



PDP APPLICATION

PRELIMINARY DEVELOPMENT PLAN APPLICATION

APPLICANT AND PROPERTY INFORMATION		STAFF USE ONLY
APPLICANT NAME		FILE INFORMATION
APPLICANT ADDRESS		
PROPERTY ADDRESS OR LOCATION		
PARCEL NUMBER(S) - REQUIRED IF NO STREET ADDRESS		
APPLYING FOR A MAJOR MODIFICATION TO THE FOLLOWING AREA COVERED BY AN EXISTING PLAN <input type="checkbox"/> ALL <input type="checkbox"/> PHASE / SECTION _____		RECEIVED AMOUNT / CHECK #
AREA (S) CURRENTLY ZONED		CASE NUMBER (S)
PREFERRED CONTACT METHOD <input type="checkbox"/> EMAIL PREFERRED <input type="checkbox"/> PHONE PREFERRED		ZC MEETING DATE
EMAIL	PHONE	
OWNER CONTACT INFORMATION		
OWNER NAME		OWNER PHONE

LOCATION OF LAND
THE AREA OF LAND SOUGHT FOR MODIFICATION CONTAINS _____ (ACRES / SQ FT) AND IS LOCATED ALONG THE N ORTH S OUTH E AST W EST SIDE OF _____ (STREET NAME) AND APPROX _____ (FEET) N ORTH S OUTH E AST W EST OF _____ (STREET NAME).
THE AREA OF LAND FOR CONSIDERATION IS FURTHER DESCRIBED ON MICROFICHE # _____ AND/OR DEED BOOK # _____ PAGE # _____ AND IS LOCATED IN MIAMI TOWNSHIP, MONTGOMERY COUNTY, OHIO IN SECTION _____ TOWN _____ AND RANGE _____.

TOTAL LAND AREA OF DEVELOPMENT AND/OR TOTAL MODIFICATION AREA	
ENTIRE DEVELOPMENT (ACRES / SQ FT)	TOTAL MODIFICATION REQUEST AREA (ACRES / SQ FT)



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TYPE OF DEVELOPMENT (CHECK BOX AND FILL OUT SECTIONS BELOW ACCORDINGLY)

<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> NON - RESIDENTIAL	<input type="checkbox"/> MIXED USE OR BOTH
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RESIDENTIAL DEVELOPMENT

<input type="checkbox"/> SINGLE FAMILY <input type="checkbox"/> MULTI FAMILY NUMBER OF (1) BEDROOM UNITS _____ NUMBER OF (2) BEDROOM UNITS _____ OTHER (SPECIFY) _____	TOTAL LAND AREA OF RESIDENTIAL ONLY (ACRES / SQ FT) <hr/> TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT (SQ FT) <hr/> NUMBER OF DWELLING UNITS <hr/>
ENTIRE DEVELOPMENT	MODIFICATION AREA
AVERAGE SIZE OF DWELLING UNIT _____ BUILDING HEIGHT (SHOW ON PLANS) _____ DENSITY OF LAND ARE PER UNIT _____ SQ FT BUILDING COVERAGE _____ % OPEN SPACE PER UNIT _____ % IMPERVIOUS SURFACE COVERAGE _____ % <hr/> NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____	AVERAGE SIZE OF DWELLING UNIT _____ BUILDING HEIGHT (SHOW ON PLANS) _____ DENSITY OF LAND ARE PER UNIT _____ SQ FT BUILDING COVERAGE _____ % OPEN SPACE PER UNIT _____ % IMPERVIOUS SURFACE COVERAGE _____ % <hr/> NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____

NON - RESIDENTIAL DEVELOPMENT

TOTAL AREA OF NON - RESIDENTIAL ONLY (ACRES / SQ FT)	TOTAL FLOOR AREA OF ENTIRE DEVELOPMENT (SQ FT)
TOTAL FLOOR AREA BY USE _____ SQ FT _____ SQ FT _____ SQ FT	TYPES OF USES (ALSO INDICATE ON DEVELOPMENT PLANS) _____ _____ _____
ENTIRE DEVELOPMENT	MODIFICATION AREA
BUILDING HEIGHT (SHOW ON PLANS) _____ BUILDING COVERAGE _____ % IMPERVIOUS SURFACE _____ % <hr/> NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____	BUILDING HEIGHT (SHOW ON PLANS) _____ BUILDING COVERAGE _____ % IMPERVIOUS SURFACE _____ % <hr/> NUMBER OF PARKING SPACES (surface and enclosed 9 x 18) _____

COMMUNITY DEVELOPMENT

DIRECTOR CHRISTOPHER E. SNYDER **2700 LYONS ROAD** MIAMI TOWNSHIP, OHIO 45342
 planning@miamitownship.com phone (937) 433-3426 fax (937) 433-8709 www.miamitownship.com

Preliminary Development Plan

Development Plan Approval

The applicant shall prepare a definitive statement on how this Preliminary Development Plan will maintain compliance with each of these particular requirements. Please complete questions below or attach the necessary information and/or materials that show all necessary requirements are met.

