



Liberty Township Zoning Department

7802 Liberty Rd North

Powell, Ohio 43065

740-938-2010

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: 2513 & 2481 Clark-Shaw Rd

Parcel ID(s): 41934002005000, 41934002004000

Total Acreage: 10.2 AC Subdivision: N/A Lot #(s): N/A

Property Description

Acres to be Rezoned: 10.2 AC

Current Land Use: FR-1 Farm Residence District

Surrounding Land Uses:

North 510 - Single family Dwelling
South 501 - Resid Unplat 0-09.99 acres
East 510 - Single family Dwelling
West 550 - Condominium Residential Unit

Rezoning Request

Current Zoning District: FR-1 Farm Residence District

Proposed Zoning District: PCD Planned Commercial District

Proposed Land Use: Professional Offices & Services and Fitness/Recreation

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

To rezone the properties listed from FR-1 to PCD to include three
buildings for Fitness/Recreation and Professional Offices &
Services.

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 InformationIndividual ☒

Corporation (if so state)

Name: Stephen Braun	Kevin Shrager
Address: 2481 Clark Shaw Rd	2513 Clark Shaw Rd
City/State/Zip: Powell, OH 43065	Powell, OH 43065
Telephone: [REDACTED]	[REDACTED]
Email Address: [REDACTED]	[REDACTED]

Applicant/Agent Information (Contact Information)

Individual

Corporation (if so state) ☒

Pennant Construction LLC

Name: Andrew Meyers

Address: 733 Lakeview Plaza Blvd. Suite H

City/State/Zip: Worthington, OH 43085

Telephone: [REDACTED]

Email Address: [REDACTED]

Individual

Corporation (if so state) ☒

Pennant Construction LLC

Name: Andrew Meyers

Address: 733 Lakeview Plaza Blvd. Suite H

City/State/Zip: Worthington, OH 43085

Telephone: [REDACTED]

Address: [REDACTED]

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: [Signature] Date: 7/14/2026

Faris Planning & Design, LLC

Landscape Architecture
4876 Cemetery Road
p(614)487-1964



Land Planning
Hilliard, OH 43026
www.farisplanninganddesign.com

July 20, 2026

The Exchange- Clark-Shaw Road, Liberty Township

Located on the south side of Clark-Shaw Road, just east of POD 18D single family and commercial entrance, and west of AEP transmission lines and railroad tracks, The Exchange project has been designed in a way to accommodate low impact services to Liberty Township.

The buildings are designed in such a way to accommodate users with varying needs, enabling maximum flexibility in interior space layout. Per conversations with surrounding property owners and Township residents, the architecture has been adjusted to accommodate steeper roof pitches to maintain the standard of barn-like structures. A divergence is being requested for this height to accommodate this architectural theme. Additional theming includes continuation of crossbuck fencing from POD 18D and multi-use path along the Clark-Shaw frontage.

Site orientation of buildings has been designed so that loading areas are internalized to the site, screening these areas from view of adjacent properties with the buildings themselves, and facing fronts or sides to adjacent parcels. Additional buffering and screening placed adjacent loading areas and increased in areas adjacent homes.

The project Developer, Pennant Companies, will be a tenant on this property. There is the desire that a 'farmer's market' also be provided on weekends as part of their operation - as one of the offshoots is raising cattle - in addition to pond maintenance systems and residential/commercial construction projects. The Pennant Company was started and continues to operate in the Delaware County Area.

Attention to buffering has been included with this proposal to minimize impact to surrounding residential properties. Mounding, increased setback, and diversified plantings complying to and greater than required by code will be provided. Low height downlighting will be utilized for general and security illumination on site.

The southern portion of the site will be maintained as open space and allowed to naturally reforest. Invasive species will be monitored and controlled on this section to ensure successful long-term reforestation.

ARTICLE 15 – PLANNED COMMERCIAL DISTRICT (PC)

The Exchange

Proposed Zoning – PCD
July 20, 2026

Section 15.01 – NATURE OF THE DISTRICT

The purpose of the Planned Commercial District (PC) is to provide for unified commercial areas usually under single ownership and control, or clustered together in planned out lots, where the use and layout are known and approved with flexibility per an approved Development Plan. It is intended that the Standards for this District align with and support the Liberty Township Comprehensive Plan.

Acknowledged.

Section 15.02 – GENERAL DESIGN & DEVELOPMENT STANDARDS

The Planned Commercial District shall be developed in strict conformance with the General Design & Development Standards in Article 4 of this Zoning Resolution and meet minimum District Specific Standards in this Section. Where standards may conflict, the stricter of the two standards shall apply.

Acknowledged.

Section 15.03 – DISTRICT SPECIFIC STANDARDS

The Development Plan shall incorporate the following standards in addition to the General Design & Development Standards in Article 4 of this Zoning Resolution:

Section 4.02 – ACCESS

Direct access to one or more dedicated and improved public roads is required. Approval from the Liberty Township Fire Department shall be required for all roadway plans. Provisions for future connections to other public roads may be required by the Township, Delaware County Engineer, and/or the Delaware County Regional Planning Commission.

The site has direct access to Clark-Shaw Road.

See Tab 5, Exhibit E-6 for letter from Liberty Township Fire Department and Fire Truck Turning Exhibit.

Section 4.03 – ADDRESS NUMBERS

- 4.03.A** Residential Premises shall be easily identified by street address numbers permanently affixed to an exterior wall of the building they identify so as to be read from the street, and/or shall be permanently affixed to both sides of the mailbox serving the property, or to its supporting structure. If by these methods it cannot be determined which premises is being identified, then a permanent free-standing sign shall be installed adjacent to the intersection of the private driveway with the public road, but outside the road right-of-way. Address numbers of

properties located on and taking access from a Common Access Driveway shall be displayed in accordance with the Delaware County Subdivision Regulations.

Not applicable.

- 4.03.B** Commercial, Industrial, Multi-family, Condominium, and Apartment Buildings shall display permanent address numbers each of which are a minimum of six (6) inches in height. Such address numbers shall be located on the structure not more than three (3) feet from the main entrance. Address numbers or address ranges for buildings containing multiple units shall be displayed on the exterior walls of buildings facing the street or driveway serving such buildings, to show unit numbers contained within each building.

Development shall comply.

Section 4.04 – DRIVEWAY CONSTRUCTION

It is important that Driveways are constructed in a manner which ensures access by emergency vehicles and the free and safe flow of traffic from public streets or roads. The following standards shall apply:

- 4.04.A** Driveway construction, including Common Access Driveways, must be in compliance with and approved by the Delaware County Engineer's Office and must comply with requirements of the Liberty Township Fire Department and recommendations, if any, from Delaware County Soil & Water.
- Driveways to be built to conform to applicable Delaware County Engineer's Office and Liberty Township Fire Department specifications.**

- 4.04.B** Residential driveways serving one dwelling/structure and less than one-hundred fifty (150) feet in length shall be a minimum width of twelve (12) feet and shall be located a minimum of five (5) feet from side or rear property lines.

Not applicable.

- 4.04.C** Residential driveways that exceed one-hundred fifty (150) feet in length shall be a minimum width of sixteen (16) feet or shall be fourteen (14) in width with a pull-off located every fifty (50) feet and shall be approved by the Liberty Township Fire Department.

Not applicable.

