

WASHINGTON TOWNSHIP ZONING COMMISSION
8190 McEwen Road
Dayton, Ohio 45458
(937) 433-0796

**APPLICATION FOR CHANGE OF ZONING DISTRICT TO
PLANNED DEVELOPMENT – TWO STAGE**

CASE # _____

Modifications to the application, except those specifically requested by a Washington Township representative, will not be allowed after the filing deadline.

ATTACH ADDITIONAL SHEETS AS NECESSARY

Property Owner _____

Address _____

Applicant (if different than owner) _____

Address _____

Property Address or Parcel Id Number(s) _____

Current Zoning Classification _____

Proposed Zoning Classification _____

A. DESCRIPTION AND/OR LOCATION OF LAND

1: The area of land sought to be approved contains approximately _____ acres.

2: Roadway frontage (list road(s)/ linear feet) _____

3: List the acreage (or square feet) of the following (indicate on the development plan):

Floodplain _____ Floodway _____

Existing Tree Stands _____ Water Features _____

Wetlands _____ Easements _____

Existing Infrastructure _____

(The attachment of a copy of the legal description of the land sought to be reclassified will be appreciated.)

B. DEVELOPMENT DATA

1. Total land area _____ acres or _____ square feet.

2. **Residential:**

a. Total land area _____ acres or _____ square feet.

b. Proposed number of dwelling units _____.

c. Types of dwelling units (indicate on the development plan):

d. Average size of dwelling unit _____ square feet.

e. Proposed building height (indicate on the development plan).

f. If available: Floor Area _____
Open Space _____
Living space _____
Recreation space _____

g. Density: _____ square feet of land area per dwelling unit.

h. Lot coverage (percent) _____.

i. The exact location of land and amount of land (including all buildings located on said land) to be donated to Centerville/Washington Park District must be displayed on Development Plan.

Total land area donated _____

3. **Nonresidential:**

a. Total land area _____ acres of _____ square feet.

b. Total floor area _____ square feet.

c. Floor area use: (if there are multiple uses each use must be detailed)

Type(s)	Area	Parking Spaces
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

d. Maximum building height (indicate on the development plan). _____

f. Lot coverage (percent) _____.

C. Attach other comments that are pertinent to consideration for reclassification.

D. STANDARDS FOR PLANNED DEVELOPMENT

The applicant shall prepare a definitive statement on how the Planned Development will fulfill each of these following requirements:

1. How will the proposed zoning relate to the public health, safety or morals, please set forth all facts that tend to support this position?

2. Is the site currently accessible from public roads? Will existing public roads be adequate to carry the traffic that will be imposed upon them by the proposed Development? Will the proposed streets and driveways be adequate to serve the residents or occupants of the proposed Development? At the discretion of Washington Township some applications may require submittal of a traffic study.

3. Provide evidence that the Development will not impose an undue burden on public services and facilities, such as fire and police protection.

4. Provide evidence that the site can be serviced by public sewer and water and proper storm drainage shall be provided.

6. Provide evidence that the Development Plan contains such proposed covenants, easements and other provisions relating to the proposed development standards, as reasonably are required for public health, safety and welfare.

E. AFFIDAVIT

Before contemplating this application and executing the following affidavit, it is recommended that this application be discussed with the Washington Township Zoning Inspector or a member of his staff.

APPLICANT'S AFFIDAVIT

STATE OF OHIO
COUNTY OF MONTGOMERY

I (we) _____ hereby certify that we are all of the owners of the real estate which is the subject of the pending zoning application; that we hereby consent to the Board of Trustees of Washington Township rezoning the real estate from _____ to Planned Development _____ (PD-_____) zoning district; that we understand that our application will be considered and processed in accordance with the Planned Unit Development Regulations set forth in the Washington Township Zoning Resolution; that we agree to accept, fulfill and abide by those regulations and any and all stipulations and conditions attached to the rezoning of the property by the Board of Trustees of Washington Township. The statements and attached exhibits are in all respects true and correct to the best of my/our knowledge and belief.

Name (print clearly)

Signature

Mailing Address

City and State

Phone Fax

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

Submittal Cover Page and Checklist

To be included with submittal package

- Two (2) copies of the completed application, signed and notarized by the **property owner**.

- Ten (10) copies of the site plan showing the following:
 - Public Street (existing and proposed)
 - Existing/proposed easements
 - Parking area diagram (if applicable)
 - Approximate building size and location
 - All items that state “indicate on development plan” within the application
 - All access points existing and proposed
 - Proposed lots and amount of buildable area on each lot

- Statement describing the provision to be made for the care and maintenance of open space or recreational facilities.

- One (1) 11”x17” (maximum size) copy of plans submitted.

- Two (2) maps showing the property lines of all lands within a distance of five hundred (500) feet of any part of the parcel proposed for the Planned Development District.

- A list of all owners and their address within five hundred (500) feet of any part of the parcel proposed for the Planned Development District. In addition to the list, **mailing labels on Avery Laser 5160 (1x2 5/8 inch) or Avery Copier 5351 (1x2 13/16 inch) shall be provided for every owner shown on the list.**

- A statement to begin construction within one (1) year after the approval of the district.

- Applicable filing fee as established by the Washington Township Trustees. Washington Township accepts Visa/Mastercard, cash or check. Please make checks payable to “Washington Township”.

Submittal Preparer/Agency _____ Date _____

Contact _____ Phone _____

E-mail _____