APPLICATION FOR A MAJOR CHANGE
TO A PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # MC-08-23 Fields of Liberty Hwy DATE RECEIVED: 10-13-23

FEE RECEIPT # 97771 RECEIVED BY: TD/MM

THIS APPLICATION MUST BE TYPEWRITTEN - USE ADDITIONAL SHEETS IF NECESSARY

NAME OF APPLICANT MNR Investments LLC

ADDRESS 2979 Shakespeare Drive

CITY/STATE/ZIP Franklin, OH 45005

PHONE NO. 513 465 2285 FAX NO. _____

EMAIL mnrinvestmentllc@gmail.com

NAME, ADDRESS & PARCEL NUMBER OF EACH PROPERTY OWNER OF RECORD WITHIN THE PROPERTY WHICH IS REQUESTED FOR THE MAJOR CHANGE:

1. M5610020000002, MNR Investments LLC,2979 Shakespeare Drive
2. M5610015000031, MNR Investments LLC, 2979 Shakespeare Drive
3. _____

REQUEST RE-DESIGNATION OF AREA FROM C-PUD TO C-PUD

TOTAL ACRES 7.096

LOCATION OF PROPERTY FOR MAJOR CHANGE:

SECTION 18, 12 TOWN 3 RANGE 2

PARCEL (S) M5610015000031, M5610020000002, _____

PROPERTY ADDRESS Liberty Field Drive

CITY/STATE/ZIP West Chester, OH 45069

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

OWNER X AGENT _____ LESSEE _____ OPTIONEE _____

APPLICANT _____
Signature Address/City/ST/Zip Phone Number

OWNER (S) MNR Investments LLC

2979 Shakespeare Drive 513 465 2285
Signature Address/City/ST/Zip Phone Number

DESCRIPTION OF REQUEST AND REASONS FOR MAJOR CHANGE TO PUD DISTRICT
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOMENT DEPARTMENT USE ONLY:

CASE # MC08-23 DATE RECEIVED: 10/13/23

Fields at Liberty Way, Ph 3

NOTE: THIS APPLICATION SHOULD BE TYPEWRITTEN

The area of land sought to be changed contains approximately 7.096 acres, having frontage of approximately 450 feet located (1) along the West side of Cox approximately 600 feet South of Liberty .Or (2) at the _____ corner of the intersection of _____ and _____.

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 PUD classification or to make the property appropriate for the proposed PUD district?

The previously approved PUD did not have defined uses or connection points, the proposed PUD modifications are requesting more defined uses and lot configurations.

2) What is the benefit that the neighborhood or community as a whole will derive from this change?

The previously approved PUD did not have defined uses or connection points, the proposed PUD modifications are requesting specific uses and lot configurations.

3) Will the site be accessible from public roads, which are adequate to carry the traffic that will be imposed upon them if the change is granted, or will road improvements be required?

Public Roadways are adequate to handled the design traffic from the proposed development.

4) Has this change been discussed with regard to traffic design with the Butler County Engineer's office? When? Who?

Matt Loeffler and Eric Pottenger on October 6, 2023

5) Is the property currently or can it be serviced by public sewer and water and can proper drainage by provided?

There are currently public water and sewer within the property or roadway frontage. Storm sewer outlets are provided to the property.

6) What is the anticipated proposed use of property and character (architectural treatment) of the development?

Architectural elements will be consistent with the previously approved and constructed hotel developments.

ADJACENT PROPERTY OWNERS
WEST CHESTER TOWNSHIP COMMUNITY DEVELOPMENT DEPARTMENT
9577 Beckett Road, Suite 100, West Chester, Ohio 45069
Telephone: (513) 777-4214

FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

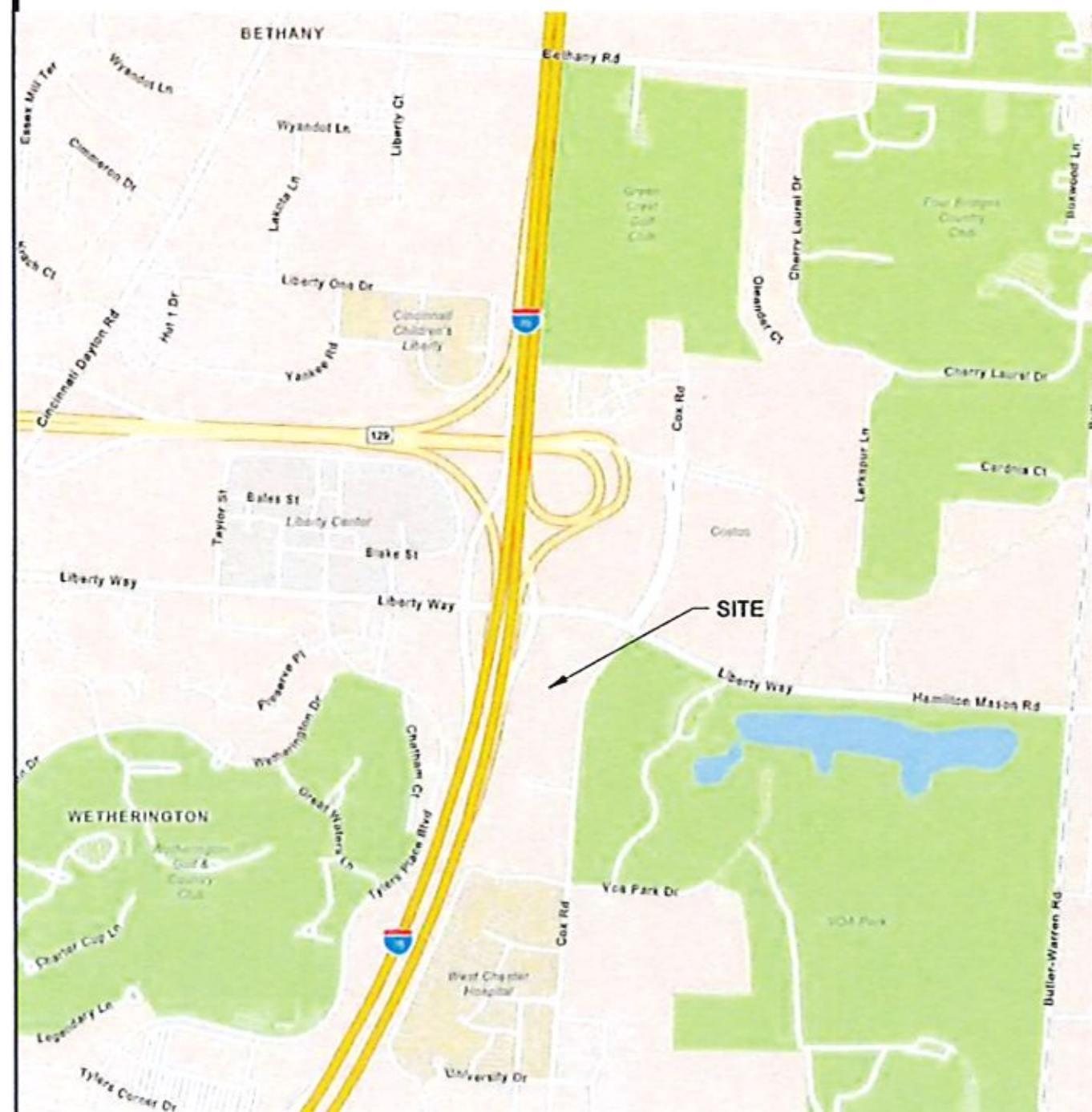
CASE # _____ DATE RECEIVED:

LIST ALL PROPERTY OWNERS WITHIN TWO HUNDRED (200) FEET OF SUBJECT PROPERTY.

