



2845 Home Rd., Powell, OH 43065 Zoning Office
740-938-2010 Fax 740-938-2001 www.libertytwp.org

APPLICATION FOR
**DEVELOPMENT PLAN
VARIATION**

FILE DPV# 22-08 DATE: 04-28-22

FEES: \$600.00 RECEIPT # Check#2317 - \$600

CURRENT ZONING DISTRICT PMFR

CURRENT DEVELOPMENT PLAN Hyatts Crossing

319-210-01008-001

SUBJECT PROPERTY	ADDRESS: <u>SW corner of Bishop Blvd & Hyatts Rd.</u> <u>319-210-01-008-002</u>
	CITY/STATE/ZIP: <u>Powell, Ohio, 43065</u> <u>319-210-01-010-000</u>
	SUBDIVISION: <u>Hyatts Crossing</u> LOT #: <u>-</u> ACRES: <u>27.88</u>
	CURRENT ZONING DISTRICT: <u>PMFR</u> CURRENT USE: <u>Multi-Family</u>
	RANGE: <u>19</u> TOWNSHIP: <u>3</u> SECTION: <u>2</u> FARM LOT(S)#: _____

CURRENT PROPERTY OWNER(S)	NAME: <u>Pulte Homes of Ohio</u>
	ADDRESS: <u>475 Metro Place S.</u>
	CITY/STATE/ZIP: <u>Dublin, OH 43017</u>
	TELEPHONE: <u>614-376-1075</u>
	EMAIL ADDRESS: <u>wendy.innocenti@pulte.com</u>

VARIATION(S) REQUESTED	Requesting to relocate Hyatts Crossing entrance sign from the SW corner of Sawmill Pkwy and Hyatts Crossing to the SW corner of Bishop Blvd and Hyatts Road. The current location of the sign is not ideal as it is not that visible from the roadside.
	We are also requesting to increase the size of the sign from 4x8 to 5x10 to ensure max visibility to passing pedestrians and potential home buyers. We sampled various sizes and 5x10 will match the communities design without being too small or big.

SIGNATURES	The undersigned certifies that this application (both sides) and the attachments thereto contain 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, OH. The undersigned also gives Liberty Township permission to place signage on subject property to announce hearings.	
	PROPERTY OWNER: <u>Wendy Innocenti</u>	DATE: <u>4/28/2022</u>
	PROPERTY OWNER: _____	DATE: _____
	DEVELOPER: _____	DATE: _____

RECEIVED BY: Jacey Mullenbach DATE: 04-28-22

The Liberty Township Zoning Resolution and Comprehensive Plan are available for review at the Zoning Office or you may download them from the Township's website: www.libertytwp.org

Note: The initial application fee covers one hearing. If additional hearings are requested by the applicant, additional fees will be charged in accordance with the adopted fee schedule, and are payable before the next hearing will be scheduled.

SUBMITTAL REQUIREMENTS	<p>Fees AND one(1) completed original application form AND the following arranged into ten (10) packets:</p> <ol style="list-style-type: none">1) Legal description of subject property in both text and map form.2) List of all owners of property within, contiguous to, directly across the street from, and within two hundred feet (200') of the perimeter boundaries of subject property, and their current mailing addresses.3) All drawings/plans must be measureable to the scale as listed on the document.4) Association or Developer approval, if applicable <p>*You may also include any supporting documentation.</p>
-------------------------------	---

CONTACT INFORMATION	<p>The Liberty Township Zoning Secretary will contact you or your designated representative in order to schedule your hearing. Please provide the following information:</p> <p>Contact Person: <u>Shelby Nelson</u></p> <p>Email Address: <u>admin@signaffects.com</u></p> <p>Telephone: <u>614-869-4000</u></p> <p>Mailing Address: <u>10079 Smith-Calhoun Rd. Plain City, OH 43064</u></p>
----------------------------	---

Please make sure all required information is provided. **Incomplete applications will not be accepted.**

