



City of Ontario

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PLANNED UNIT DEVELOPMENT (PUD) APPLICATION

<input type="checkbox"/>	Preliminary PUD Site Plan Review
<input type="checkbox"/>	Final PUD Site Plan Review
<input type="checkbox"/>	Combined PUD Site Plan Review

Submit Date: _____
PUDPS- _____
PUDFS- _____

An application for Planned Unit Development (PUD) must be submitted to the Zoning Department no later than the twenty-fifth day of the month prior to the regularly scheduled Planning Commission meeting at which the proposal will be considered. The application must be accompanied by the application data requirements set forth in the City of Ontario Zoning Ordinance, including fully dimensioned site plans, plus the required review fees. Regular meetings of the Planning Commission are held the second Wednesday of the month at 4:00 PM in the City Council Chambers.

I (We), the undersigned, do hereby respectfully request consideration of our Planned Unit Development Application and provide the following information to assist in the review:

Project Name: _____

Applicant: _____

Mailing Address: _____

Telephone (Office): _____ Telephone (mobile): _____

Email Address: _____

Property Owner(s) (if different from Applicant): _____

Mailing Address: _____

Telephone (Office): _____ Telephone (mobile): _____

Email Address: _____

Applicant's Legal Interest in the Property: _____

Property Location: _____

Address: _____ PID Number: _____

Property Description:

If all or part is a recorded plat, provide lot numbers and subdivision name. If all or part is a condominium, provide unit numbers and condominium name. If all or part of the property is not part of a recorded plat (i.e., acreage parcel), provide metes and bound description. Attach separate sheet, if necessary.

Property Size (acreage):

Square Feet:

Current Zoning:

Current Use of Property:

Proposed Use of Property (Specific number of acres to be allocated to each use):

Residential Development:	Number of Single Family Detached Units:	
	Number of Attached Units:	

Non-Residential Development:

	Description of Use	Land Area (Sq. Ft.)	Floor Area (Sq. Ft.)
Retail			
Office			
Industrial			
Other			

Reasons why Planned Unit Development is being requested:

Professionals who prepared plans:

A. Name:

Mailing Address:

Telephone (office):

Telephone (mobile):

Email Address:

Responsibility (engineer, surveyor, architect, etc.):

B. Name:

Mailing Address:

Telephone (office):

Telephone (mobile):

Email Address:

Responsibility (engineer, surveyor, architect, etc.):

C. Name:

Mailing Address:

Telephone (office):

Telephone (mobile):

Email Address:

Responsibility (engineer, surveyor, architect, etc.):

Submit the following:

- 1 Sixteen (16) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, landscape architect, or community planner, plus one (1) 11" x 17" copy of the site plans
- 2 Sixteen (16) 11" x 17" copies of color renderings of building elevations, if applicable, and floor plans
- 3 A PDF file of the site plan, including building elevations and floor plans
- 4 A written description of the proposed use with an explanation of how approval of the Planned Unit Development will produce exceptional benefits for the community.
- 5 Proof of ownership (title insurance policy or registered deed with County stamp)
- 6 Review comments or approval received from County, State, or Federal agencies that have jurisdiction over the project:

Please note: The applicant, or a designated representative **MUST BE PRESENT** at all scheduled meetings, or the case may be postponed due to lack of representation. Failure to provide true and accurate information on this application shall provide sufficient grounds to deny approval of a Planned Unit Development application or to revoke any permits granted subsequent to the site plan approval.

Applicants' Endorsement:

All information contained herein is true and accurate to the best of my knowledge. I acknowledge that my application will not be reviewed unless all required information for this application has been submitted. I further acknowledge that the City and its employees shall not be held liable for any claims that may arise as a result of acceptance, processing, or approval of this application.

Applicant Signature

Date

Applicant Name (print)

Applicant Signature

Date

Applicant Name (print)

Property Owner Signature

Date

Property Owner Name (print)

Office Use Only

NON-REFUNDABLE

Receipt #

Preliminary PUD Site Plan Review Fee: **\$350 + \$25/acre**

Final PUD Site Plan Review Fee: **\$200 each**

Date

Planning Commission Action: _____

City Council Action: _____

Reasons for Denial: _____

Conditions for Approval: _____

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CITY OF ONTARIO

PRELIMINARY AND FINAL PUD SITE PLAN CHECKLIST

A preliminary, final or combined preliminary and final site plan shall be submitted following the recommended pre-application meeting with City staff. This checklist is provided as a benefit to the applicant, who must also review the Zoning Ordinance, City of Ontario General Code of Ordinances, and Engineering Standards for applicable standards and regulations. Using this checklist will help the applicant in submitting a complete site plan review application. **Failure to submit a complete application can result in delay or denial of the area/site plan.**

Site plans shall always include an overall site plan for the entire development. Sheet size shall be at least 24" x 36". Site plans shall be drawn to a scale of not less than 1" =20' for property less than three (3) acres, or to scale of not less than 1"=100' for property of three (3) or more acres. Sixteen (16) individually folded copies of the site plans, measuring 24" x 36", sealed by a registered architect, engineer, landscape architect, or community planner must be submitted, along with one (1) set of 11"x 17" plans, including floor plans and color renderings of the building elevation, if applicable.

To assist in the processing of applications, please circle each applicable item provided in your submission.

