



APPLICATION FOR AMENEDMENT TO ZONING ORDINANCE OR ZONING MAP, TO VACATE PUBLI RIGHT-OF-WAY OR EASEMENS, OR SPECIAL USE PERMIT CITY OF WEBB CITY, MISSOURI

The undersigned to hereby apply for an amendment to the zoning ordinance or a use permit and understand that they are to comply with the application and ordinances of the City of Webb City.

Application and Submission Requirements:

1. Only the owner, or prospective owner(s) under a written contract to purchase the subject property can file an application for a hearing.
2. The application shall be filed in the office of the City Clerk, who shall forward the application to the Planning and Zoning Commission. The application shall contain such information as the Planning and Zoning Commission may prescribe by regulations filed with the City Clerk.
3. Such application shall be accompanied by a fee of \$99.00 described below, plus the actual cost of publication for legal notices for amendments to the zoning ordinance, and certified mailings.
4. The application must be filed with the City Clerk no less than 14 days prior to the next regular meeting-22 days if a public hearing is required-of the Planning and Zoning Commission.
5. The applicant, or a representative, is required to attend the meetings of the Planning and Zoning Commission, when the application is scheduled for discussion. Lack of attendance may result in the striking of the application.

Applicant _____ Phone _____
 Mailing Address _____
 Location of Subject Property _____ Present Zoning _____
 Email address _____
 Legal Description (attach copy) _____

Action Requested (Fees are non-refundable):

Public Hearing Required:

_____ Amendment to Zoning Map or Ordinance. Request zoning be changed to _____
 Fee - \$99 Residential; \$132, Commercial or Industrial

_____ Vacate. Fee - \$99.50 Street _____ Alley _____ Easement _____ Other _____

_____ Special Use Permit. Fee - \$66 Special Use Permit Renewal- \$33 _____

_____ Administrative Review.

_____ Annexation.

Reason for Application: _____

Signature of Applicant

Date

Review Procedures:

The Commission will set a date for the public hearing, if any, and public notice will be given as follows:

1. The City Clerk will advertise the Public Hearing in the local newspaper no less than 15 days prior to the hearing date. The cost of the advertisement will be the responsibility of the applicant.
2. A sign of Public Notice will be posted on the subject property by the City staff.
3. The Building Inspector will certify that letters of notice have been sent to the property owners within 185 feet of the subject property. The names of the property owners will be determined by the current tax records thru Jasper County Recorder of Deeds. Error in the mailing of notice to surrounding landowners shall not constitute grounds to contest any decision of the Planning and Zoning Commission. The city is no responsible for any such errors.

Findings of the Commission:

1. Complies with all applicable provisions in the zoning ordinance.
2. Subject property contributes to, and promotes to community welfare or convenience.
3. Will not cause substantial injury to the value of neighboring property.
4. Complies with the overall neighborhood development plan and the intent of existing Zoning district provisions.
5. Will provide, if applicable, off-street parking and loading.
6. Will not substantially increase traffic hazards.
7. Will not substantially increase fire hazards.
8. Will not overtax public utilities.

APPLICATION CONSIDERATION BY THE PLANNING AND ZONING COMMISSION:

Special Comments, Recommendations, Conditions, Special Findings:

Approved _____ Denied _____ Date _____

Chairman: Planning and Zoning: _____ Date _____