4.04.D All measurements will be made from the edge of the public right-of-way to the center of the private driveway. No driveway shall be located so that it enters a public road within forty (40) feet of the intersection of any two (2) public roads. All driveways shall be located and the adjoining lots graded so that vehicular traffic entering a public road has an unobstructed sight distance of at least three hundred (300) feet.

Driveways are not within 40' of existing roadways and shall conform to applicable Delaware County Engineering and Liberty Township Fire Department specifications.

4.04.E In addition to the conditions imposed by this Section of the Zoning Resolution, the following standards shall apply to driveways serving all commercial, industrial, and multi-family uses, and any other driveway not restricted to use by only a single family:

1. Driveways shall be not less than twenty (20) feet in width and shall be constructed over an aggregate base of no less than ten (10) inches

Driveways shall be a minimum of 20' in width and conform to Delaware County Engineering specifications.

2. Driveway base and surface shall be designed and certified by a professional engineer to sufficient depth for anticipated use and access by public safety vehicles.

Driveways shall be built to conform to applicable Delaware County and Liberty Township specifications.

3. The finished surface of the driveway shall be hard surfaced and may be composed of any Ohio Department of Transportation approved materials.

Driveways shall be built to conform to all applicable Ohio Department of Transportation specifications.

4.04.F All trees, overhanging branches or other obstructions to the free passage of public safety vehicles shall be removed.

Any obstructions to the use of both driveways shall be removed.

Section 4.05 – EXTERIOR OF BUILDINGS

Permitted building materials shall be high quality, durable materials

including but not limited to stone, manufactured stone, full depth brick, brick veneer, wood siding, and fiber cement siding. Other high quality synthetic materials may be approved by required reviewing body with examples of successful, high-quality installations in comparable climates. Vinyl siding is prohibited on primary residential structures in all Districts. Exterior materials of all accessory structures must be cohesive and coordinate to the primary structure. Structures with walls made primarily of glass or other transparent materials are prohibited in planned residential districts (e.g., greenhouses, detached sunrooms, etc.).

Exterior materials include traditional materials listed above plus high-quality synthetic materials, including, but not limited to, engineered wood siding and poly-ash (or similar) siding.

Development architecture shall comply.

See Tab 6, Exhibit F-1 for Architectural Elevations.

Section 4.06 – FLOODPLAIN REGULATIONS

Certain limited areas of Liberty Township lie within the Floodplain of the Olentangy and Scioto Rivers. No structures shall be erected or altered within the one-hundred-year (100-year) floodplain. No land lying within the Floodplain shall be filled or excavated except with approval from appropriate County and State authorities.

No portion of the site is located within the 100-year floodplain.

Section 4.07 – HEIGHT

No building shall exceed forty (40) feet in height. All other freestanding structures including, but not limited to, flagpoles shall not exceed forty-eight (48) feet in height. All attached structures including, but not limited to, chimneys and church spires shall not exceed a height that is eight (8) feet greater than either the height of the building or other structure to which it is attached.

A divergence is being requested to increase the maximum allowable building height to 55' with attached structures to be an additional maximum of 8' in height.

See Tab 6, Exhibit F-1 for Architectural Elevations.

Section 4.08 – JOINT ECONOMIC DEVELOPMENT DISTRICT (JEDD) & COMMERCIAL/MIXED-USE DISTRICTS

Unless otherwise excluded by resolution approved by the Board of Trustees, no permits or Certificates of Compliance shall be issued by the Zoning Department until such time that all real property put to a commercial or planned mixed use that is part of an approved rezoning application has joined a joint economic development district created under Section 715.72 of the Ohio Revised Code and in which Liberty Township is a contracting party ("JEDD"), as required herein. Applicant shall include as part of the development text contained within the Development Plan a requirement that the

Applicant shall affirmatively take all steps necessary to assist in the submission of the property to an existing JEDD, or the creation of a new JEDD in which Liberty Township is a contracting party by agreeing to add all real property put to a commercial mixed in a new JEDD. The applicant shall be required to obtain an executed petition or petitions that fulfill the statutory requirements of R.C. 715.72(J) from the owner(s) or record, and the owner(s) of any businesses operating thereon, for any property included in the Application and Development Plan that is put to a commercial or planned mixed use, to effectuate and acknowledge said property owner(s) and business owner(s) consent and subjection to the JEDD.

Not applicable.

Section 4.09 – LANDSCAPING

These landscape standards are intended to enhance the physical and environmental appearance of all property in the Township. The Street Tree standards established in this Section replace the Liberty Township Tree Planting & Management Policy dated August 8, 2011. It is intended that, through these standards, landscaping, screening, and buffering will:

- Help absorb stormwater to reduce stress on stormwater management infrastructure.
- Protect non-invasive, non-dangerous trees from removal.
- Allow for additional planting of non-invasive species to enhance quality of life and quality of place.
- Reduce noise nuisances that may carry over between certain districts and properties.

4.09.A Landscaping Plans General Standards

1. The lot owner shall be responsible for the maintenance of all landscaping.
2. Landscape material and/or trees shall not interfere with public utilities, restrict pedestrian or vehicular access, or otherwise constitute a traffic hazard. It shall be the primary responsibility of the property owner, homeowners association or other agent owning property to ensure landscape material/tree(s) will not shade or obstruct street lights, street signs, traffic control signs or devices, or obstruct pedestrian or vehicular traffic on sidewalks and streets.
3. All yards and open space not covered by structure, paving, and the like, shall be landscaped with lawn as a minimum.
4. Vacant lots shall be kept seeded and maintained.
5. No landscaping material of any type shall be permitted in the right-of-way, except as may be

required by other government agencies.

Development shall comply.

6. For residential dwellings, all sides that front a street shall be landscaped:
 - a. Front yard landscaping shall have a minimum depth of five (5) feet;
 - b. Side yard landscaping shall have a minimum depth of five (5) feet;
 - c. Landscaping shall have a minimum opacity of 75%; year round landscaping must be no less than 50% of the landscaping, such as evergreen plantings, unless otherwise specified in an approved development plan.

Not applicable.

7. Landscaping shall be maintained, in accordance with development plan, if applicable, and shall be kept free of noxious weeds.

Development shall comply.

8. For Development Plans, all organized open spaces or non-residential use areas shall be landscaped.

All open spaces shall include landscaping when not covered by structure or paving.

4.09.B Developments Requiring Landscaping Plans

A landscaping plan identifying existing landscaping elements and natural features and proposed trees, shrubs and ground covers which detail tree caliper, height, number, name and placement, is required for all Site Plan Review submissions and all Development Plan submissions.

See Tab 4, Exhibit D-1 for Overall Landscape Plan.

Final landscape plans including specific plant species, sizes, placements, and amounts will be provided at the time of Final Development Plan submission.

4.09.C Buffer Zone Landscaping Requirements

A buffer zone, containing a minimum of 1 tree per 40 feet of lineal boundary and a continuous 6-foot-high minimum planting, hedge, fence, wall or earth mound, in a snaking or other non-straight line style, shall be installed in accordance with the following chart:

When the use below	adjoins the following or vice versa	Minimum Buffer Width
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Residential Use	Any Non-Residential Use (except Industrial)	25'
Any Use	Industrial Use	50'
Any use except Agricultural Use	A federal or state roadway or major arterial roadway	25'
Any use except Agricultural and Industrial Use	Railroad	25'
Any property boundary, including road or street rights of way	Utility substation or similar uses	25'
Any property used for vehicular sales or service	Public or private street right-of-way, or service road	25'

Natural foliage shall be retained where possible. Grass or ground cover shall be planted on all portions of the buffer not occupied by other landscape material. All lineal measurements shall be rounded up to the nearest dimension requiring a planting. Trees do not have to be equally spaced, but may be grouped.

