

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

**APPLICATION FOR SECOND AND FINAL STAGE
OF PLANNED DEVELOPMENT**

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. Number of dwelling units _____.

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

d. Average size of dwelling unit _____ square feet.

e. Building height (indicate on the development plan).

f. List: 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. The Planned Development can be substantially completed within the period of time specified in the schedule of development submitted by the developer.

2. If it is your position that the present zoning is not related to the public health, safety or morals please set forth all facts that tend to support this position.

3. Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon them by the proposed Development? Will the streets and driveways on the site of the proposed Development 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.

4. Traffic control signals will be provided without expense to Montgomery County when the County Engineer determines such signals are required to prevent traffic hazards or congestion in adjacent streets.

5. The Development will not impose an undue burden on public services and facilities, such as fire and police protection.

6. The site can be serviced by public sewer and water and proper storm drainage shall be provided.

7. 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 morals.

8. The location and arrangement of structures, parking areas, walks, lighting and appurtenant facilities shall be compatible with the surrounding land uses. In addition, this information must appear on Planned Development map.

9. Any part of a Planned Development not used for structures, parking and loading areas, or access ways, shall be landscaped or otherwise improved.

10. When business or manufacturing structures or uses in a Planned Development District abut a Residential District, screening or an appropriate buffer zone shall be provided as required by the Zoning Resolution.

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 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)
 - District buffer strips
 - 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 that is to be made of the care and maintenance of open space or recreational facilities.

- One (1) 11”x17” (maximum size) copy of a plans submitted that exceed this size.

- 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.

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

Submittal Preparer/Agency _____ Date _____

Contact _____ Phone _____

E-mail _____