

PLANNING & DESIGN COMMISSION

DATE OF MEETING: 3rd Wednesday of every month except the month of August

TIME OF MEETING: 7:00 P.M.

PLACE OF MEETING: Fairview Park Municipal Building – Council Chambers

APPLICATION FEE: \$110.00 (plus plan review fee if required)

FILING DATE: Schedule attached.

DEPOSIT FOR CITY ENGINEER’S SEWER SURVEY (if needed) \$300.00

AN APPLICATION TO APPEAR BEFORE THE PLANNING AND DESIGN COMMISSION SHALL BE ACCOMPANIED BY THE FOLLOWING:

1). **Proof applicant is authorized to act on behalf of the property owner.**

2). **12 sets of drawings consisting of the following:**

a) A Site Plan drawing to scale showing the location by dimension of the existing and proposed buildings, the dimension of the lot, exterior lighting, driveways, walks, parking areas existing and proposed, finished grades, the location, distance to and use of adjacent buildings and adjoining lots, and evidence that the lot has been surveyed and properly located. Parking spaces shall conform to pertinent sections of each zoning district of the Codified ordinances of the Fairview Park. Refuse containers shall be properly screened and fenced with a locking gate.

b) Elevation drawings showing all elevations necessary to completely describe the exterior of the building, including floor to floor dimensions.

c) Such other drawings, showing all elevations necessary to completely describe the exterior of the building, including floor to floor dimensions.

d) Such other drawings colored renderings, data exterior material samples and other information as may be required by the Planning and Design Commission in accordance with Chapter 137 of the Codified Ordinances of Fairview Park.

e) Floor plans sufficiently dimensioned to describe all relevant space sizes and spaces must be identified by code appellation. Any space used for assembly purposed must show seating arrangements and number of seats.

3) 3 sets of site improvement plans must be submitted to the City Engineer for approval.

4) Any other information as may be requested.

DATE OF MEETING: _____

LAST DAY TO FILE: _____

APPLICATION
PLANNING & DESIGN COMMISSION
CITY OF FAIRVIEW PARK

PLEASE NOTE: Applicant must appear at the meeting.

APPLICANT (if other than property owner, consent form must be signed):

NAME: _____ PHONE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

PROPERTY OWNER:

NAME: _____ PHONE: _____

ADDRESS: _____

CITY: _____ STATE: _____ ZIP CODE: _____

ADDRESS OF SUBJECT PROPERTY: _____

ZONING CLASSIFICATION: _____

**INDICATE TYPE OF WORK FOR WHICH YOU ARE SEEKING
APPROVAL**

1. Signage _____
2. Exterior Renovations _____
3. New Construction _____
4. Parking facilities _____
5. Lighting _____
6. Landscaping/Buffering _____
7. Refuse Storage _____
8. Fencing _____
9. Lot Split/Consolidation _____
10. Other _____

Submit 12 sets of drawings with application.

SIGNATURE _____ DATE _____

The Commission must hold a public meeting regarding this application and must notify all property owners within 300 feet of the boundaries of the subject property at least 7 days before the meeting.

SIGN APPLICATION

DATE _____

ADDRESS OF SIGN LOCATION _____ ZONING: _____

NAME OF PROPERTY OWNER _____

NAME OF SIGN INSTALLER _____

ADDRESS _____ PHONE _____

THIS APPLICATION IS BEING MADE FOR THE FOLLOWING SIGN(S):

(For more than 2 signs, use additional copy of this form)

(1) **Type of Sign:** (monument, identification, flatwall, canopy/awning, projection, other)

Size of Sign: _____ **Square Footage of Sign Area:** _____
(If double faced, count both sides; 24 sq. ft. per side=48 total)

Location of Sign: _____ **Height of Sign From Grade:** _____
(monument sign, 6' maximum ht.)

Wording on Sign: _____
* (Identification sign must carry only name of firm, the major enterprise, the principle product offered for sale on the premises, or a combination of these things).

(2) **Type of Sign:** (monument, identification, flatwall, canopy/awning, projection, other)

Size of Sign: _____ **Square Footage of Sign Area:** _____

Location of Sign: _____ **Height of Sign From Grade:** _____

Wording on Sign: _____
*See above

PLEASE SUBMIT THE FOLLOWING WITH SIGN APPLICATION

- | | |
|--------------------------------------------|-----------------------------|
| 1. Authorization of owner to install sign. | 5. Cross section of sign. |
| 2. Elevation sketch of building | 6. Illumination description |
| 3. Site plan showing proposed location. | 7. Twelve color renderings. |
| 4. Photographs of building. | 8. Specifications |

