

2024 Jamestown PC Application Packet

Contact: Administrator (317) 258-8046, Planning@townofjamestown.in.gov

This application packet is for petitions under the jurisdiction of the Town of Jamestown Plan Commission and includes:

- **Concept Plan** – conceptual review and site analysis of a proposed subdivision.
- **Primary Plat** – preliminary approval of a subdivision layout.
- **Secondary Plat** – final approval of a subdivision layout including detailed construction drawings.
- **Minor Residential Subdivision** – preliminary and final approval of a subdivision with four or less lots.
- **Development Plan** – a specific plan for new development of a property including new commercial, industrial, and multi-family projects.
- **Administrative Development Plan** – a specific plan for additions and new accessory structures for EXISTING commercial, industrial, and multi-family projects.
- **Zone Map Change** – a change from one zoning district to another.
- **Amend Commitments** – a request to amend commitments placed on a property as part of a PC decision.

Step 1: Pre-Application.

At least one week prior to the intended filing of the petition, the applicant must discuss the potential application with the Planner for the purpose of becoming familiar with requirements, submittals, procedures, deadlines, and hearings. Contact the Planner by calling (317) 258-8046 or emailing

Planning@townofjamestown.in.gov.

Step 2: Making Application.

The applicant must make an appointment with the Administrator to file an application by calling (317) 258-8046 or emailing Planning@townofjamestown.in.gov. A complete application and all required attachments are to be submitted by the date shown on the Application Schedule. At this time, the Administrator will review the application to determine whether the application is complete. 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.

Step 3: PC Submittal Checklist*

| | Concept Plan Amend Commitment | Primary Plat & Minor Residential Subdivision | Secondary Plat | Development Plan & Administrative Development Plan | Zone Map Change |
|--|-------------------------------|--|----------------|--|-----------------|
| 1. Application Fee | \$700 | \$1,200 | \$1,300 | \$1,500 | \$1,300 |
| 2. Application Form | ✓ | ✓ | ✓ | ✓ | ✓ |
| 3. Vicinity Map | ✓ | ✓ | ✓ | ✓ | ✓ |
| 4. Aerial Map | ✓ | ✓ | ✓ | ✓ | ✓ |
| 5. List of Adjacent Property Owners | ✓ | ✓ | | | ✓ |
| 6. Basic Site Plan | ✓ | ✓ | ✓ | ✓ | ✓ |
| 7. Narrative | ✓ | ✓ | ✓ | ✓ | ✓ |
| 8. Site Analysis Plans | ✓ | | | | |
| 9. Drainage Calculations | | | ✓ | ✓ | |
| 10. Plat Plans | | ✓ | ✓ | ✓ | |
| 11. Construction Plans | | | ✓ | ✓ | |
| 12. Legal Description with Drawing | | ✓ | ✓ | | ✓ |
| 13. Proof of Sewer/Water Service | | ✓ | ✓ | ✓ | |
| Attachment A: Consent of Property Owner | ✓ | ✓ | ✓ | ✓ | ✓ |
| Attachment B: Notice for Newspaper | ✓ | ✓ | | | ✓ |
| Attachment C: Notice for Property Owners | ✓ | ✓ | | | ✓ |
| Attachment D: Project Routing Sheet (<i>with signatures</i>) | ✓ | ✓ | ✓ | ✓ | ✓ |
| Attachment E: Detail Data Sheet | | ✓ | ✓ | ✓ | |
| Attachment F: Certificate of Sufficiency | | | ✓ | ✓ | |
| Attachment G: Obligation to Observe | | | ✓ | ✓ | |
| Attachment H: Standards for Evaluating a Zone Map Change | | | | | ✓ |
| Attachment I: Waiver Request | ✓ | ✓ | ✓ | | |

*At the Pre-application Meeting, the Planner will determine what information must be submitted for the application.

