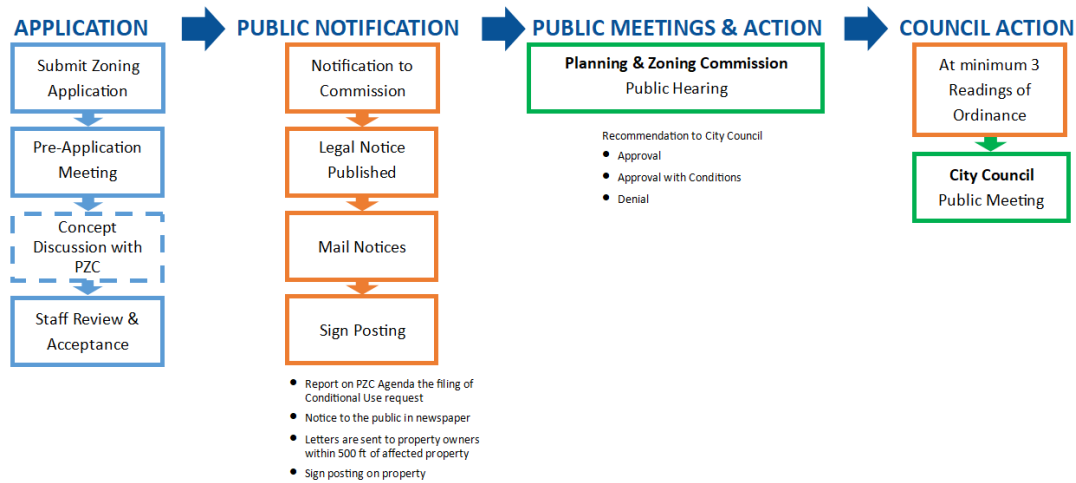


CONDITIONAL USE

FEE: \$750.00



SUBMISSION PROCEDURES

Conditional Use requests are reviewed and acted upon by the Planning & Zoning Commission (PZC) who will make recommendation to City Council for final approval. The intent of this procedure is to set forth development standards and criteria for locating and developing conditional uses in harmony with the character of the surrounding area, conditions of development and with regard to appropriate laws.

Applicants are strongly advised to consult with department staff before submitting an application. Staff members will explain the process and make applicants aware of the regulations that apply to their projects.

To complete a proper application for a Conditional Use request

- Submit twelve (12) completed application packets + 1 electronic version with payment to the Planning & Zoning Department by the scheduled deadline (checks made payable to City of Tallmadge).

The 12 application packets, stapled or clipped (no loose-leaf uncollated sets), must include the following:

- Typewritten application signed and dated by both applicant and owner
- Written statement supported by substantiating evidence regarding the Conditional Uses Review Standards requirements as enumerated in Title 2, Section 1102.12 B. (see page 2 of the application)
- Development Plan, at minimum, to include the following:
 - General plans of the entire property being considered, drawn to a reasonable scale showing the land topography and surrounding streets and adjoining properties, including the nearest buildings on adjoining lots.
 - Location, size, height, type of construction and use of proposed main and accessory building, yards, driveways, walks, parking and loading areas and other site improvements.
 - Proposed system of on-site vehicular traffic movements, details for accessways to streets, methods for control of traffic and type of surface in parking area with detail of layout of required number and dimensions of parking spaces.
 - Location, size and grade for all utility installations, connections to present or proposed facilities.
 - Other site development including design of landscaped yards, planting areas and buffers adjoining residential areas. Include size, type and location of exterior lighting.
 - Scaled drawings of proposed structure(s) in an 8 ½" by 11" or 11" by 17" format, or if necessary to maintain legibility, larger format.
- Map of area within one thousand (1000 feet) of any part of the property on which the use is requested.
- A plot map with listing of property owners within five hundred (500) feet any part of the property affected.
- Legal Description of the property

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

At the PZC hearing, staff members and the applicant will make presentations regarding the proposed conditional use. Neighbors, who will be notified in advance of the hearing by mail, and other interested parties will have the opportunity to comment during the public hearing 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:

Conditional Use Certificates are granted upon the approval by City Council. The granting of the Conditional Use Certificate does not imply approval of specific plans by the Building Department, other Agencies or other City Departments. Questions about building permits and regulations may be addressed to Summit County Department of Building Standards at 330-630-7280.



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		DEVELOPMENT	USE PERMIT
<input type="checkbox"/> Residential Construction	<input type="checkbox"/> Site Plan Review	<input type="checkbox"/> Preliminary Plat/RePlat	<input type="checkbox"/> Use & Compliance
<input type="checkbox"/> Non-Residential Construction	<input type="checkbox"/> Signage	<input type="checkbox"/> Improv.Plan/ Final Plat	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Demolition	<input type="checkbox"/> Engineering Review	<input type="checkbox"/> Minor Subdivision	<input type="checkbox"/> Similar Use

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: _____ EST COST (TRACKING PURPOSE ONLY): _____

- 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 _____

CONDITIONAL USE REQUEST

Application is hereby made for a CONDITIONAL USE request as permitted by Title 4 of the Zoning Code.

THE CONDITIONAL USE REQUEST IS FOR:

GENERAL STANDARDS

When reviewing an application for a conditional use permit, the Planning & Zoning Commission must determine that the proposed conditional use satisfies the standards listed on this page, as well as any use-specific standards per Title 4 of the Zoning Code that may apply to the proposal. In preparing a detailed description of a proposed conditional use, the applicant should be mindful of these standards. Not all criteria may be applicable, however the Commission will make a determination on its own facts. Additional documents may be submitted as evidence.

- (1) The proposed use shall be in harmony with the existing or intended character of the zone or district and nearby affected zones and districts and shall not change the essential character of the zones and districts;

- (2) The proposed use shall not adversely affect the use of adjacent property;

- (3) The proposed use shall not adversely affect the health, safety, morals, or welfare of persons residing or working in the neighborhood;

- (4) The proposed use shall be served adequately by public facilities and services such as, but not limited to, roads, police and fire protection, storm water facilities, water, sanitary sewer and schools;

- (5) The proposed use shall not impose a traffic impact upon the public right-of-way significantly different from that anticipated from permitted uses of the zone or district;

- (6) The proposed use shall be in accord with the general and specific objectives, and the purpose and intent of this Zoning Code compatible with the guiding plan documents and ordinances of the City; and/or

- (7) The proposed use shall be found to meet the definition and intent of a use specifically listed as a conditional use in the zone or district in which the subject property is situated.