

# APPLICATION AUSTIN CENTER GENERAL DEVELOPMENT PLAN

**MIAMI TOWNSHIP ZONING COMMISSION**  
2700 LYONS ROAD  
MIAMI TOWNSHIP, OH 45342  
(937) 433-3426

FOR MTZC USE ONLY:      CASE NO. \_\_\_\_\_      DATE FILED \_\_\_\_\_

## PLEASE TYPE INFORMATION – USE ADDITIONAL SHEETS AS NECESSARY

Applicant _____
Address _____
Owner(s) or Lessee(s) of land located at _____
hereby makes application for approval of a general development plan for _____
_____
and currently zoned _____ .

### I. DESCRIPTION AND/OR LOCATION OF LAND

A. The area of land for general development plan approval contains _____ (acres) or (sq ft) and is located along the north south east west (circle appropriate direction) side of _____ (street) (road) or (avenue), approximately _____ feet north south east west (circle approximate direction) of _____ (street) (road) or (avenue).
B. The area of land for consideration is further described on MICRO# _____ and/or Deed Book # _____ Page# _____ and is located in Section _____ Town _____ And Range _____ Miami Township, Montgomery County, Ohio.

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## II. DEVELOPMENT DATA.

<b>A. Total Land Area</b>	_____ acres or _____ sq. ft.	
<b>B. Residential</b>		
1. Total Land Area	_____ acres or	_____ sq. ft.
2. Total Floor Area	_____ sq. ft.	
3. Number of Dwelling Units		
4. Types of Dwelling Units (Indicate Here and on Development Plan)		
5. Number of 1 bedroom units:		
Number of 2 or more bedroom units:		
6. Average Size of Dwelling Unit		
7. Building Height (Indicate Here and on Development Plan)		
8. Density: Sq. Ft. of Land Area per Dwelling Unit		
9. Building Coverage (Percent)		
Percent Open Space Per Unit		
Impervious Surface Area Coverage Percent		
10. Number of Parking Spaces (surface and enclosed) 9 x 18	Required _____	Proposed _____
<b>C. Nonresidential</b>		
1. Total Land Area	_____ acres or	_____ sq. ft.
2. Total Floor Area	_____ sq. ft.	
3. Floor Area by Use		
4. Types of Uses (Indicate Here and on Development Plan)		
5. Building Height (Indicate Here and on Building Plan)		
6. Building Coverage (Percent)		
Impervious Surface Area Coverage Percent		
7. Number of Parking Spaces (surface and enclosed) 9 x 18	Required _____	Proposed _____



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## SECTION 2710 DEVELOPMENT PLAN DATA REQUIREMENTS

*The applicant shall provide a minimum of ten (10) copies of a development. The development plan shall include the following information:*

- A. The boundary of the proposed development with bearings and distances indicated for all proposed boundary lines. The total area of the proposed development shall be indicated.*
- B. The names of all adjacent property owners including those across the street from the proposed development.*
- C. The zoning of all adjoining properties.*
- D. Existing features on and within 100 feet of the site including topography at 5 foot intervals, vegetation, wetlands or wet areas, all FEMA designated 100 year flood plain areas, roadways, road rights-of-way, sidewalks, structures, permanent facilities, drainage courses, easements, and all private and public utility lines.*
- E. The location of existing underground and overhead utilities and easements.*
- F. Road and lot layout with written and graphic depictions of the amount of area dedicated to each type of land use proposed, including open space. A summary table showing total acres of the proposed development, and the number of acres devoted to each type of land use, including streets and open space, shall be provided on the plan.*
- G. Road access and circulation plan to include method of traffic control in and out of the site and internal to the project.*
- H. The types of uses and their extent, size and composition in terms of use, intensity, building height, building and parking lot setbacks and coverage shall be specified.*
- I. The location of all proposed utility connections and tie in locations.*
- J. The method and location of on-site storm water detention or retention designed to meet Montgomery County standards.*
- K. Parking calculations and off-street parking and loading locations. Indicate locations of shared parking lots and cross access easements.*
- L. Indicate and describe the location of common open space amenities including proposed parks, plazas, outdoor seating, art, formal walkways, paths, and natural areas located on common and private property.*