Property Owner	**Tax Mailing Address, include zip code**	**Parcel Number**
LIBERTY WAY INNKEEPERS LLC	4404 BUCKEYE LN STE 220, KETTERING OH 45440	M5610020000154
HH LIBERTY WAY LLC	1011 BROOKSIDE RD STE 260, ALLENTOWN PA 18106	M5610015000022,
CABLING SPECIALISTS INC	7305 COX RD, WEST CHESTER OH 45069	M5620362000008
BEACON POINT LLC	11129 KENWOOD RD, CINCINNATI OH 45242	M5620362000001
ANIARA REALTY LLC	7768 SERVICE CENTER DR, WEST CHESTER OH 45069	M5620362000007
BUTLER CO PARK DISTRICT	2051 TIMBERMAN RD, HAMILTON OH 45013	M5610015000014

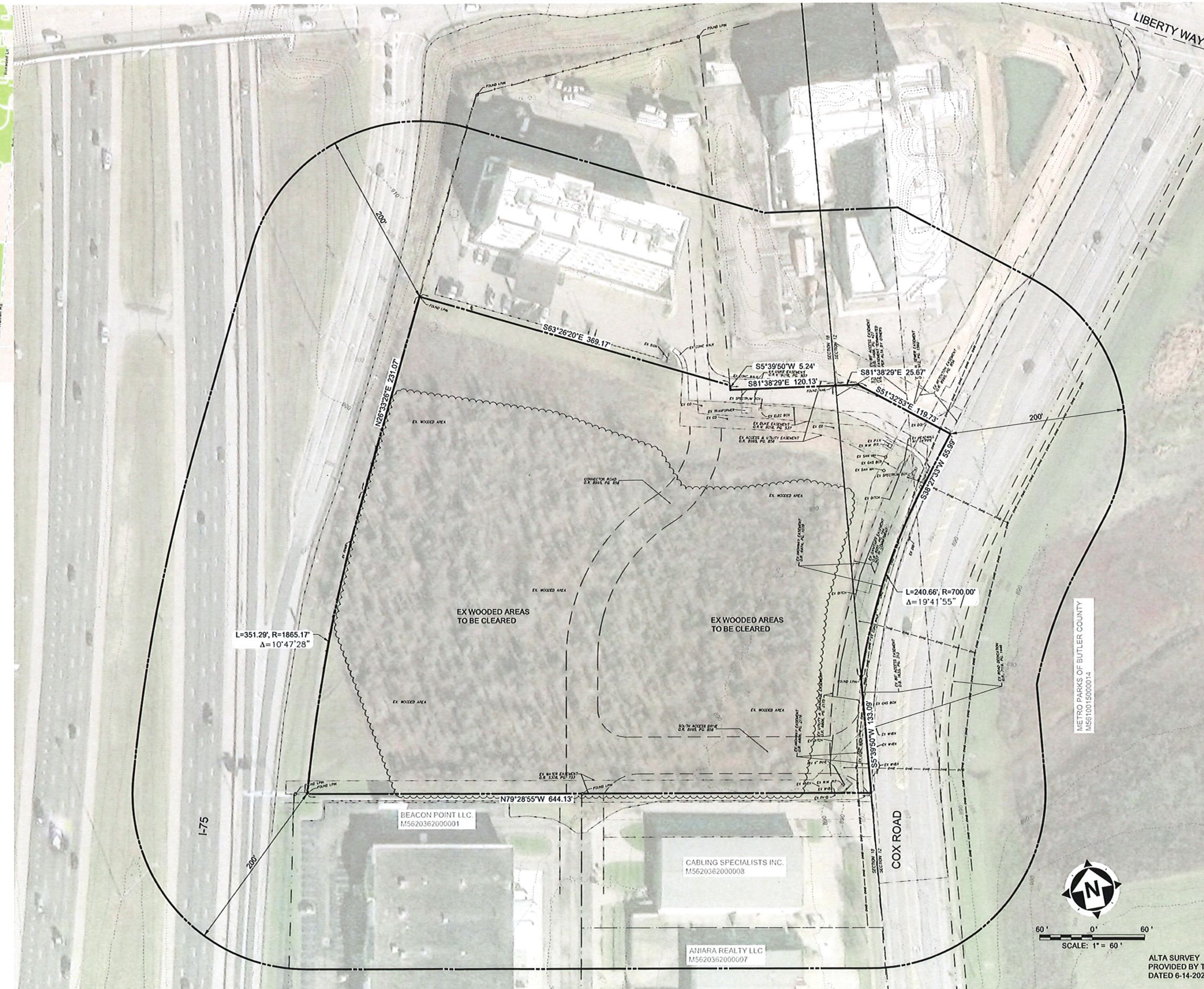
THE FIELDS AT LIBERTY WAY

REMAINDER



OWNER - DEVELOPER:
MNR INVESTMENTS LLC
2979 SHAKESPEARE DRIVE
FRANKLIN, OH 45005
P: 513 465 2285

CIVIL ENGINEER:
CT CONSULTANTS
4420 COOPER ROAD STE 200
CINCINNATI, OH 45242
P: 513 792 8410



ALTA SURVEY
PROVIDED BY TGA
DATED 6-14-2022

CT consultants — your trusted advisor — engineers architects planners

NO	REVISION	DATE

ISSUED FOR:	PUD REVIEW
ISSUE DATE:	10/16/23
SCALE:	AS SHOWN
DESIGNED BY:	MLAC
DRAWN BY:	MLAC
CHECKED BY:	MLAC

THE FIELDS AT LIBERTY WAY
UN-DEVELOPED AREAS
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

EXISTING CONDITIONS

PROJECT NO.	230064
DISCIPLINE	CIVIL
SHEET NAME	C01
SHEET	1
OF	5

