



PLAN BOARD

PLANNED DEVELOPMENT APPLICATION

Applicant: _____

See section 150.350.2 Applications and Procedures in the [City of Dayton Zoning Code](#). The Director of Planning, Neighborhoods & Development may waive any of the following requirements or may request additional information or details in order to conduct a thorough review of the application.

Description of Property

Name of PD: _____

Existing Zoning District: _____ Proposed Zoning District: _____

Area (include acreage for each type of land use)*: _____

Existing Use of Property*: _____

Proposed Use of Property*: _____

Explain why a PD is needed for the proposed use*: _____

Development Plan Data

Explain the intensity of land use to be allocated to all parts of the area to be developed, including the use, approximate height, bulk (yard sizes and setbacks), and gross floor area of buildings and other structures, and the percentage of the site that is to be occupied by buildings and structures*:

Restrictions

Explain in detail the substance of covenants, grants of easements, or other restrictions to be imposed upon the use of land, buildings, and structures including proposed easements for public utilities*:

Modifications

List and explain all modifications to regulations in the Zoning Code that are requested as part of the PD that would otherwise be applicable to the subject property*:

Attachments to Application

Attach the following documents with the information described below:

1. **Survey map** showing streets, alleys, easements, utility lines, existing land use, general topography, and physical features
2. **Evidence of control** to establish the legal or beneficial nature of the applicant's interest in the tract or parcel to be developed. The property within the proposed PD shall be in single ownership, or if in multiple ownership, a PD application shall be filed jointly by all owners of the properties included in the proposed PD boundaries.
3. **Development plan/site plan** showing the location and arrangement of all existing and proposed buildings and structures; the proposed traffic circulation pattern within the PD; the location and width of all proposed streets and public ways; the location, size, and screening of outdoor storage; the areas to be developed for parking; the points of ingress and egress, including access streets where required; the relationship of abutting land uses and zoning districts; and the location of public or common open space, if any, including parks, playgrounds, school sites, and recreational facilities
4. **Elevations/renderings** of a professional quality that illustrate the scale; massing; roof shape; window size, shape, and spacing; and external materials of the structure(s) as well the proposed site landscaping
5. **Engineering study** (if PD is for industrial uses) demonstrating that the proposed industrial uses will comply with the applicable performance standards, such as, but not limited to noise; vibration; heat; and glare

Submission Checklist

All materials submitted as part of this application and presented at the public hearing must be retained as part of the public record and cannot be returned. Applicants are encouraged to keep a copy of all items for their records.

- Completed Planned Development Application
- Signed Plan Board Application Cover Page
- Board of Zoning Appeals Decision Order for Variances (if applicable)
- Survey Map
- Evidence of Control
- Site Plan/Development Plan (if applicable)
- Elevations/Renderings (if applicable)
- Preliminary phasing plan (if applicable)
- Common Open Space Information (if applicable)
- Engineering Study (if applicable)
- Traffic Impact Study (if applicable)
- Additional Materials as Needed (e.g. letters of support, photos, etc.)
- Planned Development Application Fee: \$300 + \$25 per acre or part thereof (check or money order payable to City of Dayton)

*Should you require extra pages to provide an adequate description, please attach them to this document.