

**APPLICATION FOR FINAL
DEVELOPMENT PLAN APPROVAL**
City of Obetz
4175 Alum Creek Drive
Obetz, Ohio 43207
(614) 491-1080



PROPERTY OWNER

Name: _____ Mailing Address: _____

Daytime Phone #: _____ Email: _____

AGENT

Agent: _____ Daytime Phone #: _____

Email: _____

PROPERTY INFORMATION

Address: _____

Parcel Number(s): _____

REQUIRED FINAL DEVELOPMENT PLAN ATTACHMENTS

1. Site Survey. Show boundary information, existing and proposed development, existing and proposed topography, existing and proposed easements, rights-of-way and utilities.
2. Site Plan. A detailed Site Plan showing all proposed buildings including accessory buildings, service areas, public and private streets, pedestrian routes, stormwater retention/detention ponds, fencing, parking and loading areas (including dimensions of parking stalls, aisles and loading spaces), location of all waste and refuse containers, and fencing. Include dimensions of parking stalls, aisles, and loading spaces as well as number of parking spaces by type. Clearly mark all setbacks including building, parking, and signage setbacks. The following information must also be included on the Site Plan: Density and lot coverage' number of parking spaces by type; details on required waste and dumpster enclosures including design; fencing height and style
3. Architectural Design Plan. Show front, rear, and side elevation drawings of buildings including building heights. Indicate building material, color and height. Color material samples may be requested.
4. Circulation Plan. Show all major circulation routes, including arterial, adjacent curb cuts, collector and local streets including rights-of-way, dimensions, pavement widths and intersection improvements. All driveways/curb cuts shall be indicated, including major aisle ways and service routes. Major pedestrian circulation routes shall also be indicated including dimensions of path and pedestrian crossings, etc. plus any attempts at separating vehicular and pedestrian/recreation movement.
5. Landscaping Plan. A Landscaping Plan that complies with the requirements of Chapter 1167 or the approved Development Text and that shows the general landscaping pattern and type of materials, mounding and fencing. Landscape features shall be shown as well as planting dimensions, height, d.b.h. and type of plant materials.

6. Lighting Plan. All exterior lighting fixtures shall be shown including parking lot lighting, street walkway or pedestrian lighting, walkway accent lighting and building accent lighting. Lighting intensity and installation height shall be indicated.
7. Signage Plan¹. Location and type of all proposed signage requiring a permit under Chapter 1175 shall be shown. Include sign material, shape, color and illumination. Include distance from rights of way for all ground signage. Include landscaping plans for the base of all ground signage. All signage must comply with the regulations of Chapter 1175 or the approved Development Text.
8. Deed restrictions and/or other encumbrances used to control the development of land.
9. Revised Development Text, if applicable.
10. Any additional information required by the Planning and Zoning Commission necessary to determine that the proposed development meets the intent and purposes of the appropriate Planned District.

Submittal Directions: Submit 10 paper copies and one digital pdf copy of the completed application and all required attachments.

Submittal Deadline: A complete application must be submitted **at least 35 days** prior to the meeting at which the Final Development Plan is to be considered by the Planning and Zoning Commission.

Application Fee: An application fee of \$1275 is due at the time the application is submitted. Applicant is also responsible for any costs incurred by the Village if the Plan is reviewed by an outside engineering/planning firm.

Completeness of Submission: The Final Development Plan shall not be placed on an agenda for consideration until the application fee is paid and all information, drawings, plans and attachments are deemed to be complete.

BY SUBMITTING THIS APPLICATION, YOU HEREBY CERTIFY THAT ALL INFORMATION AND ATTACHMENTS TO THIS APPLICATION ARE TRUE AND CORRECT TO THE BEST OF YOUR KNOWLEDGE AND BELIEF.

APPLICANT'S SIGNATURE: _____ DATE: _____

FOR OFFICIAL USE ONLY

Date Received: _____ Fee Paid: _____

Planning and Zoning Commission Public Hearing Date: _____

Planning and Zoning Commission Action: _____

Zoning Inspector's Comments: _____

¹ Can be submitted at a separate date without approval of the Planning and Zoning Administrator