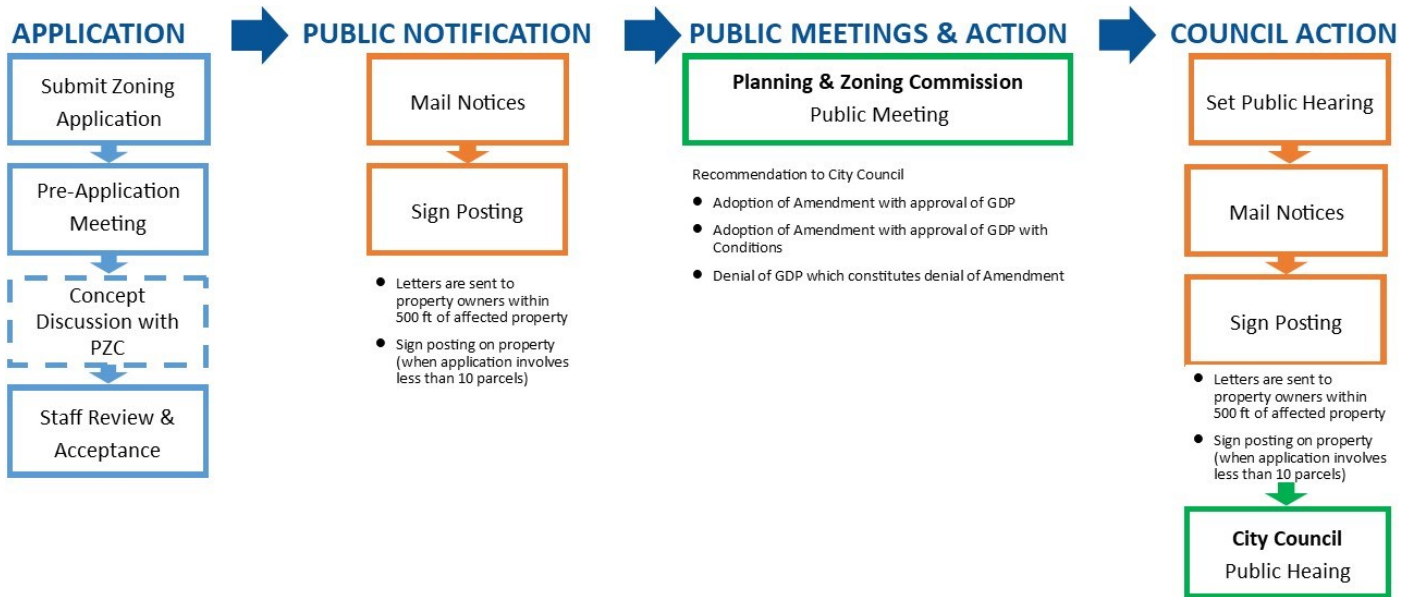


## AMENDMENT TO ZONING MAP (R6 - PRD)

**FEE: \$750.00** (1 parcel)  
**\$1000** (multiple parcels)



### SUBMISSION PROCEDURES

To change a zoning of a property the application must be considered by the City of Tallmadge Planning & Zoning Commission and then the City Council for legislation and approval. Approval is granted in conjunction with an approved General Development Plan.

An application must be submitted to the City of Tallmadge Planning & Zoning Department at least 14 days prior to the regularly scheduled Planning & Zoning Commission Meeting (held the first Thursday of each month).

- Sixteen (16) assembled sets **PLUS** one (1) electronic set of the application and all relative information as listed below and the application fee are required at time of application.

**The 16 application packets, stapled or clipped (no loose-leaf uncollated sets), must include the following:**

- General/Final Development Plan
  - Reference page 2 and 3
- Written statement of applicable factors
- A list of names and addresses of the owners of properties within five hundred (500) feet of all property lines.
- Vicinity map of area with one thousand (1000) feet of all property lines.
- Legal and legible description of the land to be rezoned.

### Public Hearing and Planning & Zoning Commission Review - what to expect

At the PZC meeting, staff members and the applicant will make presentations regarding the Zoning Map Amendment Request. Neighbors, who will be notified in advance of the meeting by mail, and other interested parties will have the opportunity to comment during the public meeting portion of the meeting. The Commission will make a recommendation to City Council. It is the Commission's responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

#### **Other Approvals:**

A Zoning Map Amendment is granted in conjunction with the approval of a General Development Plan. The granting of such will trigger further applications, which may include, but is not limited to site plan reviews or final development plans. The determination of further approvals is site specific.

## Residential R6 - PRD

### GENERAL DEVELOPMENT PLAN SUBMITTAL:

The applicant shall submit a General Development Plan application to the Zoning Administrator. Include documentation illustrating compliance with the standards and criteria set forth per the Zoning Code.