Describe here or attach your schedule of development for this portion of the project. The development must be substantially completed within the period of time specified.	
The Planned Development shall not jeopardize the public, health, safety, morals or general public welfare. Provide a brief statement as to how the proposal fulfills this requirement and if it is your position that the present zoning is not related to the public health, safety, morals, or general public welfare, please set forth all the facts that would tend to support this position.	
What covenants, easements, or other provisions are provided in the planned development to protect the public health, safety, morals, and general welfare? (These may include such items as utility and drainage easements, homeowner's association rules, or landscape buffers and other design criteria. All easements, buffers, etc. must be shown clearly on the plan drawing.)	
Traffic control signals must be provided without expense to Montgomery County when the County Engineer determines that such signals are required to prevent traffic hazards or congestion in adjacent streets. Please provide any comments.	
The streets and driveways on the site of the proposed development must be adequate to serve the residents or occupants of the proposed development. How does your proposal meet this standard?	
The site must be accessible from public roads that are adequate to carry the traffic that will be imposed upon them by the proposed development. How does your proposal meet this standard?	
Adequate access roads, or entrance and exit drives, shall be provided and shall be so designed as to prevent traffic hazards and to minimize traffic conflicts and congestion in public streets and alleys. How does your proposal meet this standard?	

Preliminary Development Plan

<p>The development shall not impose an undue burden on public services and facilities, including, but not limited to, fire and police protection. How does your proposal meet this standard? If this is a residential proposal, have you contacted the appropriate school system to seek their input?</p>	
<p>The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses. How does your proposal meet this standard?</p>	
<p>When business or manufacturing structures or uses in a Planned Development District about a Residential District, screening shall be provided as stated in the zoning resolution. Additional screening may be required in order to meet the other standards in this application. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	
<p>Any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped, designated as permanent open space or otherwise improved. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	
<p>A business or manufacturing structure in a Planned Development District cannot be located nearer than one hundred (100) feet to a residential building. How does your proposal meet this standard? (Plan drawing must clearly show compliance with this standard.)</p>	

Comments

Please list any other pertinent information here or on a separate sheet of paper that you feel should be taken into consideration regarding this request.

Preliminary Development Plan

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 - Miami Township

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)

(printed name) (printed name)

(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:

(printed name)

(mailing address)

Phone: _____

Preliminary Development Plan

Miami Township Standard Zoning Commission Process

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 either the Zoning Commission or the Board of Trustees.

Submission of Completed Application. All documents and plan drawings must be submitted at this time. (See Submission Requirements Sheet)

Montgomery County Planning Commission Review. Materials are forwarded to the county planning commission for review and formal recommendation if required or otherwise deemed necessary by Miami Township. You may contact the County at 225-4351 for the dates and times of their meetings. Materials may also be forwarded to other departments and outside agencies/organizations as required or deemed appropriate by Staff.

Legal Notices are Prepared and placed in the newspaper and/or mailed to residents 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 Montgomery County Planning Commission recommendation, if such recommendation was required for the case.
- 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 close the public hearing and enter into deliberations on the case. Planned Development requests may require a review of the Findings of Fact standards of Article 31.
- The Zoning Commission will recommend to the Board of Trustees that the case be approved, denied, or approved with modifications or conditions.
- Once the Zoning Commission has taken final action; the case, along with the recommendation of the Zoning Commission, is forwarded to the Board of Trustees. Depending upon the request, legal notices must again be mailed and placed in the newspaper for the Trustee's hearing.

Hearing by Board of Trustees

- The Staff places the case on the agenda. The President of the Board of Trustees may modify the order in which cases are heard at his/her discretion.
- The Board of Trustees opens the case.
- All speakers should speak only to the Board of Trustees and the President may establish a time limit on speakers. Upon request, the President may authorize direct questions of the Staff.
- A staff report is presented by one of the members of the Community Development Department. This will include a reading of the Montgomery County Planning Commission recommendation, if such recommendation was required for the case. The Zoning Commission recommendation will be read.
- The applicants or their representative presents the case to the Board of Trustees.

Preliminary Development Plan

- Proponents and opponents (if any) of the case are given an opportunity to speak.
- The Board of Trustees will close the public hearing and enter into deliberations on the case. Planned Development requests may require a review of the Findings of Fact standards of Article 31.
- The Board of Trustees will vote to approve, deny, or approve with modification the Zoning Commission recommendation. A unanimous vote of the Board of Trustees is required to overturn or modify the Zoning Commission recommendation.
- If the Board of Trustees ultimately approves the case, the change will become effective thirty (30) days from the date of approval. Final Development Plans and modifications to planned developments not involving a rezoning are effective immediately upon approval by the Board of Trustees.

Information

Each applicant and property owner should review the latest comprehensive planning documents and zoning resolution available for the area proposed for rezoning or modification 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, Zoning Commission, or Board of Trustees 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 and/or Board of Trustees 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 final action will be left to the discretion of the Zoning Commission or Board of Trustees 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

_____	_____	_____
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
_____	_____	_____
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>

I/we (___ do ___ do not) authorize the staff, Zoning Commission, and Board of Trustees members to enter the property for the purpose of this case and to take photographs as necessary.

Signature of Owners

_____	_____	_____
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>
_____	_____	_____
<i>Signature</i>	<i>Printed Name</i>	<i>Date</i>