G. Ripley County Area Planning Commission
P.O. Box 151
Versailles, IN 47042

Application for Unit Development

This application is for a re-zone to the Unit Development (UD) Zone. It is intended to provide more development flexibility than is possible through the application of customary zoning regulations. Even if the re-zone is approved, because of the nature of this zone, if no improvements have been made pursuant to the Approved Detailed Unit Development Plan for twenty-four (24) consecutive months, or if at least fifty percent (50%) is not completed within five (5) years from the approval by the Commission of a Detailed Unit Development Plan, the Commission shall initiate an amendment to the zoning Code so that the land will be zoned or reclassified into a category or categories which most nearly approximate its then existing use or such other zoning category or categories which is deemed appropriate.

Approval of a detailed site plan shall be obtained within one (1) year after adoption by the Board of County Commissioners, or respective town council, unless an extension of time has been granted.

A. Personal Information:

1. Name _____
2. Address _____
   _____
3. Phone Numbers: home: _____
   business: _____
   cell: _____

B. Property Information

4. Location of Property: Sec _____Twp _____Rng _____
5. Tax Parcel Number: _____
6. Proof of ownership by deed recorded: _____
7. Acres involved with this petition: _____
8. Current Zone of Property: _____

C. Unit Development Information

9. Name of Development _____
10. Number of phases _____
11. Anticipated use of each phase: Phase 1 _____
    Phase 2 _____
    Phase 3 _____
    Phase 4 _____
    Phase 5 _____

D. (#12) Statement of Purpose (check all that apply)

_____ (1) This Unit Development is a more creative approach in land and building site planning than other zones would allow.

_____ (2) This Unit Development creates a more efficient, aesthetic, and desirable use of open space than would be allowed by a Subdivision.

_____ (3) This Unit Development promotes variety in the physical development pattern of the community.

_____ (4) This Unit Development produces a wider range of choices for residential development.

_____ (5) This Unit Development will renew an older area where new development and restoration are needed to revitalize the community.

_____ (6) This Unit Development gives the development special consideration of this property that has unique features, such as historical significance, unusual topography, landscape amenities, and size and shape.

_____ (7) This Unit Development recaptures by-passed land that has been poorly planned and developed that it has been seen as a liability.

_____ (8) This Unit Development will help simplify the process of development proposals by providing for concurrent review of land use, subdivision, public improvements, and citing considerations.

E. Applicability

_____ 13. The land uses intended for this Unit Development concurs with the limited uses described in Section 80.22 of the Ripley County Area Zoning Code.

_____ 14. This Unit Development is designed to produce an environment of stable and desirable character in keeping with the principles of good neighborhood design and is equal to the requirements of the Ripley County Area Zoning Code.

_____ 15. This Unit Development is consistent with the Ripley County Comprehensive Development Plan of current adoption and is in the best interest of the County and the incorporated town.

F. List of Items to be included with this application

_____ 16. Six (6) copies of the preliminary plan
_____ 17. List of Interested Parties, with their addresses
_____ 18. A statement expressing the order and estimated time of development.
_____ 19. Has application fees been paid?
_____ 20. Have the mailing and publication fees been paid?
_____ 21. Has the applicant received a copy of Section 80:22 from the Ripley

County Area Zoning Code entitled “UD Unit Development Plan District”?

_____ 22. Does the applicant understand the intention, terms, and conditions of the re-zone called Unit Development?

As applicant, I understand that this application is being submitted in accordance with the Ripley County Area Zoning Code, and that I am responsible for the accuracy and completeness of the application.

I understand that incomplete or inaccurate information may result in delay or denial of the request.

_____ _____

(Applicant’s Signature) (Date)

Check List

This checklist is to ensure that you have all the information needed to file for an application for the Area Plan Commission or the Board of Zoning Appeals.

- _____ Application form completed in full.
- _____ Green Cards are to be sent to all interested parties at least Ten (10) days prior to the meeting.
- _____ Public notice is to be published at least Ten (10) days prior to the meeting.
- _____ Green Cards, and or the receipts for the certified mailings are to be presented to the Executive Director prior to the meeting.
- _____ Proof of publication is to be presented to the Executive Director prior to the meeting.
- _____ Application fee is to be paid at the time of application.

_____ Signature

_____ Date