

APPLICATION FOR CONCEPT PLAN
FOR PLANNED UNIT DEVELOPMENT (PUD)
CITY OF FAIRFIELD, OHIO

Application is hereby made for approval of the Concept Plan for the _____
_____ Planned Unit Development in accordance with the provisions
of Chapter 1191, Planned Unit Development, of Codified Ordinance 94-84 of the City of
Fairfield, Ohio.

This application is accompanied by the information specified in Section 1135.02 (b)(1), as listed
on page 3 of this application.

1. Date of Application: _____
2. Applicant: _____
Address: _____
Phone No.: _____
Email Address: _____
3. Property Owner: _____
Address: _____
Phone No.: _____
4. Acreage of area requesting for approval: _____
5. Name of Engineer: _____
Address: _____
Phone No.: _____
Email Address: _____
6. All property owners within two hundred (200) feet of the above described tract shall be
notified by the City of Fairfield of the aforesaid request Concept Plan for a PUD.
7. Attach 3 copies to scale of the Concept Plan along with a filing fee outlined on page 2.
Submit one electronic copy via CD or email (development@fairfield-city.org). **The full
application, including the filing fee, must be submitted at least 12 days prior to the
first reading by City Council. City Council meets on the second and fourth Monday
of every month, except the summer months, which is only the second Monday of the
month.**

Signature of Applicant or Authorized Agent

Date

FOR OFFICIAL USE ONLY

Date Received: _____

Received By: _____

Date of First Reading by City Council: _____

Filing Fee: \$150.00 plus \$5.00 per acre up to 10 acres and \$1.00 per acre over 10 acres.

Amount: _____

Paid By: _____

Check No.: _____

Date: _____

CONTENTS OF CONCEPT PLAN

The following is information, which is to be attached to the application for approval of the Concept Plan for Planned Unit Development (PUD) (Section 1191.05).

1. The approximate acreage devoted to specific uses and the general boundaries of those uses which are contained within the PUD boundaries.
2. Any plats being superseded by the PUD submission are to be shown by dashed lines.
3. The conceptual configuration of any open space and recreation facilities.
4. The approximate number of units per each use.

In addition, the following information required for a Preliminary Development Plan submission as outlined in Section 1135.02(b)(1) is to be included with the application.

A. EXISTING SITE INFORMATION:

1. Vicinity map
2. Zoning of property and adjacent property within 200 feet
3. Adjacent property owners
4. Boundaries and parcel size
5. Contour map – 5 foot intervals
6. Existing streets/public right-of-ways
7. Wooded areas
8. Waterways/ponds
9. Existing buildings

B. PROPOSED SITE IMPROVEMENTS:

1. Proposed streets/curb-cuts
2. Proposed building locations
3. Parking areas and walkways
4. Utility plan
5. Grading and drainage plan
6. Landscaping/buffering plan

NOTE: The applicant is encouraged to be familiar with the entire scope of the Planned Unit Development Ordinance at the time of submission of this application. A copy of Chapter 1191, Planned Unit Development can be downloaded from the City's website at www.fairfield-city.org.

WAIVER OF WRITTEN NOTICE

The undersigned owner(s) of lot(s) _____
of the City of Fairfield, Butler County, Ohio, hereby waive(s) the written notice
required by Section 4.10 of the Fairfield City Charter of the first reading of an
ordinance to rezone the above-described property from its present _____
_____ zoning classification to a
_____ zoning classification.

Date:

Owner(s):

CONCEPT PLAN PUD YARD SIGN

The PUD petitioner or applicant is responsible for contracting with a licensed sign vendor for the erection of a 4 foot by 8 foot sign on the subject property which is being proposed for PUD request. It is the applicant's responsibility to re-erect a sign if damaged or vandalized. When there are multiple parcels, there may need to be multiple signs. This will be determined by the City of Fairfield Development Services Director on a case by case basis.

The characteristics of the sign are as follows:

- 4 foot by 8 foot.
- White background.
- Black lettering.
- Copy of the sign message to be supplied by the Development Services Director.
- Sign shall not be erected in City right-of-way nor in a manner which poses a sight visibility problem for pedestrians or motorists.
- Sign to be placed prominently in front yard of property.

The sign is to be erected a minimum of 5 days prior to the first reading of the ordinance by City Council. Failure of the sign erection meeting the above time requirement will delay the first reading.

The sign is to be removed from the premise(s) promptly after the public hearing. The third reading of the ordinance will not be read until the sign is removed.

Sign Example

Notice of Proposed Rezoning

**A petition for a rezoning has been submitted for this property
requesting a zoning change from A-1 to PUD.**

**A public hearing has been scheduled to discuss the issue on
Monday, April 14, 2014 at 7:00 P.M.
at the Fairfield Municipal Building.**

**Questions regarding the rezoning can be forwarded to
the City of Fairfield at 867-5345.**