The application and documentation shall include, but not necessarily be limited to:

- (1) **Identification of existing site characteristics**, including a general depiction of:
  - A. Boundaries of the area proposed for development, dimensions and total acreage;
  - B. Contour lines at vertical intervals of not more than five (5) feet, highlighting ridges, rock outcroppings and other significant topographical features.
  - C. Location of wetlands (and potential wetlands); the floodway boundary and floodway elevation as delineated by the Federal Emergency Management Agency; rivers, streams, water courses, and their related river or stream banks, and required riparian setbacks; and ponds.
  - D. Locations of all wooded areas, tree lines, hedgerows, and specimen trees;
  - E. Delineation of existing drainage patterns on the property, existing wells and well sites;
  - F. Description of significant existing vegetation by type of species, health, quality, etc.;
  - G. Existing buildings, structures and other significant man-made features on the site and within two hundred (200) feet of the project boundary; and
  - H. Description of all structures and areas of known or potential historical significance.
- (2) **The General Development Plan, at an appropriate scale(s)** that depicts:
  - A. A summary of the proposed development including the total acreage, number of residential units, the general acreage and density for each sub-area and the boundaries and the acreage of the common open space to be conserved;
  - B. A preliminary, or prototypical, layout illustrating the character of each sub-area which demonstrates that the final design will comply with the regulations in this Chapter;
  - C. The location of the common open space and any proposed recreational facilities;
  - D. Natural features that will be conserved and any required buffer areas;
  - E. Natural features to be altered or impacted by the development and areas where new landscaping will be installed, etc.;
  - F. General location of all streets and drives; and
  - G. Preliminary landscaping and buffering.
- (3) **An outline of the method/structure to perpetually preserve the required open space** which indicates:
  - A. The structure of the association;
  - B. Membership requirements;
  - C. Financial responsibilities; and
  - D. The relationship of the entity to public agencies having responsibilities related to the project.
- (4) **A description of the project phasing including the phased inclusion of the open space** and any improvements thereto.

## Residential R6 - PRD

### FINAL DEVELOPMENT PLAN SUBMITTAL:

The Final Development Plan shall include:

- (1) **A site plan** depicting: all lot lines; the location and size of all dwelling units; the spacing of the dwelling units from each other, from the property lines and from the common open space and natural features.
- (2) **Prototypical elevations of the dwellings and a community building**, if any.
- (3) **Standards for fences and accessory buildings**.
- (4) **Proposed improvements to the common open space** including, but not limited to, pathways, active recreation facilities, detention/retention basins.
- (5) **Prototypical construction standards** for all roads (public and private), drives, and parking areas.
- (6) **Signs**, including their size, height, location, and lighting.
- (7) **Landscape plans** for:
  - A. Buffer areas between the dwellings within the project and adjacent properties;
  - B. The standard minimum landscaping that will be included around each dwelling;
  - C. The frontage along the streets, whether public or private;
  - D. The recreational facilities and common open spaces, if any.

Landscape plans shall include: the type of plant; the number and spacing of each plant; the size of the plant at the time of planting, within two (2) or three (3) years of planting, and at maturity. The landscape plans may also include mounds and/or fencing, as appropriate.
- (8) **Declaration, Articles of Incorporation and Code of Regulations for all Homeowners' Associations and any other final covenants and restrictions and maintenance agreements pertaining to the ownership, use, and maintenance of all common areas, including restricted open space.** The Law Director shall review the Declaration, Articles of Incorporation and Code of Regulations for a Homeowners' Association, and any other final covenants and restrictions and maintenance agreements to be imposed upon the district and shall provide a written opinion to the Planning and Zoning Commission documenting that the above demonstrate full compliance with the requirements of the Tallmadge Zoning Code.
- (9) **A summary of any conditions imposed by other regulatory agencies.**
- (10) Such **other information** as may be reasonably required by the Planning and Zoning Commission.



PLANNING & ZONING DEPARTMENT | 46 NORTH AVE, TALLMADGE, OH 44278 | P 330.633.0090 | F 330.633.1359 | ZONING@TALLMADGE-OHIO.ORG | WWW.TALLMADGE-OHIO.ORG

OFFICE USE ONLY			
RCT		FEE	
<input type="checkbox"/> PZ	<input type="checkbox"/> SVC	<input type="checkbox"/> STR	<input type="checkbox"/> UTIL <input type="checkbox"/> ENG <input type="checkbox"/> B/C

# PLANNING & ZONING CERTIFICATE APPLICATION

## BASIC APPLICATION REQUIREMENTS (See the appropriate application guide for any additional requirements)

Completed & Signed Application Form     Application Fee     Plot Plan     Building Plan     Additional per Application Guide

## APPLICATION TYPE (Check all that apply)

SITE DEVELOPMENT		AMENDMENT/VARIANCE/APPEAL	
<input type="checkbox"/> Residential Construction	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Variance to the Zoning Code	<input type="checkbox"/> Map Amendment
<input type="checkbox"/> Non-Residential Construction	<input type="checkbox"/> General Development Plan	<input type="checkbox"/> Riparian Setback Variance	<input type="checkbox"/> Request for Appeal
<input type="checkbox"/> Demolition	<input type="checkbox"/> Signage		

## PROJECT DETAILS

PROJECT: \_\_\_\_\_

PROJECT ADDRESS/LOCATION \_\_\_\_\_

EXISTING CONDITIONS	PROPOSED PROJECT DETAILS, WHERE APPLICABLE
---------------------	--

ACREAGE: \_\_\_\_\_ NO. OF LOTS \_\_\_\_\_ SQ.FT OF PROPOSED STRUCTURE: \_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_ PROPOSED ZONING DISTRICT: \_\_\_\_\_

