



APPLICATION FOR A DETAILED UNIT DEVELOPMENT
City of Greenfield
Plan Commission

Greenfield Plan Commission Detailed Unit Development Checklist

The following items must be submitted before a petition to the Plan Commission can be scheduled for public hearing. Any questions regarding these items should be directed to the Plan Commission office at 317-477-4320.

- ☐ Application Form - One completed petition form with original signature.
- ☐ Legal Description.
- ☐ Official Stamped and Signed Survey.
- ☐ Land Use and Development Plan.
 - Major circulation patterns with complete street concepts
 - General locations of land uses and estimated acreage
 - Generalized proposal for built pattern including buildings, structures, and parking areas/locations
 - Open space, buffer yards, preservation areas, and recreational facilities
 - Areas in which structures may be built (buildable area), including areas for cluster type residential development without lot lines
 - Phasing of the proposed development
 - Other details to indicate unique features and character of the proposed development
- ☐ Statement of Development Standards
 - Lot and Floor Area minimums
 - Ratios of floor space to land area
 - Minimum open space required for different use types
 - Setback lines and minimum yards, including perimeter yards when abutting a lower density use
 - Building separations
 - Height of structures
 - Signs
 - Off-street parking and loading/unloading areas
 - Architectural Design requirements
 - Other provisions being modified from the UDO or applicable to the proposed Detailed Unit District
 - Must designate a zoning district as a default for the purpose of any development standard omitted or not established in the Statement of Development Standards for the PUD
- ☐ Plan Submittal:
 - Technical Review
 - o 1 digital and 8 physical preliminary sets (sized 24 x 36) of land use plans, development plans and full color architectural elevations (if available) for distribution to Technical Review Committee members
 - o Revised Response to Tech Review: 1 digital and 6 physical sets of revised civil plans (sized 24x36) and all responses to department comments.
 - o Drainage Plan per subdivision code – if applicable.
 - Plan Commission:
 - o 1 digital and 12 physical sets of final development plan, landscape plan, lighting plan and color architectural elevations (size 11 x 17) to be delivered for staff reports once Tech plans are revised per the city comments
- ☐ Copy of the property deed or contract.

Note: Any application filed by any person other than the legal owner of the real estate involved shall be accompanied by a notarized consent to permit the filing of such application.
- ☐ Required fee of \$ 500.00 + \$25.00 per lot.



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Date Filed _____

Docket # _____

Detailed Unit Development requests shall be filed in accordance with the City of Greenfield Zoning Code Chapter 155.030 “General Performance Standards” & 155.019 “PUD – Planned Unit Developments”

1. Premises Affected

Address, or location from major streets _____

Key Parcel # _____

Attach or enter Legal Description _____

Present Zoning _____ Proposed Zoning _____ Total Acreage _____

Current Use _____

Use of Adjacent Properties: North: _____ South: _____

East: _____ West _____

Proposed Use _____

Is this a Preliminary Detailed Unit Development _____ or a Final Detailed Unit Development _____

2. Applicant Info

Name _____

Street Address _____

City, State, Zip _____

Primary Contact Person regarding this petition _____

Telephone, Fax, E-Mail _____

Signature of Applicant _____

Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) _____

3. Property Owner

Name _____

Street Address _____

City, State, Zip _____

Telephone, Fax, E-Mail _____

Signature of Owner _____



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Documentation Required: See Checklist under Plan Submittal for size and number.

Site Plan _____ Photographs _____ Building Plans _____ Samples _____ Drawings _____ Other _____

INSTRUCTIONS FOR NOTICE OF PUBLIC HEARING:

For each application, the applicant shall assume the responsibility and expense of notification and publication of notice as required by the Rules of Procedure of the City of Greenfield Advisory Plan Commission, by Ordinance, or by State Law.

Staff will prepare Legal Notice of Public Hearing and provide to petitioner the approved notice, signed by the Planning Director a minimum of 5 business days prior Notice Deadline.

a. Public Notice (Newspaper)

For every application which is to be heard by the Plan Commission, the Legal Notice of Public Hearing shall be given in a newspaper of general circulation in Greenfield, Indiana, in the form prescribed by the Plan Commission. The applicant shall cause the notice to be published at least fifteen (15), but not more than thirty (30), days prior to the date set for the hearing.

The Daily Reporter asks that all notices for publication be emailed. The paper is published Tuesday through Saturday. Tuesday - Friday's deadline: previous day by Noon. Saturday deadline: Thursday by Noon. Contact Dee Berge at DRlegals@greenfieldreporter.com Tel: 317-477-3243

b. Personal Notice (U.S. Mail)

For all applications for rezoning and the platting of subdivisions, the Petitioner shall notify all abutting and adjoining legal land owners within two (2) property depths, or 660 feet of the subject property, whichever is satisfied first. For the purpose of determining names and addresses of legal land owners, the Applicant shall reference the records of the Hancock County Assessor. Such Legal Notice of Public Hearing shall be mailed 'certified mail/return receipt' or by 'certificate of mailing' (Postal Service Form 3877) at least fifteen (15), but not more than thirty (30), days before the date of the hearing.

c. Proof of Notice

1. Proof of publication of the **Public Notice** must be made by an Affidavit of the publisher and attached to a copy of the notice taken from the paper in which it was published and filed with the Secretary of the Plan Commission before the hearing. Such Affidavit must specify the City, the time, and the paper in which the notice was published.
2. The certified mail receipts or the Form 3877 certificate of mailing of the **Personal Notice** shall be filed with the Plan Commission Secretary before the hearing accompanied by an Affidavit signed by the applicant verifying that all persons entitled to receive notice pursuant to these rules and the ordinances of the City of Greenfield, Indiana, have been properly notified.



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AFFIDAVIT:

STATE OF INDIANA)
COUNTY OF HANCOCK)
TO THE GREENFIELD PLAN COMMISSION

_____, verifies and states that he/she, at least fifteen (15), but not more than thirty (30), days prior to the scheduled hearing, has mailed notice by certified mail/certificate of mailing to all of the adjoining legal landowners within two property depths or 660 feet of the property which is the subject matter of Docket #PC_____, with an address of _____

_____ filed by _____ on the _____ day of _____, 20____ to the addresses obtained from the Office of the Auditor of Hancock County, Indiana. Said return receipts are attached hereto.

Further affiant sayeth not.

Signed

Printed name

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public

Printed Name

Commission Expires: _____

County of Residence: _____



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CONSENT FORM:

The undersigned, _____, being the owner of the property commonly known as _____ hereby authorizes _____ to file land development petitions or request the applicable permits for the aforementioned address.

This consent shall:

- ☐ Remain in effect until revoked by a written statement filed with the Engineering and Planning Department of the City of Greenfield, or
- ☐ Remain in effect until _____

Property Owner

Property Owner

Address

Address

Phone, Email

Phone, Email

Date

Date

STATE OF INDIANA

COUNTY OF HANCOCK, SS:

Subscribed and sworn to before me

this ____ day of _____, ____.

Notary Public

Printed Signature

My Commission Expires:

County of Residence

STATE OF INDIANA

COUNTY OF HANCOCK, SS:

Subscribed and sworn to before me

this ____ day of _____, ____.

Notary Public

Printed Signature

My Commission Expires:

County of Residence