



Building Department
 Planning and Zoning
 1 Paul Parks Drive
 St. Clair, Missouri 63077
 (636) 629-0333 x 106

PUBLIC BENEFIT PROPOSAL FOR VACATION PETITION

Parcel Address/ Location:		Assessor's Parcel Number:	
Property Owner Requesting Vacation		Phone Number	Fax Number
Address		City	State Zip
Street Classification: <input type="checkbox"/> Arterial <input type="checkbox"/> Collector <input type="checkbox"/> Minor or Alley <input type="checkbox"/> Other		Zoning Designation: <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Residential	
Size of Project in sq. ft.	Size of Area vacated in sq. ft.	Percentage increase of project and additional sq. ft.	
Proposed use involving vacated property.			
Please identify any On-site public benefits. Please reference list below.			
Please identify any loss of On-site public benefits. Please reference list below.			
Please identify any Off-site public benefits. Please reference included list.			
Please identify any loss of Off-site public benefits. Please reference included list.			

The petitioner's public benefit proposal should recognize the loss of the benefits provided by the right of way to the public and the gains achieved by the vacation to the petitioner. The public benefit should balance what the public loses through the vacation with what the public will gain from the project. The public benefit should not merely be compensatory and should clearly provide a benefit to the general public. Paying the required vacation fee, meeting code requirements, or facilitating economic activity do not constitute a public benefit.

A significant public benefit must be provided by major projects, that is those that are large in scale, require a large amount of public right-of-way, have identified impacts, or those where the vacation contributes to a significant increase in the scale of the project. Minor projects are only required to provide a more moderate public benefit.

The City will also consider:

- Compliance of the project with City policies and goals, including the Comprehensive Plan, neighborhood planning goals, and economic development goals;
- Provision of affordable or special needs housing or other human services;
- Public nature of the project (library, governmental purposes, low-income housing);
- Neighborhood support or opposition;
- Broad based community support or opposition;
- Protection of designated landmarks and other historic/ community resources; and
- Protection of environmentally sensitive lands.

On-Site Public Benefits: on-site public benefits are favored as the provision of the public benefit that can also act to offset any increase in scale from the development. On-site public benefits may include, but are not limited to:

- Publicly accessible plazas or other green spaces, including public stairways.
- Streetscape enhancements beyond that required for codes such as widened sidewalks, additional street trees or landscaping, street furniture, pedestrian lighting, wayfinding, art, or fountains.
- Pedestrian or bicycle trails.
- Enhancement of the pedestrian or bicycle environment.
- View easement or corridors.
- Preservation of landmark buildings or other community resources.

Off-Site Public Benefits: where it is not practical to provide the public benefit or more than a portion of the public benefit on the development site, the public benefit may be provided off-site. This may include, but is not not limited to:

- Pedestrian or bicycle trails or public stairways.
- Enhancement of the pedestrian or bicycle environment.
- Enhancement of existing public open space such as providing playground equipment in a City Park.
- Improvements to designated streets.
- Providing wayfinding signage.

Payment of Funds: In Certain circumstances where it is not practical to provide or develop public benefits such as those listed above, the City may accept the payment of in-lieu funds dedicated for a specific purpose consistent with these policies as a public benefit. Such payment must be determined to be an acceptable alternative by the City. Such payment to meet public benefit obligations does not substitute for the payment of the required street vacation fee.