



*Embraced by nature. ♦ Inspired by progress.*

Date Received:

**LIBERTY TOWNSHIP ZONING DEPARTMENT**  
**7162 Liberty Centre Drive · Suite A · Liberty Township, Ohio 45069**  
**Phone (513) 759-7500 · Fax (513) 759-7501**

**ZONING COMMISSION HEARING APPLICATION**

Check all that apply:

- |  |  |
|--|--|
| <input type="checkbox"/> Zone Change                 | <input type="checkbox"/> Site Plan Review        |
| <input type="checkbox"/> Preliminary PUD Application | <input type="checkbox"/> Overlay District Review |
| <input type="checkbox"/> Final PUD Application       | _____ District                                   |
| <input type="checkbox"/> Amendment to Final PUD      |  |

Section \_\_\_\_\_ Town \_\_\_\_\_ Range \_\_\_\_\_

Current Zoning \_\_\_\_\_ Proposed Zoning \_\_\_\_\_

Parcel Numbers \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Subdivision Name \_\_\_\_\_

Property Owner \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Developer \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_ Zip \_\_\_\_\_

Phone \_\_\_\_\_ Email \_\_\_\_\_

Contact \_\_\_\_\_ Phone \_\_\_\_\_

Email \_\_\_\_\_

Preapplication Meeting Date: \_\_\_\_\_

Hearing Date: \_\_\_\_\_

**Checklist:**

Case No. \_\_\_\_\_

Fee Received \_\_\_\_\_

Staff Report \_\_\_\_\_

Legal ran \_\_\_\_\_

County Review \_\_\_\_\_

Resident's Notice \_\_\_\_\_

Board Packets \_\_\_\_\_

Case Presentation \_\_\_\_\_

Resolution \_\_\_\_\_

Certify to Trustees \_\_\_\_\_

Trustees Hearing Date \_\_\_\_\_

Trustees Legal ran \_\_\_\_\_

Trustees Resident's \_\_\_\_\_

Resolution \_\_\_\_\_

Complete/Close File \_\_\_\_\_

Change made to Map \_\_\_\_\_

## **ZONING COMMISSION HEARING APPLICATION**

### **SUBMISSION REQUIREMENTS**

\_\_\_\_\_ **ZONING COMMISSION HEARING APPLICATION FORM** (provided in this packet)

\_\_\_\_\_ **PROPERTY DEED:**

Submit one copy of the deed to the subject property as filed in the Butler County Recorder's Office

\_\_\_\_\_ **ADJACENT PROPERTY OWNERS FORM:**

Complete and submit the Adjacent Property Owners form (provided in this packet) containing the names, addresses, and tax information of all parcels within two hundred (200) feet of the subject site

\_\_\_\_\_ **APPLICANT'S AFFIDAVIT** (provided in this packet)

\_\_\_\_\_ **CHECKLIST OF REQUIREMENTS:**

Submit this checklist, fully completed

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#### **IF APPLYING FOR ZONE CHANGE:**

\_\_\_\_\_ **DESCRIPTION OF REQUEST AND REASONS FOR ZONING COMMISSION HEARING FORM** (provided in this packet)

\_\_\_\_\_ **METES AND BOUNDS LEGAL DESCRIPTION:**

Submit on a single 8 1/2 X 11 paper the following information:

- a. A metes and bounds description of the subject site
- b. The amount of area contained within the site
- c. A statement, signed by a registered surveyor, certifying that the description of the property proposed to be rezoned, is a complete, proper and legal description thereof

\_\_\_\_\_ **ZONING PLAT:**

Submit two (2) copies of the zoning plat at a scale of one hundred (100) feet to the inch or larger containing the following information:

- \_\_\_\_\_ a. All existing property lines and parcel numbers for each parcel within the subject site and all property within and contiguous to and directly across the street from the exterior boundary of the subject tract, and the last name of the owners therein
- \_\_\_\_\_ b. Metes and bounds and dimensions of the subject property and the area contained therein (in acres)
- \_\_\_\_\_ c. Existing zone district boundaries (shown in dashed lines with heavier line weight than property lines) and zone designation
- \_\_\_\_\_ d. Title, scale and north point (north shall be at the top of the plat)
- \_\_\_\_\_ e. Area of proposed rezoning indicated by crosshatching or shading
- \_\_\_\_\_ f. Street names and right-of-way lines with the line weight heavier than the property lines
- \_\_\_\_\_ g. Distance from subject property to nearest street intersection and/or section corner, and
- \_\_\_\_\_ h. Stamp or seal and signature of engineer or surveyor

\_\_\_\_\_ **REDUCED ZONING PLAT:**

Submit sixteen (16) copies of the zoning plat reduced to an 11" X 17" sheet of paper. The information contained on the reduced version of the plat shall be the same as is required above

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#### **IF APPLYING FOR PUD REVIEW / MAJOR OR MINOR MOD., SITE PLAN, OR OVERLAY DISTRICT REVIEW:**

\_\_\_\_\_ **PUD OR SITE PLAN:**

(4 copies and 16 reduced 11' x 17' maximum).

