



**APPLICATION FOR PRELIMINARY APPROVAL OF
PLANNED UNIT DEVELOPMENT
Prairie Township, Franklin County, Ohio**

Application No. _____

The undersigned, owner(s) of the following legally described property, hereby request the consideration of change in zoning district classification for purposes of establishing a Planned Unit Development as specified below:

1. (a) Name of Owner (and Lessee, if applicable): _____

Mailing Address: _____

Phone Number: Home _____ Business _____

(b) Name, Address and Phone Number of Applicant (if other than owner): _____

2. Locational Description of entire tract(s) for consideration:

Subdivision Name and Street Address: _____

Section _____ Township _____ Range _____ Block _____ Lot Number _____
(If not a platted subdivision, attach a legal description)

3. Existing Use _____

4. Present Zoning District _____

5. Proposed Use _____

6. Proposed Zoning District _____

7. Name of Registered Surveyor, Registered Engineer, and/or Urban Planner assisting in preparation of Development Plan

Mailing Address _____

Phone Number: Home _____ Business _____

8. **Supporting Information:** Attach the following items to the application:

(a) Approved application for preliminary approval of proposed development and all attachments filed in connection therewith.

(b) A vicinity map at a scale approved by the Zoning Commission showing the property to be affected by the amendment, property lines, streets, existing and proposed zoning.

- (c) A survey of the proposed development site, showing dimensions and bearings of property lines; area in acres; topography; and existing features of the development site, including major wooded areas, structures, streets, easements, utility lines, and land uses.
 - (d) Engineering feasibility studies and plans showing, where applicable, water, sewer, drainage, electricity, telephone, and natural gas installations; waste disposal facilities; street improvements, and nature and extent of earthwork required for site preparation and development.
 - (e) Preliminary building plans.
 - (f) Landscaping plans.
 - (g) Deed restrictions, restrictive covenants, and other binding devices to be used to control the use, development, and maintenance of the land and the improvements thereon, including those areas which are to be commonly owned and maintained.
 - (h) A development schedule showing the progression of construction and description of the design principles for buildings and streetscapes; total acreage of development; tabulation of acreage for each use in the proposed project; the number, by type, of housing units; estimated residential population by type of housing; estimated non-residential population; anticipated construction timing for each unit, both residential and non-residential; and, when proposing an exception from the standard zoning districts and other requirements contained in the Resolution, outline and discuss the standards for height, open space, building density, parking areas, population density and public improvements.
 - (i) A narrative statement accompanying the Preliminary Development Plan stating the relation of the proposed change or amendment to the general health, safety, and welfare of the public in terms of need or appropriateness within the area by reason of changes or changing conditions and the relation of appropriate plans for the area. In addition, describe how the proposed development is in the public interest and how it relates to the objectives set forth in Section 1300 of the Resolution.
 - (j) A current list of the names and addresses of all owners of property contiguous to and directly across the street from and within 1000 feet of the area proposed to be rezoned. In the case of a platted subdivision, the distance shall be reduced to 300 feet from the center of the lot in question. Such list shall be in accordance with the Franklin County Auditor's current tax list or the Franklin County Treasurer's current mailing list;
 - (k) Evidence demonstrating sufficient control over the site so as to initiate the proposed development plan within five (5) years.
 - (l) Fee, as prescribed by the Board of Trustees in accordance with Section 360, Prairie Township Zoning Resolution.
9. **Final Development Plan:** Each application for final approval of a PUD shall be accompanied by five (5) copies of a plan, drawn at a scale approved by the Zoning Commission, showing topography at two (2) foot intervals; location, type, and size of residential, commercial, and industrial land uses; layout, dimensions, location and density of dwelling units; non-residential building intensity; total number of residential and non-residential units; and names of existing and proposed streets, rights-of-way, utility easements, parks and community spaces; layout and dimensions of lots and building setback lines; buildings, functional use areas of development, circulation patterns, and relationship of same to overall development; improvement drawings showing water, sewer, drainage, electricity, telephone, and natural gas; suitable land uses for adjacent property; proposed traffic circulation pattern, including public and private streets, parking areas, walks, and other accessways, indicating their relationship to topography; and such other characteristics as the Zoning Commission may deem necessary.

- 10. A complete copy of applications and plans submitted to any local, state, or federal agency, department, or authority in connection with or relating to the proposed development. The approval for a Planned Unit Development shall expire and be revoked if construction of the project is not begun within five years from the date of issuance of the approval.
- 12. Five copies of the application, along with all attachments required herein, shall be filed with the Zoning Commission.

13. **Certification**

The undersigned hereby certify that the information contained in this application and its supplements is true and correct.

Date: _____

Owner(s) Signature
Lessee(s) Signature (if applicable)

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FOR OFFICIAL USE ONLY (PRAIRIE TOWNSHIP ZONING COMMISSION)

Date Filed _____

Date of Notice in Newspapers _____

Date of Notice to Owners of Adjacent Property _____

Date of Public Hearing _____

Fee Paid \$ _____ Fee Receipt No. _____

Approved in Principle: _____

Denied: _____

Other: _____

Reason for Recommendation: _____

PRAIRIE TOWNSHIP ZONING COMMISSION
By _____
Chairman

Prairie Township Zoning Office
23 Maple Drive
Columbus, Ohio 43228

Date _____

Phone: (614) 878-3317

