



## PLAN BOARD

### PLANNED DEVELOPMENT FINAL PLAN REVIEW 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

If not addressed in an initial Planned Development application, 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

If not addressed in an initial Planned Development application, 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

If not addressed in an initial Planned Development application, 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\*:

## Required Attachments

If not addressed in an initial Planned Development application, attach 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
6. **Plat(s)** prepared by a registered surveyor for the entire development identifying parcel numbers, lines, dimensions, and areas

7. **Existing topography** with contour intervals of not less than five feet, and **final contours** at two feet maximum
8. **Significant features**, including but not limited to: proposed dimensions, setbacks, use, and arrangement of buildings, parking areas (with proposed arrangement of stalls and number of cars), and entrance and exiting driveways and their relation to existing and proposed streets
9. **Notation of any right-of-way dedication** that may be necessary for the widening or extension of any existing rights-of-ways
10. **Building elevations and perspective views** indicating proposed architectural character. Building materials and colors shall be identified and materials boards provided when required by the Director of Planning, Neighborhoods & Development
11. **Landscaping plan** that includes the design and location of all existing landscaping to be preserved and all proposed landscaping areas, open spaces, retention and detention areas, and yards including the common and scientific names of all proposed plant species and the quantity and sizes of each
12. **Existing and proposed underground structures** including storm and sanitary sewers, water mains, and culverts
13. **Location of all dumpster enclosures and enclosure details**
14. **Screening plan** for all roof-top and ground-mounted mechanical units.
15. **Proposed and existing fences and walls**
16. **Lighting plan** indicating fixture types, sizes, and a photometric plan.
17. **Phasing plan** for the development, if any (see Section 150.350.6, Planned Development Phasing)

## 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 Final Plan Review Application
- Signed Plan Board Application Cover Page
- Board of Zoning Appeals Decision Order for Variances (if applicable)
- Required Attachments
- Traffic Impact Study (if applicable)
- Additional Materials as Needed (e.g. letters of support, photos, etc.)
- Planned Development Final Plan Review 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.