

**APPLICATION FOR PRELIMINARY  
DEVELOPMENT PLAN APPROVAL**

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



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PROPERTY OWNER

Name: \_\_\_\_\_ Mailing Address: \_\_\_\_\_

Daytime Phone #: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT

Agent: \_\_\_\_\_ Daytime Phone #: \_\_\_\_\_

Email: \_\_\_\_\_

PROPERTY INFORMATION

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

Parcel Number(s): \_\_\_\_\_

REQUIRED ATTACHMENTS

1. A current legal description of the parcels and a current survey prepared by a licensed surveyor.
2. A site plan to show boundaries and dimensions of the parcels and the size and location of all existing structures. Indicate structures proposed for demolition.
3. A topographic map of the site showing existing natural features including wooded areas and trees with a dbh of 6 inches or more.
4. A site plan showing the general development of the tract, location of existing structures proposed for use as well as new structures, parking lot layout, and storm water management areas. Indicate setbacks of structures, amount of impervious surface, and parking areas as well as width of curb cuts.
5. Proposed traffic circulation pattern showing public and private streets, curb cuts, and pedestrian routes. A traffic study may be required. The need for a traffic study will be determined by the Village Engineer or may be requested by the Planning and Zoning Commission.
6. The proposed schedule or phasing of the site.
7. Development Text that details the standards to be applied to the development described in the Preliminary Plan. The Development Text should clearly identify any standard that is less than the standards established by Chapter 1159.
8. Additional information required by the Planning and Zoning Commission or Zoning Administrator to determine that the proposed development meets the intent and purposes of the Planned District.

SUBMITTAL GUIDELINES

1. Submit 15 hard copies of the completed application and required attachments.
2. Submit all information in pdf format.
3. Filing fee of \$1,000 due at time of submittal.

4. Filing deadline – 35 days prior to the Planning and Zoning Commission meeting at which the case will be heard.

5.

BY SUBMITTING THIS APPLICATION YOU HEREBY CERTIFY THAT ALL INFORMATION AND ATTACHMENTS TO THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF YOUR KNOWLEDGE AND BELIEF. YOU ALSO AGREE TO COMPLY WITH ALL REGULATIONS OF THE OBETZ ZONING CODE.

APPLICANT’S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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FOR OFFICIAL USE ONLY

Date Received: \_\_\_\_\_ Fee Paid: \_\_\_\_\_

Planning and Zoning Commission Public Hearing Date: \_\_\_\_\_

Planning and Zoning Commission Recommendation: \_\_\_\_\_

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Zoning Administrator’s Comments: \_\_\_\_\_

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