



**Butler Township Zoning Commission**  
3510 Sudachi Drive, Dayton, Ohio 45414  
(937) 898-6735; FAX (937) 898-5308

**PUD: DETAILED PLANS REVIEW APPLICATION**

**Fee: \$400.00**

**Case #** \_\_\_\_\_ **Date Filed:** \_\_\_\_\_

**PROPERTY LOCATION:**

\_\_\_\_\_ (Address)

**PARCEL TAX IDS:** \_\_\_\_\_

**CURRENT USE:**  
\_\_\_\_\_

**PROPOSED USE(S):**  
\_\_\_\_\_  
\_\_\_\_\_

**NAME OF APPLICANT(S):**

Applicant is the:    { } current owner/landlord    { } tenant    { } agent

**APPLICANT'S MAILING ADDRESS:**  
\_\_\_\_\_

\_\_\_\_\_ **PHONE:** \_\_\_\_\_

**APPLICATION INSTRUCTIONS AND PROCEDURES**

A proper site plan is a basic Zoning Commission requirement. This plan must: 1) provide a vicinity map showing surrounding land uses; 2) show boundaries of the specific area for which detailed plans are being submitted; 3) differentiate between existing and proposed buildings and uses; and 4) be drawn to scale at a size allowing a thorough examination of all issues to be presented. Whenever practicable, such site plan should be presented on paper no larger than 11" by 17." When a larger format is used, at least **one file copy on a sheet not exceeding 11" by 17" will be required.**

**The PUD rezoning process** includes the following steps for detailed plans approval:

- Informal consultation with staff;
- Preparation of a site survey showing such features as existing and proposed public right of ways, future land use, general topography and physical features, the specific arrangement of proposed uses and their approximate areas, ingress/egress drives, number and size of parking spaces, and the relationship of abutting land uses and zoning districts.
- Statement identifying the principal types of business enterprise expected, proposed total gross floor area, and the percentage of the development to be occupied by structures.
- Building elevations and façade construction materials.
- A schedule of staged development.

- An overall landscaping plan, including interior parking area landscaping.
- Common area maintenance provisions and covenants, and any restrictive covenants.
- Evidence demonstrating sufficient control over the tract to effect the proposed plan, including disclosure of all ownership and beneficial interests in the tract(s) and proposed development.
- List of all property owners within 150 feet of PUD zoning boundaries.
- The Butler Township zoning commission will hold a public hearing, and thereafter will make a decision to either deny or approve the detailed plans application, in whole or in part (with conditions).

Any and all additional evidence will be welcomed. Such evidence might include photographs of similar uses elsewhere, or models.

**Attendance at meetings of the Zoning Commission and Board of Township Trustees, scheduled to hear this application, is required of the applicant(s) or their representative. Failure to appear may result in denial and the necessity to reapply.**

**Seven (7) copies** of this application and all supporting documentation are required. Also required is a **list of all property owners within two-hundred fifty (200) feet** of the property proposed to be rezoned or to be affected by the rezoning. This application, along with supporting plans, surveys and additional documentation as may be attached or as may be introduced at the Zoning Commission hearing, will constitute the entire official record regarding this case.

Approval of a detailed PUD plans and proposals does not authorize construction, use or occupancy without the issuance of appropriate zoning and building permits by Butler Township and Montgomery County.

The undersigned attests to having read this application form, having addressed all the issues and requirements referenced herein, and having conferred with the zoning administrator. The undersigned, further, attest(s) to the truth and accuracy of the statements and materials contained in this application and supporting materials, to the extent of personal knowledge about such matters.

**APPLICANT'S AFFIDAVIT**

STATE OF OHIO                    )  
COUNTY OF MONTGOMERY    ) SS:

The undersigned, being duly sworn and cautioned, does aver that he/she is an owner, lessee, or duly authorized representative of same, of a majority of the land proposed herein for PUD development, and that statements, surveys, maps, plans, exhibits and other information submitted as part of and in support of this application are in all respects true and correct to the best of my knowledge and belief.

\_\_\_\_\_  
Signature of Applicant Affiant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name

Subscribed and sworn to before me, a Notary Public, this \_\_\_ day of \_\_\_\_\_, 201\_\_.

\_\_\_\_\_  
Notary Public

SEAL