



## Liberty Township Zoning Department

7802 Liberty Rd North

Powell, Ohio 43065

740-938-2010

[www.libertytwp.org](http://www.libertytwp.org)

# Rezoning 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

LTZ #: \_\_\_\_\_

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