OFFICE USE ONLY	<p>Will be heard by: <input type="checkbox"/> Board of Zoning Appeals <input checked="" type="checkbox"/> Zoning Commission</p> <p>Date of Hearing: <u>05-18-22</u></p>
------------------------	---

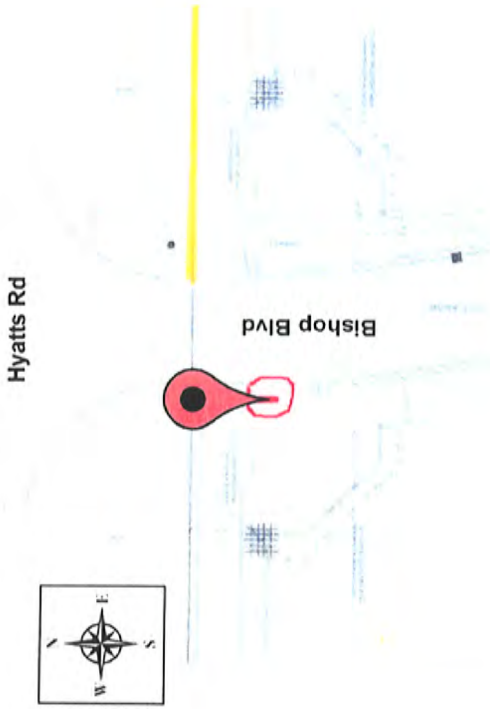
SPECIFICATIONS SHEET

Hyatts Crossing Community Entrance Sign

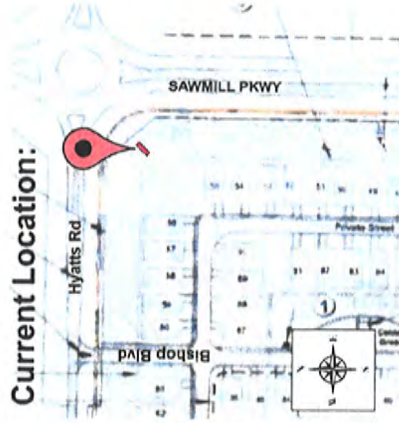
Parcel: 31921001008001

Address: SW Corner Hyatts Rd & Bishop Blvd

Proposed Location:



Current Location:



Size:
H-120" W-60"