1. Application Fee. Make checks payable to “Town of Jamestown”.
2. 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.
3. Vicinity Map. Submit a vicinity map formatted for 8 ½”x11” in size, showing where the property is generally located in Town of Jamestown, making sure major streets are labeled. Scale should be approximately 1:1,000.
4. Aerial Map. Submit an aerial map of the subject parcel formatted for 8 ½” x 11” in size, showing all properties within 600 feet of subject parcel. The map can be obtained from Google Earth or other similar aerial mapping programs. Be sure to highlight the subject parcel.
5. List of Adjacent Property Owners. Obtain a list of all surrounding property owners whose property is within 600 feet and at least two (2) parcels deep from all portions of the subject parcel. The list can be obtained from either:
 - Boone County Auditor’s Office, 201 Courthouse Square, Lebanon, IN 46052; (765) 482-2940
 - Hendricks County Auditor’s Office, 355 S Washington St, Danville, IN 46122; (317) 745-9300
6. Basic Site Plan. Submit a basic site plan formatted for 8 ½” x 11” in size, showing the basic layout of the proposed development for duplication purposes.
7. Narrative. A Narrative describing the nature of the application, land use, and proposed development including number of lots, hours of operation, number of employees, anticipated traffic generation, and the dates/details of previous construction/permits if applicable. Also include a bulleted statement of the history of the project (annexation, rezoning, platting, amendments, approvals, etc.)
8. Site Analysis Plans. See Chapter 7 of the UDO.
9. Drainage Calculations.
10. Plat Plans. Submit a set of plans that are formatted for 11”x17”. Plans **MUST** be prepared on a sheet-by-sheet basis in accordance with *Chapter 7, Section C of the Unified Development Ordinance* for Document and Drawing Specifications.
11. Construction Plans. Submit a full-size set of plans as well as a full set of plans that are formatted for 11”x17”. Plans **MUST** be prepared on a sheet-by-sheet basis in accordance with *Chapter 7, Section C of the Unified Development Ordinance* for Document and Drawing Specifications.
12. Legal Description and Drawing. A land description of the written words delineating the property and a corresponding drawing with dimensions and bearings. For the electronic version, the legal description should be a PDF generated directly from a Word document so that the text is crisp and clear.
13. Proof of Sewer/Water Service. Provide written verification that sewer and water service are available for the site and that the utility is willing to serve the site under current/future capacity.

Attachments A - I. Complete necessary attachments per the respective instructions contained on each form.

Step 4: Notifying the Public (not applicable to Secondary Plat or Development Plan)

State Law and the Rules and Procedures for Town of Jamestown's PC and BZA require you to notify the public of the hearing in two different ways: by newspaper and by notifying property owners that surround the subject property. Signing and submitting an *Affidavit of Notification* verifies this notification.

Notification by Newspaper

After a complete application is received, you will be provided with a completed Attachment B: Notice for Newspapers.

Publish the approved attachment and legal description one time in the newspaper(s) listed below at least 10 days prior to the Hearing (see Application Schedule). Failure to meet the publishing deadlines will delay the hearing of your petition. Be certain to obtain a "Proof-of-Publication" affidavit from the newspaper for your advertisement. The affidavit and *Form 1: Proof of Notification* must be turned in to the Administrator prior to the hearing (see Application Schedule).

- Boone County - Lebanon Reporter. Published daily. (765) 482-4650.
- Hendricks County - The Republican. Published weekly. (317) 745-2777.

Surrounding Property Owner Notification

After a complete application is received, you will be provided with a completed Attachment C: Notice for Property Owners and all of the accompanying materials for mailing.

The Petitioner must notify all surrounding property owners within 600 feet or two properties in depth of the subject property (whichever is less). If the petitioner owns adjacent parcels, then go 600 feet and two properties beyond those parcels (whichever is less).

Notification must be mailed by either First Class Certificate of Mailing or Certified Mail.

