

Amendment to Planned Unit Development Application:

414 N. Main St. Hobart, In 46342

(219) 942-7985

planning@cityofhobart.org

- I. The Plan Commission meets on the first Thursday of every month at 7:00 p.m. Applications are due the Tuesday directly following a regularly scheduled Plan Commission meeting. If applications are filed after the deadline and can meet state notification requirements, they may pay twice the applicable fee and be placed on next Plan Commission agenda.
- II. Filing Fee: \$100. 00 payable to the City of Hobart and \$35 public notice frame and sign for public notice, \$20 of which is refundable once frame is returned with receipt.
- III. Public Hearing Checklist:
 - a. Original Plat of Survey with complete legal description, parcel numbers, and acreage. A deed may also be required.
 - b. Include original PUD Ordinance and any revisions. Generate a list of amendments to existing PUD. Preliminary site plan and subdivision filed at the same time (if applicable).
 - c. Application completed and notarized. If the petitioner is not the owner, a completed Power of Attorney form must be submitted with application. If there is more than one property owner in the area of covered by the PUD amendment, all property owners must sign application or Power of Attorney for PUD amendment.
 - d. Mail petition packet to board members of the Hobart Plan Commission, once petition is assigned a docket number by staff. (see attached for member list)
 - e. Legal Advertisement placed in a paper of local circulation 10 days prior to public hearing. Proof of publication must be presented to staff prior to public hearing.
 - f. Notification of adjacent property owners. The list is generated by City of Hobart Staff. Petitioner is responsible to contact via certified US Mail and return certification to staff prior to public hearing.
 - g. Place sign and frame at location at least 10 days prior to public hearing.
 - h. Comments as deemed necessary by the Planning Department
- IV. Appear before City Council for final decision.

Findings of Fact

In the following space please provide the reason and concept of why you propose to amend the zoning map and provide justification. Consider the following in your response;

- (1) the comprehensive plan;
- (2) current conditions and the character of current structures and uses in each district;
- (3) the most desirable use for which the land in each district is adapted;
- (4) the conservation of property values throughout the jurisdiction; and
- (5) responsible development and growth.

The rezone should/should not be granted because; (Must meet all the following requirements.)

___(a) the petition is not "spot zoning" which will confer a special benefit to the petitioner on a small tract of land with no commensurate benefit to the community.

___(b) the comprehensive plan will not be disrupted or destroyed because:

___(c) the land involved is suitable for the proposed land change because:

___(d) the topography is suitable for the proposed land use without adverse effect upon the surrounding land because: _____

___(e) the property value of adjacent property would not be decreased because:

Signature of Petitioner/Agent

Date

Decision:

After public hearing and review by the Hobart Advisory Plan Commission for the recommendation to rezone, the Plan Commission now finds that the Petition to Rezone **Does or Does Not** comply with the standards in the zoning ordinance.

All of which this _____ day of _____, 20___ by a majority vote of the Hobart Advisory Plan Commission.

Plan Commission President

Attest:

Plan Commission Secretary/Zoning Official

Application to Amend PUD: City of Hobart



PC _____

Date _____

Property Owner:

Mailing Address: _____

Phone _____ Fax _____

Email _____

Applicant (if different than owner);

Mailing Address: _____

Phone _____ Fax _____

Email _____

Site Address: _____

Parcel Number(s): _____

Current Zoning: _____ Previous Ordinance #: _____ Acres: _____

Proposed Amendment(s): _____

This is to certify that _____ (hereinafter "Petitioner") is authorized to apply for a _____, concerning the attached described real estate. Said case will appear before the following board: Hobart Plan Commission

Petitioner _____ Printed Name _____

Notary Public _____ My Commission Expires _____

County _____

Clerk's Stamp

Zoning Administrator's Stamp