



Change of Zoning Application

Date: _____

Owner(s) Name: _____ Phone #: _____

Address: _____

Address of property to be rezoned: _____

Subdivision: _____ Ste or Lot # _____

The undersigned hereby state that they are the legal owner(s) of the property subject to rezoning or are the legal representative of the legal owner(s) of the following described real estate. **(Legal description must be printed below or attached as exhibit):**

Current Zoning (circle): R-1 R-2S B-1 B-2 I-1 I-2

Current use of the property: _____

Proposed Zoning (circle): R-1 R-2S B-1 B-2 I-1 I-2 Planned Use Development ("PUD") Simplified PUD

To utilize the City's PUD procedure, the City requires a \$1,500.00 deposit to cover the City's expenses, including review. If such deposit is not fully used by the City, the remaining amount will be refunded. The City's Simplified PUD Procedure, outlined in Section 25213(K) of the Municipal Code, requires a non-refundable \$350 review fee in lieu of a \$1,500.00 deposit.

Proposed use of the property (If for a PUD, please (1) attach preliminary plans and (2) describe the project in detail, including a description of use and improvements):

Describe in general the property to be rezoned: _____

It is understood, that all property owners within 185 feet of the property to be rezoned must be notified of this application. Attached is a check, made payable to the City of St. James, for advertising and postage in the amount of \$185.00, and where applicable, any fees for PUD approval. We further verify that all property owners within 185 feet are listed on **page three** of this Application.

The undersigned certify to be all the owner(s) of the above described property in the City of St. James. (All owners of record are required to sign this Application before a notary.)

Property owner name (print)

Property owner signature

Property owner name (print)

Property owner signature

Subscribed and sworn before me this _____ day of _____ in the year _____.

Notary Public

[SEAL]

Change of Zoning Application

Instructions:

List ALL the adjoining property owners within 185 feet of the property in question to be rezoned. (Note: Where the property is bound by a street, alley, stream, or similar boundary, the land owner across such a boundary shall also be considered an adjoining land owner.)

1. To find the listings of all property owners within 185 feet, visit the Phelps County Assessor's Office at 200 N Main St #126, Rolla.
2. Write down the name(s) of the owners of each of the adjoining properties within 185 feet, the parcel number of the lot, and the owner's entire address below. The names and addresses of owners residing "inside" the proposed rezoning boundaries must be provided as well. If no address is listed, make a note to that effect.

PLEASE NOTE: Accuracy is very important because if someone within 185 feet of the property to be rezoned fails to be notified, the request may be voided even if the Board votes in your favor. Application will not be accepted without the mandatory adjoining property owners address list.

Owners Name	Parcel Number	Mailing Address

(USE ADDITIONAL SHEET(S) IF NECESSARY)

Note to Applicant: Incomplete applications will be rejected and returned to the applicant. All applications must be submitted to the City of St. James, Director of Public Works by the filing deadline established for the Planning and Zoning Commission's consideration.

Change of Zoning Application

SUMMARY OF DEVELOPMENT (please print)

1. State your reason for requesting a change of zoning district classification for the real property described in the metes and bounds description.

2. When did you purchase the property in question? _____

3. Are you the sole owner of the property in question (circle one)? Yes No

4. Are all co-owners aware of this request (circle one)? Yes No Not Applicable

5. Are there any deed restrictions or restrictive covenants that affect the use of the property (circle one)? Yes No

6. If there are any deed restrictions or restrictive covenants that affect the use of the property, what are they?

7. What is the property currently being used for? _____

8. Describe the overall scope of development, density and types of land uses that will be located on this property if it should be approved for rezoning.

9. What assurances are there that the rezoning of this property will not have a detrimental effect on adjoining properties or not distract from the general character of the neighborhood?

10. State how you believe that the rezoning of this property will benefit the overall future growth and development of the City of St. James and not simply a benefit to the property owners in general.

11. What is the projected completion time of all development activities on the proposed property to be rezoned? _____

12. If approved for rezoning, how long before final development plans and specifications will be submitted? _____

13. Will any new streets be constructed and dedicated to the public for this development (circle one)? Yes No

Note: Approval of a change of zoning does not authorize development activities to commence without the review and approval of development plans and specifications, or in some instances the approval of a plat of subdivision.