A minimum 25' wide buffer shall be provided as required between the proposed non-residential use and the adjacent residential uses on the eastern, western, and southern property boundaries. These shall contain 4'-6' height undulating mounds planted with a mix of evergreen and deciduous trees at a minimum of 1 tree per 40 linear feet along with evergreen shrubs.

See Tab 4, Exhibit D-1 for Overall Landscaping Plan.

4.09.D Vehicular Use (Parking and Driveway) Area Perimeter Requirements:

A vehicular use area is any open or unenclosed area containing more than 1,800 square feet of area and/or used by six or more of any type of vehicle, whether moving or at rest, including, but not limited to, parking lots, loading and unloading areas and sales and service areas. Driveways are considered to be vehicular use areas whenever they are non-residential, adjacent to public streets or roads or other vehicular use elements described previously in this paragraph, and where intervening curbs, sidewalks, landscape strips, etc. do not eliminate adjacency.

When the use below	adjoins the following or vice versa	the minimum landscaping within a buffer zone of this average width is required	which will contain this material, to achieve opacity required.
Any property	Any vehicular use areas or any adjacent property	5 foot minimum to all trees from edge of paving.	1 tree per 40 feet of boundary of vehicular use area, and a 3-foot average height continuous planting, hedge, fence, wall or earth mound.
Any public or private street right-of-way or service road.	Any vehicular use area	Same as above, except applies to vehicular use area portion facing public or private street or road	1 tree per 50 feet and 1 low shrub per 10 feet (opacity requirements do not apply).
A Commercial parking area	An adjacent public street right-of-way	15 foot minimum	"green belt" (grass)

- Grass or ground cover shall be planted on all portions of easements not occupied by other landscape material.
- All linear measurements shall be rounded up to the nearest dimension requiring a planting

The commercial parking area adjacent to the Clark-Shaw Road right-of-way shall be setback 15' and include a green belt with evergreen shrubs arranged in a curvilinear style and a black cross-buck fence.

See Tab 4, Exhibit D-1 for Overall Landscaping Plan.

4.09.E Street Trees

Street Trees are required in all districts except Rural Residence (RR1). Street Trees shall be planted at a minimum of forty (40) feet apart and placed one for every fifty (50) lineal feet of road frontage and shall be deciduous species normally attaining full grown height in excess of fifty (50) feet and shall be of two and a half (2 1/2") inch caliper or greater at time of planting. Street Trees shall be located outside of the right-of-way and shall not be located in between any sidewalk and roadway. District Specific Standards and Development Plan standards shall also apply.

A minimum of nine (9) 2.5" caliper street trees are

proposed along the approximately 427 linear foot Clark-Shaw Road frontage. These shall be planted at 40' on center and located between the multi-use path and vehicular use area outside any public right-of-way.

See Tab 4, Exhibit D-1 for Overall Landscaping Plan.

4.09.F Plant Material Specifications

The following sections include specifications for plant materials. Alternatives to these specified plant materials, which demonstrate both the intent and requirements of this Resolution, may be approved as part of the Landscaping Plan.

1. Deciduous Trees

A minimum caliper of at least two and one-half (2 1/2") inches measured twelve (12") inches above ground level at time of planting.

2. Evergreen Trees

A minimum of six (6') feet high and a minimum spread of three (3') feet at time of planting.

3. Shrubs

Shrubs shall be at least 12" in diameter at the time of planting.

4. Ground Cover and Grass

Ground cover shall be planted in such a manner so as to present a finished appearance and seventy-five percent (75%) coverage after one complete growing season. If approved as part of a Site Plan, ground cover may also consist of rocks, pebbles, shredded bark, and mulch. Grass shall be planted in species normally grown as permanent lawns.

All planting materials will be selected to meet the minimum size requirements. Final landscape plans will be provided at the time of Final Development Plan submission.

5. Prohibited Tree/Shrub/Invasive Species

The following tree and shrub species shall not be used unless already existing in the proposed landscape area:

- Ash - all species (Fraxinus)
- Box Elder (Acer negundo)
- Mulberry (Morus Alba)
- Bradford Pear (pyrus calleryana Bradford)
- Upright English Oak (Quercus robur Fastigiata)
- Willow (Salix babylonica)

- Siberian Elm (*Ulmus pumila*)
- European Mountain Ash (*Sorbus aucuparia*)
- European Alder-Buckthorn (*Rhamnus frangula*)
- European White Birch (*Betula pendula*)
- Paper Birch (*Betula papyrifera*)
- Common Buckthorn (*Rhamnus cathartica*)
- Autumn Olive (*Elaeagnus Umbellata*)
- Multiflora Rose (*Rosa multiflora*)
- Purple Loosestrife (*Lythrum salicaria*)
- Tree of Heaven (*Ailanthus altissima*)
- Silver Maple (*Acer Saccharinum*)
- Black Locust (*Robinia pseudo-acacia*)
- Ginkgo (female) (*Ginkgo bilboa*)
- Osage Orange (*Maclura pomifera*)
- Catalpa (all species)
- Poplar - this is a species of the genus *Populus* which includes Cottonwoods and Aspens
- Running Bamboo

The species listed above shall not be used in any of the landscaping on the property.

Section 4.10 – LIGHTING REGULATIONS

4.10.A General Requirements:

1. All lighting shall be controlled in such a way as to not shine up into the sky or onto any neighboring properties and shall be fully shielded, cut-off fixtures, preventing light from being seen from adjacent property or roads.
2. Downward directed or "downlighting" exterior lighting.
3. Use of lower wattage bulbs.
4. All outdoor light fixtures installed and maintained upon private property within all zoning districts shall be turned off between 11:00 p.m. and sunrise, EXCEPT when used for security purposes or to illuminate walkways, roadways, equipment yards and parking lots.
5. All illuminated signs shall be halo or halo-like illumination and follow all other provisions in Article 20.
6. All illuminated signs for commercial purposes shall be turned off between 11:00 P.M. and sunrise, EXCEPT that signs may be illuminated while the

business facility is open to the public.

7. Outdoor light pole fixtures shall not exceed a maximum height of twenty (20) feet and shall be exempt from all otherwise applicable setback requirements, EXCEPT that no outdoor light poles and fixtures shall be located in any road right-of-way.
8. The following types of lighting are prohibited: search lights, beacons, laser source lights, or any similar high-intensity or flashing lights.
9. In addition to the provisions of this Section, all outdoor light fixtures shall be installed in conformity with all other applicable provisions of this Zoning Resolution.

All exterior lighting shall comply with the standards of section 4.10.A of the Liberty Township Zoning Resolution.

See Tab 3, Exhibit D-4 for Lighting & Photometrics Plan.

4.10.B Exemptions:

1. All outdoor light fixtures producing light directly by the combustion of fossil fuels, such as kerosene lanterns or gas lamps, are exempt from the requirements of this Section.
2. All low-voltage lighting rated twenty-four (24) volts or less and holiday lighting shall be exempt from the requirements of this Section.
Outdoor light fixtures required by governmental and/or public safety regulations are exempt from the requirements of this Section.

All exterior lighting shall comply with the standards of section 4.10.A of the Liberty Township Zoning Resolution.

See Tab 3, Exhibit D-4 for Lighting & Photometrics Plan.