- Certificate of Mailing provides evidence that mail has been presented to the post office for mailing. Use Form 2 for listing those notified (copy enclosed). Proof of Mailing will be Form 2 that has been stamped by the Post Office.
- Certified Mail or "green cards" provides the sender with a mailing receipt and proof of delivery. Visit the Post Office for special cards and stickers for addressing letters sent by Certified Mail. Proof of Mailing is a combination of the "green cards" that have been sent back to you and your Certified Mail Receipt for letters that were not claimed.

All letters must be postmarked at least 10 days prior to the hearing (see Application Schedule). Proof of mailing must be submitted to the Administrator in advance of the hearing (see Application Schedule). Include the following information to each person notified:

- A copy of the approved Attachment C
- Legal description and drawing
- Narrative
- Site Plan
- Attachment H and/or Attachment I if part of your application

2024 Application Schedule

The following table depicts the deadlines for petitions before the Town of Jamestown PC. Deviations from this schedule are not permitted without requesting approval from the PC to waive their *Rules and Procedures*.

| Application Submittal | TAC Meeting | Deadline for Submitting Info/Revisions to the File | Public Notice Deadline | Staff Report Published | Submit Proof of Public Notice | PC Hearing |
|-----------------------|--------------|--|------------------------|------------------------|-------------------------------|---------------|
| Dec 4, 2023 | Dec 14, 2023 | Dec 18, 2023 | Dec 25, 2023 | Dec 28, 2023 | Jan 2 | Jan 4 |
| Jan 2 | Jan 11 | Jan 15 | Jan 22 | Jan 25 | Jan 29 | Feb 1 |
| Feb 5 | Feb 15 | Feb 19 | Feb 26 | Feb 29 | Mar 4 | Mar 7 |
| Mar 4 | Mar 14 | Mar 18 | Mar 25 | Mar 28 | Apr 1 | Apr 4 |
| Apr 1 | Apr 11 | Apr 15 | Apr 22 | Apr 25 | Apr 29 | May 2 |
| May 6 | May 16 | May 20 | May 27 | May 30 | Jun 3 | Jun 6 |
| Jun 3 | Jun 13 | Jun 17 | Jun 24 | Jun 27 | Jul 1 | Jul 4* |
| Jun 28 | Jul 11 | Jul 15 | Jul 22 | Jul 25 | Jul 29 | Aug 1 |
| Aug 5 | Aug 15 | Aug 19 | Aug 26 | Aug 29 | Sep 2 | Sep 5 |
| Aug 30 | Sept 12 | Sep 16 | Sep 23 | Sep 26 | Sep 30 | Oct 3 |
| Oct 7 | Oct 17 | Oct 21 | Oct 28 | Oct 31 | Nov 4 | Nov 7 |
| Nov 4 | Nov 14 | Nov 18 | Nov 25 | Nov 28 | Dec 2 | Dec 5 |

**Reschedule date to be determined*

- Application Submittal: The filing deadline is 3:00pm on the dates indicated. Call (317) 258-8046 or email Planning@townofjamestown.in.gov to make an appointment to file your application. Application meetings are done electronically.
- TAC Meeting: Technical Advisory Committee Meetings are held at the Jamestown Town Hall, 421 E Main St, Jamestown, IN on the dates indicated. *(Not applicable to Zone Map Changes)*
- Deadline for Submitting Info/Revisions to the File: Revisions or additions to the plans and/or file must be submitted by 12:00 noon on the date indicated in order to remain on the current application schedule. Plans shall be submitted electronically with a cover letter to the attention of the Jamestown UDO Administrator at Planning@townofjamestown.in.gov.
- Public Notice Deadline: Deadline to publish public notice in the newspaper and postmark mailings to surrounding property owners.
- Staff Report Published: On the date indicated, Staff Reports will be emailed directly to the Town of Jamestown PC and the Applicant/Owner.
- Submit Proof of Public Notice: Submit Forms 1 and 2 as proof of adequate public notice of the hearing. Forms shall be submitted electronically with a cover letter to the attention of the Jamestown UDO Administrator at Planning@townofjamestown.in.gov.
- PC Hearing: Unless otherwise noticed, PC Meetings are held at 6:30pm (or immediately following the BZA meeting if later) at the Jamestown Town Hall, 421 E Main St, Jamestown, IN 46147.

