



APPLICATION FOR MAJOR SITE PLAN APPROVAL

Village of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080

1. ADDRESS OF PROPERTY FOR SITE PLAN REVIEW: _____
2. COUNTY AUDITOR'S PARCEL NUMBER: _____
3. PROPERTY OWNER: NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE NO _____ EMAIL _____
4. APPLICANT: NAME _____
ADDRESS _____
CITY _____ STATE _____ ZIP _____
TELEPHONE NO _____ EMAIL _____
5. CURRENT ZONING DISTRICT OF PROPERTY: _____
6. CURRENT USE OF PROPERTY: _____
7. PROPOSED USE OF PROPERTY: _____
8. SELECT THE CONDITIONS THAT APPLY (MORE THAN ONE MAY BE SELECTED):
 - The project involves the construction of a new building (excluding one or two family residential buildings and their accessory structures; a new building in a Planned District which has an approved Final Development Plan; or an accessory building associated with non-single family residential uses which require a Conditional Use Permit);
 - The project involves the addition of more than 25 percent of the gross floor area of an existing structure which is subject to Major Site Plan Review;
 - The project involves the construction of more than 10,000 square feet of impervious surface;
 - The project is adjacent to or includes a waterway;
 - The project is adjacent to an existing residential zoning district
 - The project conflicts with an adopted municipal plan;
 - The project involves the redevelopment of a non-conforming site or a site which does not meet the current development standards of the zoning district in which it is located or it changes the location of existing buildings, parking areas, and curb cuts;
 - The project involves the addition or modification of three or more curb cuts;
 - The project generates sufficient volumes of traffic, unusual patterns, or types of traffic that result in lowering the level of service of the affected streets or intersections as determined by the Zoning Administrator and/or Director of Engineering;
 - The project involves Unusual or unique developments that in the professional opinion of the Zoning Administrator and/or Director of Engineering warrant review of the Planning and Zoning Commission even if the project does not warrant Major Site Plan review.

PLEASE READ THE INSTRUCTIONS AND ADDITIONAL SUBMISSION REQUIREMENTS ON PAGE 2 PRIOR TO SIGNING.

Signature Of Applicant/Date

Signature Of Property Owner/Date



PLEASE ATTACH TO THIS APPLICATION THE FOLLOWING INFORMATION:

1. A survey showing boundary information, existing and proposed development, existing and proposed easements, existing natural features including hydrologic features, wooded areas, major trees, and existing rights-of-way and utilities.
2. A site plan indicating buildings, service areas, parking lots, fencing, and signage setbacks including front yard, rear yard and side yard areas.
3. All parking and loading areas shall be shown, including typical dimensions of parking stalls, aisles, and loading spaces.
4. The proposed traffic circulation pattern showing public and private streets and other transportation facilities, including proposed curb cuts and major pedestrian routes. A traffic study may be required by the Village in order to determine if the proposed development will adversely impact existing transportation facilities.
5. A Landscaping Plan that complies with the requirements of Chapter 1167, if applicable.
6. Location of all waste and refuse containers as well as a screening plan for said containers.
7. A signage plan that meets the requirements of Chapter 1175, if applicable.
8. An architectural rendering of the proposed structure(s) clearly identifying type(s) of materials that will be used as well as the height of the structure(s).
9. A lighting plan that includes parking lot lighting, street walkway or pedestrian lighting, walkway accent lighting, and building accent lighting. Lighting intensity and installation height shall be indicated.
10. **A letter from the Director of Engineering indicating that a Preliminary Engineering Plan has been approved for the site.**
11. Any additional information required by the Planning and Zoning Commission necessary to determine that the proposed development meets the intent and purposes of the appropriate Planned District.

SUBMITTAL DIRECTIONS:

1. Please submit 10 copies of the completed application, and all supporting information in both hard copy and on a CD in pdf format as well as the filing fee of \$1000.
2. Filing deadline – 30 days prior the Planning and Zoning Commission meeting. Failure to submit a complete application prior to the deadline, as determined by the Zoning Administrator, shall result in a refusal of acceptance.

FOR INTERNAL USE ONLY

Date Submitted: _____ Fee Paid: _____

Planning and Zoning Commission Hearing Date: _____

Action of Planning and Zoning Commission: _____

Conditions: _____