EXISTING LAND USE: \_\_\_\_\_ PROPOSED LAND USE \_\_\_\_\_

CHECK ALL THAT APPLY AND PROVIDE DOCUMENTATION: \_\_\_\_\_

EASEMENT     FEMA FLOODPLAIN     RIPARIAN     WETLANDS

## CONTACT INFORMATION

**Applicant**  
 \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

**Architect/Engineer/Surveyor/Other:** \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

**Owner**  
 \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

**Architect/Engineer/Surveyor/Other:** \_\_\_\_\_  
 Name \_\_\_\_\_  
 Company \_\_\_\_\_  
 Address \_\_\_\_\_  
 Phone \_\_\_\_\_  
 Email \_\_\_\_\_

## SIGNATURES & ENDORSEMENTS

\_\_\_\_\_ I UNDERSTAND THAT I MUST CONTACT SUMMIT COUNTY DEPARTMENT OF BUILDING STANDARDS (330-630-7280) TO VERIFY BUILDING DEPARTMENT REQUIREMENTS FOR APPLIED PROJECTS.

\_\_\_\_\_ I UNDERSTAND THAT I MUST CONTACT THE CITY OF TALLMADGE ZONING DEPARTMENT WHEN THE PROJECT IS STAKED OUT FOR SETBACK COMPLIANCE. I AM RESPONSIBLE FOR DETERMINING PROPERTY LINES AND MAINTAINING THE APPROVED SETBACKS.

The undersigned hereby certifies that the information in and with this application is accurate, and consents to employees and/or agents of the City entering the premises for inspection verification of the information submitted.

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

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

## AMENDMENT TO ZONING MAP REVIEW STANDARDS

Application is hereby made for an Amendment to Zoning Map as permitted by Title 2 of the Zoning Code.

**PROJECT DESCRIPTION:**

### STATEMENT OF APPLICABLE FACTORS.

To obtain a Zoning Map Amendment, an applicant must show that the request meets the standards as listed below. Please provide a written statement and evidence regarding the standards as applicable to the amendment request.

AMENDMENT TO ZONING MAP REVIEW STANDARDS:

The PZC and City Council shall consider whether the application provides adequate evidence that the proposed district change is consistent with the applicable standards as listed. Not all criteria may be applicable in each case, and each case shall be determined on its own facts.

- The proposed amendment is consistent with the adopted City plans, and the stated purposes of this code;
  
- The proposed amendment is necessary or desirable because of changing conditions, new planning concepts, or other social or economic conditions;
  
- The proposed amendment will promote the public health, safety, and general welfare;
  
- The uses that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the immediate vicinity;
  
- The proposed amendment follows lot lines or the centerlines of streets, railroads, or other rights-of-way;
  
- Adequate utility, sewer, and water facilities, and all other needed public services exist or can be provided to serve the uses that would be permitted on a property if it were reclassified;
  
- The proposed amendment is not likely to result in significant adverse impacts upon the natural environment, including air, water, noise, storm water management, wildlife, and vegetation, or such impacts will be substantially mitigated;
  
- The proposed amendment will not constitute an instance where special treatment is given to a particular property or property owner that would not be applicable to a similar property, under the same circumstances;
  
- The proposed amendment is not likely to result in significant adverse impacts upon other property in the vicinity of the subject tract;
  
- The proposed amendment would correct an error in the application of this Planning and Zoning Code as applied to the subject property; and
  
- The General Development Plan meets the standards set forth in the application as determined by the Zoning Administrator.

In conjunction with the Zoning Map Amendment request, a General Development Plan is to be submitted. The General Development Plan is adopted simultaneously with the adoption of the Zoning Map Amendment.

GENERAL DEVELOPMENT PLAN REVIEW STANDARDS:

- Each part of the development can exist as an independent unit capable of creating an environment of sustained desirability and stability or that adequate assurance will be provided that such objective will be attained.
  
- The existing and proposed streets and thoroughfares are suitable and adequate to carry anticipated traffic; the project will not generate traffic in such amounts as to overload the street network outside the District; and adequate traffic control measures (i.e. turning lanes and/or signals/signs) are provided at the intersection of the project's entry roads with the existing public street. Traffic control measures may include the reservation of land for future road widening adjacent to existing public rights-of-way.
  
- The development will result in a harmonious grouping of buildings so that the area surrounding said development can be developed in a manner that is substantially compatible with the proposed development.
  
- Maximum possible privacy for adjacent residential properties shall be provided through good design and use of proper landscaping according to the Chapter.
  
- Adequate provisions are made in the final covenants and restrictions relating to the use and development of accessory buildings and structures (fences, pools, play equipment, etc.) associated with individual dwelling units; and
  
- On-site circulation shall be designed to provide for adequate fire and police protection, and safe and efficient pedestrian and vehicular circulation.
  
- The proposed development complies with all other applicable provisions of this Chapter and any other applicable standards as set forth by the Zoning Administrator.