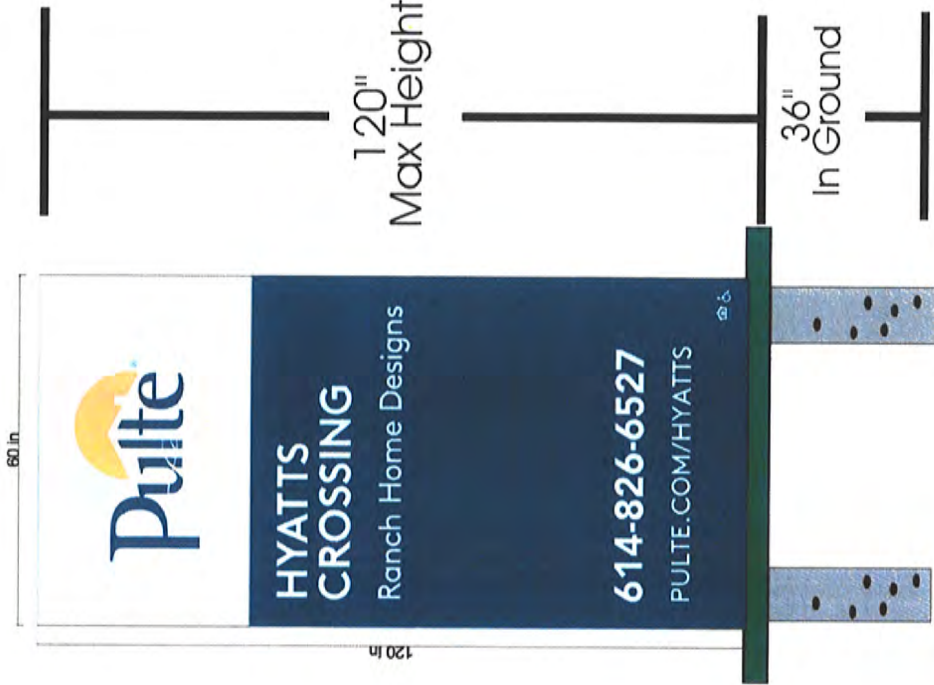
Sides: Two

Material:
Aluminum cabinet with (2) aluminum 4" x 2" posts. per sign

Mounting:
36" ground pea gravel

Colors:
Blue, Yellow & White

ROW setback:
10 Ft



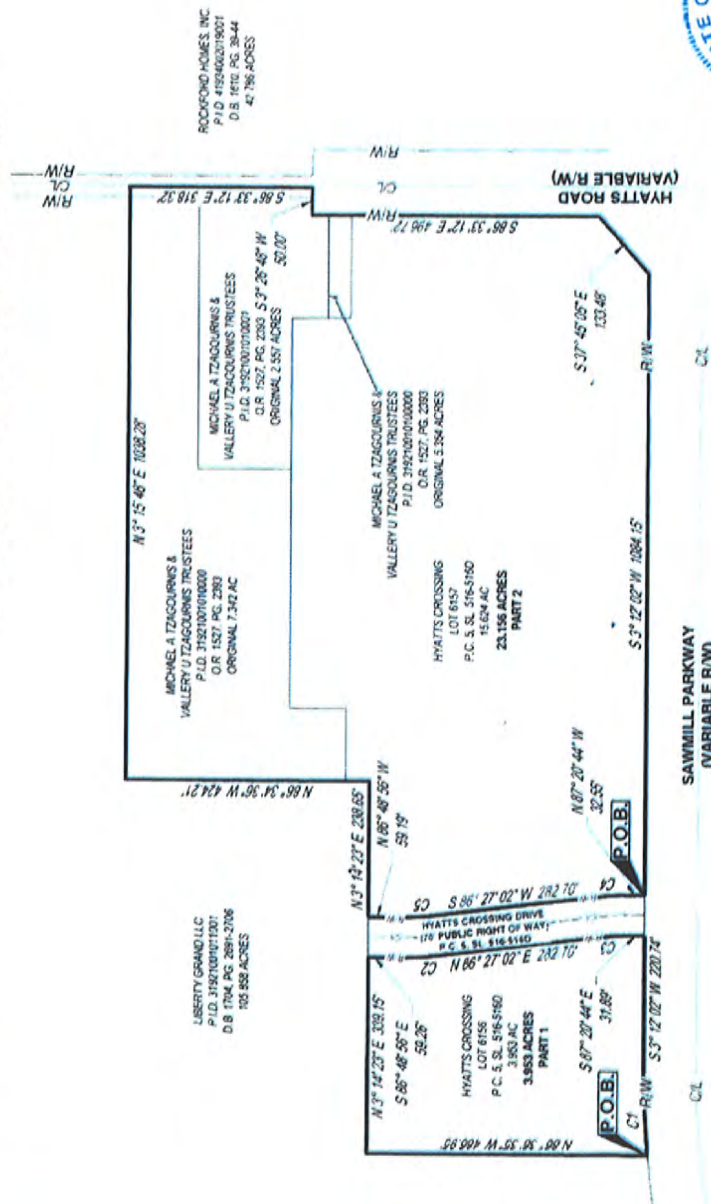
Copyright 2022: Signaffects, Limited
Email: admin@signaffects.com
Ph#: 614.869.4000



10079 Smith Calhoun Rd.
Plain City, OH 43064
www.SignAffects.com

ZONING EXHIBIT

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE,
TOWNSHIP OF LIBERTY,
PART OF FARM LOT E IN SECTION 2, TOWNSHIP 3 NORTH,
RANGE 19, UNITED STATES MILITARY LANDS