- \_\_\_\_\_ a. All required information per Section 3.5 of the Liberty Township Zoning Resolution (Site Plan Review).
- \_\_\_\_\_ b. All required information per Section 4.11 PUD Plan Review and Conditions for Approval.
- \_\_\_\_\_ c. All signage proposed for the site.

Checked by: \_\_\_\_\_

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**FOR LIBERTY TOWNSHIP ZONING DEPARTMENT USE ONLY**

**CASE #** \_\_\_\_\_ **DATE RECEIVED** \_\_\_\_\_

**FEE RECEIPT #** \_\_\_\_\_ **RECEIVED BY** \_\_\_\_\_

**NAME OF APPLICANT:** \_\_\_\_\_

**ADDRESS:** \_\_\_\_\_

**PHONE NUMBER:** \_\_\_\_\_ **FAX NUMBER:** \_\_\_\_\_

**CITY/STATE/ZIP:** \_\_\_\_\_

**NAME, ADDRESS AND PARCEL NUMBER OF EACH PROPERTY OWNER OF  
RECORD WITHIN THE SUBJECT PROPERTY:**

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_

**TOTAL ACREAGE OF SUBJECT PROPERTY** \_\_\_\_\_

**REQUEST ZONE DISTRICT CHANGE FROM** \_\_\_\_\_ **TO** \_\_\_\_\_

**LOCATION OF SUBJECT PROPERTY: SEC.** \_\_\_\_\_ **TOWN** \_\_\_\_\_ **RANGE** \_\_\_\_\_

**PROPERTY ADDRESS** \_\_\_\_\_

**(MY/OUR) INTEREST IN THE PROPERTY TO BE RECLASSIFIED IS AS:**

\_\_\_\_\_ **OWNER** \_\_\_\_\_ **AGENT** \_\_\_\_\_ **LESEE** \_\_\_\_\_ **OPTIONEE**

**APPLICANT** \_\_\_\_\_  
(Signature) (Address) (Phone Number)

**OWNER(S)** \_\_\_\_\_  
\_\_\_\_\_  
(Signature) (Address) (Phone Number)

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### ADJACENT PROPERTY OWNERS

**FOR LIBERTY TOWNSHIP ZONING DEPARTMENT USE ONLY**

CASE # \_\_\_\_\_

DATE RECEIVED \_\_\_\_\_

**List all property owners within two hundred (200) feet of subject property.**

[illegible]

**PROPERTY OWNERS AFFIDAVIT**

**STATE OF OHIO  
COUNTY OF BUTLER**

I (we) \_\_\_\_\_,  
hereby certify that we are all of the owners and of the real estate which is subject of the  
pending zoning application; that we hereby consent to the Board of Trustees of Liberty  
Township rezoning the real estate from \_\_\_\_\_ to \_\_\_\_\_;  
that we understand that our application will be considered and processed in accordance with  
the regulations as set forth by the Liberty Township Zoning Department and Zoning  
Resolution; that we agree to accept, fulfill, and abide by those regulations and all stipulations  
and conditions attached to the zoning request on the property by the Zoning Commission and /  
or Board of Trustees of Liberty Township. As owner(s) of the real estate which is the subject  
of the pending zoning application, I hereby consent to the Liberty Township Zoning  
Department temporarily placing a sign advertising the zoning request on the subject property.  
I understand my application will be heard at the earliest possible Zoning Commission meeting  
and I consent to my application being heard outside of the forty day requirement described in  
ORC Section 519.12, should scheduling require it. The statements and attached exhibits are in  
all respects true and correct to the best of my/our knowledge and belief.

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

\_\_\_\_\_  
**Mailing Address**

\_\_\_\_\_  
**City, State, Zip**

\_\_\_\_\_  
**Phone**

Subscribed and sworn before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
**Notary Public**

**Person to be contacted for details, other than signatory:**

\_\_\_\_\_  
**Name**

\_\_\_\_\_  
**Address**

\_\_\_\_\_  
**Phone**

**DESCRIPTION OF REQUEST AND REASONS FOR MAP AMENDMENT**  
**LIBERTY TOWNSHIP ZONING DEPARTMENT**  
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**CASE #** \_\_\_\_\_

**DATE RECEIVED** \_\_\_\_\_

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**APPLICANT SHOULD COMPLETE THIS SHEET ONLY IF REQUESTING A CHANGE IN ZONING OR PRELIMINARY PUD REVIEW.**

**The applicant should prepare definitive statements regarding the following:** (use additional sheets if necessary)

- 1) What are the specific changes in the character and conditions of the area which have occurred to make the property no longer suitable or appropriate for the existing zoning classification or to make the property appropriate for the proposed zone district?
- 2) What is the benefit that the neighborhood or community as a whole will derive from this zone change?
- 3) Will the site be accessible from public roads which are adequate to carry the traffic that will be imposed upon them if the rezoning is granted, or will road improvement be required?
- 4) Has this rezoning been discussed with regard to traffic design with the Butler County Engineer's Office? When? Who?
- 5) Is the property currently or can it be serviced by public sewer and water and can proper drainage be provided?
- 6) What is the anticipated proposed use of the property and the character (architectural treatment) of the development?