Information Required for Preliminary/Final Site Plan Review – Each preliminary/final site plan submitted for review shall provide the following information at the time of application:

Data	Required For:	
	Prelim. Site Plan	Final Site Plan
Application Form		
Name and address of the applicant and property owner	x	x
Address and common description of property and complete legal description	x	x
Dimensions of land and total acreage	x	x
Zoning on the site and all adjacent properties	x	x
Description of proposed project or use, type of building or structures, and name of proposed development, if applicable	x	x
Name and address of firm or individual who prepared the site plan	x	x
Proof of property ownership	x	x
Site and Zoning Data		
Existing lot lines, building lines, structures, parking areas, and other improvements on the site and within 100 feet of the site	x	x

Other improvements on the site and within 100 feet of the site		
Development standards text as required	x	x
Proposed lot lines, lot dimensions, property lines setback dimensions, structures, and other improvements to the site and within 100 feet of the site	x	x
All existing and proposed easements, including type	x	x
Zoning district of site and all adjacent properties	x	x
Land use of site and all adjacent property	x	x
Proposed use of site	x	x
Gross and net lot area in acres and square feet, net lot area excluding all existing road rights-of-way as well as that in proposed rights-of-way, required access easements and portions covered by wetlands, bodies of water (including streams, ponds, lakes), and the area of all existing drainage easements	x	x
Ground floor and total floor area to be constructed	x	x
Lot coverage (ground floor area divided by net lot area)	x	x
Impervious surface (total impervious area and percentage of impervious area to total net lot area)	x	x
Floor area ratio (total floor area divided by net lot area)	x	x
Number and type of dwelling units and density, for residential projects	x	x
Building height, in feet and number of floors	x	x
Required yards	x	x
Natural Features		
Location of existing trees	x	x
Topography on the site and within 100 feet of the site at two-foot contour intervals based on NAVD 88	x	x
Location of existing drainage courses, floodplains, lakes and streams, and wetlands with elevations	x	x
Wetlands delineated both in the field and on the plan. The existing area must be shown for each wetland. All impacted areas and mitigation areas shall be shown with calculations provided	x	x
Soils information, location, and extent of soils that are unbuildable in their natural state because of organic content or water table level, based on the Richland County Soil Survey or equivalent information	x	x
Groundwater information on the site, with supporting evidence including, but not limited to site-specific soils information	x	x
Access and Traffic Conditions		
Dimensions, curve radii, and centerlines of existing and proposed access points, roads, and road rights-of-way or access easements		x
Driveways and intersections within 250 feet of the site		x
Location of proposed roads, driveways, parking lots, sidewalks,	v	v

and non-motorized pathways	^	^
Cross-section details of proposed roads, driveways, parking lots, sidewalks, and non-motorized paths illustrating materials and thickness		X
Location and dimensions of acceleration, deceleration, and passing lanes		X
Calculations for required number of parking and loading spaces, location, and layout	X	X
Fire protection plan	X	X
Traffic regulatory signs and pavement markings		X
Landscape Plans		
General landscape plan, including location and type of all proposed shrubs, trees, and other live plant material	X	X
Existing live plant material to remain, and if material will be applied to landscaping requirements	X	X
Existing and proposed topography, by contours, correlated with the grading plan	X	X
Location of all proposed improvements, as shown on the site plan	X	X
Planting list for proposed landscape materials, with caliper size or height of material, root ball type, method of installation (planting/staking details), botanical and common names, spacing, and quantity		X
Irrigation system plan for watering and draining landscape areas		X
Sections, elevations, plans, and details of landscape elements, such as berms, walls, ponds, retaining walls, and tree wells.		X
Proposed means of protecting existing plant material during construction		X
Proposed dates of installation		X
Landscape maintenance schedule		X
Buildings, Structures and other Site Information		
Location, height, and outside dimensions of all proposed buildings and structures	X	X
Building floor plans and total floor area		X
Details on accessory structures and any screening		
Location, size, height, and lighting of all proposed site and wall signs		X
Building façade elevations for all sites, drawn at an appropriate scale		X
Description of exterior building materials and colors (samples may be required)		X
Location of exterior lighting (site and building lighting)		X

Location of public space amenities	X	X
Lighting details, including size, height, initial lumen rating, type of lamp, method of shielding, type of lens, and depiction of lighting pattern for all site and building lighting		X
Lighting photometric grid overlaid on proposed site plan showing light intensity (in foot-candles) on site and 10 feet beyond parcel lines		X
Location of trash receptacle(s) and transformer pad(s) and method of screening		X
Location of any outdoor sales or display area	X	X
Utilities, Drainage and Related Issues		
Location of existing and proposed sanitary sewer systems	X	X
Size of existing and proposed sanitary sewer systems		X
Location of existing and proposed water mains, water service, and fire hydrants	X	X
Size of existing and proposed water mains, water service, and fire hydrants		X
Site grading, drainage patterns, and other stormwater management measures	X	X
Stormwater drainage and retention/detention calculations		X
Stormwater retention and detention ponds, including grading, side slopes, depth, high water elevation, volume, and outfalls		X
Location of storm sewers and drains	X	X
Size of storm sewers and drains		X
Location of above and below ground gas, electric, and telephone lines, existing and proposed	X	X
Location of transformers and utility boxes		X
Assessments of potential impacts from the use, processing, or movement of hazardous materials or chemicals, if applicable		X
Information Regarding Multiple-Family Residential Development		
The number and location of each type of residential unit (one bedroom units, two-bedroom units, etc.)	X	
Density calculations by type of residential unit (dwelling units per acre)	X	X
Garage and/or carport locations and details		X
Mailbox clusters		X
Location, dimensions, floor plans, and elevations of common building(s) (e.g. recreation, laundry, etc.), if applicable		X
Swimming pool fencing detail, including height and type of fence, if applicable		X
Location and size of recreation and open space areas		X
Indication of type of recreation facilities proposed for recreation		✓

area		^
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Additional Studies if Required		
Traffic Study		
Environmental Assessment		
Noise		
Additional Study as required by the Zoning Administrator		

NOTE: If any of the items listed above are not applicable, a list of each item considered not applicable and the reason(s) why each listed item is not considered applicable should be provided on the site plan.