Section 4.11 – MULTI-USE TRAILS - WALKWAYS, BIKEPATHS, BIKEWAYS

- 4.11.A All arterial and collector roads in Liberty Township shall have a multi-use trail with a minimum width of eight (8) feet or as determined by the Development Plan and/or Zoning Inspector along one side of the road. Multi-Use Trails shall be incorporated into all Development Plans as directed and approved by the Zoning Commission and/or Zoning Inspector in order to connect with existing or planned trail

systems external to the development. Trails shall be built in accordance with the Delaware County Engineer standards. Trails may be constructed within the road right-of-way when allowed by the appropriate authorities. The responsibility for the maintenance of the trail shall be specified in the Development Plan.

An 8' wide multi-use path is provided along Clark-Shaw Road outside of the right-of-way and shall connect to the existing multi-use path to the west.

- 4.11.B** Where a multi-use trail or walkway is not able to extend to the end of a parcel for connectivity to an existing or proposed trail, the path will then end at an intersection which is equipped with a safe crossing, including pedestrian signals and a marked crosswalk for safe crossing.

Not applicable.

- 4.11.C** Sidewalks and/or walkways with landscaping and trees connecting all dwelling areas and any Open Spaces shall be required in all Residential Districts. Sidewalks and/or walkways shall be separated from the paved street surface in accordance with Delaware County Engineer standards and shall be built to Delaware County Engineer Standards.

Not applicable.

Section 4.12 – OPEN SPACE, CONSERVATION AREAS & PRESERVATION AREAS

4.12.A Open Space

At least twenty percent (20%) of the total gross acreage of Planned Residential Districts must be devoted to open space. Open Space shall be designated upon the Development Plan as "Common Open Space," "Open Space," and/or "Natural Green Space." Such Open Space shall be designed to provide active recreation, passive recreation, the preservation of natural site amenities or any combination thereof. Any buildings, structures, and improvements to the open space must be appropriate to the uses which are authorized for the Open Space. The Open Space shall be conducive to use by all residents of property. Right-of-ways for water courses and other similar channels are not acceptable as open space dedication unless such lands or Easements are

usable as a Trail or have been approved by the Zoning Commission.

Storm water retention or detention facilities and/or land under high-voltage power line easements shall not be considered in Open Space calculations. No Open Space shall be narrower in any direction than the development's average lot width.

The responsibility for the maintenance of all Open Spaces shall be specified in the Development Plan. The required amount of Common Open Space reserved in a Development Plan shall either be held in corporate ownership by owners of the project area or be dedicated to a homeowners' association that shall have title to the land. Such Open Space shall be used only for the purposes for which it is designated within the approved Development Plan.

The open space provided shall adhere to the standards of the Planned Commercial District (section 15.03.A) of the Liberty Township Zoning Resolution which requires that a minimum 30% of the total tract acreage be used for open space. A total of ± 5.33 acres of open space is provided ($\pm 52\%$ of total acreage) and ± 0.5 acres of provided open space is used for a retention basin. See Tab 4, Exhibit D-3 for Open Space Plan.

4.12.B Conservations Areas

The Liberty Township Comprehensive Plan identifies specific Conservation Areas. It is recommended that these Conservation Areas have a of minimum of fifty percent (50%) of the total gross acreage of a Development Plan be designated Permanent Open Space.

Site does not contain any areas which have been identified as a conservation area in the Liberty Township Comprehensive Plan.

4.12.C Preservation Areas

Wetlands, steep (over twenty percent (20%)) slopes, and ravines shall be preserved to the greatest extent possible and shall be delineated on a Development Plan. No building or structure shall be placed or constructed in any Preservation Area.

Site does not contain any wetlands, steep slopes or ravines to be preserved.

Applicants are encouraged to grant conservation easements to an outside party such as the Delaware County Soil and Water Conservancy District, the Nature Conservancy, Ohio Department of Natural Resources (ODNR) or other non-profit, conservation land trust or governmental agency, rather than to developer or a homeowners association, so that the easement(s) can be appropriately monitored and maintained.

Not applicable.

Section 4.13 – PARKING

All parking spaces/areas shall adhere to the following requirements under this Zoning Resolution:

- 4.13.A** Dimensions: All parking spaces shall be not less than ten (10) feet wide and twenty (20) feet long and shall be served by aisles of at least twenty (20) feet between rows of spaces to permit easy, smooth, and safe access to all parking spaces.
All parking spaces provided shall be a minimum 10' wide by 20' long with minimum 20' wide drive aisles. See Tab 3, Exhibit C-1 for Preliminary Development Plan.
- 4.13.B** Paving: EXCEPT in the Rural Residence District (RR-1), unless required elsewhere in this Zoning Resolution or in an approved Development Plan, all parking areas and adjacent aisles or driveways shall be paved with asphaltic material or cement within six (6) months of occupancy.
Development shall comply.
- 4.13.C** Parking Area Location: No parking lot or parking area shall be located closer than ten (10) feet to the side or rear line of the tract on which the structure is located. Parking area locations may be further restricted in the District specific standards.
A 35' parking setback is provided on the west, east, and south sides of the property and a 15' parking setback is provided at the north side of the property. See Tab 3, Exhibit C-1 for Preliminary Development Plan.
- 4.13.D** Off street parking shall be provided at the time of construction of the main structure or building with adequate provisions for ingress and egress

according to the standards set forth in this Zoning Resolution.

Development shall comply.

- 4.13.E** Interior Parking Area Landscaping: All parking areas and drive-throughs shall provide a minimum surface area of landscaping and a minimum of trees within the parking area per the Interior Parking Area Landscaping Chart below. Interior landscaping shall be dispersed across the parking area to break otherwise uninterrupted expanses of pavement into smaller areas. Interior landscaping may be located along internal pedestrian walkways as a means of protecting the walkway. Mulch is prohibited as a landscaping material within or around parking areas or drive-throughs.

Total Surface Area of Existing or Proposed Parking Area	Minimum Required Surface Area of Landscaping	Minimum Required Number of Trees with 2 ½ inch caliper minimum
Less than 2,000 square feet	None	None
2,000 square feet to less than 20,000 square feet	Five percent (5%) of total parking area	1 tree per every 200 square feet of required interior landscaping area
20,000 square feet to less than 100,000 square feet	Seven percent (7%) of total parking area	
Over 100,000 square feet	Nine percent (9%) of total parking area	

Interior parking landscaping shall be selected to meet minimum size requirements. The proposed ±111,140 square feet of parking area, including the drive aisles and loading zones, shall have a minimum of ±10,002 square feet of interior landscaping with a minimum of 51 trees distributed evenly throughout the site.

See Tab 4, Exhibit D-1 for Overall Landscape Plan.

- 4.13.F** Required Number of Off-Street Parking Spaces: All parking spaces shall comply, at minimum, with Delaware County parking standards, and as may be specified by the Zoning Inspector and/or Zoning Commission and/or Board of Zoning Appeals.

USE	Required Parking Spaces
Single-family Residential	Two and one-fourth (2 ¼) spaces per dwelling unit
Multi-family Residential	One and one-half (1 ½) spaces per unit

Commercial Uses (including general office)	The lesser of (A) 0.5 spaces per person at full capacity; or (B) 1 space per 500 square feet of gross floor area
Industrial Uses	The lesser of (A) 1 space per anticipated employee; or (B) 1 space per 10,000 square feet of gross floor area
Institutional Uses	As recommended by the Developer in accordance with industry standards, institutional standards, and as recommended by the Township dependent upon specific institution, including, but not limited to school, church, hospital, residential care facility, etc.

