

Final Development Plan - PUD

City of Independence, Missouri

PROJECT TITLE: _____

LOCATION: _____

Proposed land use _____ Building Size _____

Total acreage _____ Property zoning _____ Stream Buffer? Yes / No

APPLICANT (DEVELOPER):

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

E-Mail _____ Fax _____

PROPERTY OWNER:

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

E-Mail _____ Fax _____

ARCHITECT:

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

E-Mail _____ Fax _____

SURVEYOR/ENGINEER:

Name _____

Address _____

City _____ State _____ Zip _____

Phone _____ Cell _____

E-Mail _____ Fax _____

Applicant's Signature

Owner

APPLICATION REQUIREMENTS

If submitted prior to a building permit

1. A complete application form.
2. Application fee (Effective 7/1/17):

Less than 5.00 acres	\$350.00
5.00-10.00 acres	\$600.00
10.01-15.00 acres	\$850.00
15.01-20.00 acres	\$1,100.00
More than 20.01 acres	\$1,600.00

3. A cover letter outlining the details of the proposed project.
4. Eight 24 inch X 36 inch paper copies, and one 8.5 inch by 11 inch paper copy, of the site plan, the landscape plan, and building elevations. Other plans may be required.
5. A digital copy of the above plans in a .pdf or image format (not in a CAD file format).

If submitted in conjunction with a building permit

1. A complete application form.
2. Application fee (Effective 7/1/17):

Less than 5.00 acres	\$350.00
5.00-10.00 acres	\$600.00
10.01-15.00 acres	\$850.00
15.01-20.00 acres	\$1,100.00
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APPLICATION FILING

Final Development Plan applications must be filed with the Community Development Director after approval of and before the expiration of a Preliminary Development Plan. A Final Development Plan may be submitted for a portion of the area in the approved Preliminary Development Plan. The Final Development Plan must be in substantial compliance with the previously approved Preliminary Development Plan.

CONSISTENCY WITH PRELIMINARY DEVELOPMENT PLAN; MAJOR CHANGES

A Final Development Plan will not be considered complete and ready for processing unless all approved conditions have been met, or if the proposed Final Development Plan is determined to constitute a Major Change from the approved Preliminary Development Plan. Major Changes may be made only after rehearing and reapproval of the Preliminary Development Plan, and the Community Development Director must notify the applicant of the provisions of this section.

MAJOR CHANGES

A Major Change is one that:

1. Increases the proposed gross residential density by more than 10 percent;
2. Involves a reduction in the area set aside for Common Open Space in general, or Recreational Open Space or Natural Open Space in particular, or the substantial relocation of such areas;
3. Increases by more than 10 percent the total floor area proposed for nonresidential uses;
4. Increases by more than 10 percent the total ground area covered by buildings;
5. Changes a residential use or building type; or
6. Increases the height of buildings by more than five feet.
7. Decreases of any setback of more than 10%.
8. Decreases of areas devoted to open space of more than 10% of such open space, or the substantial relocation of such areas.
9. Changes of existing and/or proposed pedestrian walkways that will negatively affect pedestrian traffic.
10. Modification or removal of conditions to the preliminary development plan approval.
11. Changes in the ownership patterns or stages of construction that has a substantial impact on traffic circulation, creates greater loads on streets or other public facilities.

MINOR CHANGES

A Minor Change is one that:

1. Increases in the density of residential uses up to and including 10%.
2. Increases in the total floor area of all nonresidential buildings covered by the plan up to and including 25%.
3. Increases of lot coverage up to and including 10%.
4. Increases the height of buildings up to and including five feet.
5. Decreases of any peripheral setback up to and including 10%.
6. Decreases of areas devoted to open space up to and including 10%.
7. Reconfiguration of buildings provided that no required setbacks are violated.
8. Revised phasing plan that has no substantial impact upon traffic circulation or required street construction.

CONSIDERATION OF FINAL DEVELOPMENT PLANS

A final development plan that does not contain major changes to the approved preliminary development plan, as identified in this Article, shall be reviewed and approved by the Community Development Director upon a determination that all conditions of approval of the preliminary development plan, if any, have been satisfied by the applicant and that other submission and ordinance requirements have been satisfied.

EFFECT OF APPROVAL

Approval of a final development plan shall confer upon the applicant the right to develop the subject property in accordance with the final development plan. The right to develop in accordance with the approved final development plan shall lapse and be of no further effect if all development shown on the final development plan is not complete within the time frame established in this Article.

