

City of Gower
97 North 4th Street, PO Box 408
Gower, MO 64454
City Hall (816) 424-6617 Fax 424-3877

APPLICATION FOR ZONING CHANGE, VARIANCE, CONDITIONAL USE AND OTHER SUBMISSIONS

PLANNING AND ZONING COMMISSION

Date: _____

Property Owner: _____

Current Zoning: _____

Property Address: _____

Legal Description of property:

(Legal description of real estate and location map may be attaché to exhibits)

Submission Type:

	Type		Fee	Incidentals
1	Change of Zoning District	_____	\$100.00	\$400.00
2	Application for Variance	_____	\$100.00	
3	Conditional Use Permit	_____	\$100.00	
4	Lot Split	_____	\$75.00	
5	Preliminary Plat Submission	_____	\$50.00	
6	Final Plat Submission	_____	\$50.00	
7	Amended Plat Submission	_____	\$75.00	

Total Fees and Incidentals: \$ _____

Change of Zoning District

To the Planning and Zoning Commission, Honorable Mayor, and Board of Aldermen, City of Gower, Missouri:

The undersigned state that they are the owners of the above described real estate and do hereby petition the Planning and Zoning Commission, Honorable Mayor, and Board of Aldermen, for the City of Gower, Missouri, to rezone the above described real estate from its present status of _____ district to a district designated as _____.

The purpose of this request is to _____

Included with this application are the following attachments:

1. The names and addresses of ALL property owners with 185 feet of the above described real estate determined by lines drawn parallel to and 185 distant from property lines of the property in question; and
2. Check in an amount From Type 1 above, to cover fees and incidentals to cover related expenses, made payable to the City of Gower.

OWNER(S) OF REAL ESTATE:

Name (type or print)

Signature

Name (type or print)

Signature

Address

Phone Number

Application for Variance Permit

To the Board of Adjustments::

Under provision of Section 2.2 of the Zoning Ordinance for the City of Gower, Missouri, the undersigned hereby applies for a Variance Permit: at the above named property address and legal description, of which, the current zoning district is also named The proposed Variance will not be detrimental to the surrounding area, and will be compatible to other uses in the area as follows:

Note: A plan, drawn to scale, must accompany this application showing: street name(s) and right-of-way; width and depth of related lot; proposed ingress and egress to property; proposed construction, type and location(s); landscaping and screening, land uses within 300 feet of subject property. There are no incidentals due with Application for Variance, only Fee for Submission Type 2..

Applicant Name (type or print)

Applicant Signature

Date

Application for Conditional Use Permit

Property Owner Name (type or print)

Potential Buyer/Lessee

Address

Address

City State Zip

City State Zip

Phone

Phone

Based on the legal description of land for which Conditional Use Permit is being sought, which should include Section, Township, and Range, please attach a copy of Warranty Deed, Deed of Trust, or Survey.

Current actual land use: _____

Lot/Tract size: _____ acres/sq. feet Adjacent Zoning District(s) _____

Classification and proposed conditional use: (as detailed as possible or attached)

Reason/justification for request being submitted:

Approximate size, use, and location of structure:

Existing: _____ Proposed: _____

Type of Wastewater system: _____

Note: Please attach any additional documentation, sketches, permits, names and addresses as required as minimum information. Failure to provide any of the required material may result in the invalidation of the application. Petitioner shall furnish names and addresses of ALL property owners with 185 feet of the above described property determined by lines drawn parallel to and 185 distant from property lines of the property in question. Fee amount of Submission Type 3 above.

Property Owner Signature/Date

Potential Buyer/Lessee Signature/Date

Request for Lot Split

Will Rezoning be required? _____ Yes _____ No

Required Materials

All lot split requests must meet the following:

1. All lots must have at least the minimum width, depth and square footage required in the zoning district where the lot is located (See City Zoning Ordinance Chapters 4-7), and;
2. All lots must have frontage on a public street, and;
3. No owner may utilize this method of land division on any parcel more than one (1) time in any three (3) year period, and;
4. The applicant must supply the required materials to determine whether the proposed lot(s) are buildable (See Buildability Requirements) along with Fee of Submission Type 4 from chart above.

Applicant Name (type or print)

Applicant Signature

Date

FOR OFFICE USE ONLY

Date Received: _____

CITY PLANNING AND ZONING COMMISSION

Received By: _____

Approved: _____ Denied: _____

Fees/Incidentals: _____

Date: _____

Receipt#: _____

Publication: ` _____

CITY ZONING BOARD OF ADJUSTMENT

Publication Date: _____

Approved: _____ Denied: _____

Hearing Date: _____

Date: _____

Property Posted: _____

CITY OF GOWER, BOARD OF ALDERMEN

Zoning Administrator Signature

Date

Approved: _____ Denied: _____

Date: _____

BUILDABILITY REQUIREMENTS

Before the City can determine if a new home can be built on any vacant lot (this includes potential lot splits), the following items will need to be submitted by the applicant for review by the Zoning Official for the City of Gower.. Note: It is recommended that a pre-application meeting be held with the applicant to review the required items that are identified below.

1. A Licensed Land Surveyor is required to show on the survey the following items:
 - a. Boundary survey, including measured distances and angles, which shall be tied into the nearest quarter section or section line by traverse and total acreage calculated to the nearest 0.1 acre.
 - b. Appropriate scale.
 - c. North Arrow.
 - d. Lot dimensions (width, depth, and area)
 - e. Locations, dimensions and description of structures and other improvements, if any.
Note: If structures are proposed to be removed, it will be necessary to identify this on the survey.
 - f. Proposed front, side, and rear yard building setbacks based on the existing or proposed zoning of the property.
 - g. Adjacent city streets or county roads right of way (existing and/or proposed)
 - i. Existing and proposed legal descriptions of all affected properties.
 - j. All existing and/or proposed drainage and utility easements and all other easements that have been recorded or are proposed. (Note: Any required drainage and utility easements [and/or any other types easements] as part of the lot split must be provided to the City on a separate document prior to recording of the lot split).

LOT SPLIT REVIEW PROCEDURE

Lot Split Process The applicant must submit a completed and signed application form, the appropriate application fee, and all the required materials listed above. The applicant will be notified within fifteen days of submittal if the application is incomplete and what steps are necessary to complete the application. Staff will provide a review letter requesting changes to the proposal (if necessary). The Escrow Deposit will be cashed at the time the application is submitted and will cover the completeness review. If the application is subsequently withdrawn the Escrow Deposit shall be refunded to the applicant.

Application Analysis and Scheduling the Public Hearing When the proposal is complete and meets applicable requirements, the City Zoning Official will schedule a public hearing before the Planning Commission. In advance of the Planning Commission Meeting, the following will occur:

♣ A public hearing notice will be posted by publication one time in a newspaper of general circulation in the jurisdiction not less than fifteen (15) days prior to the date of said hearing, and if a zoning change will be required, all property owners within 185 feet of the effected property shall be notified by mail.

♣ A Hearing Agenda will be prepared by the Zoning Official on the Friday before the meeting. A copy of this report will be mailed or emailed to the property owner on the same day. If you would like to make other arrangements for receipt of the Hearing Agenda, please contact City Zoning Official.