Off-street parking spaces shall be provided at a ratio of 1 space per 500 square feet of gross floor area for a total of 144 spaces - or 48 spaces per each 23,850 square foot building.

See Tab 3, Exhibit C-1 for Preliminary Development Plan.

Section 4.14 – RIGHT-OF-WAY - CONSTRUCTION AND MAINTENANCE

The construction and maintenance of all improvements behind the curb line or the edge of pavement including, but not limited to, drainage improvements, landscaping improvements, sidewalks, bike paths, and/or driveway approaches shall be the responsibility of the adjoining property owner unless otherwise approved in the Development Plan.

Development shall comply.

Section 4.15 – SCREENING – MECHANICALS, OUTDOOR WASTE DUMPSTERS & STORAGE AREAS

Chain link, vinyl, and unfinished or non-decorative concrete/stone are prohibited screening materials.

4.15.A Ground Mounted Mechanical Equipment:

1. All ground-mounted mechanical equipment shall be fully screened from view on all sides using one of the following option:
 - a. Landscape material which provides a minimum of 50% year round opacity; or
 - b. Decorative wall or fence that incorporates at least one of the primary materials and colors of the nearest wall of the principal structure and that provides 75% year round opacity.
2. The wall or screen materials shall be at least one foot taller than the height of the mechanical

equipment being screened, up to a maximum of twelve (12) feet.

3. All or some of the Screening Standards shall not apply if the only feasible location for screening would impede the function of the mechanicals being screened.

Development shall comply.

4.15.B Trash Dumpsters and Storage Areas:

1. All trash dumpsters and outdoor storage areas shall be fully screened from view on all sides by a decorative wall or fence finished and constructed to match the materials and design of the nearest wall of the principal structure, with decorative landscaping, and shall be fully opaque year round.
2. The wall or screen shall be at least one foot taller than the height of the dumpster, storage area or enclosure being screened, up to a maximum of twelve (12) feet.
3. Screening structures may contain access doors to accommodate servicing equipment and emptying or replacement of containers. The access doors shall be self-closing and shall be constructed and finished to coordinate with the materials and design of the nearest wall of the principal structure. Access doors shall remain closed and all containers fully within the structure when not being used. Offset openings may be used in lieu of man doors provided the service structures remain

Trash and service areas shall be screened as per section 15.03.E of the Liberty Township Zoning Resolution.

See Tab 3, Exhibit C-1 for Preliminary Development Plan.

Section 4.16 – SETBACK REGULATIONS

Setbacks for all districts shall be in accordance with the following standards, except as are approved in Development Plan(s) or as may be specified in this Zoning Resolution under District Specific Standards.

With regard to parcels located in the “Chippewa Subdivision” and for parcels of an irregular shape, size or location, or which do not have a clearly distinguishable front street and/or front lot line, the Zoning Inspector shall determine the front setback and/or front lot line based on the recorded address of the subject property and

the improvements on the subject property and their proximity to a given public right-of-way

For corner lots or lots which extend through the block from street to street, the required front yard setback must be provided along each street unless a variance is granted.

The Zoning Inspector may administratively approve variances from the minimum setback regulations in this Section, providing that such variance does not conflict with the intent of this Resolution and does not cause undue hardship on neighboring properties.

4.16.A Setbacks To Roadway

No building or structure shall be located closer to the centerline of adjoining streets, roads, highways, or approved private roadways than the distances in this Section, unless otherwise defined in an approved Development Plan, District Specific Standards, Use Specific Standards or as otherwise specified in this Resolution. Where conflicts may arise between "Setbacks to Roadway" standards and "Minimum Standards – General Setbacks," the strictest or furthest setback shall apply. For purposes of this Zoning Resolution, the Zoning Department shall determine the appropriate classification based on the Delaware County Engineer roadway classifications, standards, and in considering the following:

Class A: Major Arterial – the primary purpose of carrying through traffic to and from residential, commercial and industrial areas and the secondary purpose of providing access to abutting property.

Class B: Collector Roads – provide access to abutting property and also deliver traffic from local streets to the nearest Arterial street.

Class C: Local Streets – the primary function is to serve abutting land use, such as neighborhood streets.

Minimum Setbacks - Front Setbacks To Roadway Standards Chart

USE CLASSIFICATION	ROAD CLASSIFICATION		
District	Class A	Class B	Class C
ALL Residential Districts unless otherwise defined below	130	60	60
I – Industrial	130	130	100

INST - Institutional	130	80	60
PC – Planned Commercial	130	80	60

A 130' building setback is provided from the centerline of Clark-Shaw Road.

4.16.B Minimum Setbacks - General Standards Chart

The physical relationship of permitted uses and structures and their minimum yard space shall be determined in accordance with this Section, EXCEPT as may be approved in a Development Plan, as established in Specific District Standards or as established in other Structure Specific or Use Specific Sections of this Resolution.

MINIMUM SETBACKS - GENERAL STANDARDS CHART

District	FRONT SETBACK	SIDE SETBACK	REAR SETBACK
RR-1 – Rural Residence	See Chart in 4.16.A	25'	Principal Structure: 60' Accessory Structure: 15'
PR1.5 and PR4 – All Planned Residence Districts **	Residential Bldg.: 30' from ROW Non-Residential Bldg.: 100' from ROW Accessory Structures: the front building line of the principal structure	Residential Bldg.: 12.5' Non-Residential Bldg.: 100' Accessory Structures: 10'	Residential Bldg.: 25' Non-Residential Bldg.: 100' Accessory Structures: 10'
PMU – Planned Mixed Use **	Residential Bldg.: 30' from ROW Non-Residential Bldg.: 100' from ROW Accessory Structures: the front building line of the principal structure	Residential Bldg.: 12.5' Non-Residential Bldg.: 100' Accessory Structures: 25'	Residential Bldg.: 25' Non-Residential Bldg.: 100' Accessory Structures: 25'
PC - Planned Commercial	See Chart in 4.16.A	1/3 of the sum of the height and depth of the structure but not less than 100' from a Residential Use	1/3 of the sum of the height and width of the structure but not less than 100' from a

			Residential Use
PC - Planned Commercial - Parking Areas	See Landscaping requirement for a 15' wide "green belt"	35' from adjacent property lines	35' from adjacent property lines
I-Industrial	See Chart in 4.16.A	No less than 150' when abutting any Residential District/Use	No less than 150' when abutting any Residential District/Use
I - Industrial - Parking Areas	See Landscaping requirement for a 15' wide "green belt"	35' from adjacent property lines	35' from adjacent property lines
INST - Institutional	See Chart in 4.16.A	80'	60'

**unless approved as Cluster Housing, Common Wall Housing, or similar variations.

**A 100' building setback is provided from the east, west, and rear property lines.
See Tab 3, Exhibit C-1 for Preliminary Development Plan.**

Section 4.17 – STRUCTURE SEPARATION

There shall be a minimum of 25 feet separation between any two primary structures unless the adjacent walls of both structures are fire resistant masonry, free of any openings, and capable of stopping the spread of any fire in which said event principal structures shall not be closer than fifteen feet.

**All structures shall have a separation greater than 25 feet.
See Tab 3, Exhibit C-1 for Preliminary Development Plan.**

Section 4.18 – STREETS/ROADWAYS

All streets shall have a minimum pavement width of twenty-two (22) feet. All Streets, including private Streets, shall conform to all applicable Delaware County specifications.

