



Warren County Regional Planning Commission
 Warren County Administration Building
 406 Justice Drive, Lebanon, Ohio 45036

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W C R P C

APPLICATION FOR ACCESS POINT WAIVER REQUEST

OFFICE USE ONLY

Date Received Stamp

Last Update: 02/04/2022

REQUIREMENTS	PROPOSED ACCESS POINTS
<p style="text-align: right;">S.R. Section 403(G)(1)</p> <p>Subdivision Entrances</p> <p>For residential subdivisions, the minimum number of subdivision entrances onto a public roadway required is one (1) for subdivisions with less than fifty (50) units, and two (2) for subdivisions with fifty (50) units or more.¹</p> <p>For non-residential subdivisions, more than one (1) entrance onto a public roadway may be required by the Regional Planning Commission if the development is estimated to generate fifty (50) or more peak hour trips.¹</p> <p>¹ A public roadway is any roadway identified as an arterial, collector/distributor, collector or local road functional classification in the Warren County Thoroughfare Plan.</p>	<p>Total Number of Entrances Required:</p> <p style="font-size: 1.2em;">1 2</p> <p>Total Number of Entrances Requested to be Waived:</p> <p style="font-size: 1.2em;">0 1 2</p> <p>(If more than 0, submit justification in section below)</p>
<p style="text-align: right;">S.R. Section 403(G)(2)</p> <p>Street Stub Connections</p> <p>Access is required to all existing street stubs (including 'paper street' right-of-way) adjacent to the subdivision site.</p> <p>Access is required to all street stubs which are planned as part of an approved preliminary plan or zoning site plan on other sites adjacent to the subdivision site.¹</p> <p>Access is required to all adjacent undeveloped properties.²</p> <p>Access is required in all other locations for future roadways as required by the Warren County Thoroughfare Plan.</p> <p>¹ See the appropriate planning or zoning department for copies of approved plans. ² A property may be considered "undeveloped" based on one or more factors listed in S.R. Section 403(G)(2)(c).</p>	<p>Total Number of Street Stub Connections Required:</p> <p style="font-size: 1.2em;">0 2 4 6 1 3 5 7</p> <p>Total Number of Street Stub Connections Requested to be Waived:</p> <p style="font-size: 1.2em;">0 2 4 6 1 3 5 7</p> <p>(If more than 0, submit justification in section below)</p>
<p>Please note that access point requirements may be expanded or reduced on a case-by-case basis for special situations or circumstances, at the discretion of the RPC Executive Committee, in consideration of factors listed in S.R. Section 403(G)(3).</p>	

APPLICATION REQUIREMENTS (*Hard copy or electronically*):

1. Complete application form.
2. Map of subdivision site, showing property boundaries and locations of all proposed entrances onto public roadways, as well as locations of all proposed street stub connections to existing stubs, planned stubs, and adjacent undeveloped properties.
3. Justification letter which explains the required connection(s) requested to be waived and the reasons for such waiver(s) to be granted. Factors the RPC Executive Committee may consider when making a determination of whether to grant or deny each access point waiver include, but are not limited to, those listed on the back of this form.

I hereby certify that the attached documents and the above answers are true and correct to the best of my knowledge. I understand that I am requesting certain requirements of the Warren County Subdivision Regulations to be waived pursuant to S.R. Section 403(H), and that the burden of proof to establish justification for the waiver, as applied for, is solely upon the Applicant. The Application for Access Point Waiver Request shall be scheduled for an adjudicatory/quasi-judicial hearing before the Warren County Regional Planning Commission Executive Committee.

APPLICANT(S):

OWNER(S)' CONSENT:

Print Name

Date

Print Name

Date

Signature of Applicant(s) *Electronic Signature Acceptable*

Signature of Property Owner(s) *Electronic Signature Acceptable*

FACTORS FOR CONSIDERING APPROVAL OF ACCESS POINT WAIVERS:

Factors the RPC Executive Committee may consider include, but are not limited to:

- a) The existence of natural features, such as steep slopes, blue line streams, wetlands, significant wooded or vegetated areas, or other challenging topographic conditions;
- b) Existing or projected traffic patterns;
- c) Relationship to existing or planned roadway networks;
- d) Ensuring better access management;
- e) Existing or future land use classifications on adjacent properties and sites;
- f) Existing zoning classifications on adjacent properties and sites;
- g) The total number of access points which are planned for the subdivision;
- h) Length of boundaries between the subdivision site and adjoining properties;
- i) Length of boundaries between the subdivision site and adjoining right-of-way;
- j) Access to certain amenities or points of interest; and
- k) Comments from reviewing agencies/departments.