



Jack Bradley  
Mayor

# CITY OF LORAIN

## PLANNING COMMISSION

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### PRELIMINARY/FINAL DEVELOPMENT PLAN SUBMISSION

1. Complete application
2. Narrative (detailed description of the project)
3. List of names and addresses of all abutting property owners on the rear, sides, and across the street or alley, on 8 ½" x 11" stationary
4. Please review the Lorain Zoning Code requirements for the respective district:  
[https://codelibrary.amlegal.com/codes/lorain/latest/lorain\\_oh/0-0-0-17155](https://codelibrary.amlegal.com/codes/lorain/latest/lorain_oh/0-0-0-17155) and Chapter 1145- Development Plan Requirements:  
[https://codelibrary.amlegal.com/codes/lorain/latest/lorain\\_oh/0-0-0-45065#JD\\_1145](https://codelibrary.amlegal.com/codes/lorain/latest/lorain_oh/0-0-0-45065#JD_1145)
5. Please submit one (1) hard copy and one (1) electronic version

All complete applications and required documentation must be submitted at least fifteen (15) business days prior to the next regularly scheduled meeting. Incomplete packets will not be forwarded to Planning Commission for review.

Meetings are held in Lorain City Council Chambers on the 1<sup>st</sup> Wednesday of every month at 9:00am. The applicant or their agent must be present.

Please submit all completed applications, required documents, and fees to:

*Evelisse Atkinson, Planning & Zoning Administrator*  
City of Lorain, Building, Housing & Planning  
200 West Erie Ave., 5<sup>th</sup> Floor, Lorain, Ohio 44052  
P: 440-204-2306 Email: [Evelisse\\_Atkinson@cityoflorain.org](mailto:Evelisse_Atkinson@cityoflorain.org)

**Review of the Preliminary or Final Development Plan by City departments or Planning Commission does not permit or authorize the commencement of any development or construction. The applicant must submit the required applications, fees, and necessary documents to each respective department for permit consideration.**



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# CITY OF LORAIN

## PLANNING COMMISSION

PDP \_\_\_\_\_

FDP \_\_\_\_\_

### APPLICATION FOR DEVELOPMENT PLAN SUBMISSION

APPLICATION IS HEREBY MADE TO THE PLANNING COMMISSION OF THE CITY OF LORAIN, OHIO FOR DEVELOPMENT PLAN APPROVAL, CHAPTER 1145.

**PLEASE CHECK ONE:**

PRELIMINARY DEVELOPMENT PLAN:  (required for Mixed-Use and Planned Unit Developments)

FINAL DEVELOPMENT PLAN:

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OWNER OR AGENT NAME: \_\_\_\_\_

ADDRESS OF OWNER: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

PHONE: \_\_\_\_\_ EMAIL: \_\_\_\_\_

PROPERTY ADDRESS or PPN: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

BRIEF DESCRIPTION OF PROJECT: \_\_\_\_\_

\_\_\_\_\_

ZONING DISTRICT: \_\_\_\_\_

\_\_\_\_\_  
APPLICANT'S SIGNATURE

\_\_\_\_\_  
DATE

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<b>APPROVED</b>	
_____ CHAIRMAN, CITY OF LORAIN PLANNING COMMISSION	_____ DATE
FOR OFFICE USE ONLY	

## Section 12.05 Development Plan Requirements.

A. **Required Content.** Each site plan submitted shall contain the following information, as applicable:

Table 12-5, Development Plan Required Information			
Required Information	Site Plan Level		
	Administrative	Preliminary	Final
<b>General Information</b>			
Date, north arrow and scale	X	X	X
Name and address of property owner and petitioner	X	X	X
Location sketch	X	X	X
Legal description of the subject property	X	X	X
Boundary survey	X	X	X
Size of subject property (in acres)	X	X	X
Name and firm address of plan preparer	X	X	X
Preparer's professional seal			X
<b>Existing Conditions</b>			
Existing zoning classification of subject property	X	X	X
Property lines and required setbacks	X	X	X
Location, width and purpose of all easements	X	X	X
Location and dimensions of all existing structures on the property	X	X	X
Location of all existing driveways, parking areas and total number of existing parking spaces on the property	X	X	X
Location of all existing structures, driveways and parking areas within 150 feet of the subject property, including those across any street or alley.		X	X
Location of all existing structures, driveways and parking areas within 50 feet of the subject property	X		
Abutting street right-of-way width		X	X
Existing water bodies (lakes, streams, wetlands, etc.)	X	X	X
Outline of existing landscaping and vegetation on the property	X	X	X
Size and location of existing utilities (water, sanitary and storm)	X	X	X
<b>Proposed Development</b>			
Layout and typical dimensions of proposed parcels and lots		X	X
Location and dimensions of all proposed buildings	X		X
Finished floor elevations of all buildings	X		X
Number of proposed dwelling units (by type – detached, attached, multiple-family, etc.), including typical floor plans for each type of unit		X	X
Location of all proposed streets, drives, and sidewalks	X	X	X
Dimensions and radii of proposed drives, acceleration/deceleration lanes and sidewalks	X		X
Curbing, parking areas (including dimensions of typical space and total number of spaces to be provided), and unloading areas	X		X
Location of walls and fences	X	X	
Height and materials of walls and fences			X

Recreation areas, common use areas, dedicated open space and areas to be conveyed for common or public use	X	X	
All deed restrictions or covenants			X
Landscape plan, per <i>Chapter 13</i>	X		X
Exterior lighting location, fixture type	X		X
Signs (location, dimensions, setbacks), per <i>Chapter 15</i>	X		X
Utility plan showing sanitary sewage, potable water supply, electric, gas, phone, and cable	X	X	X
Grading plan and location and type of all proposed surface water drainage facilities	X	X	X
Narrative description of the project including proposed use, existing floor area (square feet), size of proposed expansion (square feet), and any change in the number of parking spaces	X	X	
<b>Building Details</b>			
Typical elevation views of all sides of each building type			X
Elevation views of building additions			X
Color and material specifications	X		X
Building height	X	X	X
Gross and net floor area of non-residential buildings	X		X
Livable floor area of dwellings by type			X
<b>Additional Information</b>			
Any other information required by the zoning administrator, planning commission, design review board, or city council to demonstrate compliance with other applicable provisions of this ordinance	X	X	X