



The City of Canal Winchester

Development Department

45 E. Waterloo Street

Canal Winchester, Ohio 43110

Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

PROPERTY OWNER

Name _____

Address _____

Phone _____ Email _____

APPLICANT

Name _____

Address _____

Phone _____ Email _____

Address or Location of Subject Property _____

Request _____

Attach a current survey (within 2 years) and legal description along with supporting materials required per Section 1143.02 (c) (see attachment). Additional information may be required by the Planning & Zoning Administrator, the Planning & Zoning Commission or City Council.

**I certify that the information provided with this application is correct
and accurate to the best of my ability.**

Property Owner's or Authorized Agent's Signature

Date

.....
DO NOT WRITE BELOW THIS LINE
.....

Date Received: ____ / ____ / ____

Tracking Number: ZA - _____

P&Z Public Hearing: ____ / ____ / ____

Council Public Hearing: ____ / ____ / ____

Recommendation ____ Approval ____ Denial

Action ____ Approval ____ Denial

Expiration Date: ____ / ____ / ____

Fee: \$ _____ Paid: ☐

Council Ordinance Number: _____

Zoning Code and Map Amendment Application Attachment

Required Materials per Section 1143.02(c)

1. Name, address, and phone number of the applicant(s) and representative(s), if any, and the signature of the property owner(s).
2. A current and accurate legal description of the property(s) in question, and a current survey prepared by a licensed surveyor.
3. The proposed amendment to the Zoning Code, the proposed use, and the proposed zoning district of the property(s).
4. The present use and present zoning district of the property(s).
5. A list of all property owners within, contiguous to, and directly across the street from the property(s) in question. The list of addresses shall correspond to the County Auditor's current tax list.
6. A statement of the relationship of the proposed change or amendment to the general welfare of the community, to appropriate plans for the area, and to the changed or changing conditions behind the request to re-zone.
7. A plot plan to show the following:
 - a. Boundaries and dimensions of the lot and the size and location of all proposed and existing structures.
 - b. The proposed use of all parts of the lot and structures.
 - c. Traffic access, traffic circulation, existing and proposed utilities, parking, lighting and illumination, landscaping, signs, and other such information relevant to the proposed use.
 - d. Such additional information as may be required by the Zoning Code and/or requested by the Planning & Zoning Administrator or the Planning & Zoning Commission.
8. Any deed restrictions, easements, covenants, and encumbrances to be used to control the use, development and maintenance of land and proposed uses shall be fully denoted by text and map.
9. At the discretion of the Planning & Zoning Administrator, an engineer's estimate of utility needs of the proposed use of the area being considered for rezoning, to include sewer, water, and refuse demand may be required. In addition, an engineer's estimate of potential traffic generation for the proposed uses and measures proposed by the applicant to mitigate the impacts resulting from said generation may be required by the Planning & Zoning Commission.
10. For all developments over twenty-five (25) acres, and/or for commercial and industrial developments over 10,000 square feet and/or for any development that requires direct access to a major thoroughfare and/or for any development that is not contiguous with existing water and sewer, a fiscal/economic impact study will be required to determine if the development will require immediate or short-term expenditures on the part of the municipality in terms of infrastructure and/or support services.