PC Application

This application is being submitted for (check all that apply):

- Concept Plan Development Plan
 Primary Plat Secondary Plat
 Zone Map Change Waivers included

Applicant Info

| | |
|--|--------|
| Name | |
| Street Address | |
| City, State, Zip | |
| Primary Contact Person regarding this petition | |
| Phone | E-Mail |
| Engineer Preparing Plans | E-Mail |
| Others to be Notified | E-Mail |

| For Office Use Only | | |
|---------------------|---------------|-------------------|
| File # | Fee | |
| Filing | TAC | |
| Hearing/Meeting | | |
| Reviewed | w/ conditions | |
| Denied | Approved | |
| Favorable | Unfavorable | No Recommendation |

Property Owner

| | |
|---|--------|
| Name | |
| Street Address | |
| City, State, Zip | |
| Phone | E-Mail |
| Applicant is (circle one): Sole owner Joint Owner Tenant Agent Other (specify) | |

Premises Affected

| | | | | |
|---|--------|-------------------------|---------------|-------|
| 10-digit Parcel Number | | | | |
| Actual/approximate address or location from major streets | | | | |
| Subdivision | | | Lot Number(s) | |
| Total Acreage | | Flood Zone on Site? | | |
| Zoning of Subject Property | | Use of Subject Property | | |
| Proposed Zoning | | Proposed Land Use | | |
| Zoning of Adjacent Properties | North: | South: | East: | West: |
| Land Use of Adjacent Properties | North: | South: | East: | West: |

Notarization

The above information and attached exhibits, to my knowledge and belief, are true and correct.

| | | | | |
|------------------------------------|--|--|--|--|
| Signature of Applicant | | | | |
| Notary Public's Name (printed) | | Signature of Notary | | |
| My Commission Expires State County | | Subscribed and sworn to before me this ____ day of _____, 20_____. | | |

Attachment A: Consent of Property Owner

Complete and submit if applicant is different from property owner.

I (we)

NAME(S)

After being first duly sworn, depose and say:

- That I/we are the owner(s) of the real estate located at I (we)

ADDRESS

- That I/we have read and examined the Application, and are familiar with its contents.
- That I/we have no objection to, and consent to such request as set forth in the application.
- That such request being made by the applicant (_____) is (_____) is not) a condition to the sale or lease of the above referenced 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 B: Notice for Newspapers

Attach: 1) Legal Description

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of

_____, and legally described

by the attached legal description, have filed a petition before the Town of Jamestown Plan Commission, which

petition requests a Concept Plan Primary Plat Zone Map Change Waivers

included for the said property in order to:

_____.

This petition, File # _____, will come for hearing at 6:30pm (or later if following the BZA Meeting) at the Jamestown Town Hall, 421 E Main St, Jamestown, IN 46147 on

_____, _____.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator so accommodation can be made. The petition and file on this matter is available for examination by contacting the Administrator at (317) 258-8046 or email at Planning@townofjamestown.in.gov. Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the PC members in advance of the meeting must be received fourteen (14) days prior to the hearing and must be sent to Planning@townofjamestown.in.gov or Town of Jamestown PC, PO Box 165, 421 E Main St, Jamestown, IN 46147.

Petitioner: _____

Attachment C: Notice for Property Owners

Include with the mailing: 1) Legal Description, 2) Site Plan, 3) Narrative, 4) Attachment H (if applicable) and 5) Attachment I (if applicable)

Notice is hereby given that I have, as the owner (or with the owner's consent) of the property commonly described as the address of

_____, and legally described

by the attached legal description, have filed a petition before the Town of Jamestown Plan Commission, which

petition requests a Concept Plan Primary Plat Zone Map Change Waivers included

for the said property in order to:

_____.

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_____, _____.

