



Application for MAJOR DEVELOPMENT (Platted Subdivisions, PUDs, Non-Residential Site Plans)

Select the Type of Major Development Being Submitted for Review

Platted Residential Subdivision (CCSR §300.04) ☐ Rural ☐ Urbanizing ☐ Cluster/Conservation	☐ Preliminary ☐ Final
Platted Non-Residential Subdivision	☐ Preliminary ☐ Final
Non-Residential Site Plan Review (CCZR §10.07(C))	☐ Preliminary ☐ Final
Planned Unit Development (CCZR §4.01(L)) <i>Note that separate Zoning Amendment will be required</i>	☐ Preliminary ☐ Final
Construction & Improvement Plans	☐

Refer to Article 300 of the Clinton County Subdivision Regulations for complete procedures

Please Print Clearly

Name of Development: _____

Name of Applicant: _____

Applicant's Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ - _____ Email Address: _____

The undersigned hereby applies for a Major Development Review in accordance with the Clinton County Subdivision Regulations and/or the Clinton County Zoning Resolution and certifies that this application is true and correct to the best of his/her knowledge. The undersigned does hereby expressly agree to an extension of review time as provided in Section 711.10 of the Ohio Revised Code. CCRPC must receive this application at least **fifteen (15) business days** before a scheduled CCRPC meeting to be considered for review at said meeting. This application is not considered received until it is deemed complete and associated fees (determined by the current Fee Schedule) are paid in full.

Signature of Applicant: _____ Date: _____

Signature of Owner (if different): _____ Date: _____

All correspondence from the Clinton County Regional Planning Commission will be directed to the Applicant as listed above. If alternate or additional contacts are desired, please so indicate on a separate sheet.

CCRPC Use Only Below

Date Received _____	Fee Amount _____	RPC Review Date _____
Paid In to Auditor _____	Check Number _____	RPC Action _____

Name of Development: _____

Name of Property Owner:

Owner's Address: _____
City: _____ State: ____ Zip Code: _____
Telephone Number: ____ - _____
Email Address: _____

Name of Engineer/Surveyor:

Address: _____
City: _____ State: ____ Zip Code: _____
Telephone Number: ____ - _____
Email Address: _____

Development Information:

Attach a complete development plan of numbered lots and narrative of proposed land uses, in accordance with the requirements of the Clinton County Subdivision Regulations.

Township: _____ Current Zoning: _____

Parcel ID Number(s): _____

Location Description (address, nearest intersection): _____

Total Acreage:	acres	Total Number of Lots:	lots
Buildable Acreage:	acres	Minimum Lot Size:	square feet
Open Space Acreage:	acres	Number of Open Space Lots:	lots
Right-of-Way Acreage:	acres	Right-of-Way Length:	linear feet

Right of Way refers to new streets to be dedicated to the public via the plat.

What utilities are available at the development site?:

Public Water ☐ Public Sewer ☐ Gas ☐ Cable/Internet ☐ Other ☐

Is a variance necessary from any of the applicable regulatory standards (zoning, subdivision regulations, access management regulations)?	Yes	No
<i>If yes, a separate Variance Application must be filed first along with applicable fee. Zoning Variance requests should be directed to Clinton County Building and Zoning. Subdivision or Access Management Regulations variance requests should be directed to the Clinton County Regional Planning Commssion. The variance request(s) and associated fee(s) are in addition to any other filings or applicable fees.</i>		

Additional copies of this application and the associated plans must be concurrently delivered to other relevant agencies having jurisdiction over development approvals and the division of land:

For all applications:

- Clinton County Health Department
- Clinton County Engineer
- Clinton Soil & Water Conservation District
- Clinton County Building and Zoning Department

If advised:

- Local School District
- Local Township Board of Trustees
- Ohio Department of Transportation
- Ohio Environmental Protection Agency

For platted subdivisions, attach a narrative which addresses how the proposed development complies with the following sections of the Clinton County Subdivision Regulations:

- Article 600.02 entitled “Suitability of Land”
- Article 600.03(A) entitled “Conformance to Applicable Rules & Regulations”
- Article 600.03(B) entitled “Adequate Public Facilities”, specifically addressing the availability of water pressure, sewer capacity or septic availability, and other public facilities.
- Article 600.03(F) entitled “Site Design & Suitability”
- Article 600.06 entitled “Lots & Lot Improvements”, specifically addressing buffer areas, open space areas, and traffic impacts.
- Article 700 entitled “Street Design and Construction Standards”, specifically addressing driveways and site access management.
- Article 800 entitled “Utility Design and Construction Standards”
- Article 900 entitled “Requirements for Construction of Improvements”
- Article 1000 entitled “Environmentally Critical Areas - Standards”, specifically addressing short-term construction activity mitigation and long-term impacts of the development.

For site plan reviews, attach a narrative which addresses how the proposed development complies with the Design Review Guidelines in Section 10.07(C)(18) of the Clinton County Zoning Resolution:

- Proposed development mitigates potential harm to nearby and surrounding area property values.
- The side and rear elevations of proposed buildings complement the front elevation.
- Building additions complement the architectural design and materials of the main structure.
- Mechanical equipment, whether located at ground level, raised, or on a roof, shall be screened.
- Unless entirely screened from view, structures shall be oriented such that no loading area is directly visible from an adjacent residential area or from an existing or future public right-of-way.
- Landscaping Plan preserves existing trees and plants new tree groves into the design of the site.
- Streetscape is not dominated by parking lots, whether located on the same, adjacent, or nearby property. Any proposed lighting must not cast glare upward or onto adjacent properties.
- Manufacturing and warehouse buildings, including self-storage facilities and mini warehouses, shall contain an attractive façade on all building sides facing a public street or residences.
- Large impervious surfaces, including structures or parking areas over 60,000 sq. ft. in area, should incorporate low-impact development (LID) storm water management techniques including but not limited to: green roofs, rain gardens, or pervious parking surfaces to the greatest extent feasible.

For planned unit developments, attach a narrative which addresses how the proposed PUD complies with the Design and Development Standards in Section 4.01(I) of the Clinton County Zoning Resolution:

- Character – size, scale, design, materials, massing, location
- Anti-Monotony – variation in detail, colors, and landscaping to provide visual interest
- Building Materials – high-quality materials, including masonry, wood, and glass
- Architectural Design – building elevations include horizontal and vertical architectural treatments. Non-residential buildings shall have clearly defined primary facades and prominent entrances.
- Residential Garages – preferably, recessed into the structure or side-loaded
- Non-Residential Parking, Loading, and Service Areas – locate to side or rear, screen from view
- Pedestrian-Oriented Development - Residential, commercial, and mixed-use PUDs shall include paved pedestrian paths within the development that connect the buildings, parking areas, and recreation/open space areas, as well as connect to the pedestrian network outside of the site.