



# Conditional Use Application

City of Opelika

Opelika Planning Department

700 Fox Trail, Opelika, AL 36801

(334) 705-5156, Fax (334) 705-5159



Date Submitted: _____	PC Deadline: _____
Agenda Item: _____	PC Meeting: _____

## OWNER/APPLICANT INFORMATION

Owner of Property: \_\_\_\_\_ Applicant: \_\_\_\_\_

Address \_\_\_\_\_ Address: \_\_\_\_\_

Phone \_\_\_\_\_ Phone: \_\_\_\_\_

## PARCEL INFORMATION

Street Address/Location: \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Existing Land Use: \_\_\_\_\_

Lee County Tax Parcel Number \_\_\_\_\_

Adjacent Zoning Districts: North: \_\_\_\_\_ South: \_\_\_\_\_ East: \_\_\_\_\_ West: \_\_\_\_\_

Provide a Brief Description of the Proposed Use: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

## PLEASE ADDRESS THE FOLLOWING GENERAL USE STANDARDS

1) How is the proposed use appropriate in the location for which it is proposed?

\_\_\_\_\_  
\_\_\_\_\_

2) Will the use result in a substantial adverse effect on adjacent properties, the character of the neighborhood, traffic conditions, public infrastructure, etc.?

\_\_\_\_\_  
\_\_\_\_\_

3) What precautions will be taken to minimize any adverse affects from the proposed use on surrounding property owners?

\_\_\_\_\_  
\_\_\_\_\_

1. Application due 1<sup>st</sup> Tuesday each month. (Meeting 4<sup>th</sup> Tuesday each month; Work session Thursday before each PC Meeting).
2. Application signed by property owner or authorized applicant.
3. Submit 26 copies of the Site Plan (21 - 11 x 17 if legible; 4 - 24 x 36; 1 - 8 x 11). Copies must accompany and be made part of this application.
4. Conditional Use fee = \$125 application fee. Checks payable City of Opelika.
5. Conditional use approval shall expire in one year after approval date.



**STATEMENT OF UNDERSTANDING**

I \_\_\_\_\_ (property owner or authorized applicant) UNDERSTAND this Conditional Use Request must be filed with all to the requirements of the Opelika Zoning Ordinance and all other information requested or required by City Departments in order to be considered complete. I UNDERSTAND that this application will not be filed until all required information has been received and further understand that the City reserves the right to postpone this request until such time as the requirements are met. I UNDERSTAND that City Department staff is available for the purpose of reviewing my site plan prior to submission deadline. I UNDERSTAND that if the request is approved the approval applies only to the property(s) shown on the site plan submitted and reviewed by the Opelika Planning Commission. I UNDERSTAND that at a later date if adjacent or other property(s) are expected to be used in association with an approved conditional use then a Conditional Use request must be submitted for the use of such adjacent or other property(s). I UNDERSTAND that the City may require additional information, requirements, or require modifications to the site plan at any time during the process as deemed necessary to accomplish the proper and orderly development of this proposal. I UNDERSTAND that if conditional use is granted by the Opelika Planning Commission then I must submit structural drawings (building plans) as required for review and approval by the applicable departments prior to issuing a Building Permit. The said drawings shall be submitted to the Building Inspection Division for review (Building Inspection 705-5420). I UNDERSTAND that if a request for conditional use is approved or approved subject to conditions, I must acknowledge such approval in writing and unconditionally accept and agree to any conditions imposed on the approval within fifteen (15) days following approval by the Opelika Planning Commission. In the event the conditional use request is not approved or is approved subject to conditions not acceptable to me, I may within the fifteen (15) days either appeal such decision to Circuit Court or abandon the application at the expiration of this fifteen (15) day period

\_\_\_\_\_  
Signature (owner or authorized applicant)

\_\_\_\_\_  
Date

**CERTIFICATION**

I \_\_\_\_\_, HEREBY CERTIFY that this application is made with my approval, as property owner or authorized applicant designated by the property owner, as evidenced by my signature below. This application, site plan, and all other information are submitted with the full authorization and knowledge of the property owner(s). The undersigned below hereby swears to be the authorized applicant designated by the property owner(s) as representative or agent for the property owner(s) and therefore the undersigned is authorized to make said application and submit said documents on this request. I certify that I have read and understand the contents of this application, and that this application together with the requirements set forth in Section 8.16 *Site Plan Review* and all supplemental information is a true representation of the facts concerning this request.

\_\_\_\_\_  
Signature (owner or authorized applicant)

\_\_\_\_\_  
Date

<b><u>FOR OFFICE USE</u></b>	Acct. # 1-315-01-03	<b>Conditional Use Fee = \$125.00</b>
Applicant: _____		
Planning: _____		
Revenue: _____		