



Liberty Township Zoning Department

7802 Liberty Rd North
Powell, Ohio 43065
740-938-2010
www.libertytwp.org

Development Plan Application

Check One: Option A _____ Option B _____

Note: The initial application fee covers two (2) Zoning Commission hearings. If additional hearings are requested by the applicant, additional fees will be charged in accordance with fee schedule, and are payable before the next hearing will be scheduled.

Please ensure all requested information is provided. **Incomplete applications will not be accepted.**

Property Information

Site Address: _____

Parcel ID(s): _____

Total Acreage: _____ Subdivision: _____ Lot #(s): _____

Property Description

Acres to be Rezoned: _____

Current Land Use: _____

Surrounding Land Uses:

North _____

South _____

East _____

West _____

Rezoning Request

Current Zoning District: _____

Proposed Zoning District: _____

Proposed Land Use: _____

Request (if more space is needed, attach an additional document): _____

Staff Use Only

DPV #: _____

Date Filed: _____

Date Accepted: _____

Fee Paid: _____

Payment: _____

Received By: _____

Range: 19 Twp: _____ Section: _____

Hearing/Meeting Date:

DCRPC: _____

ZC: _____

BOT: _____

Decision:

DCRPC: _____

ZC: _____

BOT: _____

The Liberty Township Zoning Resolution and Comprehensive Plans are available for review at the Zoning office or you may download them from the Township's website.

Current Property Owner Information

Individual

Corporation (if so state)

Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Email Address: _____

Applicant/Agent Information (Contact Information)

Individual

Corporation (if so state)

Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Email Address: _____

Developer Information

Individual

Corporation (If so state)

Name: _____

Address: _____

City/State/Zip: _____

Telephone: _____

Email Address: _____

Signatures

The undersigned certifies that this application thereto contains all information required by the Liberty Township Zoning Resolution, that all information contained herein is true and accurate and is submitted to induce the requested zoning change, and agrees to be bound by the provisions of the Zoning Resolution of Liberty Township, Delaware County, Ohio. The undersigned gives Liberty Township permission to place signage on subject property to announce hearings.

Property Owner(s): _____ Date: _____

Property Owner(s): _____ Date: _____

Developer: _____ Date: _____

Rezoning/Text Amendment Application Requirements

Any applicant who requests a zoning change is solely responsible for filling all materials required by the application in their entirety. Confirm that the information is included in this application by placing a check mark next to the line. An incomplete application will not be placed on an agenda until it is determined to be complete, having all relevant issues and zoning regulations addressed in plan and/or text form.

Applicant must submit the following:

- Completed application form

- List of all owners of property within, contiguous to, directly across the street from, and within 200 feet of the perimeter boundaries of subject property, and their current mailing addresses

- One (1) copy of all maps/plans (24"x36" maximum)

- Six (6) reduced-scale copies of all maps/plans (11"x17")

- Six (6) copies of development text and supplemental information

- One (1) digital copy (pdf format) of all materials noted above

- Pay application fee

Preliminary:

- Table of Contents, name of development, date and text of all subsequent revisions

- Most recent Zoning Resolution text (applicable articles). Text shall address all standards in the respective zoning district

- Survey plat and legal description indicting the size and location of the proposed project

- Proposed size and location of the tract to scale (e.g. 1"=100')

- All existing conditions on-site including:

 - Wood areas

 - Preservation area

 - Utilities

 - Wetlands

 - Floodplain areas, streams

 - Power lines

- Location and dimensions of all existing buildings, structures, access drives and landscaping

- Existing structures within 200 feet to existing uses including easements and setbacks

- Relationship of proposed development to existing uses including easements, setbacks, and right-of-way areas

- Proposed locations of all structures and uses (e.g. clubhouse, pool, mail kiosk, etc.)

- Proposed density calculations and percentages of lot coverage

- Proposed acreage, usage and density of all individual development phases

- Phasing plans (if applicable)

- General character of tract:

 - The limitations or controls to be placed on operations or locations

 - Lots, numbered with dimensions, bearing, and distance, minimum lot size

 - Proposed traffic pattern showing public and private streets and transportation facilities

 - Description of other development features, including landscaping and entry features

Conceptual architectural design and elevations, roof pitch and exterior construction materials

Intended provisions for utilities , water, fire hydrants, sanitary sewer and adequate storm water drainage outlets

Open Space design and proposed description of its use, ownership, and plan for maintenance

List of divergences (if any) being requested with code sections listed

Traffic Impact Analysis

Design and development standards in Article 4 of this Zoning Resolution:

- Access

- Driveways

- Exterior of buildings

- Building height and dimensions

- Landscaping plan

- Buffering

- Street trees

- Lighting

- Multi-use trails, walkways, bike paths, bikeways

- Open space

- Parking

- Right-of-way construction and maintenance

- Screening

- Setbacks

- Signage

- Structural separation

- Streets/Roadways

- Water Impoundments

Proposed size and location of any alternative energy apparatus

Emergency service provisions

Construction phasing plans (if any)

Letters of plan review:

- Fire Department/Emergency Services

- Del-Co Water

- Delaware County Sewer

- Delaware County Soil and Water

- Delaware County Health Department

- Columbia Gas

- AEP

- Delaware County Engineer

Ability if the applicant to carry forth the development plan

Final:

Permitted and accessory uses to be located on the tract

Environmentally sensitive areas

Architectural design detail

Building heights and dimensions

Size, height, and location of all signs

Lighting

Landscaping

Grading and drainage plan

Relationship of proposed development to existing and probable uses

Location of all uses within the site and the locations of schools, parks and other public facility sites within or adjacent to the site

Proposed timetable for development of the site, including open space, entry features, street buildings, structures, utilities and other facilities