TOTAL SQUARE FOOTAGE OF SIGN AREA PROPOSED: _____

TOTAL SQUARE FOOTAGE OF SIGN AREA PERMITTED: _____

TOTAL SQUARE FOOTAGE OF SIGN AREA EXISTING: _____

APPROXIMATE VALUATION OF SIGN(S): _____

SIGNATURE OF APPLICANT: _____

CONSENT TO AN APPROVAL OF PLANS FOR
IMPROVEMENTS UPON PREMISES TO BE
MADE BY OTHER THAN THE PROPERTY
OWNER TO ANY and ALL NECESSARY
BOARDS

_____(Name of Entity or Person), **OWNER*** of the real property located at
_____(Street Address) in the
City of Fairview Park does acknowledge review of the building plans submitted to the City of Fairview Park by
_____(Name of Entity or Person), who proposes the following (describe
the nature of the proposed improvement, construction, alteration, addition and/or installation):

and hereby consents to and approves of same:

NAME and ADDRESS OF **PROPERTY OWNER**

SIGNATURE, NAME, ADDRESS and
POSITION OR PERSON AUTHORIZED
TO REPRESENT PROPERTY OWNER

*If the person consenting to and approving of building plans is an **AGENT OF THE PROPERTY OWNER** the following **must** be completed:

_____(name or entity or person) has been duly constituted as the agent
for _____(name or Property Owner) in the consenting to and approval of building plans.

Signature, Name, Address, and Position with Property Owner

Specific Item Check List For Planning & Design Commission

Final Development Plan Requirements. All development plans or parts thereof shall be prepared and submitted by a licensed/registered professional such as an engineer or an architect. Development plans shall be drawn at a scale of not less than fifty feet to the inch. The final development plans shall include all of the following items:

- (1) **Survey.** A survey of the property including permanent parcel number(s), land ownership and existing and proposed topography. Final development plans shall also include a plat for the entire development area showing the street right of way, easements, watercourses, retention basins, property line dimensions and bearings; surrounding streets and adjoining lots.
- (2) **Building and Structures.** The location, size, height, entrances and access, use or proposed use, general design, color and exterior façade material samples of all main and accessory buildings or structures, proposed and existing, and proposed and existing fences or walls. The plan shall also indicate the location and outline of buildings on adjoining lots.
- (3) **Floor Plans.** Floor plans drawn to scale, dimensions and labeled indicating the proposed uses of all building areas.
- (4) **Streets and Sidewalks.** The proposed public and private system of circulation including automobiles, delivery vehicles, emergency vehicles, and pedestrian details, including pedestrian plazas, connection to existing streets and rights of way; curbs; proposed or existing methods of traffic control, size and type of pavement, estimate of traffic volume and, when applicable, proposed names of any street.
- (5) **Parking and Loading Areas.** The layout, location, dimensions and estimate of number of spaces, type of pavement, curbing, design features, and landscaping in parking and loading areas.
- (6) **Utilities.** Preliminary on-site utilities including water lines, fire hydrants, sanitary sewers and storm sewers, including easements and connections to existing or proposed utility service to the project.
- (7) **Outdoor Storage.** The location and layout for all areas of all permitted storage or display of any material, vehicle, waste material, products or container for storage including storage enclosures.
- (8) **Signs.** The location, size, height, design and material for all signs to be placed on the property or the outside surfaces of all structures.
- (9) **Landscaping and Lighting.** The design and location of all existing and proposed landscaping areas, open spaces, retention areas, yards including names and sizes of all proposed and existing plant material; the location, height, design and specifications of exterior lighting.
- (10) **Buffering.** The location, size, height and types of plantings and/or screening to be used in compliance with the requirements of the Zoning Code and/or plantings as may be required by the Planning and Design Commission to separate, screen and/or protect adjoining property.
- (11) **Grading; Drainage.** A topographic plan indicating existing and proposed grading, catch basins, drainage, drainage structures, retention systems, ditches, drain sizes, easements and, if required, engineering documents and drainage calculations.

IMPORTANT

READ THIS NOTICE BEFORE COMPLETING APPLICATION

These forms are an application only. You will not be approved for the docket until the application is reviewed by the Building Department. If all items are **complete**, you will be notified that you are scheduled to appear before the Commission. If any items are **missing** or **incomplete**, you will be notified as to what shall be (re)-submitted. Due to the time involved in re-submittals and scheduling, you shall not be able to appear until the next scheduled meeting after the meeting you originally applied for, if the application is not **complete** by the filing deadline.

All changes in exterior materials must have samples of the specific materials submitted when you appear at the meeting. The samples must be of a sufficient size that will show texture, form and color or any other architectural feature that may be considered by the Commission.