



Jerome Township
Union County, Ohio

9777 Industrial Parkway
Plain City, Ohio 43064
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Application Form

PUD Zoning

<small>Office Use Only:</small>	
Application #: _____	Date: _____
Fee: \$ _____	Check #: _____

Agent / Applicant Information:

Agent / Applicant Name: _____ Date: _____

Mailing Address: _____

Email Address: _____ Phone: _____

Property Information:

Property Address: _____

Property Owner: _____

Parcel ID # (s) _____

Acreage: _____ Current Zoning: _____ Subdivision Name: _____

PUD Zoning Information:

PUD Type Requested:

- Residential
- Commercial / Office
- Industrial
- Mixed-Use
- Modification of Existing PUD

Adjacent Land Uses:

North: _____

South: _____

East: _____

West: _____

Proposed Utilities:

- Public Sewer
- On-Site Sewer
- Public Water
- Private Well

The undersigned certifies that this application and the attachments thereto contain all the information required by the Zoning Resolution and that all information contained within this application is true and accurate to the best of his/her knowledge. Applicant hereby certifies that they have legal ownership or legal control over the property to be re-zoned and agrees to be bound by the provisions of the Jerome Township Zoning Resolution.

Agent / Applicant Signature: _____ Date: _____

Property Owner Signature (if different from the Applicant): _____

The owner(s) of land, in requesting that the Zoning Resolution be amended to include such land in the PUD, shall file fifteen (15) paper copies, and one electronic copy, of the application, Zoning Plan, and Zoning Text for such amendment with the Jerome Township Zoning Commission. An application, to be accepted as complete, shall contain the following information:

1. Application form and supplementary information:

- name, address and telephone number of the owner and applicant;
- name, address and telephone number of the urban planner, architect, landscape architect, surveyor and/or engineer assisting in the preparation of the Zoning Plan;
- legal description of the property and the address of the property;
- description of existing uses;
- present zoning district;
- a vicinity map at a scale approved by the Zoning Commission showing the relationship of the PUD to the adjacent properties, existing streets and public service facilities in the area;
- a list of the names and addresses of all owners of property which are within, contiguous to and directly across the street from the subject property as such addresses appear on the County Auditor's current tax list;
- a traffic study completed to the requirements of the Union County Engineer, OR, a letter from the Union County Engineer that a traffic study is not required for the proposed development; and
- any other matter or information deemed necessary or relevant by the Zoning Commission for the proposed amendment.

2. Zoning Plan

In addition to the application required herein, fifteen (15) copies of the proposed Zoning Plan shall be submitted with the application. The proposed Zoning Plan shall be prepared and endorsed by a qualified urban planner, architect, landscape architect, engineer and/or surveyor, with all mapping to be at a scale of at least 1" = 100', and shall include, in text and map form, the following:

- Proposed location and size of the proposed planned district. This includes a survey map of the boundaries of the site and a legal description.
- A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan.
- Concept site plan of the proposed planned district, and proposed layout of all subareas.
- Proposed densities, number of lots and dimension parameters, and building intensities.
- Proposed parks, playgrounds, schools and other public facilities or open spaces including woodland preservation and natural topography preservation areas with their suggested ownership.
- Locations of stream channels, watercourses, wooded areas and buffer areas shall be designated. Existing topography and drainage patterns shall also be shown.
- Relation to existing and future land use in surrounding area.
- Proposed provision of water, sanitary sewers, surface drainage, and street lighting.
- Proposed traffic and pedestrian circulation pattern, indicating both public and private streets or highways, access points to public rights-of-ways, bike paths and trails, sidewalks and any off-site street improvements.
- An anticipated schedule for the development of units to be constructed in progression and a description of the design principles for buildings and streetscapes; tabulation of the number of acres in the proposed phase for various uses, the number of housing units proposed by type; building heights; open space; building intensity; parking areas; density and public improvements proposed.

- Engineering feasibility studies and schematic plans showing, as necessary, water, sewer and other utility installations, waste disposal facilities, surface drainage, and street improvements.
- Site plan, showing approximate nonresidential building locations(s), various functional use areas, circulation, and their relationship.
- General architectural design criteria for proposed buildings, structures, signs and exterior lighting with proposed control features.
- Deed restrictions, protective covenants, and other legal statements or devices to be used to control the use, development and maintenance of the land, the improvements thereon, including those areas which are to be commonly owned and maintained.
- Projected schedule of site development.
- Evidence that the applicant has sufficient control over the land to carry out the proposed development.
- Regulation Text for development in the proposed Planned Unit Development District. That text must set forth and define the uses to be permitted in the proposed Planned Unit Development District and the development standards applicable to the proposed District. The Regulation Text is intended to guide all development of the property proposed to be designated as a PUD.

3. Zoning Text

This Regulation Text shall only apply to the PUD in question and all development within that PUD. All appropriate regulatory areas should be addressed by the applicant in the Regulation Text including, without limitation, the following:

- A cover page including the name of the proposed development, name and contact information of the applicant, name and contact information of the applicants representative(s), the date of application and any revision dates thereafter, the townships application number, and signature lines for the township trustees.
- All required setbacks including, but not limited to, buildings, service areas, off-street parking lots and signage, including rear, front and side yard areas.
- All maximum height and size requirements of buildings, mechanical areas and other structures.
- All parking and loading space standards per building square footage or dwelling unit type, including dimensions of all parking stalls, aisles and loading spaces.
- All street and road right-of-way and pavement width dimensions, curb cut spacing and other related circulation standards.
- All pedestrian and bicycle walkway, trail and sidewalk dimensional standards, including rights-of-way and pavement width, and pavement standards.
- All screening and landscaping standards, including buffer dimensions, height, landscape material, maintenance standards, and screening standards for off-street parking areas, loading docks, trash receptacles and dumpsters, ground- and roof-mounted mechanical units and adjoining areas.
- All proposed signage and graphic standards, including height, setback, square footage, colors, corporate logos and type.
- All exterior lighting standards, including light intensity, placement, height and materials for parking lots, walkways, sidewalks and accent lighting.
- All exterior architectural design standards, including material, color and styles.
- A list and description of the precise uses proposed for the development. Listed uses shall be defined by their customary name or identification, except where they are specifically defined or limited elsewhere in the Zoning Plan or this Zoning Resolution. Any listed use may be limited to specific areas delineated in the proposed Zoning Plan;
- Frontage requirements, minimum lot area requirements, yard areas, lot coverage restrictions and perimeter setback requirements.
- Accessory structure standards and limitations.

- Open space area, uses and structures, including proposed ownership and sample controlling instruments.
- Any other regulatory area or matter deemed necessary or relevant by the Zoning Commission.
- The Regulation Text should contain the following provision: All development standards not specifically addressed by the Regulation Text shall be regulated by those general development standards set forth in the Zoning Resolution.