

City of *Carl Junction*

REZONING APPLICATION PROCEDURES:

1. The forms must be filled out completely. Leaving blanks will not allow us to process the application. All information must be submitted and fees paid before a public hearing will be scheduled.
2. The City Clerk will advise you of the public hearing dates and times. It is a requirement that a letter be sent to the owners of all property within 185 feet of your request, a sign posted on the property and a legal notice published in the newspaper at least fifteen (15) days prior to the meeting of the City Planning Commission and the Board of Aldermen.
3. All information on the application must be accurate and true. Any errors in the application will cause the application not to be processed.
4. The applicant must present his/her information to the City Planning Commission and the Board of Aldermen. If you do not appear at the prescribed times for the public hearings, the items may be stricken from the agendas.
5. Following the meeting of the City Planning Commission, a recommendation from the Commission will be sent to the Board of Aldermen along with minutes from the City Planning Commission Public Hearing. The Board of Aldermen will conduct their own public hearing and then vote on the application.
6. The fees for rezoning have been set at \$100.00 which must accompany the application.
7. Attached to these instructions is an application for your use.

Notice to applicant

In the event an applicant and/or his representative fail to appear before the Board of Adjustment or City Planning Commission or the Board of Aldermen for hearings as provided in the Municipal Code at the time advertised for said hearing, said request will be stricken from the agenda. In order to have further hearings on the application the applicant shall be required to pay an additional fee to the City in the amount of fifty percent (50%) of the fees prescribed. Upon the payment of said additional fee, the request shall be published for a new public hearing. In the event that the applicant does not pay the additional fee within sixty (60) days from the date of the previous scheduled hearing, such request shall be considered as rejected and no further hearings may be had thereon without re-application as a new request.

Rezoning Application Form

Return this form to:
City Clerk
P.O. Box 447
Carl Junction, MO 64834
417-649-7237
FAX 417-649-6843

For Office Use Only:

Case No.: _____
Filing Fee Submitted: _____
Date Advertised: _____
Date Notices Sent: _____
Public Hearing Dates:
 Planning Commission _____
 Board of Aldermen _____

APPLICANT: _____ PHONE: _____

ADDRESS: _____ ZIP: _____

OWNER: _____ PHONE: _____

ADDRESS: _____ ZIP: _____

LOCATION OF PROPERTY: _____

LEGAL DESCRIPTION: _____

Present Zoning: _____ Requested Zoning: _____ Acreage: _____

Present Use of Property: _____

SURROUNDING LAND USE AND ZONING:

	<u>Land Use</u>	<u>Zoning</u>
North	_____	_____
South	_____	_____
East	_____	_____
West	_____	_____

CHARACTER OF THE NEIGHBORHOOD: (Residential - Single Family Dwellings, etc.)

RELATIONSHIP TO EXISTING ZONING PATTERN:

1. Would proposed change create a small, isolated district unrelated to surrounding districts?

2. Are there substantial reasons why the property cannot be used in accordance with existing zoning?

_____ . If yes, explain: _____

CONFORMANCE WITH COMPREHENSIVE PLAN:

1. Consistent with Development Policies? _____

2. Consistent with Future Land Use Map? _____

THE FOLLOWING MUST ACCOMPANY YOUR APPLICATION:

1. One copy of a legal description of the property proposed to be rezoned.
2. One copy of a statement describing the impact of the proposed change including:
 - a) Any traffic conditions that may result
 - b) Any danger from fire hazards
 - c) How the proposed change may effect the character of the surrounding properties
 - d) And how the proposed change will benefit the City of Carl Junction as a community.

TRAFFIC CONDITIONS:

1. Street(s) with Access to Property: _____

2. Classification of Street(s):
Highway _____ Thoroughfare _____ Collector _____ Minor _____

3. Right-of-way Width: _____

4. Will turning movements caused by the proposed use, create a traffic hazard? Yes _____ No _____

If yes, explain _____

IS PLATTING OR REPLATTING REQUIRED TO PROVIDE FOR:

	YES	NO
1. Appropriately Sized Lots?	___	___
2. Properly Sized Street Right-of-way?	___	___
3. Drainage Easements?	___	___
4. Utility Easements?		
Electricity?	___	___
Gas?	___	___
Sewers?	___	___
Water?	___	___
5. Additional Comments: _____		

UNIQUE CHARACTERISTIC OF PROPERTY AND ADDITIONAL COMMENT:

SIGNATURE: _____ DATE: _____

NOTE: By signing this application, you are signifying that you are either the legal owner of the property subject to the rezoning or are a legal representative of the legal owners.