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- M. Pedestrian circulation system showing paths or sidewalks in existing or proposed right-of-way; internal connections leading from each structure to the existing or proposed external pedestrian system; and internal connections between buildings and parking lots and common areas within the project.*
- N. Landscape plan showing the location of buffer yards, landscaping adjacent to road rights-of-way and a general planting plan. The plan shall identify and label tree stands and individual trees to be preserved. Trees shall be identified by family, genus, and species as appropriate. New trees shall be labeled by caliper. Existing trees shall be labeled by diameter breast height.*
- O. A phasing plan indicating the schedule of improvements for proposed structures, sidewalks, utilities, roadways, and landscape elements, etc. The phasing plans shall clearly indicate the timing of any retail development consistent with Section 2707.*
- P. Written and/or graphic requirements for proposed building and site architecture. Building elevations shall note each area that meets specific requirements under the Architectural guidelines and how the requirement has been met with exact specifications, colors, textures, etc.*
- Q. Written and/or graphic requirements for streetscape elements and site lighting. A lighting plan sufficient to show compliance with the lighting requirements shall be provided.*
- R. Covenants and restrictions indicating proposed management practice and maintenance requirements of all common areas.*
- S. The location of all proposed fire hydrants and the width of all fire lanes.*
- T. Other documentation needed for the evaluation of the development plan as may be needed to evaluate the general concept of the proposed development.*

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## AFFIDAVIT – Attach additional signature pages, if needed

Before completing this application and executing the following affidavit, it is recommended that this application be discussed with the Staff of the Miami Township Zoning Commission. All persons listed on the recorded deed, **must** sign this affidavit.

### OWNER AND APPLICANT'S AFFIDAVIT

STATE OF OHIO  
COUNTY OF MONTGOMERY

(I/We) \_\_\_\_\_  
being duly sworn, depose and say that I am/we are **all** the owner(s)/lessee(s) of land included in the application and that the foregoing statement herein contained and attached, and information or attached exhibits thoroughly to the best of my/our ability present the arguments in behalf of the application herewith submitted and that the statements and attached exhibits above referred to are in all respects true and correct to the best of my/our knowledge and belief.

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(mailing address)

\_\_\_\_\_  
(mailing address)

\_\_\_\_\_

\_\_\_\_\_

Phone: \_\_\_\_\_

Phone: \_\_\_\_\_

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2\_\_\_\_.

\_\_\_\_\_  
Notary Public

Person to be contacted for details, other than above signatory:

\_\_\_\_\_  
(name) (address) (phone)

# Zoning Commission Procedures & Applicant Information

## Submission Process for General Development Plan

- **Pre-Application Meeting** with the Staff of the Miami Township Planning & Zoning Department (Recommended). The Staff is under no obligation to provide a formal recommendation at the time of the pre-application meeting, and any formal staff recommendation will be made only upon submission and review of a completed application. No statement made by Staff is binding on the Zoning Commission.
- **Submission of Completed Application.** All documents and plan drawings must be submitted at this time. (See Submission Requirements Sheet)
- **Review.** All submittals will be subject to review by the Austin Land Use Advisory Committee.
- **Legal Notices are Prepared** and placed in the newspaper and/or mailed to residents and/or property owners as required by the Miami Township Zoning Resolution.
- **Staff Report is Prepared** and submitted along with application materials to the Miami Township Zoning Commission.

## Hearing by Zoning Commission

- The case is placed on the agenda by the Staff. The chair of the Zoning Commission may modify the order in which cases are heard at his/her discretion.
- The Zoning Commission opens the case.
- All speakers should speak only to the Zoning Commission and the Chairman may establish a time limit on speakers. Upon request, the chair may authorize questions of the Staff.
- A staff report is presented by one of the members of the Planning & Zoning Department. This will include a reading of the Austin Land Use Advisory Committee recommendation.
- The applicants or their representative presents the case to the Zoning Commission.
- Proponents of the case are given an opportunity to speak.
- Opponents of the case are given an opportunity to speak
- The Zoning Commission will approve, deny, or approve with modifications or conditions.

## Additional Information

Each applicant and property owner should review the latest comprehensive planning documents and zoning resolution available for the area proposed for development prior to submittal of an application.

The application, and any other relevant information, may be submitted to outside agencies and organizations, both public and private, that the Staff and Zoning Commission desire to have review said materials. These may include, but are not limited to, the Ohio Department of Transportation, Montgomery County, local school districts, and local utilities. This review in no way removes the applicant's responsibility to ensure compliance with the rules and/or regulations of any of these outside agencies or organizations.

The staff of Miami Township may drive by the property and take photos of the property. Aerial photography of the site may also be utilized in reviewing an application.

All materials submitted as part of this application are public record and will be made available for review upon request of any interested party.

Inaccurate or incomplete information provided with or within the application package may delay the processing of the application and/or delay any scheduled public hearings. The Zoning Commission may table the case due to missing or incomplete information.

Applicants are expected to attend all public hearings regarding the application, and a failure to appear could result in the postponement of action on the application, and general action will be left to the discretion of the Zoning Commission within the constraints of the Miami Township Zoning Resolution.

I/we the undersigned owners and applicants do hereby declare that I/we have read the information provided within this application packet and have initialed each page. I/we further understand that each request is unique and may require additional information.

**Signature of Owners and Applicants**

**Date**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

I/we hereby authorize the staff and Zoning Commission members to enter the property for the purpose of this case and to take photographs as necessary.

**Signature of Owners**

**Date**

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_