



**Plat - Major
Application Packet**

Community Development/Planning
Jasper City Hall
610 Main Street
Jasper, IN 47547
Phone: (812) 482-4255 Fax: (812) 482-7852

CITY OF JASPER UNIFIED DEVELOPMENT ORDINANCE CHECKLISTS

CONCEPT PLAN SUBMISSION MATERIALS:

1. Filing Fee
2. Concept Plan Contents
 - a. Base Map
 - b. Subdivision name
 - c. North arrow and date
 - d. Boundary
 - e. Land Use and Zoning
 - f. Roads
 - g. Soils and Drainage
 - h. Natural Features
 - i. Layout
 - j. Open Space

*See [Unified Development Ordinance](#) Section 9.5 B for more information.

PRIMARY APPROVAL SUBMISSION MATERIALS:

1. Filing Fee
2. Preliminary Plat Contents
 - a. Legal description
 - b. Bar scale
 - c. Lot number, scaled layout, dimensions, and sizes (sq. feet or acres)
 - d. Accurate locations of existing and platted streets
 - e. Source of owner's title to land
 - f. All notations shown in Jasper Design Standards and Specifications Manual
 - g. Street right-of-ways
 - h. Notations for each lot, tract and/or parent tract
 - i. Delineation of flood plain boundaries
 - j. Location, size, elevation and other appropriate description of existing and proposed permanent features
 - k. Water elevations
 - l. Number of acres / sq. feet of contiguous land area
 - m. If served by individual subsurface disposal systems:
 - i. Description of soil amount of each lot
 - ii. Location of all soil borings
 - n. Names of owners
 - o. Location of pedestrian circulation system
 - p. Delineation of the phases
3. Supporting Materials
 - a. One application
 - b. Topographic contours
 - c. Erosion control plan
 - d. Drainage report

- e. Zoning classifications
- f. Specifications of required improvements to existing roads
- g. Delineation on a USGS base map of drainage area
- h. A plan for establishing ownership and for providing and financing improvements or systems in the subdivision
- i. Sewage system approval

*See [Unified Development Ordinance](#) Section 9.5 C for more information.

SECONDARY APPROVAL SUBMISSION MATERIALS:

1. Final Plat
2. Phasing
3. Original drawing of plat of subdivision
 - a. Drawn to scale of 50 feet to 1 inch
 - b. Be submitted in hardcopy
4. Following basic information shown:
 - a. All plat boundary lines
 - b. Exact location and width along property line of existing streets
 - c. True bearings and distances to street bounds, patent or other official monuments
 - d. Accurate location and type of material
 - e. Exact layout, including:
 - i. Street and alley lines
 - ii. Length of all arcs
 - iii. All easements
 - iv. All lot lines
 - f. Lots numbered
 - g. Accurate outline of all property
 - h. If traversed by any water, the prior and present location of such water
 - i. Setback building lines
 - j. Private restrictions:
 - i. Boundaries
 - ii. Other private restrictions
 - k. Names and locations of adjoining subdivisions
 - l. Names and addresses of the owner of record, the subdivider, and of the engineer or surveyor
 - m. North point, scale, and date
 - n. Statement of lot transferred
 - o. Certification by a registered professional engineer or licensed surveyor
 - p. Certification that all requirements in Indiana Regulation 327 IAC 15-5 (Rule 5) shall be met

*See [Unified Development Ordinance](#) Section 9.5 D for more information.

COMPLETION OF PUBLIC IMPROVEMENTS:

1. Certificate of compliance to UDO Section 9 and City of Jasper Design Standard and Specification Manual
2. A performance bond

*See [Unified Development Ordinance](#) Section 9.5 D-5 for more information.

GUIDELINE FOR PUBLIC HEARINGS

(Meetings are held on the first Wednesday of the month)

1. Petitioner shall submit a petition (application) by the deadline noted on the meeting date calendar. Both calendar and applications are available on the City's website www.jasperindiana.gov and also in the Community Development & Planning Department at City Hall, 610 Main Street.
2. A public hearing notice will then be prepared by the Community Development/Planning Department from the information received on the application. The petitioner will be given a copy to submit to The Herald. **The notice must be published in the Herald at least 10 days prior to the date of the public hearing.** The petitioner is responsible for the cost of the public notice.
3. The petitioner must also serve a copy of the notice to all adjacent property owners in all directions, within 200 feet of the proposed property. If there is only one property owner in any direction, the petitioner must extend the search to 400 feet (*but in no event further*) to reach a second property owner. Signatures may be obtained by certified mail return receipt requested, certificate of mailing, or by hand carried notification signed and dated by the property owners, **not less than 10 days prior to the public hearing.** The petitioner shall provide a complete list of the above-mentioned owners from the County Auditor's office. **A list of names and addresses, in addition to proof of service of notice, should be delivered to the Building/Planning Department not less than 10 days prior to the public hearing.**
4. An **application fee must be submitted with application** to the Community Development & Planning Department
Application Fees are as follows:
 - Special Exception - \$150.00
 - Variance - \$150.00
 - Request for Special Meeting - \$150.00
 - Rezoning - \$200
 - PUD - \$300.00 + \$25/acre
 - Plat – (due before secondary approval)
 - \$300.00 + \$25/acre (Residential)
 - \$300.00 + \$50/acre (Commercial & Industrial)
5. At the hearing, the petitioner must be present or have prior arrangements made for a representative to present the request on behalf of the petitioner. The petitioner shall submit a site plan **delivered to the Community Development & Planning Department not less than 10 days prior to the public hearing.**
6. The petitioner will receive an electronic copy of a "Proposed Findings of Fact" form stating the requirements for a variance/special exception. **Petitioner must address the criteria on the space provided. The Board may impose reasonable conditions as part of its approval. A variance/special exception may be approved by the Board only upon a determination that the Board finds all of the petitioner's statements to be true. The form must be delivered to the Community Development & Planning Department not less than 10 days prior to the public hearing.** The petitioner shall be prepared to address these requirements at the meeting. Please note: the form is a Word Document. Please type on space provided.

