



**VILLAGE OF HEBRON
APPLICATION FOR PLANNED DEVELOPMENT
(Planning and Zoning Code Chapter 1141; see also Sec. 1113.02)**

The undersigned owner(s) of the following legally described property hereby request the consideration of development of land, as specified below:

CONCEPT PLAN RECEIVED: _____

FINAL PLAN RECEIVED: _____

PROPERTY OWNER

Name: _____

Mailing Address of Applicant: _____

Phone Numbers of Applicant: Home: _____ Business: _____

Email: _____

PROPERTY

Address of Property: _____

Attach legal description of property and current survey prepared by a licensed surveyor.

Existing use: _____

Current zoning: _____

Proposed use: _____

Proposed zoning district: _____

Proposed development type (PRD, PCD, PID, or PUD): _____

SUPPORTING INFORMATION – Attach the following items to the application.

- 1) A list of all property owners and their addresses within two hundred (200) feet, contiguous to, and directly across the street from the property(s) in question.
- 2) A statement of the relationship of proposed change or amendment to the general welfare of the community, to appropriate plans for the area, and to the changed or changing conditions behind the request to rezone and/or develop, as applicable.
- 3) A statement of the relationship of proposed change or amendment to adjacent land use in terms of traffic, parking, noise, and other potential nuisances and general compatibility.
- 4) A plot plan showing:
 - a. Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - b. The proposed use of all parts of the lot, including existing and proposed structures.
 - c. The use of land and location of structures on adjacent property.
 - d. Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.
- 5) Any deed restrictions, easements, covenants, and encumbrances to be used to control and/or applying to the use, development and maintenance of land, and proposed uses, shall be fully denoted by text and map.

- 6) Concept Plan. A Concept Plan drawn to scale shall be prepared by a registered architect, registered engineer and/or registered landscape architect. Such Concept Plan must be in map form with accompanying text and contain at least the following information:
 - a. Selected uses by area or specific building location, allocation of land use by type as measured in acres, adjacent existing land use, right-of-way, and relationship to adjacent land use.
 - b. General location of thoroughfares, including type, as well as location and size measured in number of parking spaces for all off-street parking areas, including curb cuts.
 - c. Open space and the intended uses therein and acreage provided.
 - d. Residential land uses must be summarized by lot size, dwelling type, and density.
 - e. Topographical contours with two (2) foot intervals.
 - f. Existing roads, buildings, and permanent facilities, easements, right-of-way and abutting property boundaries, and existing and proposed utilities.
 - g. Jurisdictional boundaries.
 - h. Physical features and natural conditions of the site, including the locations of vegetation meeting the size requirements of Hebron Planning and Zoning Code Chapter 1155 and existing tree lines.
 - i. Surface drainage and areas subject to flooding.
- 7) Final Development Plan. (**Due to Village Zoning Office within twelve (12) months of notice of approval of the Concept Plan, unless otherwise extended by the Planning and Zoning Board*) A Final Development Plan drawn to scale shall be prepared by a registered architect, registered engineer and/or registered landscape architect. Such Final Development Plan must be in map form with accompanying text and contain at least the following information:
 - a. Selected uses shall be specified by area or specific building location, and an explanation regarding specific compatibility of each proposed use with the immediate area shall be attached.
 - b. Survey map of the boundary of the area being requested for zoning map amendment.
 - c. A preliminary drainage plan, showing topographical contours in two (2) foot intervals, and general locations of proposed improvements.
 - d. Stands of existing vegetation meeting the size requirements of Hebron Planning and Zoning Code Chapter 1155 and any existing tree lines.
 - e. Soil types found on the subject tract(s) based upon the applicable county soil survey.
 - f. Existing roads, streets, and easements within the subject tract(s). Off-site contour and easement locations shall be provided where necessary to determine special off-site circumstances as they relate to the development or off-site features affected by the development.
 - g. Names and firms of the professionals that prepared the Final Development Plan.
 - h. Proposed features, including:
 - Information that the development concept forms to all applicable standards of the Planned Development according to the Hebron Planning and Zoning Code.
 - Proposed location and approximate size of all structures and ancillary uses.
 - The traffic and parking system shall be shown in detail indicating points of ingress and egress into the property, public and private drives, parking areas, and pedestrian walkways. The system shall be responsive to the Village's access controls as addressed in Hebron Planning and Zoning Code Chapter 1149.
 - A detailed parking layout, where applicable, shall be provided that includes the number of spaces provided by total number on-site and summed by row, and access points and expected movement through and between separate parking lot areas. Dimensions of the above shall also be provided. For PCD and all commercial uses in any other planned development, expected pedestrian access routes from parking areas to stores shall be indicated.
 - An Ohio Department of Transportation Traffic Impact Study shall be performed to analyze potential traffic impacts that will result from the proposed development following standard traffic assessment techniques and references, with an estimate of street and other traffic improvements