H:\2023\230064\DWG\SHEETS\230064 - PRELIM DEV PLAN.DWG - EX COND - 10/9/2023 5:24:33 PM - MORK LACHNIET

USE SUMMARY TABLE

LOCATION	USE	BUILDING SIZE	REQUIRED PARKING	PROVIDED PARKING	LOT AREA	OPEN SPACE
LOT 1	FUEL SERVICE/ RESTAURANT	4,200 S.F./ 2,400 S.F.	10.5 SPACES/ 16 SPACES = 27	37 SPACES	~1.92 AC	0.40 AC (21%)
LOT 2	CAR WASH	11,000 S.F. 1 CONVEYOR, 4 SELF SERVE	8 SPACES/ 30 + 12, 16	18 SPACES/ 32 + 12, 16	~1.46 AC	0.30 AC (20%)
LOT 3	PET RESORT	21,000 S.F.	42 SPACES	51 SPACES	~1.99 AC	0.40 AC (20%)
LOT4	VETERINARIAN OFFICE	11,000 S.F.	22 SPACES	52 SPACES	~1.73 AC	0.43 AC (25%)
					~7.1 AC	1.53 AC (22%)

I-75

200'

L=351.29', R=1865.17'
Δ=10°47'28"

N26°33'26"E 231.07'

200'

BEACON POINT LLC
M5620362000001

LOT 3
PET RESORT

SPLIT

LOT 4
VETERINARIAN

S62°28'20"E 369.17'

HOLIDAY INN EXPRESS

LIBERTY WAY

SPLIT

SPLIT

SPLIT

LOT 1
FUEL SERVICE
RESTAURANT

LOT 2
CAR WASH

ANIARA REALTY LLC
M5620362000007

CABLING SPECIALISTS INC.
M5620362000008

S5°39'50"W 5.24'

S81°38'29"E 120.13'

S81°38'29"E 25.67'

S5°39'50"W 133.09'

DRIVE IMPROVEMENTS
PER BCEO AND NEIGHBORING
PROPERTIES

L=240.66', R=700.00'
Δ=19°41'55"

COX ROAD

S38°27'33"W 55.99'

S51°32'53"E 118.78'

HYATT HOUSE

DRIVE IMPROVEMENTS
PER BCEO

200'

METRO PARKS OF BUTLER COUNTY
M5610015000014

60' 0' 60'
SCALE: 1" = 60'

