



# Development Plan

## Multifamily, Commercial, and Industrial Developments

Office of Development Services | 815 Lincoln Highway East | New Haven, IN 46774

### Step 1: Application

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**Pre-Application Meeting** - Prior to the intended filing, the applicant must discuss the potential application with Staff for the purpose of becoming familiar with requirements, procedures, deadlines, and hearings. The legal descriptions for the petition may be reviewed at this time.

**Making Application** - The applicant must make an appointment with Staff to file by calling (260) 748-7040. A complete application with all required attachments must be submitted by the date shown on the Application Schedule. If the application is not complete, it will be returned to the applicant with the deficiencies identified. Applications submitted or completed after the posted submittal deadline will be placed on the application cycle for the next regular meeting.

### Items Required for a Complete Application:

- Application Fee** - Make checks payable to "The City of New Haven". Development Plan: \$700
- Application Form** - All items must be fully completed and either typewritten or printed in ink. The application must be signed by the applicant(s) and notarized.
- Attachment C:** Affidavit and Consent of Property Owner (Submit only if the owner is different from the applicant)
- Attachment D:** Detailed Data Sheet
- Allen County Drainage Board Report** – (If Applicable)
- Drainage Calculations and Watershed Map** – (Two Copies)
- Recorded Commitments** – Submit one copy of the recorded commitments associated with the rezoning of this property (if applicable)
- Legal Description** - A legal description of the subject property is required.
- Site Development Plan** – Site Development Plans shall be prepared in accordance with New Haven Unified Development Ordinance Chapter 150, which describes the necessary information on a sheet-by-sheet basis. Submit **three full sets** that are 24" x 36" in size.
- Electronic Copy of Plat and Plans** – Submit **one** copy of the plat and plan set in a .pdf format on compact disk or other portable media device or email a copy (or downloadable link) of plans to [nhplan@newhaven.in.gov](mailto:nhplan@newhaven.in.gov)
- Reproducible Site Development Plan** – Submit one basic, overall plan that is 11" x 17".

## **Step 2: Staff Report and Application Schedule**

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### **Staff Report**

After an examination of information in the public record and findings from additional research, Staff shall publish a Staff Report that provides an analysis of the petition request. Such report shall be published along with the agenda approximately five days prior to the hearing.

### **Public Hearing**

The Commission shall follow its adopted Rules of Procedures for the hearing, a copy of which available at the Planning Office. Public Hearings of the Plan Commission are generally held on the second Tuesday of each month in the Common Council Chambers at the New Haven City Administration Building, 815 Lincoln Highway East, New Haven, Indiana 46774.

When your request comes up on the agenda, you must present your request to the Commission. You may represent yourself or have a consultant or attorney represent you. You may use any evidence that will assist you in the presentation. If the members need additional information, they will ask questions regarding your request.

Upon conclusion of its public hearing, the Commission will vote on your petition. The Commission may include commitments and conditions as part of its decision.

### **Application Schedule**

The following table on the next page depicts the deadlines for petitions before the Plan Commission. Deviations from the schedule are not permitted without approval from the Commission. Secondary Plats are required to be heard before the Plan Commission.

## **Step 3: Petition Information (Completed by Staff at the Time of Application)**

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The Docket Number for this petition is \_\_\_\_\_. Please use this number for referencing the request and when submitting additional information in the future.

This petition will be discussed at the Projects Meeting on \_\_\_\_\_. The meeting starts at \_\_\_\_\_ in the Planning Department meeting room at 815 Lincoln Highway East, 2<sup>nd</sup> Floor, New Haven, Indiana 46774.

This petition will be heard by the Commission on \_\_\_\_\_. The meeting starts at 6:00 pm in the Common Council Chambers of the New Haven Administration Building, 815 Lincoln Highway East, New Haven, Indiana 46774.

The Staff Report and Agenda for this petition will be published on approximately \_\_\_\_\_.

### **What Happens Next?**

Once the Plan Commission approves the Primary Development Plan, the project will either proceed to a Secondary Development Plan review as required by the Unified Development Ordinance or Improvement Location Permits and a Land Alteration Permit will be issued for work to commence on the project.

