



The Conditional Use Permit Process...

The City of Wentzville, Missouri

This brochure is an informational handout only, to be used as a guide and should not be relied upon for the legality of its contents. The intent is to provide general information on the Conditional Use Permit process for any individual requesting such a special use permit based upon the requirements of the adopted Zoning Regulations.

This brochure may not answer every question, which may be raised concerning this approval process. You may contact an attorney or you may contact the City of Wentzville Planning and Zoning Division for forms, general information, and questions concerning this guide and your Conditional Use Permit request at:

City of Wentzville
Community Development Department
Planning and Zoning Division
200 E. Fourth Street
Wentzville, MO 63385
636-636-2032 or 636-327-5102
636-327-4892 – (fax)

www.wentzvillemo.org - City's website

This outline is intended to serve as a guide to the processing procedures for a Conditional Use Permit review and decision by the governing body. Additional details relating to Conditional Use Permits can be found in the Zoning Regulations, Article X, available from the Planning and Zoning Division. An application for a Conditional Use Permit may be made by any owner of property or their agent, representative, or attorney. Satisfactory evidence of property ownership or a contract to purchase the subject property containing the owners name and address will be required at the time of application.

Conditional Uses are special uses embodied in the different zoning districts that are permitted only upon review by the Planning and Zoning Commission and approval by the Board of Aldermen. These special uses are commonly approved based upon certain conditions being met.

Before authorizing the issuance of a Conditional Use Permit the Planning and Zoning Commission and the Board of Aldermen may impose such conditions at will, in the City's judgment, to insure that:

- a. The establishment, operation and maintenance of the conditional use will not be detrimental to or endanger the public's health, safety, comfort, or welfare.
- b. The Conditional Use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the uses

- c. permitted, nor substantially diminish and impair property values within the neighborhood.
- c. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the Zoning Regulations and/or the Comprehensive Plan.
- d. Adequate utilities, parking, access roads, drainage, and/or other necessary facilities will be provided.
- e. Adequate measures will be taken to provide ingress and egress designed to minimize accidents and traffic congestion.

The Conditional Use shall in all other aspects conform to the applicable regulations of the zoning district in which it is proposed and the Board of Aldermen shall find that there is a necessity for the Conditional Use.

How to apply for a Conditional Use Permit:

A pre-application meeting is required with the Community Development Department staff to discuss your proposal. At this meeting, staff will advise you on current zoning requirements and issues, which could affect your request for Conditional Use Permit approval. Schedule this meeting with the Community Development Director, Doug Forbeck at 636-639-2031 or the Senior Planner, John Boyer at 636-639-2065.

If your property is not in the City limits of Wentzville, a Voluntary Annexation petition shall be acquired from the City Clerk or Planning and Zoning Division and processed to incorporate your property into the City of Wentzville.

The application for Conditional Use Permit will be completed with the help of the Planning and Zoning Division Staff and will require the applicant's signature. When filing this application you will need to bring the following items to the Community Development Department prior to, or the day of, the established application deadline:

1. A legal description of the tract.
2. Property survey, boundary plat, or a parcel map obtained from St. Charles County Assessor's Office or the City of Wentzville G.I.S.
3. A recent certificate of title or deed to the property indicating current ownership.
4. A Development Plan, either in narrative form or a Preliminary Site Plan to indicate the intended use of the property. (Site Plan should include the requirements of Article IX in the Zoning Regulations as applicable).
5. A filing fee in the amount of \$150 is payable at the time of submittal. If you are paying by check, make it payable to the City of Wentzville.
6. The City shall not accept or process any application that is delinquent on any City and/or County taxes until such time as all delinquent taxes are

paid to the appropriate taxing authority, per Ordinance #2445 **please provide us a copy of the paid tax receipt.** This can be done by calling St. Charles County Collector at 636-949-7470 or emailing their office at:

www.saintcharlescountycollector.org.

Once all information is received you will be assigned an application number and placed on the next available Planning and Zoning Commission agenda. Informational deadlines and meeting dates are established for the calendar year. Deadlines for applications are approximately four (4) weeks prior to the next scheduled public hearing. See the schedule within this brochure.

Public Hearing:

A public hearing is required for this application. At the public hearing the applicant or their representative will explain the request to the Planning and Zoning Commission. You should keep your comments brief, factual and to the point. The Planning and Zoning Commission is comprised of seven (7) members who are appointed by the Mayor and approved by the Board of Aldermen. These Commission members are individuals from the City of Wentzville, including the elected Mayor and one (1) Board of Aldermen member.

Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission will make a recommendation to approve or deny your request, which will be forwarded to the Board of Aldermen for consideration. The Commission will make this recommendation the same evening as the public hearing. This recommendation may contain conditions of approval in relation to the standards for review of Conditional Use Permit applications.

Board Approval or Denial of the request:

The Board of Aldermen meets twice a month to conduct normal City of Wentzville business. Board of Aldermen meetings are normally the second (2nd) and fourth (4th) Wednesday's of the month. Your application will be placed on the next available Board of Aldermen agenda after the Planning and Zoning Commission has recommended approval or denial of your application. Approval of a Conditional Use Permit requires one (1) reading before the Board of Aldermen and is accomplished via a Resolution. If the request is denied, a new request for the same project may not be made for one (1) calendar year.

If the Board votes to approve your request, you may then apply for the necessary permits within the Code Administration and Engineering Divisions as applicable. The Building Commissioner and City Engineer can be reached by calling 636-327-5102.

2012 Planning and Zoning Commission Schedule

Submittal Date	Planning and Zoning Commission meeting	First Board of Aldermen meeting	Second Board of Aldermen meeting
November 30, 2011	January 5, 2012	January 11, 2012	January 25, 2012
January 4, 2012	February 2, 2012	February 8, 2012	February 22, 2012
February 2, 2012	March 1, 2012	March 14, 2012	March 28, 2012
March 7, 2012	April 5, 2012	April 11, 2012	April 25, 2012
April 4, 2012	May 3, 2012	May 9, 2012	May 23, 2012
May 2, 2012	June 7, 2012	June 13, 2012	June 27, 2012
June 6, 2012	July 5, 2012	July 11, 2012	July 25, 2012
July 3, 2012	August 2, 2012	August 8, 2012	August 22, 2012
August 1, 2012	September 6, 2012	September 12, 2012	September 26, 2012
September 5, 2012	October 4, 2012	October 10, 2012	October 24, 2012
October 3, 2012	November 1, 2012	November 14, 2012	November 28, 2012
November 7, 2012	December 6, 2012	December 12, 2012	December 26, 2012
December 5, 2012	January 3, 2013	January 9, 2013	January 23, 2013