**Development does not include any internal streets/roadways.
See Tab 3, Exhibit C-1 for Preliminary Development Plan.**

Section 4.19 – SUPPLEMENTAL CONDITIONS AND SAFEGUARDS

The Zoning Commission and/or Board of Trustees may impose additional conditions relating to a development plan with regard to the type and extent of the public improvements to be installed, landscaping improvements and maintenance of Open Space areas and other development characteristics.

Development shall comply.

Section 4.20 – UTILITIES & POWER LINES

All utilities constructed to service the proposed use shall be located underground. Water supply and wastewater disposal systems shall be approved by the appropriate agencies at the time of the preliminary plan.

Development shall comply.

See Tab 5, Exhibit E-1 for Preliminary Utility Plan and Exhibits E-2 through E-7 for Utility Serviceability Letters.

Section 4.21 – WATER IMPOUNDMENTS

All water impoundments such as ponds or lakes, but excluding swimming pools, shall be constructed and developed in compliance with, and as recommended by the Delaware County Engineer and the Delaware County Soil & Water Commission. Additionally, except adjacent to Class "A" and "B" roadways, no impoundment shall be located closer than twenty-five (25) feet to the right-of-way or fifty-five (55) feet of the centerline of any adjacent approved road. No impoundment shall be located closer than fifty (50) feet to the right-of-way of a Class "A" or "B" roadway. No impoundment shall be located less than ten (10) feet from any adjacent property.

All water impoundment facilities shall comply with applicable Delaware County specifications and will be located a minimum of 15' from any adjacent property.

Section 15.03 – DISTRICT SPECIFIC STANDARDS

The Development Plan shall incorporate the following standards in addition to the General Design & Development Standards in Article 4 of this Zoning Resolution:

15.03.A Intensity:

1. Maximum ground coverage by all impervious surfaces, including but not limited to, building and parking areas, shall not exceed seventy percent (70%) of the total tract, excluding public road right-of-way.

The total lot coverage of impervious surfaces is $\pm 48\%$ or ± 4.87 acres.

See Tab 4, Exhibit D-2 for Open Space Plan.

2. Minimum Open Space for commercial developments: thirty percent (30%) of the total tract acreage. Open Spaces may be used for the retention, detention, and disposal of storm water drainage.

The total open space provided is ± 5.33 acres or $\pm 52\%$ of the site. The retention basin is included in this open space and takes up ± 0.5 acres or $\pm 9.4\%$ of the total open space.

See Tab 4, Exhibit D-2 for Open Space Plan.

15.03.B Building Size Limits: Retail or mixed-use buildings, containing retail uses, shall contain no more than sixty-five thousand (65,000) gross square feet of floor area under one roof.

Three buildings are proposed for this tract, each to have a maximum square footage of 23,850 square feet.

See Tab 3, Exhibit C-1 for Preliminary Development Plan.

15.03.C Exception to retail building size limits: Retail uses permitted in this Section with an individual commercial use that exceeds sixty-five thousand (65,000) square feet under one roof may be approved at the discretion of the Township, provided that they satisfy all other requirements contained in this Zoning Resolution.

There are no buildings proposed for the site that are greater 65,000 square feet.

15.03.D Freight Loading Area: When any use within this district requires the pickup or delivery of merchandise or supplies, an adequate loading area for such activity shall be provided on the lot occupied by the use. No such loading area shall be located on any public street or alley. Such loading area, as provided, shall be adequate in size to permit entry to such loading area without interfering with traffic on adjacent streets or highways. Deliveries of freight shall be prohibited between the hours of 11:00 p.m. and 7:00 a.m.

Development shall comply.

15.03.E Screening: A screening of shrubbery or fencing shall be used to hide trash collection areas and service areas from the view. All such shrubbery shall be properly trimmed and all screening shall be maintained in a neat and tidy manner.

One enclosed dumpster shall be provided per building and located on the east and west sides of the site drive aisles. The trash collection areas shall be screened with fencing per section 4.15.B of the Liberty Township Zoning Resolution.

See Tab 4, Exhibit D-1 for Overall Landscape Plan.

Section 15.04 – PERMITTED USES

Within the Planned Commercial District (PC) the following structures and uses, developed in strict conformance with an approved Development Plan and standards, shall be permitted:

15.04.A The following uses and similar uses as interpreted by the Zoning Inspector may be permitted when approved by the Development Plan process in strict conformance with the approved Development Plan and standards.

- Automobile Sales & Service Center
- Greenhouses
- Banks/Finance & Insurance
- Personal Services
- Bars
- Photo, dance, art, music Studios
- Bowling Centers
- Private & Public Clubs *
- Car Wash
- Professional Offices &

- Services
- Day Care Facilities
- Recreational Buildings & Grounds
- Event Centers
- Restaurants
- Fitness/Recreation Centers
- Retail
- Funeral Homes/Crematory
- Theaters
- Gasoline Sales (except Truck Stops)
- Traveler Accommodation
- General Rental Centers
- Veterinary Services
- Golf Courses & Country Clubs
- Wineries

*Public or private clubs include, but are not limited to, building and grounds of a civic, social, business or educational nature, except adults only entertainment.

Permitted uses shall generally be professional offices and services as stated in 15.04.A, but shall exclude:

- Automobile Sales & Service Center
- Greenhouses
- Bars & Nightclubs
- Car Wash
- Recreational Buildings
- Restaurants
- Check Cashing
- Dispensary
- Funeral Homes/Crematory
- Theaters
- Gasoline Sales
- Traveler Accommodation
- Golf Courses & Country Clubs

Section 15.05 – ACCESSORY USES, BUILDINGS, AND STRUCTURES

Accessory Uses as defined in this Zoning Resolution may be permitted only when incidental or subordinate to and in association with a principal permitted use, and further provided that such accessory uses are specifically set forth in the Development Plan and approved as accessory uses by the Township. No accessory building within any zoning district shall be used for human occupancy.

No accessory uses or structures are proposed for this property.

Section 15.06 – CONDITIONAL USES

Within this zoning district, the Conditional Uses listed below may be permitted, subject to the conditions and restrictions imposed by the Board of Zoning Appeals, which may be deemed necessary to protect the public health, safety, and welfare.

15.06.A Telecommunications Towers as provided in Article 7 of this Zoning Resolution.

15.06.B Borrow Pits, provided that the excavation is completed within one (1) year and the contractor posts such bond as required by the Board of Zoning Appeals to conform to the restrictions and conditions imposed to ensure regrading, reseeding, and general restoration of the area.

No telecommunications towers or borrow pits are proposed for this property.

Section 15.07 – PROHIBITED USES

In addition to the provisions of Article 10 - Prohibited Uses, the following uses are prohibited:

- 15.07.A** Single or multi-family Residential uses of any kind
Acknowledged.

ARTICLE 24 – DEVELOPMENT PLAN

In addition to any other procedures set forth in this Zoning Resolution, all Applications for Amendments to the Zoning Map to a Planned District, except Planned Overlay Districts, shall follow the procedures set forth herein. Notwithstanding the foregoing, no use shall be established or changed, and no structure shall be constructed or altered until the required Development Plan has been approved in accordance with the provisions of the Liberty Township Zoning Resolution, Article 4 - General Design and Development Standards and/or District Specific Standards.

