



City of Canal Winchester

45 E Waterloo Street
Canal Winchester, Ohio 43110
Development Department
Phone (614) 837-7501 Fax (614) 837-0145

ZONING CODE AND MAP AMENDMENT APPLICATION

rev. 6/20/2023

PROPERTY OWNER

Name _____

Address _____

Daytime Phone _____ Email _____

APPLICANT

Name _____

Address _____

Daytime Phone _____ Email _____

Address or Location of Subject Property _____

Requested _____

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 Village 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: ___ / ___ / _____

Fee: \$ _____
Paid

Tracking Number: ZA - _____

P&Z Public Hearing: ___ / ___ / _____

Recommendation ___ Approval ___ Denial

Council Public Hearing: ___ / ___ / _____

Action ___ Approval ___ Denial

Expiration Date: ___ / ___ / _____

Council Ordinance No.: _____

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 rezone.
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.