Fiscal Note & Local Impact Statement

122 nd General Assembly of Ohio

BILL:	**Sub. H.B. 280**	DATE:	**May 12, 1997**
STATUS:	**As Reported by House Local Government and Townships**	SPONSOR:	**Rep. Schuler**

LOCAL IMPACT STATEMENT REQUIRED: **No — Permissive**

CONTENTS: **Permits counties and townships to approve planned unit development regulations for which property owners may choose to have apply or not**

State Fiscal Highlights

- No direct fiscal effect on the state.

Local Fiscal Highlights

LOCAL GOVERNMENT	FY 1997	FY 1998	FUTURE YEARS
Counties and Townships			
Revenues	- 0 -	- 0 -	- 0 -
Expenditures	Potential increase or decrease	Potential increase or decrease	Potential increase or decrease

- By clarifying options for allowing for integrated developments, the bill could reduce or increase operating costs for counties and townships, but any cost would be at the county's or township's discretion.
- The bill may have no effect on costs for many counties and townships.
- The bill allows counties and townships to choose from three options when allowing for planned unit developments.

Detailed Fiscal Analysis

Provisions of the Bill

A planned unit development (PUD) means a development which is planned to integrate residential, commercial, industrial, or any other use on a property. Currently, when counties and/or townships establish planned unit development regulations for an area, other zoning regulations are negated. The bill clarifies a county's or township's options for allowing for PUDS. These include:

1. Adopt PUD regulations that do not automatically apply to any property, but establish standards that will apply to property that becomes part of a PUD.

2. Upon the application of property owners, county or township officials may establish a PUD for their property, designating the property as a PUD.

3. The third option is a new option created by the bill. It would allow counties and townships to adopt planned unit development regulations, so that other zoning regulations would continue to apply. Essentially, the PUD regulations would coexist with existing zoning regulations. Then, any land owner in the area could opt to have the PUD regulations apply. The land owner is required to submit a development plan to the appropriate zoning commission for approval. Once the zoning commission permits the PUD zoning to apply, the PUD regulations apply thereafter, unless a change is made in the zoning resolution.

According to a representative of the Mid-Ohio Regional Planning Commission (MORPC), usually a county, regional, or township zoning board would create PUD zoning only after approving that land owner's PUD plan under both current law and under the bill. In fact, the bill stipulates that a township or county zoning commission must determine whether the landowner's application and plan for a property comply with the PUD regulations.

Effects of the Bill

The bill would provide counties and townships an additional option for allowing for integrated developments. Therefore, counties and townships could realize some reduced or increased operating costs depending on how they chose to utilize the new option.

The bill would have no effect on costs for counties and townships that choose not to allow PUD zoning or utilize the options in a manner that does not change costs. Presumably, counties and townships would utilize the new option or the other options in the bill only when it was advantageous for them to do so.

Counties and townships could have more strict regulations for planned unit developments, as long as there is no conflict with the bill's provisions. The bill does not require counties or townships to approve PUD regulations or create PUD zoning areas.

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