



[FOR OFFICE USE ONLY]

Planning Commission Hearing Request: Map/Text Amendment

Planning & Zoning Department
100 Dayton St, 2nd Floor
Yellow Springs, OH 45387
(937) 767-1702

Case #: _____

Hearing Date: _____

Applicant Information

Property Address:					
Property Owner:		Phone:		Email:	
Applicant Name:		Phone:		Email:	
Mailing Address:					

Project Information

Property Address		Greene Co. Parcel #	
Current Zoning District		Proposed District	

Required Attachments

Vicinity Map With:

☐ Survey	☐ Legal Description	☐ Petition
☐ Property Lines	☐ Streets	☐ Existing Zoning District
☐ Proposed Zoning District	☐ Existing Use of all buildings	
☐ Principal Use of all properties within 300 feet		

Applicant Signature: _____ Date: _____

FOR OFFICE USE ONLY		
Zoning District Change:		Hearing Date:
Text Amendment Change:		Approved ☐ Denied ☐
Fee: \$ _____	Date Paid:	
Zoning Administrator	Date	

SEE PAGES 2-5 FOR REVIEW GUIDELINES

- Complete Section 1280.02(a) for Text Amendments
- Complete Section 1280.02(b) for Zoning Map Amendments (Rezoning)

Section 1280.02 Review Guidelines

(a) Text Amendment. The proposed amendment would:

1) Clarify the intent of the code .

2) Correct an error in the code.

3) Address changes to State legislation, recent case law or opinions from the Attorney General of the State of Ohio.

4) Affect the implementation of the Comprehensive Plan and the Vision: Yellow Springs and Miami Township document.

5) Promote compliance with changes in other County, State or Federal regulations.

6) In the event the amendment would add a use to a district, that use would be fully consistent with the purpose of the district and the character of the range of uses provided for within the district.

7) Not create incompatible land uses within a zoning district.

8) Be supported by the findings of reports, studies, or other documentation on functional requirements, contemporary building practices, environmental requirements and similar technical items.

9) If applicable, be consistent with the Village's ability to provide adequate public facilities and services.

10) Be consistent with the Village's desire to promote the public health, safety, convenience, comfort, prosperity and general welfare of the community.

(b) Zoning Map Amendment (Rezoning). The rezoning and the uses permitted in the proposed district:

1) Are consistent with the goals, policies and future land use map of the Comprehensive Development Plan and the Vision: Yellow Springs and Miami Township document; or, if conditions have changed significantly since the plan was adopted, is consistent with recent development trends in the area

2) Are compatible with the site's physical, geological, hydrological and other environmental features.

3) Are compatible with surrounding uses in terms of land suitability, impacts on the community, density, potential influence on property values and traffic impacts.

4) Can be accommodated on the subject property, considering existing or planned infrastructure including roads, sanitary sewers, storm sewer, water, sidewalks, and road lighting.

5) Do not result in a spot zone.