In accordance with the Americans With Disabilities Act, if anyone wishes to attend the public hearing on the above referenced matter and is in need of reasonable accommodation in order to hear, present evidence, or participate in the proceedings at the public hearing on this matter, please contact the Administrator so accommodation can be made. The petition and file on this matter is available for examination by contacting the Administrator at (317) 258-8046 or email at Planning@townofjamestown.in.gov. Comments regarding this petition may be submitted at any time. Information to be considered in the Staff Report and distributed to the PC members in advance of the meeting must be received fourteen (14) days prior to the hearing and must be sent to Planning@townofjamestown.in.gov or Town of Jamestown PC, PO Box 165, 421 E Main St, Jamestown, IN 46147.

Petitioner: _____

Attachment D: Project Routing Sheet

Applicants are required to consult with the Departments/Offices below prior to making application in order to provide general information concerning the site, as well as to familiarize the applicant with the procedures and requirements of the PC and applicable ordinances. For the purpose of this meeting, the applicant is expected to provide a lot/block layout for Subdivisions (commercial and residential) or provide a general site layout for Development Plans.

| |
|----------------------|
| Project Name |
| Developer |
| Firm Preparing Plans |
| Contact Phone Number |

| | | | |
|--|----------------------------------|------------------------|-----------------|
| Town of Jamestown Planning Administrator <i>Comments:</i> | Deborah Luzier (317) 258-8046 | Date of Meeting: _____ | Initials: _____ |
| Town of Jamestown Utilities <i>Comments:</i> | Josh Hawkins (317) 676-6331 | Date of Meeting: _____ | Initials: _____ |
| Town of Jamestown Fire Dept <i>Comments:</i> | Matt Beaver (317) 902-3052 | Date of Meeting: _____ | Initials: _____ |
| Boone County Surveyor <i>*Note: not all projects will require review by the Surveyor. Call the Surveyor's Office to confirm.</i> <i>Comments:</i> | (765) 483-4444 | Date of Meeting: _____ | Initials: _____ |

Attachment E: Detail Data Sheet

1. Acreage

Total Acreage _____

Proposed Private Acreage _____

Proposed Public Acreage _____

2. Densities

Number of Lots/Units _____

Units per Acre _____

Estimated Population _____

3. Utilities to Serve the Development

- Sanitation _____
- Water _____
- Electric _____
- Other _____
- Other _____
- Other _____

4. Private Ownership:

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

5. Performance Guarantees:

 For which of the following improvements do you anticipate submitting performance guarantee?

- Streets
- Signs and Monuments
- Sanitary Sewers
- Off-Site Sewers
- Storm Sewers
- Off-Site Drainage
- Sidewalks
- Other _____
- Other _____

Attachment F: Certificate of Sufficiency

*This is a sample letter to be submitted on **Engineer's letterhead** at the time of application. This actual attachment should not be submitted.*

RE: Certificate of Sufficiency

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I hereby certify that to the best of my knowledge and belief:

The drainage plan for this project is in compliance with drainage requirements as set forth in the applicable ordinances pertaining to this class of work.

The calculations, designs, reproducible drawings, master and original ideas reproduced in this drainage plan are under my dominion and control and they were prepared by me and my employees.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment G: Obligation to Observe

*This is a sample letter to be submitted on **Engineer's letterhead** at the time of application. This actual attachment should not be submitted.*

RE: Obligation to Observe

DATE: _____

FILE #: _____

ADDRESS WHERE LAND ALTERATION IS OCCURRING: _____

DATE OF PLANS: _____

I will perform periodic observations of this project during construction to determine that such land alteration is in accordance with both the applicable drainage requirements and the drainage plan for the project submitted for a drainage permit to the Town of Jamestown Plan Commission and/or the Boone County Surveyor's Office.