Curve	Radius	Acc Length	Chord	Delta Angle
C1	1756.95'	160.35'	S0° 36' 02" W, 160.30'	5° 11' 59"
C2	535.00'	62.85'	N87° 45' 03" E, 62.84'	6° 44' 02"
C3	415.00'	44.34'	N87° 33' 08" E, 44.31'	6° 12' 14"
C4	485.00'	52.52'	S88° 33' 05" W, 52.49'	6° 12' 14"
C5	465.00'	54.65'	S88° 45' 03" W, 54.62'	6° 44' 02"

ZONING EXHIBIT
3.953 & 23.156 ACRES

TOWNSHIP OF LIBERTY
COUNTY OF DELAWARE

STATE OF OHIO
UNITED STATES MILITARY LANDS

SCALE: 1"=500' DATE: 10/29/2020

DESIGN: N/A
DRAWN: ADB
CHECKED: ALS

JOB NO.: 756363
SHEET NO.: 1 OF 1

CESO
WWW.CESODINC.COM



DATE: _____

Jeffrey A. Miller
JEFFREY A. MILLER
OHIO P.E. #7211

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE DELAWARE COUNTY ENGINEER, RECORDER, AND AUDITORS OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

ZONING DESCRIPTION

23.156 Acres

Situated in the State of Ohio, County of Delaware, Township of Liberty, part of Farm Lot E in Section 2, Township 3 North, Range 19, United States Military Lands and being all of Lot 6157 of that subdivision known as Hyatt's Crossing of record in Plat Cabinet 5, Slides 516-516D, and all of the remainder of those original tracts as conveyed to Michael A. and Vallery V. Tzagournis, Trustees of record in Official Record 1527, Pg. 2393, all deed references refer to the records of the recorder's office in Delaware County, Ohio and described as follows:

Beginning at the southeasterly corner of said lot 6157 in the westerly right-of-way line of Sawmill Parkway, at its intersection with the northerly right-of-way line of Hyatt's Crossing Drive;

Thence with the northerly right-of-way of said Hyatt's Crossing Drive the following courses:

North 87° 20' 44" West a distance of 32.55 feet to a point of curvature;

With a curve to the left having a central angle of 6° 12' 14", a radius of 485.00 feet, an arc length of 52.52, a chord bearing and distance of South 89° 33' 09" West, 52.49 feet to a point of tangency;

South 86° 27' 02" West a distance of 286.70 feet to a point of curvature;

With a curve to the right having a central angle of 6° 44' 02" a radius of 465.00 feet, and arc length of 54.65, a chord bearing and distance of South 89° 49' 03" West, 54.62 feet to a point of tangency;

North 86° 48' 56" West a distance of 59.19 feet to the southwesterly corner of said Lot 6157 in the easterly line of that tract of land as conveyed to Liberty Grand, LLC of record in Official Record 1704, Pg. 2691;

Thence with said easterly line the following courses:

North 3° 14' 23" East a distance of 238.65 feet to a corner thereof;

North 86° 34' 36" West a distance of 424.41 feet to a corner thereof;

North 3° 15' 48" East a distance of 1038.28 feet to the northeasterly corner of said Liberty Grand LLC tract in the southerly right-of-way line of Hyatt's Road;

Thence with said southerly right-of-way line the following courses:

South 86° 33' 12" East a distance of 318.32 feet to a point;

South 3° 26' 48" West a distance of 50.00 feet to a point;

South 86° 33' 12" East a distance of 496.72 feet to a point at its intersection with the westerly right-of-way line of said Sawmill Parkway;

Thence with said westerly right-of-way line the following courses:

South 37° 45' 05" East a distance of 133.48 feet to a point;

South 3° 12' 02" West a distance of 1084.15 feet to the **True Point of Beginning** and containing 23.156 acres of land, more or less.

