

Submissions Required for Location and Construction in the Stacy Ponds Business Park

Project Description	
Date	
Property ID	

The City of Stacy has created the Stacy Ponds Business Park (the "SPBP"). All remaining lots for sale within the SPBP are owned by the city and are in the "LI" Light Industrial District. The zoning requirements for the LI District are found in Section 153.053 of the Stacy City Code. The following is a checklist of the submissions required of any business that intends to construct within the SPBP:

Description	Completed	Cost
Statement of the intended use of the proposed building which shows that the proposed use meets the purpose requirements of Section 153.053 (A), and that the proposed use is a permitted use under Section 153.053 (B) of the City Code.		
Grading plan prepared by a certified surveyor or engineer.		
Building plan showing the following: (a) All proposed accessory uses, and that the same are permitted use under Section 153.053 (C). (b) Compliance with the building design and construction standards under Section 153.053 (F).		
Site plan showing compliance with the setback and outside storage requirements under Section 153.053 (E).		\$15,000 Deposit ¹
Landscaping and screening plan which shows compliance with the standards and requirements of Section 153.053 (G)(H) & (I).		
Provide security under Section 153.053 (J) for the landscaping requirements.		To be Determined
Landscape and architectural lighting plan showing compliance with Section 153.053 (K).		

¹Deposit used for processing site plan/subdivision review, if over \$15,000 then you will be invoiced if under you will be refunded the remaining balance.

The above submissions must comply with all other applicable provisions of the city zoning code under Chapter 153 and all other provisions of the City Code including without limitation the following:

Description	Completed	Cost
Building height requirements under Section 153.030.		
Accessory building and structure requirements under Section 153.031.		

Fence requirements under Section 153.032.		
Parking plan that shows compliance with the Sections 153.110 through 153.120.		
Sign plan that shows compliance with Sections 153.090 through 153.103.		Need Building Permit Also

Other submissions shall include the following:

Description	Completed	Cost
Executed purchase agreement with the city for purchase of a particular lot in the SPBP in a form approved by the city.		Per Agreement
Letter of Intent signed by the applicant in a form approved by the city including reimbursement of city costs as indicated.		
Verified statement by a qualified professional for applicant showing the content of proposed discharge into the sanitary sewer system.		
All site improvements shall comply with the city adopted engineering standards, plus payment of city fee for copy of the engineering standards .		\$50/Electronically \$200/paper
Other submissions deemed necessary by the city related to the particular project.		
Building Permit		Varies

151.15	Application for Subdivision	\$50, plus costs																		
	Escrow Deposit for Subdivision shall be as follows:																			
	<table border="1"> <tr> <td>Admin. Lot Split</td> <td>\$2,000</td> <td></td> </tr> <tr> <td>Plat 1-5 Lots</td> <td>\$3,000</td> <td>if no public improvements</td> </tr> <tr> <td>Plat 1-5 Lots</td> <td>\$5,000</td> <td></td> </tr> <tr> <td>Plat 6-20 Lots</td> <td>\$15,000</td> <td></td> </tr> <tr> <td>Plat 21+ Lots</td> <td>\$25,000 Min.</td> <td>case by case basis</td> </tr> <tr> <td>Commercial/Industrial Site Plan</td> <td>\$15,000¹</td> <td>on existing lot</td> </tr> </table>	Admin. Lot Split	\$2,000		Plat 1-5 Lots	\$3,000	if no public improvements	Plat 1-5 Lots	\$5,000		Plat 6-20 Lots	\$15,000		Plat 21+ Lots	\$25,000 Min.	case by case basis	Commercial/Industrial Site Plan	\$15,000 ¹	on existing lot	
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Other possible Fees:

34.02	Administrative									
	<table border="1"> <tr> <td>Copying</td> <td>\$.25/page</td> </tr> <tr> <td>Fax</td> <td>\$2/fax</td> </tr> <tr> <td>Notary</td> <td>\$1/per document</td> </tr> <tr> <td>Clerk Time</td> <td>\$40/hour</td> </tr> </table>	Copying	\$.25/page	Fax	\$2/fax	Notary	\$1/per document	Clerk Time	\$40/hour	
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30.09 31.08	Special Meeting Cost for Planning Commission and Council, per member reimbursement.	\$30/Mayor \$25/PC and CC								
	Publication	Actual Cost								
	Postage	Actual Cost								
	Legal	Actual Cost								
	Engineering/Planning	Actual Cost								

The list of fees is not exhaustive; reimbursement to city for costs incurred in processing application. A detailed list will be provided of expenses.