# 2022 New Haven Advisory Plan Commission

## Primary and Secondary Development Plans

6:00pm in the City Council Chambers of the New Haven Administration Building

Hearing Date	Application Submittal	Public Notice	Agendas Distributed
January 11 <sup>th</sup>	12/14/21	12/28/21	1/4/22
February 8 <sup>th</sup>	1/11/22	1/25/22	2/1/22
March 8 <sup>th</sup>	2/8/22	2/22/22	3/1/22
April 12 <sup>th</sup>	3/15/22	3/29/22	4/5/22
May 10 <sup>th</sup>	4/12/22	4/26/22	5/3/22
June 14 <sup>th</sup>	5/17/22	5/31/22	5/31/22
July 12 <sup>th</sup>	6/14/22	6/28/22	7/5/22
August 9 <sup>th</sup>	7/12/22	7/26/22	8/2/22
September 13 <sup>th</sup>	8/16/22	8/30/22	9/6/22
October 11 <sup>th</sup>	9/13/22	9/27/22	10/4/22
November 8 <sup>th</sup>	10/11/22	10/25/22	11/1/22
December 13 <sup>th</sup>	11/15/22	11/29/22	12/6/22



# Development Plan

## Multifamily, Commercial, & Industrial Developments

Department of Planning and Economic Development | 815 Lincoln Highway East | New Haven, IN 46774

Applicant Information	
Name:	
Street:	
City:	
State:	Zip:
Phone:	Fax:
E-mail:	
Property Owner Information	
Name:	
Street:	
City:	
State:	Zip:
Phone:	Fax:
E-mail:	
Notarization	
<p>The above information and attached exhibits, to my knowledge and belief are true and correct.</p>	
_____	_____
Printed Name of Applicant	Signature of Applicant
_____	_____
Notary Public's Name (printed)	Signature of Notary
_____	_____
My Commission Expires	State; County
<p>Subscribed and sworn to before me this _____ day of _____, _____</p>	

Office Use Only	
Docket #	
Filing Date	
Fee	
PC Date	
Received By	

Project Information		
Please Select a Project Type		
<input type="checkbox"/> Commercial	<input type="checkbox"/> Industrial	<input type="checkbox"/> Residential
<input type="checkbox"/> Other:		
Location / Address:		
Parcel Number:		
Existing Zoning:		
Proposed Zoning:		
Existing Use:		
Proposed Use:		
Total Acreage:		
Total Lots:		



# Attachment B

## Public Notice Reimbursement Agreement

Department of Planning and Economic Development | 815 Lincoln Highway East | New Haven, IN 46774

### AGREEMENT BETWEEN APPLICANT AND CITY OF NEW HAVEN FOR REIMBURSEMENT OF COSTS FOR PUBLISHING LEGAL ADS AND PUBLIC HEARING NOTIFICATION FOR SURROUNDING PROPERTY OWNERS

SUBJECT PROJECT: \_\_\_\_\_

DEVELOPER OR OWNER OF THE REAL ESTATE (APPLICANT): \_\_\_\_\_

ADDRESS: \_\_\_\_\_

WHEREAS, the Applicant desires to rezone a certain parcel of real estate that has been submitted to the New Haven Advisory Plan Commission for approval, which is referred to above as the "SUBJECT PROJECT", and

WHEREAS, the City desires to expedite the process for publishing legal ads and notification of public hearing for surrounding property owners for said subject project; and

WHEREAS, the Applicant agrees to pay all sums necessary for the City's costs of publishing legal ads in the local newspapers and the notification of public hearing for surrounding property owners for the Applicant's project.

NOW, THEREFORE, THE PARTIES AGREE AS FOLLOWS:

1. The City shall provide the Applicant with a detailed invoice for the costs of publishing public notice and notification of surrounding property owners; and
2. The Applicant agrees to pay, prior to the Plan Commission Meeting in which said project will be heard, the costs of publication of legal ads as invoiced by the local newspaper and notification of surrounding property owners at \$1.00 per notice mailed.
3. The Applicant agrees to pay these costs by 4:30 P.M. on the day of the public hearing on said project.
4. In the event the Applicant has failed to pay the costs prior to the deadline as outlined above, the petition of said project shall be tabled to the next regularly scheduled Plan Commission meeting.

