

### 23.13 Preliminary Development Plan Application Requirements

Preliminary Development Plan Application Contents:

An application for preliminary planned unit development approval shall be filed with the Township Zoning Inspector, as representative for the Zoning Commission, by at least one owner of property for which the planned unit development is proposed. The procedure for approval shall be the same as an amendment to the Zoning Resolution, as detailed in Article 8. The filing of a preliminary development plan under this section shall constitute the election by the property owner to submit the property described in the plan to provisions of this Chapter and shall constitute an application for rezoning the property to the Planned Unit Development District (PUD). All plans prepared and submitted must be prepared by a registered engineer, surveyor or architect. At a minimum, the application shall contain the following information filed in triplicate:

***Amended 5/12/16 Resolution #2016-076***

- 1) Name, address and phone number of applicant & property owner;
- 2) Name, address and phone number of register surveyor, registered engineer and/or urban planner assisting in the preparation of the preliminary development plan;
- 3) Legal description of property;
- 4) Present use(s);
- 5) Present zoning district;
- 6) Identification of any area within a floodplain;
- 7) A vicinity map at a scale approved by the Township Zoning Inspector showing the property lines, streets, existing easements, and existing buildings, existing and the proposed zoning and other items such as the Township Engineer may require;  
***Amended 5/12/16 Resolution #2016-076***
- 8) A preliminary development plan at a scale of 1" = 200' showing topography at a minimum of ten (10) foot intervals; location and type of residential, commercial and industrial land uses; layout and dimensions and names of existing and proposed streets; right-of-way, utility easements, parks and community spaces; layout and dimensions of lots and building setback lines; preliminary improvement drawings showing water, sewer, drainage, electricity, telephone and natural gas; and such other characteristics as the Zoning Commission may deem necessary; general location of buildings;
- 9) Proposed schedule for the development of the site;

10) Evidence that the applicant has sufficient control over the land in question to initiate the proposed development plan within two years;

11) A fee as established by Resolution passed by the Township Trustees;

12) A list containing the names and mailing addresses of all owners of property within five hundred (500) feet of the property in question;

13) Verification by at least one owner of property that all information in the application is true and correct to the best of his/her knowledge;

14) A conceptual drainage plan must also be submitted with the application.

The application for preliminary planned unit development shall be accompanied by a written statement by the developer setting forth the reasons why, in their opinion, the planned unit development would be in the public interest and would be consistent with the intent of these planned unit development requirements.