

Scheduled Planning Commission Meeting
(Held every 2nd and 4th Wednesday of the month at 3:30 p.m.)

Date Requested: _____
Applicant(s) scheduled on the agenda will be notified

Office Use Only

Date Filed _____
Accepted by _____
Filing Fee Pd. _____
Receipt # _____

APPLICATION IS DUE TWO (2) WEEKS PRIOR TO MEETING

**APPLICATION FOR A PLANNED DEVELOPMENT
CITY OF TROY PLANNING COMMISSION**

(MUST BE TYPED OR PRINTED LEGIBLY IN BLUE INK)

(READ SECTIONS 1000.12220 THROUGH 1000.12480 OF THE ZONING CODE BEFORE COMPLETING APPLICATION)

An application for a Planned Development located at _____
(Street Address)

being lot number(s) _____
(Parcel Identification Number)

OWNER

APPLICANT

| | |
|-----------------|-----------------|
| Name _____ | Name _____ |
| Address _____ | Address _____ |
| City _____ | City _____ |
| State _____ | State _____ |
| Zip Code _____ | Zip Code _____ |
| Phone No. _____ | Phone No. _____ |
| Fax No. _____ | Fax No. _____ |
| Email _____ | Email _____ |

The applicant is the _____ of the property, which is subject to this application.
(State the interest of the applicant)

PLEASE PROVIDE THE FOLLOWING:

1. Documentary evidence that establishes the legal or beneficial nature of the applicant's interest in the tract or parcel(s) and in the proposed planned development: Attach as **EXHIBIT "A"**.
2. The legal description of the land proposed to be reclassified: Attach as **EXHIBIT "B"**.
3. Written description identifying the principal types of uses to be included in the planned development: Attach as **EXHIBIT "C"**.
4. A site plan prepared by a registered engineer, surveyor or architect in duplicate drawn to such scale as to clearly show:
 - a. The actual dimensions of the subject property according to the recorded plat of such property, lot numbers, it's present zoning classification, existing and proposed uses: Attach as **EXHIBIT "D-1"**.
 - b. The location and arrangement of proposed buildings and structure, the proposed traffic circulation pattern within the planned development, the location and width of all proposed streets and public ways, 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, the location of public of common

open space, if any, including parks, playgrounds, school sites, and recreational facilities: Attach as **EXHIBIT "D-2"**.

- c. Statement indicating the intensity of land use to be allocated to all parts of the area to be developed; including the use, approximate height, bulk, and gross floor area of buildings and other structures, and the percentage of the site which is to be occupied by buildings and structures; Attach as **EXHIBIT "D-3"**.
 - d. Sketches or renderings of the proposed buildings, structures and landscaping to properly describe the proposed project: Attach as **EXHIBIT "D-4"**.
 - e. Statement describing the provisions to be made for the care and maintenance of common open space or recreational facilities, proposed articles of incorporation and by-laws of the responsible entity: Attach as **EXHIBIT "D-5"**.
 - f. Statement describing in detail the substance of covenants, grants or easements or other restrictions to be imposed upon the use of land, buildings and structures, including easements for public utilities: Attach as **EXHIBIT "D-6"**.
 - g. Statement setting forth in detail all modifications required in the regulations otherwise applicable to the subject property: Attach as **EXHIBIT "D-7"**.
5. The present zoning classification of all surrounding lands located within two hundred fifty (25) feet of the land proposed to be reclassified: Attach as **EXHIBIT "E"**.
6. The names and addresses, and lot number of the owners of property within a radius of two hundred fifty (250) feet from the parcel or parcels of land proposed to be reclassified: Attach as **EXHIBIT "F"**.
7. Two (2) sets of mailing labels of property owners, & fifteen (15) complete sets of information no larger than 11"x17".

I HEREBY DEPOSE AND SAY THAT THE ABOVE STATEMENTS AND THE STATEMENTS CONTAINED IN ALL THE EXHIBITS PREPARED BY ME AND TRANSMITTED HERewith ARE TRUE.

(Applicant Signature)

Subscribed and sworn to before me this _____ day of _____, 2004

My Commission Expires _____
(Month/Date/Year)

(Notary Public)

REQUIRED DOCUMENTS:

- _____ EXHIBIT A Nature of applicant interest
 - _____ EXHIBIT B Legal Description of land
 - _____ EXHIBIT C Written description principal uses
 - _____ EXHIBIT D-1 Dimensions
 - _____ EXHIBIT D-2 Location/arrangement of buildings & structures
 - _____ EXHIBIT D-3 Intensity of Land Use
 - _____ EXHIBIT D-4 Sketches property describing proposed buildings
 - _____ EXHIBIT D-5 Description of maintenance of open space or recreational facilities
 - _____ EXHIBIT D-6 Description of covenants, grants, easements or other restrictions
 - _____ EXHIBIT D-7 Modifications of regulations
 - _____ EXHIBIT E Zoning classification of parcels within 250 feet of parcel
 - _____ EXHIBIT F Property owners list within 250 feet of parcel
 - _____ Labels Two (2) Sets of Mailing Labels of Property Owners
 - _____ Copies Fifteen (15) Complete Sets in a reproducible format 11"x17"
 - _____ Filing Fee Check issued to City of Troy for \$500.00
- Additional Documentation (List):

PLANNING COMMISSION DISPOSITION:

_____ PUBLIC HEARING DATE
_____ RECOMMENDATION TO CITY COUNCIL

CITY COUNCIL DISPOSITION:

1st Reading: _____ 2nd: _____ 3rd: _____ PUBLIC HEARING DATE
_____ COUNCIL COMMITTEE RECOMMENDATION
Approved: _____ Denied: _____ CITY COUNCIL ACTION
Ordinance Number: _____
Effective Date: _____