Basis of bearing is South 3°12' 02" West for the centerline of a portion of Sawmill Parkway as determined by GPS observations and post processed using an OPUS Solution based on NAD83 (2011) Ohio State Plane North Zone.

This description was prepared from existing records and is for zoning purposes only and is not for Deed Transfer purposes.

CESO, Inc.


Jeffrey A. Miller, PS
Registered Surveyor No. 7211



ZONING DESCRIPTION

3.953 Acres

Situated in the State of Ohio, County of Delaware, Township of Liberty, part of Farm Lot E in Section 2, Township 3 North, Range 19, United States Military Lands and being all of Lot 6156 of that subdivision known as Hyatt's Crossing of record in Plat Cabinet 5, Slides 516-516D, all deed references refer to the records of the recorder's office in Delaware County, Ohio and described as follows:

Beginning at the southeasterly corner of said lot 6156 in the westerly right-of-way line of Sawmill Parkway at a northeasterly corner of a 105.858 acre tract as conveyed to Liberty Grand LLC., of record in Official Record 1704, Pg. 2691;

Thence with the perimeter of said Lot 6156 the following courses:

North 85° 36' 35" West a distance of 486.95 feet to the southwesterly corner of said Lot 6156;

North 3° 14' 23" East a distance of 339.15 feet to the northwesterly corner of said Lot 6156 at the southwesterly corner of Hyatt's Crossing Drive;

Thence with the southerly right-of-way of said Hyatt's Crossing Drive the following courses:

South 86° 48' 56" East a distance of 59.26 feet to a point of curvature;

With a curve to the left having a central angle of 6° 44' 02", a radius of 535.00 feet, an arc length of 62.88, a chord bearing and distance of North 89° 49' 03" East, 62.84 feet to a point of tangency;

North 86° 27' 02" East a distance of 286.70 feet to a point of curvature;

With a curve to the right having a central angle of 6° 12' 14" a radius of 415.00 feet, and arc length of 44.94, a chord bearing and distance of North 89° 33' 09" East 44.91 feet to a point of tangency;

South 87° 20' 44" East a distance of 31.89 feet to the northeasterly corner of said Lot 6156 in the westerly right-of-way line of said Sawmill Parkway;

Thence with said westerly right-of-way line the following courses:

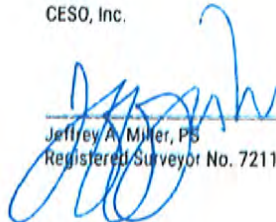
South 3° 12' 02" West a distance of 220.74 feet to a point of curvature;

With a curve to the left having a central angle of 5° 11' 59", a radius of 1766.95 feet, an arc length of 160.35, a chord bearing and distance of South 0° 36' 02" West 160.30 feet to the **Point of Beginning** and containing 3.953 acres of land, more or less.

Basis of bearing is South 3° 12' 02" West for the centerline of a portion of Sawmill Parkway as determined by GPS observations and post processed using an OPUS Solution based on NAD83 (2011) Ohio State Plane North Zone.

This description was prepared from existing records and is for zoning purposes only and is not for Deed Transfer purposes.

CESO, Inc.


Jeffrey A. Miller, PS
Registered Surveyor No. 7211



Property owners within 200 Feet of sign placement

Lot	Buyer Name	Address	Notes
56	Doublas & Sachie Olson	3097 Sinatra Way, Powell, OH 43065	Closed
57	n/a		Not yet sold
58	Albert & Jane Holding	3083 Sinatra Way, Powell, OH 43065	Sold, but not yet closed
59	Mary Jane Conrad	3071 Sinatra Way, Powell, OH 43065	Sold, but not yet closed
60	Orlando & Kayla Burgy	3053 Sinatra Way, Powell, OH 43065	Sold, but not yet closed
61	n/a		Not yet sold
62	n/a		Not yet sold
63	n/a		Not yet sold
64	n/a		Not yet sold