



HILLTOWN TOWNSHIP

13 West Creamery Road
P.O. Box 260
Hilltown, PA 18927
(215) 453-6000 Fax: (215) 453-1024
www.hilltown.org

PRIVATE PETITION FOR ZONING AMENDMENT

Name of Applicant: _____

Address of Applicant: _____

Phone Number: _____ Email Address: _____

Name of Property Owner(s): _____

Address of Property Owner(s): _____

Phone Number: _____ Email Address: _____

Tax Parcel Number: _____

Present Use of Property: _____

Proposed Use of Property: _____

§ 160-109 Private petition for amendment.

Every application for amendment of this chapter shall first be presented to the Township Secretary and shall contain the following:

- A. The applicant's name and address and his representative and the interest of every person represented in the application.
- B. A plan showing the extent of the area to be rezoned, streets bounding and intersecting the area, land use and zoning classification of abutting districts, and photographs of the area to be rezoned and abutting areas.
- C. A statement of the circumstances in the proposed district and the abutting districts and any other factors in which the applicant relies as reasons for supporting the proposed rezoning.
- D. The approximate time schedule for the beginning and completion of development in the area.
- E. A site plan to scale indicating the location of structures, uses, areas for off-street parking and loading.
- F. Information about the market area to be served by the proposed development, if a commercial use, including population, effective demand for proposed business facilities, and any other information describing the relationship of the proposed development to the needs of the market area as the Zoning Officer, Planning Commission, or Board of Supervisors may prescribe.

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- G. Impact statement. A change of zoning generally means a deviation from the previously planned growth pattern. Such changes invariably have an impact on the community, on the environment, on taxes and on Hilltown Township. A detailed statement of these impacts shall be submitted by the applicant for any change in zoning classification pursuant to this article. Such statement shall contain the following:
- (1) Hilltown Township Comprehensive Plan. Analysis of the consistency of the proposed zoning change request with the Comprehensive Plan shall be presented. The analysis shall include, but not be limited to, the impact on the statement of community development goals and objectives, the land use plan, community services and facilities, population and housing projections.
 - (2) Environmental impact. What is the predicted impact on stormwater runoff, aquifer recharge, erosion, sedimentation, wildlife habitats, scenic areas, the general amenity of the community? The environmental or natural features listed in § **160-28**, Environmental performance standards, shall be identified and mapped. The ability of the proposed use to comply with the requirements of § **160-28** shall be shown. The site capacity calculations of § **160-25** shall be completed for the subject tract.
 - (3) Transportation impact. A traffic impact study prepared in accordance with the guidelines found in Chapter **140**, Subdivision and Land Development.
 - (4) Services impact. Define demand for public services, sewer, water, police, schools. Where standards of use are set by other agencies such as the Department of Environmental Protection, these shall be used.
 - (5) Regional impact. Regional housing needs shall be examined and Township performance with respect to these identified. Demand created for additional shopping and private commercial stores and impact on established local shopping conditions.
 - (6) Implementation.
 - (a) Prior to hearing and acting on the zoning change request, the petition and impact statement shall be reviewed by the Township Planning Commission and the Bucks County Planning Commission. The Township may also retain, at the petitioner's expense, issues addressed in the impact statement.
 - (b) Before voting on the zoning change request, the governing body shall review the petition, the impact statement, the review comments of the Township Planning Commission and the Bucks County Planning Commission, any consultants hired by the Township and notes of testimony of the hearing. If the governing body determines the change creates major problems or adverse impacts, then the governing body shall:
 - [1] Reject the proposing zoning change; or
 - [2] Amend the zoning change to require specific on or off-site improvements as a condition of approval.

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- (7) The petitioner filing a private amendment shall, at the time of filing, pay to the Zoning Officer, for the use of the Township, a fee in accordance with a fee schedule adopted by resolution of the governing body upon enactment of this chapter or as such schedule may be amended from time to time.

CERTIFICATION

I (print name) _____ hereby state the above facts and statements, including any attachments are to the best of my knowledge, accurate and complete. I further understand that nay falsification of information or an incomplete application may be considered reason to reject the application and that the false statements herein are made subject to the penalties of PA Cons. Statement 4904 relating to Unsworn Falsification to Authorities.

Signature: _____

OWNER: (if different above)

I (print name) _____ have read and familiarized myself with the content of this application and hereby consent to its submission and processing.

Signature: _____