Section 24.01 – PRELIMINARY DEVELOPMENT PLAN

Six (6) paper copies and one (1) electronic copy of the Preliminary Development Plan and Application shall be submitted to the Zoning Commission. Only fully complete application packets shall be reviewed by the Zoning Department and scheduled for a Zoning Commission hearing. If an application submitted to the Zoning Department is found to be incomplete and/or missing required documentation or information, the application and all copies of the submittal except the electronic copy, shall be returned to the Applicant. The Applicant may make the necessary alterations to the application and re-submit to the Zoning Department for review and scheduling. The Application shall be signed by the applicant and all property owners and all fees must be paid to be considered a complete application. The plan shall include in text and map form, the following:

- 24.01.A** A survey plat and legal description of the property signed by a registered surveyor showing the size and location of the proposed project.
See Tab 2, Exhibit B-1 & B-2 for boundary survey and description.
- 24.01.B** The proposed size and location of the tract at a scale of at least one inch equals one hundred feet (1"=100') showing topographic contours of at least five (5)-foot intervals.
See Tab 3, Exhibit C-2 for Existing Conditions Plan.
- 24.01.C** All existing conditions on-site including wooded areas, wetlands, floodplain areas, and existing structures within two hundred (200) feet of property boundaries.
See Tab 3, Exhibit C-2 for Existing Conditions Plan.
- 24.01.D** The relationship of the proposed development to the existing uses including easements, setbacks, and right-of-way areas.
The Planned Commercial District site is ± 10.2 acres. The site is

located in Liberty Township, Delaware County, Ohio. It is bound by Clark-Shaw Road to the north, a single-family home and a Rural-Residential parcel with transmission towers to the east, the Clark-Shaw Crossing subdivision with 2-story townhomes and single-family homes to the west, and single-family homes to the south.

There is an existing 30' ROW and a proposed 60' ROW along Clark-Shaw Rd to the north. There is a 130' building setback from the centerline of Clark-Shaw Rd, a 100' building setback from the east, west, and south property lines of the parcel. There is a 15' parking setback from Clark-Shaw Road right-of-way and a 35' parking setback from the east, west, and south property lines. There is an existing water main located at the front of the property along Clark-Shaw Road.

See Tab 3, Exhibit C-1 for Preliminary Development Plan, Exhibit C-2 for Existing Conditions Plan.

24.01.E

Proposed locations of all structures and uses.
See Tab 3, Exhibit C-1 for Preliminary Development Plan.

24.01.F

Proposed density calculations and percentage of lot coverage.
Per Section 15.03.A.2, a minimum of 30% of the total tract acreage is required for open space in commercial developments. There are ± 5.33 acres of open space provided which is $\pm 52\%$ of the site. The pond takes up ± 0.5 acres (or $\pm 9.4\%$) of the open space.
Per section 15.03.A.1, a maximum of 70% ground coverage of the total tract, excluding the public road right-of-way, shall be permitted. The total lot coverage is 48% (or ± 4.87 acres) which is comprised of all impervious surfaces.
Per section 15.03.B, the maximum square footage of retail or mixed-use buildings shall not exceed 65,000 gross square feet under one roof. Three buildings are proposed for this tract, each to have a maximum square footage of approximately 23,850 SF.

See Tab 4, Exhibit D-3 for Open Space Plan and Tab 3, Exhibit C-1 for Preliminary Development Plan.

24.01.G

Proposed acreage, usage, and density of all individual development phases within the entire development.
Development shall be completed in a single phase of 10.2 acres.

24.01.H

Development Phases:

1. If the proposed timetable for development includes developing the land in phases, phasing shall be fully described in textual form in a manner calculated to give the Township a definitive timeline for development of future phases.

2. Proposed acreage, usage, and density of all individual development phases within the entire development.
3. All phases shall be a minimum of five (5) acres.
Development shall be completed in a single phase of 10.2 acres. This phase is a minimum of 5 acres.

24.01.I

The general character of the tract, including:

1. The limitations or controls to be placed on operations or location
Prohibited Uses:

• Automobile Sales & Service Center • Greenhouses • Bars & Nightclubs • Car Wash • Recreational Buildings • Restaurants • Check Cashing	• Dispensary • Funeral Homes/Crematory • Theaters • Gasoline Sales • Traveler Accommodation • Golf Courses & Country Clubs
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Operations to meet criteria of Section 15.03.D. The exchange buildings and grounds shall be maintained by a professional management company.

2. Lots, numbered with dimensions, bearings, and distances;
See Tab 3, Exhibit C-1 for Preliminary Development Plan.
3. Proposed traffic patterns showing public and private streets and transportation facilities;
All roadways shall be built to conform to applicable Delaware County specifications. See Tab 3, Exhibit C-1 for Preliminary Development plan showing circulation on the parcel and Tab 7, Exhibit G-1, for the Traffic Impact Analysis.
4. Description of other development features, including landscaping and entry features; and
The parcel includes two full-service entry points off Clark-Shaw Road. The entry feature, located at the western entrance, will consist of a permanent, free-standing monument sign with surrounding landscaping per section 20.09.D of the Liberty Township Zoning Resolution. An 8' wide multi-use pathway shall run along Clark-Shaw Road with street trees bordering on the southern side.

4'-6' height mounding is proposed along the west and east boundary lines of the tract, between the proposed buildings and adjacent properties as well as along the south side of the

proposed buildings. These mounds shall be landscaped with a mix of evergreen and deciduous trees as well as evergreen shrubs to buffer existing uses.

The parking lot interior shall include landscaped islands with shade trees to be distributed equally throughout. One enclosed trash dumpster shall be provided per building. These shall be located on the east and west sides of the site drive aisles and shall be screened with fencing as per sections 15.03.E and 4.15.B of the Liberty Township Zoning Resolution.

Final landscape plans shall be provided at the Final Development Plan submission.

See Tab 4, Exhibit D-1 for Overall Landscaping Plan.

5. Lighting and signage.
All outdoor light fixtures shall conform to the requirements of Section 4.10 of the Liberty Township Zoning Resolution.
See Tab 4, Exhibit D-3 for Photometrics and Lighting Plan.

One permanent, free-standing monument sign shall be located along Clark-Shaw Road and will conform to the requirements of section 20.09.D of the Liberty Township Zoning Resolution. All other signage on the property shall conform to the requirements of sections 20.08 and 20.09 of the Liberty Township Zoning Resolution.

A Comprehensive Sign Plan will be submitted at the time of Final Development Plan submittal.

24.01.J Conceptual architectural design and elevations, roof pitch, and exterior construction materials.
See Tab 6, Exhibit F-1 for Architectural Elevations.

24.01.K The intended provisions for utilities including water, fire hydrants, sanitary sewer and adequate storm water drainage outlets. Information regarding existing pipe sizes, capacities, committed flows, and potential needed upgrades must be documented by the utility provider or a registered civil engineer, whichever is applicable.
See Tab 5, Exhibit E-1 for Conceptual Utility Plan, Exhibits E-2 through E-7 for Utility Serviceability Letters.

