

**APPLICATION FOR PRELIMINARY
DEVELOPMENT PLAN APPROVAL**

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



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.
6. A traffic study – consult with Obetz prior to starting the study.
7. The proposed schedule or phasing of the site.
8. 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.
9. 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 Directions: Submit 20 paper copies and one digital pdf copy of the completed application and all required attachments.

Submittal Deadline: A complete application must be submitted **at least 35 days** prior to the meeting at which the Preliminary Development Plan is to be considered by the Planning and Zoning Commission.

Application Fee: \$0; applicant is responsible for any costs incurred by the Village if the Plan is reviewed by an outside engineering/planning firm.

Completeness of Submission: The Preliminary Development Plan shall not be placed on an agenda for consideration until the application fee is paid and all information, drawings, plans and attachments are deemed to be complete.

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 FURTHER ACKNOWLEDGE AND UNDERSTAND THAT A MINIMUM OF ONE PHASE OF THE PRELIMINARY DEVELOPMENT PLAN MUST BE STARTED WITHIN FIVE YEARS OF THE DATE OF COUNCIL APPROVAL OR THE PRELIMINARY DEVELOPMENT PLAN IS NO LONGER VALID.

APPLICANT'S SIGNATURE: _____ DATE: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Paid: _____

Planning and Zoning Commission Public Hearing Date: _____

Planning and Zoning Commission Recommendation: _____

Council Public Hearing Date: _____

Council Ordinance Number Approving Plan: _____

Zoning Administrator's Comments: _____