EXPIRATION OF APPROVAL

Final development plan approval shall not be valid for a period of longer than 24 months from the date of such approval, unless within the period a building permit is obtained and substantial construction has commenced and all additional building permits necessary to complete the project as approved in the final development plan.

For good cause shown, the expiration date may be extended by the City Council for a period not to exceed 12 months. The application for extension may be made by letter to the Community Development Director and will be considered only if received before the expiration date of the approval. The Community Development Director must forward such request, with any recommendation of the Community Development Director, to the City Clerk for scheduling on the agenda of the City Council. The Community Development Director must notify the applicant by first class mail of the date of the proposed consideration by the City Council. On that date, the City Council must hear from the applicant and the Community Development Director and may hear from other interested parties. Only two such extensions may be granted.

APPLICATION CONTENTS

The Final Development Plan, in its entirety or in phases, must be prepared by an architect, engineer, landscape architect, or other qualified professional and include the following information:

- Drawn to a standard engineers scale of one inch equals 30 feet or larger for sites of five or fewer acres and be prepared at a scale of one inch equals 40 feet for sites over five acres;
- The top of the plan represents north or, if otherwise oriented, is clearly and distinctly marked;
- Be arranged so that the top of the plan represents north or, if otherwise oriented, is clearly and distinctly marked;
- A small key map indicating the location of the property within the City;
- A legal description which accurately describes the limits of the property;
- Property boundaries with bearings and distances;
- Area of land in square feet and acres;

- Existing and finished grades at not more than two-foot intervals;
- Location of existing and proposed utilities and easements;
- Plan and profile of existing sanitary sewers, water mains, storm sewers and culverts within and adjacent to the site;
- Name, location, width, radii, centerline, and grade of streets and alleys, both public and private;
- Location of existing and proposed driveways, curb cuts, median breaks and turn lanes;
- Location, width and limits of all existing and proposed sidewalks and public walkways;
- Proposed storm drainage flow (using directional arrows) on and off the site.
- Supplemental storm water information required by City regulations;
- A site summary table which indicates:
 - building area (in sq. ft.) and building area as a percentage of the site;
 - paved surface area (in sq. ft.) and paved surface area as a percentage of the site;
 - unpaved surface areas (in sq. ft.) and unpaved surface areas as a percentage of the site.
- Location, dimensions, number of stories, entrances, and area in square feet of existing and proposed structures;
- Location, height, and material for screening walls, fences and retaining walls;
- Type of surfacing and base course for all parking, loading and walkway areas;
- Location, size and type of ground mounted equipment; (See Section 14-503 for location and screening requirements).
- Location, height, wattage and type of outside lighting fixtures for buildings and parking lots.
- Location of trash dumpster/bins (See Section 14-503 for location and screening requirements) or a note explaining how refuse removal will be handled;
- Show the name, business address and licensing information for that professional in the information block on each sheet;
- Land use schedule to include the following:
 - Proposed use;
 - Number of required and proposed parking spaces;
 - Total floor area;
 - Number of dwelling units;
 - Land area; and
 - Impervious coverage
- Pertinent peripheral information to include adjacent developments, alignment and location of public and private driveways and streets, medians, public and semi-public easements.
- Location and dimensions of all driveways, parking lots, parking stalls, aisles, loading and service areas and docks.

- Sufficient dimensions to indicate relationship between buildings, property lines, parking areas and other elements of the plan.
- Location of existing and proposed fire hydrants.
- Location of all building and parking setbacks.
- Proof of the establishment of an agency or entity to own, manage and maintain the common open space, open air recreation areas, recreation facilities, non-encroachable areas, private streets and any other area within the development that is to be retained for the exclusive use and benefit of the residents, lessees and owners;
- Copies of all restrictions or covenants that are to be applied to the development area;
- Proof that no lot, parcel, tract or other portion of the development area has been conveyed or leased prior to the recording of any restrictive covenants, Final Development Plan, or final plat; and
- Such other drawings, specifications, covenants, easements, conditions, and performance bonds as set forth in the granting of preliminary approval.

Building Elevations shall be submitted for each building and shall include the following:

- A north, south, east and west elevation at a reasonable scale to illustrate building shape, height, and screening proposed.
- Notation indicating exterior colors and the building materials used on the exterior and roofs.
- Location, size and materials to be used in all screening of rooftop mechanical equipment.
- Floor plan showing dimensions and areas of all floors.
- Landscape Plan shall be submitted in accordance with Sec. 14-503.
- Photometric Plan shall be submitted in accordance with Sec. 14-508.