## **Description of Request and Reasons for Map Amendment**

1. The current B-PUD Zoning plan is approved for a mixed use of 22,000 SF retail, 95,000 SF multi-story retirement/nursing facility with a total of 56 attached homes with a shared club house and pool. The requested zone change to MU-PUD Zoning would allow 18,000 SF of retail, 192 multi-story mix of Multigenerational resident units and the 61 Lifestyle homes. This would not significantly alter the Aspen Trails PUD development.
2. The community would benefit from the neighborhood retail and the Multigenerational housing.
3. Access to the development will be provided from SR 747 (Princeton Glendale Road), Aspenwood Drive and Aspen Park Drive, all public roadways. SR 747 (Princeton Glendale Road) has been improved to provide a southbound left turn lane and northbound right turn lane at Aspenwood Drive, as well as a northbound right turn lane at the right-in/right-out access drive. A traffic impact study will be prepared to confirm that the roadways can accommodate the development.
4. Bayer Becker did communicate with Matt Loeffler, Traffic Engineer with the Butler County Engineer's Office, October 18, 2018 through November 6, 2018 regarding this development. Upon review of the updated Trip Generation, Matt Loeffler has concluded that no additional analysis or improvements are required. \*See Attached correspondence.
5. The property can be serviced by public sanitary sewer and water. Proper drainage and detention has been provided in prior constructed phases of the development as per Butler County Design specifications. Water Quality will be provided within these phases.
6. Aspen Trails, LLC, the developer of the Multi-Generational Community, will provide a unique set of benefits to promote the Multi-Generational aspects of the proposed community. The Multigenerational community will provide 18,000 SF of retail, 192 Multigenerational resident units and 61 Lifestyle homes to complete the Aspen Trails PUD community. There will be a three story retail and resident buildings located at the southwest corner of the development. The retail shall be those listed as permitted use within the MU-PUD "excluding" Auto Repair, Auto Service/Car Wash, Fuel/Convenience Store. The retail will occupy the ground level with the second and third levels consisting of a total of 28 resident units. The retail will provide the community with convenient neighborhood business.

The residential areas would share the clubhouse facility and pool. The following are a list of those items being considered:

Community building design with spaces and equipment as follows:

- a. Exercise equipment designed for use by multi-generational residents.

- b. Exam room for use by visiting specialist to promote both physical and physiological wellness.
- c. Lecture hall for instructional seminars and other information on aging and well-being.
- d. Club rooms for all ages of residents to promote interaction of the community.
- e. Special mail and delivery areas for the new wave of robotic and drone deliveries of packages.
- f. Other age-related spaces and amenities that will enhance healthy daily living activities within the community building and the exterior pool, activity and seating areas.

The Multi-Generational units, located predominantly on the first floors, will be designed so each unit stands on its own as a residence with either a door/hall or door/foyer connection. The units will be designed so senior residents shall have bath and kitchen designs for easier use, mobility and specific aging in place enhancements.

The Lifestyle homes will reinforce the multi-generational project for those individuals who desire a traditional single-family home environment. Lifestyle homes exterior maintenance, snow removal and yard maintenance shall be maintained by the Community Association. The floor plan design would focus on the same enhancements as the multi-generational floor plans as follows:

- a. Kitchen design and storage focused on a universally design aesthetic to promote aging in place wellness.
- b. Bathrooms designed to be easy to use with space to accommodate wheelchair users, ease of mobility and universal design.
- c. Other aging in place enhancements (i.e. wider doors, user friendly storage and finishes and etc.)

The applicant shall provide elevations of the buildings with the building materials denoted, which will demonstrate a quality design. The architectural treatment of the retail will match the multigenerational buildings elevations consisting of brick, stone, hardy plank and vinyl. The Lifestyle homes will be predominantly single-story slab on grade and the architectural treatment of the home's front elevations shall be brick, stone, hardy plank and vinyl. Additionally, the exterior building elevations in the lifestyle homes will have enhanced building materials along the roadways of Princeton-Glendale Road (SR 747), Aspenwood Drive and Street "A" within the lifestyle homes community. The roadway elevations would have wainscoting of brick or stone with the higher material being vinyl siding consistent with the Aspen Trails Community. The building elevations shall be provided at the time of the Final MU-PUD application for approval.