



City of Ontario

555 Stumbo Road Ontario, Ohio 44906

www.ontarioohio.org

Tel: 419.529.3818

Fax: 419.529.6132

Planned Unit Development Timeline and Approval Process

1. Pre-application

Applicant may request a meeting of City staff to review and provide feedback prior to preparing a Preliminary Plan. This meeting is meant to give the City an understanding of the proposed project as well as for the City to make suggestions as to what would be best for the community at that time.

2. Preliminary Plan Submittal

a. City of Ontario Planning Commission

Upon submission of a PUD Preliminary Plan the City Planning Commission shall make recommendation to City Council to be approved as requested, approved with modifications or disapproved.

b. City Council

City Council receives the recommendation from Planning Commission. The PUD must be written in Ordinance form and introduced in writing at a City Council meeting. Council sets a date for a public hearing with a minimum of fourteen days to notify the public. Notices are to be published in the same manner as for other public hearings on Council ordinances. After the public hearing City Council shall consider recommendations and vote on the passage of the PUD Ordinance with or without change.

3. Final Plan Submittal

a. Planning Commission shall review Final Plans for compliance with approved PUD Ordinance and,

- (1) Approve as requested
- (2) Approve with minor modifications (approved by City staff per Section 1138.08)
- (3) Recommend to Council Final Plan with changes that amend the PUD Ordinance
- (4) Disapprove if plan does not meet the requirements of the PUD

b. Appeal

- (1) Anyone can appeal aggrieved or not to City Council
 - (a) File notice of intent to appeal within seven days of decision
 - (b) File petition no more than fifteen days after decision with facts of the case
 - (c) Council shall hold a public hearing no later than thirty days after petition is filed
 - (d) Council decides on the merits of the appeal after public hearing

4. Expiration

- a. Each phase completed by approved dates
- b. City Council May grant extension prior to expiration
- c. If expires before completion, a new application must be submitted for Preliminary Plan approval

Strong past, bright future