



Plain Township Zoning Commission

Rezoning Application

45 Second Street
 P.O. Box 273
 New Albany, Ohio 43054
 Phone 614.855.7770
 Fax 614.855.2087

PLAIN TOWNSHIP ZONING USE ONLY

ZC Case Number _____ Fee Paid _____ Date Received _____

APPLICANT

Applicant _____ Company _____

Address _____

Phone Number _____ Email _____

PROPERTY LOCATION DESCRIPTION

Property Type Residential Commercial Owner _____

Subdivision Name _____ (If not a platted sub-division, attach a legal description)

Address _____

Phone Number _____ Email _____

Parcel Number _____ Property Zoned _____ Total Acres _____

EXISTING AND PROPOSED - ZONING AND USE

Current Zoning _____ Existing Use _____

Proposed Zoning _____ Proposed Use _____

Plain Township Zoning Resolution Section for Proposed Zoning _____

REQUIRED TO SUBMIT WITH APPLICATION

Six (6) sets of the following items:

1. A Vicinity Map showing property lines, streets, and existing and proposed zoning.
2. A statement of how the proposed rezoning relates to the Comprehensive Plan.
3. List of all property owners including mailing addresses within 200 feet of the proposed rezoning.
4. The proposed amendment to the zoning map or text in resolution form.
5. Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
6. A current legal description of the property proposed for zoning amendment.
7. Supporting documentation for sanitary services.
8. Plot Plan drawn to an appropriate scale showing the following:
 - A. The boundaries and dimensions of the lot.
 - B. The size and location of existing and proposed structures.
 - C. The proposed use of all parts of the lot and structures, including access ways, walks, off street parking and loading spaces, storm water runoff, and landscaping.
 - D. The use of land and location of structures on adjacent parcels.

I certify that the information contained in this application and its supplements is accurate and true. The Owner/ Applicant, as signed below, hereby authorizes Plain Township representatives to visit, photograph, and post a notice on the property described in this application.

 (Applicant Signature)

 (Date)

ZC REZONING REQUEST CHECKLIST

- Application
- Application Fee
- Six (6) sets of:
 - A Vicinity Map showing property lines, streets, and existing and proposed zoning.
 - A statement of how the proposed rezoning relates to the Comprehensive Plan.
 - List of all property owners and their mailing addresses within 200 feet of the exterior boundaries of the proposed rezoning.
 - The proposed amendment to the zoning map or text in resolution form.
 - Fee as established according to section 710.02 of the Plain Township Zoning Resolution, non-refundable.
 - A current legal description of the property proposed for zoning amendment.
 - Supporting documentation for sanitary services.
 - Plot Plan drawn to an appropriate scale showing the following:
 - The boundaries and dimensions of the lot.
 - The size and location of existing and proposed structures.
 - The proposed use of all parts of the lot and structures, including access ways, walks, off-street parking and loading spaces, storm water runoff, and landscaping.
 - The use of land and location of structures on adjacent parcels.

ZONING COMMISSION

1. Review Application
 - A. Rezoning
 - B. Legal description
 - C. Plot plan/ vicinity map including location of water well and septic system/ sewer services
 - D. Statement or letter of proposed Rezoning
 - E. Current list of property owners within 200 feet contiguous to, directly across, or around property
 - F. Fees paid
 - G. Vote to accept or deny the application
2. Set hearing date and time (at least fifteen not more than thirty (30) days)
3. Assign Case Number
4. Request Planning Commission Opinion or Full Report

NOTICES

1. Planning Commission - Five days after acceptance of applications
2. Newspaper - Ten days prior to hearing dates
3. Property Owners - Ten days prior to hearing dates

REZONING CONSIDERATION FACTORS

The Township Zoning Commission shall consider the approval, denial, or some modification, if the modification is requested by the applicant, of the proposed change or amendment as such proposal in the Commission's judgment advances the general health, safety and morals of the public by encouraging appropriate use and development of the land affected and the comprehensive or overall development of the surrounding area.