



# MAJOR SUBDIVISION APPLICATION | PRELIMINARY

City of St. Joseph, Missouri | Planning & Zoning  
1100 Frederick Avenue, Room 107  
Zack Martin, City Planner | (816) 271-4648 | [zmartin@stjoemo.org](mailto:zmartin@stjoemo.org)

All submittals for major subdivisions must comply with Sec. 26-45 & 26-46 of the City's Code of Ordinances, located online at [stjoemo.info](http://stjoemo.info) **The following must be included with every application:**

1. Completed Application (**PLEASE DO NOT SUBMIT PAPER PLAT DOCUMENTS UNTIL RECORDING**)
2. **\$1,050.00 PLUS \$25.00 per lot** application fee (separate filing fee is required at time of recording)
3. **Completion of all additional materials and steps (see back)**

**THE UNDERSIGNED HEREBY APPLIES FOR THE APPROVAL OF SAID MAJOR SUBDIVISION BY THE CITY OF ST. JOSEPH IN BELIEF THAT THE PLAN CONFORMS TO CHAPTERS 26 AND 31 OF THE CODE OF ORDINANCES.**

With the signing and submittal of this application, the property owner authorizes the City of St. Joseph to enter onto the subject property to collect data and other information in order to accurately prepare reports or other documentation for review by the City Council, City boards and commissions, and City departments.

### Applicant Information

Primary Contact  Yes  No

Name \_\_\_\_\_ | Property Owner  Yes  No

Street \_\_\_\_\_

City, State, Zip \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_

Phone ( \_\_\_\_\_ ) \_\_\_\_\_ | Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Surveyor Information

Name \_\_\_\_\_ | Primary Contact  Yes  No

Business Name \_\_\_\_\_

Street \_\_\_\_\_

City, State, Zip \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_

Phone ( \_\_\_\_\_ ) \_\_\_\_\_ | Email \_\_\_\_\_

Signature \_\_\_\_\_ Date \_\_\_\_\_

### Project Address

Street \_\_\_\_\_

City, State, Zip \_\_\_\_\_ | \_\_\_\_\_ | \_\_\_\_\_

Located in the \_\_\_\_\_ 1/4, Section \_\_\_\_\_, T \_\_\_\_\_ N, R \_\_\_\_\_ W

Number of Lots Proposed \_\_\_\_\_ Total Acreage \_\_\_\_\_ Owner \_\_\_\_\_

Name of Proposed Subdivision \_\_\_\_\_

### Section to be completed by City

Received By \_\_\_\_\_ Date \_\_\_\_\_ Accela ID \_\_\_\_\_

**ALL applications must include the following to be considered complete:**

- Completed application (**PLEASE DO NOT SUBMIT PAPER PLAT DOCUMENTS UNTIL RECORDING**)
- Submitted application fee (**\$1,050.00 PLUS \$25.00 PER LOT**, payable to City of St. Joseph)
- Letter from owner stating the purpose of subdivision & Word Document containing full legal description
- PDF copy of proposed subdivision from licensed surveyor for initial review, with:
  - Date, scale, north arrow, and name of subdivision
  - Location of survey monuments "referenced in" on ground for reproduction
  - Location of section, township, range, county, and state, including precise legal description
  - Key map showing general area of proposed subdivision
  - Scale specification (not to exceed 1:100)
  - Word Document sent to City Planner with full legal description
  - Abstract of title or other certificate establishing ownership interests and proof that proper parties have signed the plat for all land in the subdivision
  - Boundary lines and zoning of all adjoining lands for a distance of two hundred (200) feet and showing (with dotted lines) the right-of-way lines and adjacent street and alleys, indicating paved or unpaved, with their widths and names and existing topography lines
  - Easements for right-of-way's provided for public use, services or utilities, with figures showing dimensions
  - All dimensions and bearings, both linear and angular, radii and arcs, necessary for locating the boundaries of the subdivision, blocks, lots, streets, easements, building lines, and other areas to be dedicated for public or private use. The linear dimensions are to be expressed in feet and decimals of a foot
  - Layout of proposed sanitary sewerage and water distribution lines and facilities and location of nearest existing sewer and water mains
  - Stormwater management plan, calculations, proposed size, nature, and location of all proposed storm drainage improvements
  - Existing topography with contours at max two (2) foot intervals (relate to USGS data)
  - Area in acres and square feet for each lot or parcel
  - Letters of availability/adequacy of services
  - Certification by a registered land surveyor, engineer, or architect that all details of the plat are correct
  - Any and all information required in Sec. 26-45 of the St. Joseph City Code
- Completed** applications will be placed on the **following** month's Planning Commission agenda and will be reviewed by City Staff for any errors, missing items, conditions, etc. Once reviewed, Staff will provide one of the following recommendations to the Planning Commission:
  - **Approval** – Plat may proceed to City Council (Contact City Staff for **Final Plat** process)
  - **Approval with Conditions** – Plat may proceed to City Council and recording pending the conditions set forth by staff are met (Contact City Staff for **Final Plat** process)
  - **Denial** – Plat does not move forward
- When/if** final plat is approved by City Council, two (2) paper copies, one (1) mylar copy, and one (1) PDF copy of the final subdivision (with conditions met if applicable) will be provided for recording with Buchanan County and the City's records (this will include an additional filing fee confirmed with the City Planner before copies are submitted). Please ensure that any non-City Staff signatures and notary requirements are met before submitting to City Staff for recording

*\*Recording Fees are made out to the Buchanan County Recorder's Office*

**Planning Commission hearings, unless otherwise stated or posted, are held on the last Thursday of each month at 5:30pm in the City Council Chambers on the 3<sup>rd</sup> floor of City Hall (1100 Frederick Avenue). Submittal deadlines are the last working Friday the month prior. City Council dates will be provided and are posted online.**

<u>Section to be completed by City</u>		
<b>Staff Review</b> <input type="checkbox"/> Completed Application <input type="checkbox"/> Application Fee	<b>Fees</b> <input type="checkbox"/> Application (\$1,050.00) <input type="checkbox"/> Plus (\$25/Lot)	<b>Date Application Received</b> ____ / ____ / ____
<b>Zoning</b> _____	<b>Total (\$)</b> _____	<b>Date Fee Received</b> ____ / ____ / ____