Signature _____ Date _____

Typed or Printed Name _____ Phone _____

Business Address _____

____ Surveyor ____ Engineer ____ Architect Indiana Registration Number _____

Attachment H: Standards for Evaluating a Zone Map Change

The PC's recommendation and the Town Council's decision shall be based upon how each of the following statutory requirements is justified in the request. Use this form or attach a separate sheet that thoroughly itemizes, explains, and justifies each of the following criteria:

1. The requested zoning change is consistent with the Comprehensive Plan because...

2. The requested zoning change will not have a negative impact on the current conditions and the character of current structures and uses in each district because...

3. The requested zoning change will result in the most desirable use for which the land is adapted because...

4. The requested zoning change will not affect the property values throughout the Town of Jamestown because...

5. The requested zoning change promotes responsible development and growth because...

Attachment I: Waiver Request

Where the PC finds that extraordinary hardships or practical difficulties may result from strict compliance with the regulations of the UDO and/or the purpose and intent of these regulations may be served to a greater extent by an alternative proposal, it may approve waivers so that substantial justice may be done and the public interest secured. Waivers shall not have the effect of nullifying the intent and purpose of these regulations. Waivers may only be requested from the Subdivision Standards of Chapters 5-7 of the UDO.

Use the form below for each waiver requested. Attach a separate sheet if necessary.

| |
|--|
| Ordinance Section: |
| Ordinance Language to be waived: |
| Alternative/Substitute to be offered: |
| 1. The approval of the waiver request will not be detrimental to the public safety/health/welfare or injurious to property within a reasonable proximity to the subject property involved in the waiver request because... |
| 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 because... |
| 3. The practical difficulties were not self-imposed and cannot be overcome by reasonable design alternatives because... <i>(Note: financial hardship does not constitute grounds for a waiver)</i> |
| 4. The waiver request is necessary and represents a minimal deviation from explicit ordinance standards because... |

Form 1: Affidavit of Notification

Submit this Form two days prior to the hearing along with proof of publication and proof of mailing.

I (we)

After being first duly sworn, depose and say:

- That I have notified in person or by First Class U.S. Mail all owners of property located within a 600 foot radius of my property located at _____.
- That the said property owners were informed by me of the filing of the petition and of the nature of said application, as directed in the application packet "Notifying the Public", which is part of the Rules and Procedures of the PC and/or BZA as described;
- That the said property owners were notified that the BZA/PC will hold a public hearing regarding this application on the date of _____, at 6:00pm/6:30pm; and
- That the names and addresses of said property owners so notified are listed on a separate paper which is a part of this Affidavit.

And further the Affiant sayeth not.

(AFFIANT)

STATE OF INDIANA)
) SS:
COUNTY OF _____)

Subscribed and sworn to before me this _____ day of _____, _____.

, Notary Public

My Commission expires: _____ County of Residence: _____

Form 2: Adjacent Property Owners Notified by Mail

If property owners are to be notified by mail, either complete this form or provide a list with the same information. Make additional copies if necessary.

| Name and Address of Sender | | | Type of Mail: <input type="checkbox"/> Certified Mail <input type="checkbox"/> Certificate of Mailing ONLY | |
|---|----------------|---|--|--|
| Line | Name & Address | Postage | Fee | Remarks |
| 1 | | | | |
| 2 | | | | |
| 3 | | | | |
| 4 | | | | |
| 5 | | | | |
| 6 | | | | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |
| Total number of pieces listed by sender: | | Total number of pieces received at Post Office: | | POSTMASTER (name of receiving employee): |
| Affix stamp here if issued as certificate of mailing or for additional copies of this bill. POSTMARK AND DATE OF RECEIPT: | | | Page _____ of _____ | |