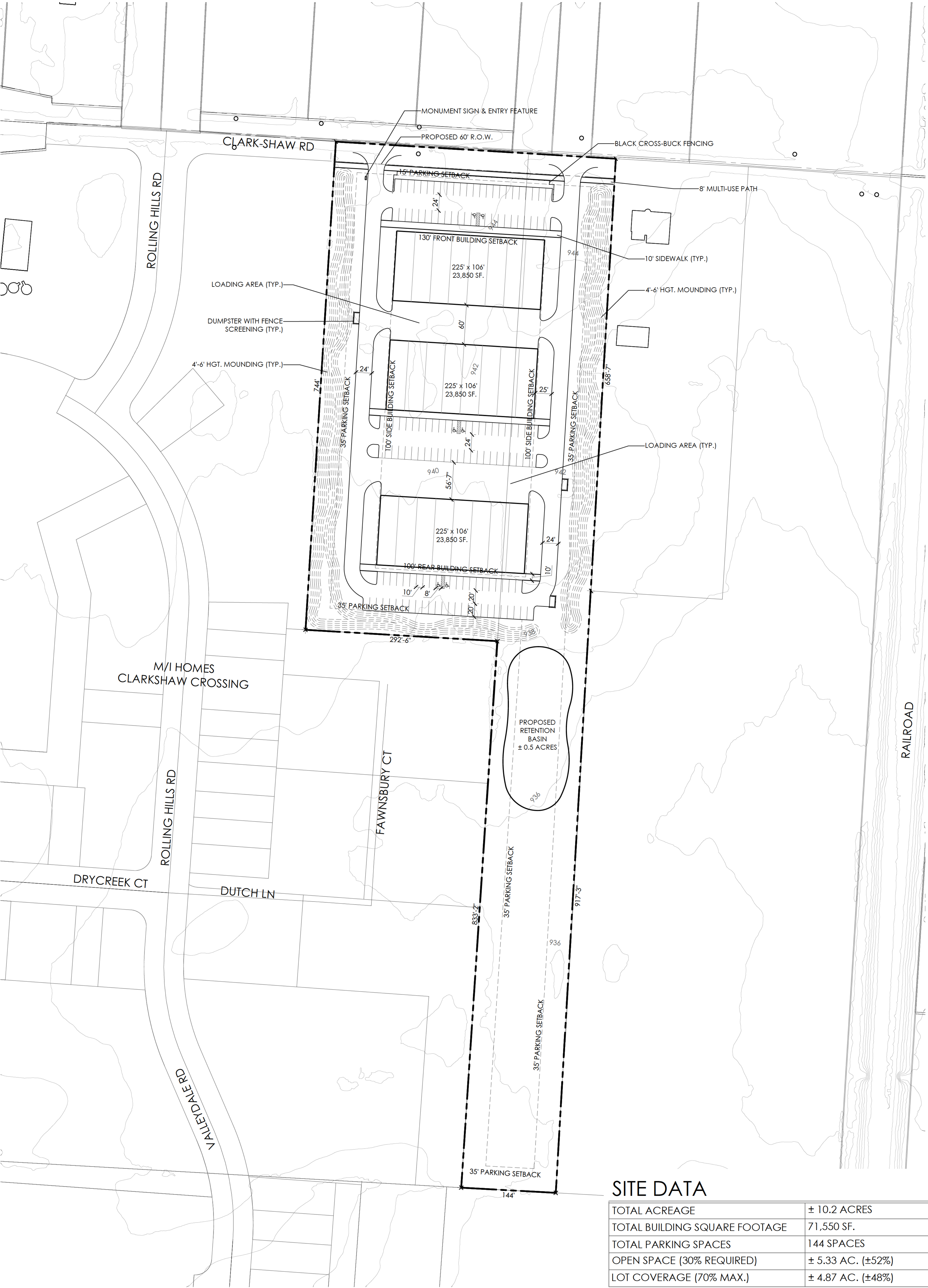
24.01.L A design of the open space and proposed description of its use, ownership, and plan for maintenance.
The open space has been designed to provide ample buffering for adjacent residential properties. This area consists of mounding at

4'-6' height, evergreen trees, deciduous trees, and evergreen shrubs with more intense buffering where residences are closer to the property line. A ±0.5-acre retention basin is located south of the proposed buildings and parking and will be planted with additional evergreen and deciduous trees. The area south of this basin is a stand of existing trees which shall be preserved to the greatest extent possible within the needs of utilities and grading. See Tab 4, Exhibit D-3 for Open Space Plan.

- 24.01.M** The purpose, need, and reason for each divergence from Article 4 - General Design & Development Standards and/or District Specific Standards or the Sign Regulations of this Zoning Resolution, such as setbacks, parking, landscaping, lighting, signage and so forth, must be specified. All justifications must be based on the subject property.
A divergence is being requested from Section 4.07 to increase the maximum allowable building height to 55' with attached structures to be an additional maximum of 8' in height. The reason for this divergence is to complement the barn-like architecture already established in the township, and to preserve the rural character of the area referenced in the Liberty Township Comprehensive Plan. See Tab 6, Exhibit F-1 for Architectural Elevations.
- 24.01.N** Traffic Impact Analysis based upon new trip generation as estimated by the Delaware County Engineer's standards.
See Tab 7, Exhibit G-1 for Traffic Impact Analysis.
- 24.01.O** All required design standards in Article 4 - General Design & Development Standards and District Specific Standards as defined in this Zoning Resolution.
Refer to section 15.03 in this development text.
- 24.01.P** The proposed size and location of any alternative energy apparatus including, but not limited to, solar panels and wind generators.
No alternative energy apparatus is proposed for this tract.
- 24.01.Q** Emergency service provisions (letter from Fire department regarding access and water supply to the proposed development site).
See Tab 5, Exhibit E-6 for Liberty Township Fire Department Letter.
- 24.01.R** Construction phasing plans, if any.
Development to be completed in a single phase.
- 24.01.S** The ability of the applicant to carry forth its Development Plan by control of the land and the engineering feasibility of the Development Plan.

**The developer has a purchase contract for the land.
See Tab 5, Exhibit E-1 for Preliminary Utility Plan, Exhibits E-2 through
E-7 for Utility Serviceability Letters.**

- 24.01.T** Plan approval period – the approval of a preliminary development plan shall be effective for a period of one (1) year from the date thirty (30) days after the zoning is approved by the Board of Trustees in order to allow for the preparation and submission of the Final Development Plan.
Acknowledged.



SITE DATA

TOTAL ACREAGE	± 10.2 ACRES
TOTAL BUILDING SQUARE FOOTAGE	71,550 SF.
TOTAL PARKING SPACES	144 SPACES
OPEN SPACE (30% REQUIRED)	± 5.33 AC. (±52%)
LOT COVERAGE (70% MAX.)	± 4.87 AC. (±48%)

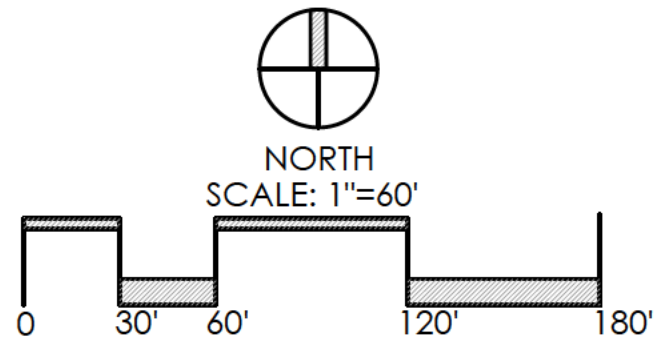
PRELIMINARY DEVELOPMENT PLAN

EXHIBIT C-1

THE EXCHANGE

PREPARED FOR METRO DEVELOPMENT

DATE: 7.20.2026



Faris Planning & Design

LAND PLANNING LANDSCAPE ARCHITECTURE

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