Please contact the Community Development & Planning Department at 812-482-4255 with any questions, or email at kpfigster@jasperindiana.gov.

CITY OF JASPER PLAN COMMISSION 2020 MEETING DATES
For PLATS

Meeting Time: 7:00 p.m.
The Board meets the 1st Wednesday of every month.

610 Main St, Jasper, IN 47546
2nd floor Council Chambers

2020 City of Jasper Board of Zoning Appeals Dates

Application Deadline (40 days before meeting)	Public Notice Deadline (Notice must be published & property owners notified)	Proof of Notice Deadline (All fees & paperwork must be submitted to Dept. of Community Development & Planning)	Meeting Date
November 29, 2019	December 27, 2019	December 27, 2019	January 8, 2020
December 27, 2019	January 24, 2020	January 24, 2020	February 5, 2020
January 24, 2020	February 21, 2020	February 21, 2020	March 4, 2020
February 21, 2020	March 20, 2020	March 20, 2020	April 1, 2020
March 27, 2020	April 24, 2020	April 24, 2020	May 6, 2020
April 24, 2020	May 22, 2020	May 22, 2020	June 3, 2020
May 22, 2020	June 19, 2020	June 19, 2020	July 1, 2020
June 26, 2020	July 24, 2020	July 24, 2020	August 5, 2020
July 24, 2020	August 21, 2020	August 21, 2020	September 2, 2020
August 28, 2020	September 25, 2020	September 25, 2020	October 7, 2020
September 25, 2020	October 23, 2020	October 23, 2020	November 4, 2020
October 23, 2020	November 20, 2020	November 20, 2020	December 2, 2020
November 25, 2020	December 23, 2020	December 23, 2020	January 6, 2021

All petitions must be filed with the Community Development & Planning (610 Main St, Jasper, IN) by 4:00 p.m. on the application deadlines specified above.

JASPER DEVELOPMENT PROPOSAL FLOW CHART



Staff Consultation

Petitioner should consult with Community Development & Planning staff early in the process to ensure the highest quality project and avoid possible delays. A basic site plan is adequate for this meeting.

Determine Applicable Districts

Petitioner and staff will consult the [Official Zoning Map](#) to determine which Zoning District and Overlay Zoning District requirements will apply to the proposed development.

- | | |
|---------------------------------|-----------------------------|
| A1 – Agriculture General | MH – Manufactured Home Park |
| A2 – Agriculture Intensive | B1 – Neighborhood Business |
| RR – Rural Residential | B2 – Central Business |
| R1 – Low Density Residential | B3 – General Business |
| R2 – Single Family Residential | I1 – Light Industrial |
| R3 – Medium Density Residential | I2 – Heavy Industrial |
| R4 – Higher Density Residential | CP – Conservation Park |

- US 231 Thoroughfare Overlay District
- Mixed-Use Overlay District
- Medical-Related Office/Residential Overlay District

Process Timeline/Deadlines

Time is measured back from the Plan Commission Hearing

- | | |
|-----------|---|
| + 45 days | Staff Consultation |
| + 40 days | Submit application to staff in order to be placed on agenda |
| +25 days | TAC Review |
| +10 days | Notice published in paper |
| +0 days | Plan Commission Hearing |

Determine Petition or Permit Type(s)

Petitioner and staff will analyze the proposed development to determine which [UDO standards](#) apply.

- | | | |
|------------------|---------------------------------|----------------------|
| Development Plan | Development Standards Variance | Sign Permit |
| Subdivision Plat | Grading/Land Disturbance Permit | Fence Permit |
| Primary | Zoning Map Amendment/Rezoning | Temporary Use Permit |
| Secondary | Special Exception | Demolition Permit |
| Use Variance | Improvement Location Permit | |

Apply the Requirements

- Petitioner and/or their designer prepares the Development Plan, Preliminary Plan, or Primary Plat in light of the applicable requirements.
- Submit application and drawing.
- Staff distributes plan sets to TAC committee.

Technical Assistance Committee (TAC) Review

Using the applicable requirements, the TAC will determine development is in substantial compliance with the Unified Development Ordinance. Revisions must be submitted at least 10 days prior to Plan Commission meeting.

Plan Commission Public Hearing

Development Plans, Preliminary Plans and Primary Plats must be heard by the Plan Commission.

Administrative Review

Secondary Plat and Final Detailed Plans may be review and approved by Administrator with TAC approval.

Denied

Project
Redesign.

Approved

Approved or
Approved with
Conditions.

**Issue
Permits/Certificates**