- necessitated by the development.
- A list of specific restrictions applicable to the area which are designed to fulfill the concept proposed, including prohibited uses, any additional limiting text, and proposed deed restrictions.
 - Screening, landscaping, and all other provisions required under Hebron Planning and Zoning Code Chapter 1155.
 - The proposed provision of all utilities, storm drainage collection, trash collection systems, and street lighting systems.
 - Architectural renderings and accompanying narrative to discuss in detail the design treatment of all buildings and structures except single family and two-family structures. Conceptual renderings, as an example, of single family and two-family structures shall be provided.
 - For any PID, a narrative shall be provided indicating the nature of all activities to be carried on and expected levels of noise, dust, smoke, glare, odor, or vibration to result from the normal operation of the specific industrial activity. Future uses that are a change from approved uses and any internal expansion shall require the approval of the Planning and Zoning Board.
 - Proposed signage treatment in accordance with Hebron Planning and Zoning Code Chapter 1153.
 - Proposed schedule of site development indicating all phases of the Final Development Plan, indicating a summary of land use and dwelling units by time frame.
 - All deed restrictions and covenants.

I certify the above to be correct and understand that misinformation on this application will cause the permit to be void.

Applicant: _____

Date: _____

FOR OFFICIAL USE ONLY

**VILLAGE OF HEBRON
PLANNED DEVELOPMENT
APPLICATION/ZONING DECISION**

Planning and Zoning Board – CONCEPT Plan and Public Hearing

(To be held within 30 days of application receipt, along with consideration of rezoning ordinance to be drafted by Village Solicitor, if applicable)

Date of Notice in the Newspaper: _____

Date of Notice to Adjacent Property Owners: _____

Fee Paid: _____

Recommendation of Planning and Zoning Board: _____

If approved, the following conditions were applied:

1. _____
2. _____
3. _____
4. _____
5. _____

If denied, reason for denial:

Date

Chairman, Planning & Zoning Board

Village Council – CONCEPT Plan and Public Hearing on Rezoning Ordinance

(To be held within 45 days of receipt of ordinance and recommendation, unless such time period is extended by mutual agreement of the parties. Ordinance, Concept Plan, and recommendation must be on file and available for public inspection for 30 days prior to hearing)

Date of Notice in the Newspaper: _____

Date of Notice to Adjacent Property Owners: _____

Fee Paid: _____

Action by Council (adopt or deny): _____

If denied, reason for denial:

Date

President, Village Council

Planning and Zoning Board – FINAL Development Plan and Public Hearing

(Final Development Plan due within twelve (12) months of notice of approval of the Concept Plan to the applicant, unless otherwise extended by Planning and Zoning Board. Public Hearing on FINAL Development Plan to be held within 30 days of receipt)

Date of Notice in the Newspaper: _____

Date of Notice to Adjacent Property Owners: _____

Fee Paid: _____

Recommendation of Planning and Zoning Board: _____

If approved, the following conditions were applied:

1. _____
2. _____
3. _____
4. _____
5. _____

If denied, reason for denial:

Date

Chair, Planning & Zoning Board