

**APPLICATION FOR A ZONING
AMENDMENT (REZONING)**

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



Please Submit Twenty Hard Copies And One Digital Copy Of The Completed Application And All Supporting Information To The Community Services Director At Least 30 Days Prior To The Planning And Zoning Commission. If Filing For A Rezoning To A Planned District, This Application Must Accompany An Application For Preliminary Development Plan Approval.

APPLICANT/AGENT INFORMATION

Name: _____

Mailing Address: _____

Daytime Phone #: _____ Contact Person's Email: _____

PROPERTY INFORMATION

Address: _____ Lot Number: _____

Parcel Number(s): _____ Township: _____

Existing Use: _____

Proposed Use: _____

Existing Zoning District: _____ Requested Zoning District: _____

Property Owner: _____

Mailing Address: _____

Phone #: _____ Email: _____

PLEASE ATTACH TO THIS APPLICATION THE FOLLOWING INFORMATION:

1. A current and accurate legal description of the property(s) in question and a current survey prepared by a licensed surveyor.
2. A list of all property owners within, contiguous to, and directly across the street from the property(s) in question. The list of addresses may correspond to the County Auditor's current tax list. Also submit a digital version created in EXCEL format or provide mailing labels.
3. A statement of the relationship of proposed change or amendment to the general welfare of the community, to appropriate plans for the area, and to the changed or changing conditions behind the request to rezone.
4. For all developments over twenty-five (25) acres, and/or for commercial and industrial developments over 10,000 square feet and/or for any development that requires direct access to a major thoroughfare and/or for any development that is not contiguous with existing water and sewer, a fiscal/economic impact study will be required to determine if the development will require immediate or short-term expenditures on the part of the municipality in terms of infrastructure and/or support services.
5. At the discretion of the Zoning Inspector, an engineer's estimate of utility needs of the proposed use of the area being considered for rezoning, to include sewer, water, and refuse demand may be required. In addition, an engineer's estimate of potential traffic generation for the proposed uses and measures proposed by the applicant to mitigate the impacts resulting from said generation may be required by the Planning and Zoning Commission.

6. A plot plan to show: (not required if requesting a rezoning to a Planned District)
 - a. Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - b. The proposed use of all parts of the lot and structures.
 - c. Traffic access, traffic circulation, existing and proposed utilities, existing and proposed parking areas including the number spaces provided, existing lighting and illumination, existing landscaping, existing signs, and other such information relevant to the proposed use.
 - d. Such additional information as may be required by this Zoning Code and/or requested by the Planning and Zoning Commission and/or the Zoning Inspector to review the application.
7. Any deed restrictions, easements, covenants and encumbrances to be used to control the use, development and maintenance of land, and proposed uses, shall be fully denoted by text and map. (not required if requesting a rezoning to a Planned District)

CRITERIA FOR REVIEW (ZC SECTION 1181.03 (c))

All rezoning activities must be consistent with the adopted comprehensive plan. The Planning and Zoning Commission shall, at the minimum, consider the following factors in the review of the application:

1. Compatibility of the proposed amendment to adjacent land use, adjacent zoning and to appropriate plans for the area, including but not limited to the comprehensive plan.
2. Relationship of the proposed amendment to access and traffic flow and utility services including sanitary sewer, water, and storm drainage, as outlined in the transportation thoroughfare plan, comprehensive plan and/or other adopted plans for the area.
3. Relationship of the proposed amendment to the public health, safety, convenience, comfort, prosperity and general welfare, including impact on infrastructure and municipal services.
4. Relationship of the proposed use to the adequacy of available services and to general expansion plans and planned capital improvements.

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: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Permit # _____
 Approved Disapproved _____ Date: _____
 Comments: _____