WHEREFORE, the Applicant has hereunto set his/her/its hand this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**"APPLICANT"**

**"CITY OF NEW HAVEN"**

By: \_\_\_\_\_

By: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Company: \_\_\_\_\_



# Attachment C

## Affidavit and Consent of Property Owner

Department of Planning and Economic Development | 815 Lincoln Highway East | New Haven, IN 46774

Project \_\_\_\_\_

Docket \_\_\_\_\_

***Complete and submit if applicant is different from the property owner.***

I (we) \_\_\_\_\_  
NAME(S)

After being first duly sworn, depose and say:

1. That I/we are the owner(S) of the real estate located at \_\_\_\_\_.
2. That I/we have read and examine the Application, and are familiar with its contents.
3. That I/we have no objection to, and consent to such request as set forth in the application.
4. The such request being made by the applicant (\_\_\_\_\_ is) (\_\_\_\_\_ is not) a condition to the sale or lease of the above reference property.

\_\_\_\_\_  
(AFFIANT)

STATE OF INDIANA )

) SS:

COUNTY OF \_\_\_\_\_ )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
, Notary Public

My Commission expires: \_\_\_\_\_

County of Residence: \_\_\_\_\_



# Attachment D

## Detail Data Sheet

Department of Planning and Economic Development | 815 Lincoln Highway East | New Haven, IN 46774

Project \_\_\_\_\_

Docket \_\_\_\_\_

### 1. Acreage

Total Acreage \_\_\_\_\_

Proposed Private Acreage \_\_\_\_\_

Proposed Public Acreage \_\_\_\_\_

### 2. Densities

Number of Lots/Units \_\_\_\_\_

Units per Acre \_\_\_\_\_

Estimate Population \_\_\_\_\_

### 3. Utilities to Serve the Development

City of New Haven

Indiana-Michigan Power (AEP)

NIPSCO

Frontier

Private Wells

Other \_\_\_\_\_

City of Fort Wayne

Paulding Putnam Electric Cooperative

Verizon

Comcast

Private Septic

Other \_\_\_\_\_

### 4. List any improvements that are to be owned and maintained privately (and by whom):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 5. For which of the following improvements will you be submitting performance bond estimates as part of your application?

Streets

Signs & Monuments

Sanitary Sewers

Off-Site Sewers

Sidewalks

Other \_\_\_\_\_

Other \_\_\_\_\_



# Attachment J

## Development Standards Waiver Request

Department of Planning and Economic Development | 815 Lincoln Highway East | New Haven, IN 46774

Project \_\_\_\_\_

Docket \_\_\_\_\_

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### ***Waivers from these Regulations.***

Where the Plan Commission finds that extraordinary hardships or practical difficulties may result from strict compliance with these regulations and/or the purposes and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers to these subdivision, site development, and or parking regulations so that substantial justice may be done and the public interest secured, provided that such waivers shall not have the effect of nullifying the intent and purpose of these regulations. Such waivers may be granted upon written request of the applicant stating the reasons for each waiver and may be waived by a majority vote of the regular membership of the Plan Commission.

The Plan Commission may, in its discretion, authorize and approve waivers from the requirements and standards of these regulations upon finding that the following five criteria have been justified:

1. The approval of the waiver request will not be detrimental to the public safety, health, and welfare, or injurious to property within a reasonable proximity to the subject property involved in the waiver request.
  2. The strict application of the applicable ordinance standard will result in practical difficulties in the development due to the particular physical surroundings, unique constraints, or topographical conditions of the subject property. These conditions will not substantially alter the character of the subject district or neighborhood.
  3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives. Financial hardship does not constitute grounds for a waiver.
  4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards.
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**Attach a separate sheet** that thoroughly itemizes, explains, and justifies how each Waiver Request meets the Waiver Guidelines outlined above.

1. Chapter 157- \_\_\_\_\_ : \_\_\_\_\_

2. Chapter 157- \_\_\_\_\_ : \_\_\_\_\_

3. Chapter 157- \_\_\_\_\_ : \_\_\_\_\_

4. Chapter 157- \_\_\_\_\_ : \_\_\_\_\_

I submit that this request is not in conflict with the Plan Commission's guidelines for review of waiver requests outlined above.

\_\_\_\_\_  
Signature of Applicant