

# CITY OF SIOUX CITY

## Applicant Profile Form

(Complete along with the appropriate application form. Not required with the Design Review Committee Request Form)

Planning Division  
 Room 308  
 405 6<sup>th</sup> Street  
 P.O. Box 447  
 Sioux City, IA 51102-0447



Before completing, read the entire Applicant Profile Form and related application. A pre-application conference is **required** for all applications for cluster, mixed housing, and planned neighborhoods; traditional neighborhood development, as well as applications for development in the Airport Protection (AP), Casino Entertainment (CE), Historic Area (HA), and Public Institutional (PI) zoning districts. However, pre-application conferences may be requested for any development type.

### PETITIONER/APPLICANT INFORMATION

Name					
Street Address					
City		State		ZIP	
Phone		E-mail Address			
Petitioner's interest in the property	Owner <input type="checkbox"/>	Contract Buyer <input type="checkbox"/>	Architect <input type="checkbox"/>	Engineer <input type="checkbox"/>	Other:

### PROPERTY OWNER (IF DIFFERENT)

Name					
Street Address					
City		State		ZIP	
Phone		E-mail Address			

### LEGAL DESCRIPTION (IF LEGAL IS TOO LONG, NOTE BELOW AND ATTACH TO THE APPLICATION)

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### PLANNING AND ZONING DIVISION REQUESTS

**Approvals are issued by the City after compliance with the requirements of the Zoning and Sign Code is determined. A determination is made by the Planning and Zoning Commission, Board of Adjustment, Administrator, or City Council upon recommendation of City staff, Boards, or Commissions. A full list of permits and approval procedures are listed in *Subchapter 25.06-B Permits and Procedures of the Code.***

<input type="checkbox"/> Vacation	<input type="checkbox"/> Site Plan / Development Concept Plan	<input type="checkbox"/> Conditional/Limited Use Permit	<input type="checkbox"/> Certificate of Appropriateness
<input type="checkbox"/> Zone Change	<input type="checkbox"/> Major changes to a Site/Concept Plan	<input type="checkbox"/> Temporary Use Permit	<input type="checkbox"/> Designation of Historic Site/Landmark
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Minor Changes to a Site/Concept Plan	<input type="checkbox"/> Appeal	<input type="checkbox"/> Accessory Dwelling Unit
<input type="checkbox"/> Minor Modification	<input type="checkbox"/> Zoning Compliance Certificate	<input type="checkbox"/> Variance	<input type="checkbox"/> Avigation Permit
<input type="checkbox"/> Right-of-Way Encroachment	<input type="checkbox"/> Sign Design Program		<input type="checkbox"/> Interchange Development
<input type="checkbox"/> Text Amendment	<input type="checkbox"/> Interpretation		<input type="checkbox"/> Preliminary/Final Plat

### SIGNATURE

Property Owner's Signature:	Application Date:
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**\*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regsiouxcity-ia/index.aspx>. See *Subsection 25.06.070* for the complete review procedures.**

# CITY OF SIOUX CITY

Application for a Limited or Conditional Use  
(Complete along with the Applicant Profile Form)

Planning Division  
Room 308  
405 6<sup>th</sup> Street  
P.O. Box 447  
Sioux City, IA 51102-0447



All limited and conditional uses are shown in the Land Use Tables listed in *Subchapter 25.02-C Land Uses*. Generally, the standards for a limited or conditional use are listed in *Subchapter 25.02-D Conditional and Limited Uses* of the Sioux City Zoning and Sign Code.

## SUBJECT PROPERTY INFORMATION

Owner			
Street Address			
Zoning District		Lot area	
Existing Use			

## USE DESCRIPTION

Proposed Use: <input type="checkbox"/> Limited Use <input type="checkbox"/> Conditional Use (\$250 filing fee)	
Specific Code section providing for the requested limited/conditional use:	

## REQUEST

List all vacant properties within a quarter mile of the property that would permit the use by right, if any, along with a brief description of why the subject property is a better location than each of the other vacant parcels:

List of similar existing uses in the vicinity of the parcel proposed for development:

Provide a description of any proposed mitigation strategies that will be employed to lessen the potential negative impact to surrounding land uses and public streets:

If additional standards apply for the specific use as listed in *Subchapter 25.02-D Conditional and Limited Uses*, a narrative regarding how the proposed use complies with these standards. (Include on the additional sheets if applicable)

For Conditional Uses, a narrative regarding how the proposed use complies with the standards of Section 25.06.090.4, *Conditional Use Permit, Approval Criteria*. (Include on the additional sheets if applicable)

For Office Use Only

File Number:

Staff Reviewer:

**ADDITIONAL INFORMATION REQUIRED AS APPLICABLE**

- Approved Site Plan OR Site Plan Application for requests which involve new development, redevelopment, or substantial improvement on the property.
- If the use is a home use with retail, a description of the sales, products, storage, display, and delivery of products to the home and to the customer.
- If the use is required to be separated from the same use, or from a different use, a brief description of the nearest such use with an indication of the linear distance to it.
- Completed Applicant Profile Form.
- A filing fee of \$250 for conditional uses.

**SIGNATURE**

Owner/Petitioner's Signature:	Application Date:
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**\*For additional assistance please contact the City Planning and Zoning Division either before or after submission of the application. A copy of the entire Sioux City Zoning and Sign Code is available in the Planning Division office or under Title 25 online at: <http://online.encodeplus.com/regs/siouxcity-ia/index.aspx>**

**ADDITIONAL SHEETS**

**If additional standards apply for the specific use as listed in *Subchapter 25.02-D Conditional and Limited Uses*, a narrative regarding how the proposed use complies with these standards.**

## ADDITIONAL SHEETS

### **For Conditional Uses, a narrative regarding how the proposed use complies with the standards of *Subsection 25.06.090.4, Conditional Use Permit, Approval Criteria* :**

The criteria to be used by the Board of Adjustment in rendering their decision shall be as follows:

The proposed building or use:

- Will be in harmony with the general purpose, goals, objectives and standards of the Comprehensive Plan and this Code:
  
- Will not have a substantial, undue, or adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other matters affecting the public health, safety and general welfare:
  
- Will be constructed, arranged, or operated so as not to dominate the immediate vicinity or to interfere with the development and use of neighboring property in accordance with the applicable district regulations:
  
- Will be served adequately by essential public facilities and services such as highways, streets, parking spaces, police and fire protection, drainage structures, refuse disposal, water and sewers, and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for such services:
  
- Will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance:
  
- Complies with all additional standards imposed on it by the provisions of the district in which such conditional use may be authorized:

In determining whether the evidence establishes that the foregoing standards have been met, the Board of Adjustment shall consider:

- Whether, and to what extent, the proposed building or use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of the public convenience or which will contribute to the general welfare of the neighborhood or community; and

(Listed under items 1 and 2 under "Request")

- Whether, and to what extent, all steps possible have been taken to minimize any adverse effects of the proposed building or use on the immediate vicinity through building design, site design, landscaping and screening.

(Listed under item 3 under "Request")