



Application For A Planned Development District – Final
Pursuant to Codified Ordinance 1137.11

- I. The final plan application is to be filed with the Department of Administration located in the City Administration building, 1791 Harshman Road.
- II. Application fees shall be as follows:
 - A. Final plan - \$150.00
Each application shall be accompanied by the appropriate fee.
- III. A final development plan may be filed for any portion of a planned development subsequent to the approval of a preliminary development plan by Council.
- IV. Attach ten (10) copies of proposed preliminary development plan at a scale acceptable to the Planning Commission and one eight and one-half inch by eleven inch (8 ½" x 11") Photostat of the preliminary plan to include in text and map form:
 - A. A survey of the tract that is to be developed showing existing features of the property including streets, alleys, easements, utility lines, existing land use, general topography and physical features. A legal description shall be included.
 - B. A site plan showing the exact location and arrangement of all existing and proposed structures, existing and proposed layout of utilities, the proposed traffic circulation pattern within the development, the areas to be developed for parking, the points of ingress and egress, including access streets where required, the relationship of abutting land uses and zoning districts, proposed lots and blocks, if any and proposed public or common open space, if any including parks, playgrounds, school sites, and recreational facilities. The distances of all structures to property boundaries shall be indicated.
 - C. A statement of the proposed total gross floor area, and the percentage of the site which is to be occupied by structures.
 - D. For residential planned developments, a statement of the total number of dwelling units or other housing units proposed for the site and the total number of such units by type.
 - E. Typical façade sketches of the proposed structures and plans for landscaping indicating type and size of materials.
 - F. When a planned development is to be constructed in stages or units, a schedule for the development of such stages or units shall be submitted. No such stage or unit, except the first stage, shall exceed by more than twenty percent (20%) the proposed density of the entire planned development. When a planned development provides for common open space, the total area of common open space provided at any stage of development shall, at a minimum, bear a relationship equal to or greater than to the total open space to be provided in the entire planned development as such stages or units completed or under development bear to the entire planned development.
 - G. Evidence that the applicant has sufficient control over the tract to effect the proposed plan, including a statement of all the ownership and beneficial interest in the tract of land and the proposed development.
 - H. In the case of an office, business or industrial planned development, a statement identifying the principal permitted uses that are to be included in the proposed

development. Such statement may indicate such uses by zoning district category as they are permitted in this Zoning Ordinance and may specifically state certain uses are not to be included.

- I. When a planned development includes provisions for common areas, open space, or a recreation facilities, a statement describing the provision that is to be made for the care and maintenance of such areas, open space, or recreational facilities. If it is proposed that such open space be owned and/or maintained by any entity other than a governmental authority, copies of the proposed articles of incorporation and by-laws of such entity shall be submitted.
- J. Copies of any restrictive covenants that are to be recorded with respect to property included in the planned development district.

- V. The Planning Commission shall evaluate and take action on the final development plan at a regular public meeting. The applicant shall submit the final development plan at least twenty (20) days prior to the Commission meeting and at the same time submit the names and addresses of property owners with lot lines common to the area within such final development plan. Property owners with lot lines common to the area within the final development plan shall be given seven (7) days advance written notice of the public meeting, such notice being given by regular mail.

