

## CITY OF BEAVERCREEK PUD CONCEPT PLAN/AMENDMENT

### CHECKLIST OF REQUIRED INFORMATION

- \_\_\_\_\_ 1. Application fee (\$500.00 + \$25.00/acre + fraction thereof) and one copy of the application form (attached) completed showing:
- \_\_\_\_\_ A. Applicant's name, address, phone number.
  - \_\_\_\_\_ B. Name, address, phone number of all owners of the property.
  - \_\_\_\_\_ C. Signature by applicant.
  - \_\_\_\_\_ D. If applicant is not the property owner, submit current notarized written statement signed by property owner(s) appointing applicant as owner's agent (form attached).
  - \_\_\_\_\_ E. Name, address, phone number, e-mail address of contact person for information and questions.
  - \_\_\_\_\_ F. Name, phone number, and e-mail address of engineer, attorney, and/or architect, if applicable.
- \_\_\_\_\_ 2. One copy of a written legal description of the property proposed for PUD classification. If a multiple PUD project is involved, the legal description for each proposed individual PUD shall be provided.
- \_\_\_\_\_ 3. One copy of a signed letter of intent regarding development of property including:
- \_\_\_\_\_ A. Brief description of proposed development.
  - \_\_\_\_\_ B. Existing and proposed uses of the property.
  - \_\_\_\_\_ C. Detailed description of common ownership or unified control of entire property.
- \_\_\_\_\_ 4. One copy of estimated time schedule including proposed starting and completion dates.
- \_\_\_\_\_ A. Timing and generalized location of development of generalized land uses and functional areas.
  - \_\_\_\_\_ B. Various phases of project.
  - \_\_\_\_\_ C. Improvements to be constructed.
  - \_\_\_\_\_ D. If multiple PUD, sequencing, timing and functional relationship between each proposed individual PUD.
- \_\_\_\_\_ 5. Three copies of conceptual plan at a scale no greater than 1" = 100 feet (not to exceed 24" by 36") and development concepts regarding:
- \_\_\_\_\_ A. Land use.
  - \_\_\_\_\_ B. Type of residential or non-residential development.
  - \_\_\_\_\_ C. General location of various land uses.
  - \_\_\_\_\_ D. General street access and circulation pattern.

- \_\_\_\_\_ E. Proposed setbacks from surrounding properties and streets.
  - \_\_\_\_\_ F. General concepts for screening and buffering.
  - \_\_\_\_\_ G. General type and location of proposed recreational or open space areas and facilities.
  - \_\_\_\_\_ H. Conceptual layout and arrangement of property.
  - \_\_\_\_\_ I. Proposed building locations (optional).
  - \_\_\_\_\_ J. Current zoning classification of each property included in the development.
  - \_\_\_\_\_ K. Proposed street improvements.
  - \_\_\_\_\_ L. Location map and vicinity map at 1" = 1,000 feet showing location and boundary of PUD and names of existing streets surrounding proposed PUD.
  - \_\_\_\_\_ M. Boundary survey of PUD drawn at 1" = 100 feet or 1" = 200 feet scale (not to exceed 24" by 36") showing:
    - \_\_\_\_\_ a. Dimensions and bearings of property lines.
    - \_\_\_\_\_ b. Area in acres.
    - \_\_\_\_\_ c. Existing topography at 2-foot contours.
    - \_\_\_\_\_ d. Existing natural and man-made features of site including wooded areas, floodplains, wetlands, structures, streets, easements, utility lines, current land uses.
    - \_\_\_\_\_ e. If multiple PUD, dimensions, bearings and acreage for each district.
  - \_\_\_\_\_ N. Schedule and listing of total proposed building square footage for each proposed PUD.
  - \_\_\_\_\_ O. For R-PUD or MX-PUD, proposed gross residential dwelling unit density, total number and type of dwelling units.
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- \_\_\_\_\_ 6. For C, I, or MX-PUD, list by phases indicating coverage or percent of total land area covered by all other impervious surfaces.
  - \_\_\_\_\_ 7. For R-PUD, list by phase percent of open spaces to be provided.
  - \_\_\_\_\_ 8. An electronic copy of the information required in #5.
  - \_\_\_\_\_ 9. Evidence of availability of water supply and sanitary sewer services and estimated vehicular traffic volume generated by the proposed development.
  - \_\_\_\_\_ 10. List of intended uses of the proposed PUD. List of uses which may require a conditional use application; list of uses not currently listed as permitted or accessory in any type of PUD zoning district, and list of uses which may require a determination of similarity of use.
  - \_\_\_\_\_ 11. If available or requested by the City, three copies of conceptual elevations of proposed buildings indicating true colors and materials.
  - \_\_\_\_\_ 12. A list of property owners located within the 500-foot buffer area from the Greene County website. To obtain the list use the link: <http://gis.co.greene.oh.us/onlinemaps/>.

**AGENT FORM**

The undersigned, owner(s) of the certain real property described in the attached "Exhibit A" (the "Property"), do hereby appoint and expressly grant full authority to \_\_\_\_\_ to act as the sole agent of and on behalf of the undersigned in all matters related to and in connection with the attached application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Beavercreek in connection with this same case, and by all decisions made by the city in connection with this same case.

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Printed Name

Sworn to before me and subscribed in my presence by the said \_\_\_\_\_  
on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

# CITY OF BEAVERCREEK

## LAND DEVELOPMENT APPLICATION

Case Number: \_\_\_\_\_  
Zoning and Concept Plan \_\_\_\_\_  
Specific Site Plan \_\_\_\_\_  
Modification \_\_\_\_\_  
ASRA \_\_\_\_\_  
Conditional Use \_\_\_\_\_  
Amendment \_\_\_\_\_  
Prior Case Reference \_\_\_\_\_

Date: \_\_\_\_\_

Project Name: \_\_\_\_\_

Location of Property: \_\_\_\_\_

Parcel ID(s): \_\_\_\_\_

Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Applicant's Address: \_\_\_\_\_

Property Owner's Name: \_\_\_\_\_ Telephone: \_\_\_\_\_

Property Owner's Address: \_\_\_\_\_

Total acres included in this application: \_\_\_\_\_

Type of Development: Residential  Commercial  Office  Industrial

Other \_\_\_\_\_

Brief description of application request: \_\_\_\_\_

Applicant's status: Owner  Lessee  Purchaser  Agent

Name of Engineer: \_\_\_\_\_ Telephone: \_\_\_\_\_

Engineer's Email Address: \_\_\_\_\_

Name of Architect: \_\_\_\_\_ Telephone: \_\_\_\_\_

Architect's Email Address: \_\_\_\_\_

Name of Attorney: \_\_\_\_\_ Telephone: \_\_\_\_\_

Attorney's Email Address: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Telephone: \_\_\_\_\_

Contact Person's Email Address: \_\_\_\_\_

\_\_\_\_\_  
Applicant's Signature

By the above signature, the applicant hereby attests to the truth and exactness of all information supplied and submitted on and with this application. By the above signature, the applicant furthermore consents to be bound by this application, by any agreement made by the applicant or its agent, and by all decisions made by the City of Beavercreek relating to and in connection with the application.

Date Received in Planning Department \_\_\_\_\_ Received by \_\_\_\_\_

Application Fee Paid \_\_\_\_\_ Plan Review Fee Paid \_\_\_\_\_