____

Present use of property: _____

Requested uses as a part of the Preliminary Development Plan: _____

Legal description: Please save on a 3-1/2 inch diskette and return with application

Names and address, provided on legal-size envelopes, for all owners of property within one hundred eighty-five (185) feet of said property.

Five (5) or more maps at a scale of not less than one (1) inch to two hundred (200) feet delineating the existing physical characteristics of the site shall be distributed and reviewed by the Planning and Development Department.

City of Republic
Planning and Development Department
204 N. Main St. Republic, Mo 65738

Phone (417) 732-3150

Fax (417) 732-3199

Evidence that the applicant has sufficient control over the subject property to effectuate the Preliminary Development Plan, including a statement of all legal, beneficial, tenancy, and contractual interests held in or affecting the subject property and including a certified abstract or title or commitment for title insurance.

To the best of my knowledge, the information in this application and all attachments thereto are true and correct.

Name of Applicant (s)

Date

Signature of Applicant (s)

Date

Name of Owner (If Different)

Date

Signature of Owner (if Different)

Date

For Office use only

APPLICATION FEE:

\$250.00

Signature of person receiving fee

Date

Planning and Zoning Commission Meeting Date _____

Board of Aldermen Meeting Date _____

**City of Republic
 Planning and Development Department
 204 N. Main St. Republic, Mo 65738**

Phone (417) 732-3150

Fax (417) 732-3199

**PRELIMINARY DEVELOPMENT PLAN CHECKLIST
 PLANNED DEVELOPMENT DISTRICT**

Instructions: the applicant shall complete the following checklist of submittal requirements. If the applicant answers "No" to any of the questions, a written explanation must accompany the negative response to the checklist question. The Planning and Development Director or his designee shall include the applicant's checklist and written explanations, if any, along with the Preliminary Development Plan submittal to the Planning Commission.

Does the Preliminary Development Plan comply with or show the following information or include it as an attachment?		Yes	No	N/A
1.	Name of the project, address, boundaries, date, north arrow and scale of the plan.			
2.	Name and address of the owner of record, developer, and seal of the engineer, architect or landscape architect who prepared the development plan.			
3.	The applicant's name and address and his/her interest in the subject property.			
4.	The owner's name and address, if different than the applicant, and the owner's signed consent to the filing of the application.			
5.	Name and address of all owners of record of abutting parcels.			
6.	The legal description of the subject property.			
7.	A vicinity map showing the general arrangement of streets within an area of one thousand feet (1,000') from the boundaries of the proposed Planned Development District.			
8.	All existing lot lines, easements, and rights-of-way. Include area in acres or square feet, abutting land uses and structures.			
9.	The location of all present and proposed public and private ways, parking areas, driveways, and sidewalks.			
10.	Plans to prevent the pollution of surface or groundwater, the erosion of soil both during and after construction, excessive run-off, excessive raising or lowering of the water table, and flooding of other properties, as applicable.			
11.	Zoning district boundaries adjacent to the perimeter of the site shall be drawn and identified on the plan.			
12.	Traffic flow patterns within the site, entrances and exits, loading and unloading areas, curb cuts on the site and within one hundred feet (100') of the site. The identification of public and private streets shall be shown. The City Engineer may require a detailed traffic study for mixed use and multi-tenant developments, or for developments in heavy traffic areas to include:			
	a. The projected number of motor vehicle trips to enter or leave the			

**City of Republic
Planning and Development Department
204 N. Main St. Republic, Mo 65738**

Phone (417) 732-3150

Fax (417) 732-3199

	site, estimated for daily and peak hour traffic levels.			
	b. The projected traffic flow pattern including vehicular movements at all major intersections likely to be affected by the proposed use of the site.			
	c. The impact of this traffic upon existing abutting public and private ways in relation to existing road capacities. Existing and proposed daily and peak hour traffic levels, as well as road capacity levels shall also be given.			
13.	When a Planned Development District includes provisions for a common open space, or recreational facilities, a statement describing the provision that is to be made for the care and maintenance for such open space or recreational facilities shall be submitted. If it is proposed that such open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted.			
14.	A minimum of ten percent (10%) of the Planned Development District plan shall be provided for common open space or indication that it will be required of each lot owner.			
15.	The zoning district classification and present use of the subject property.			
16.	Each plat shall include at least the following information:			
	a. Topography at contours not more than five (5) feet;			
	b. Slopes of fifteen percent (15%) or more;			
	c. Property boundary lines and dimensions; available utilities; and easements, roadways, rail lines and public rights-of-way crossing and adjacent to the subject property.			
	d. Watercourses, drainage ways, sinkholes, ground water recharge areas, ponds, lakes and bodies of water;			
	e. Marshes and flood plains, including the delineation of the 100-year floodplain and floodways;			
	f. Drainage patterns; and			
17.	Other physical features that may affect the development of the property that the applicant may wish to delineate.			
18.	A map depicting both the existing development of the subject property, appropriate adjacent property and showing the approximate location of existing streets, property lines, easements, water mains and storm and sanitary sewers.			
19.	A written statement, with supporting graphics, generally describing the overall concept of the proposed planned development, the market which it is intended to serve, and its relationship to the Republic Comprehensive Plan; the uses included and any limitations upon uses, a description of the general architectural design or theme to be employed; building types and prototypical site layouts, if appropriate; any proposed agreement, dedications or easements, any proposed private covenants and restrictions; and any other information required by this Article or pertinent to a determination of compliance with this Article.			

**City of Republic
Planning and Development Department
204 N. Main St. Republic, Mo 65738**

Phone (417) 732-3150

Fax (417) 732-3199

20.	One (1) or more maps at a scale of not less than one (1) inch to two hundred (200) feet and a written description of the proposed planned development describing the following features of the project:			
	a. A general land use plan with a description of the type, location, nature of and use within each area of the development;			
	b. A generalized layout and description of water service, sanitary sewerage, utilities, refuse collection, management of stormwater run-off and similar essential services;			
	c. A generalized landscape plan for the development, including the buffer and perimeter areas;			
	d. A delineation and description of the minimum open space area, including the buffer and perimeter areas;			
	e. A description of screening and berming adjacent to existing residential area; and			
	f. A sign plan that coordinates the size, location, illustration, and relation to surrounding uses of signs within the proposed planned development.			
21.	A tabulation of the following information:			
	a. The appropriate total number of dwelling units proposed by type of structure and appropriate number of bedrooms for multi-family units;			
	b. The approximate total square feet of building floor area proposed for non-residential uses by general type of use.			
	c. The total land area, expressed in acres and as percent of the total development area, proposed to be devoted to residential and non-residential uses by type of structure; streets; off-street parking and loading areas; and			
	d. The proposed number of off-street parking and loading spaces for each proposed types of land use.			
22.	If the planned development is proposed for construction in phases during a period extending beyond a single year, a proposed and tentative schedule for the development of such phases shall be submitted, stating the approximate beginning and completion date for each phase, the proportion of the total public and private open space and the proportion of each type of proposed land use to be provided or constructed during each phase. All public improvements directly related to each phase shall be completed at the time the phase is developed and improvements serving the proposed planned development as a whole and all areas within the planned development. All public improvements shall also be completed so that future public improvements required by this Article and other applicable ordinances of the City are not compromised or rendered unduly difficult.			