NOTE: ALL LOTS TO PROVIDE ON LOT STORM
WATER MANAGEMENT

your trusted advisor — engineers architects planners consultants

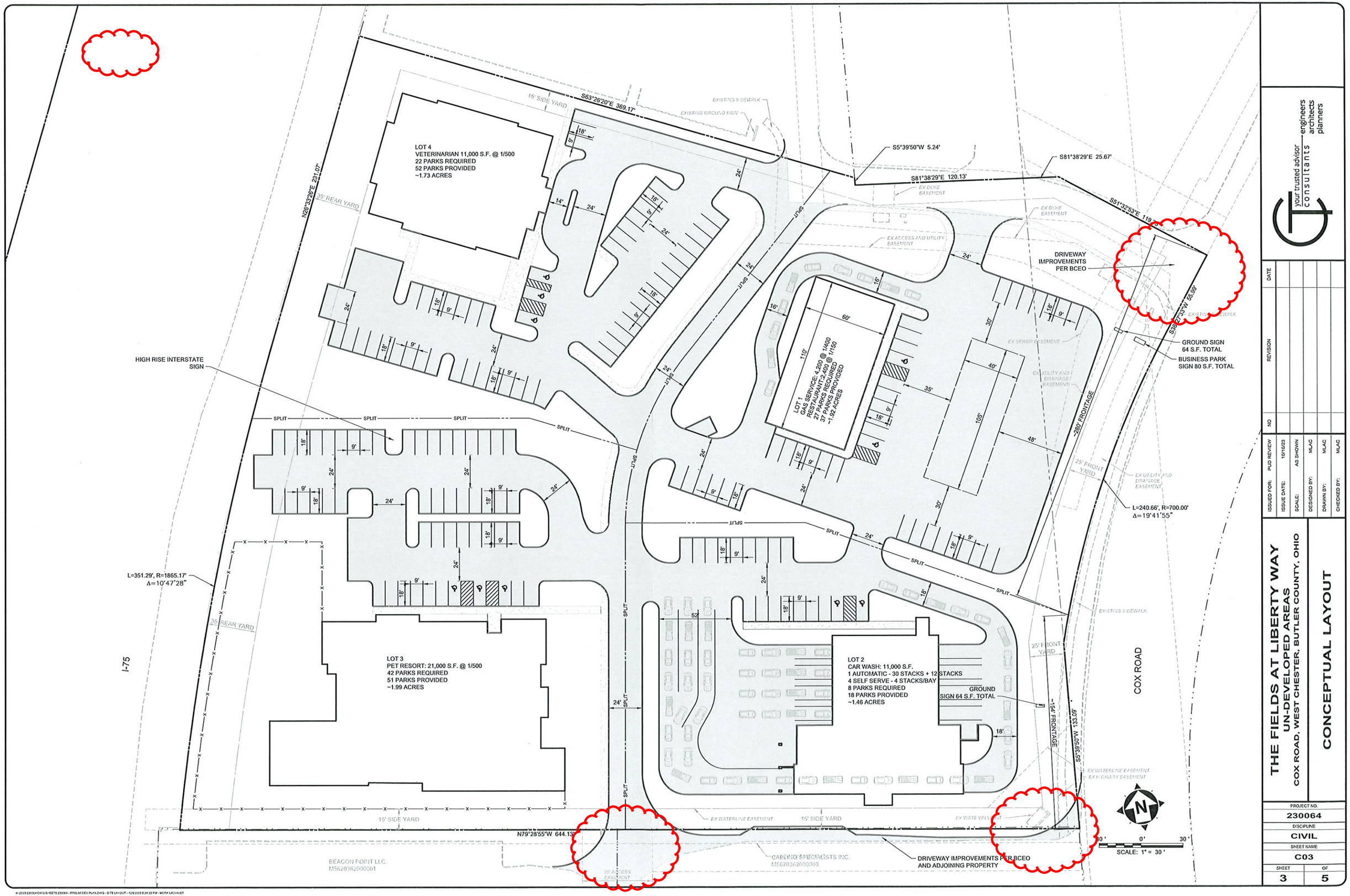
NO	REVISION	DATE

ISSUED FOR:	PUD REVIEW
ISSUE DATE:	10/16/23
SCALE:	AS SHOWN
DESIGNED BY:	MLAC
DRAWN BY:	MLAC
CHECKED BY:	MLAC

THE FIELDS AT LIBERTY WAY
UN-DEVELOPED AREAS
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

OVERALL LAYOUT

PROJECT NO.
230064
DISCIPLINE
CIVIL
SHEET NAME
C02
SHEET 2 OF 5



your trusted advisor
consultants
engineers
architects
planners

NO	REVISION	DATE

ISSUED FOR: PUD REVIEW
ISSUE DATE: 10/10/23
SCALE: AS SHOWN
DESIGNED BY: MLAC
DRAWN BY: MLAC
CHECKED BY: MLAC

THE FIELDS AT LIBERTY WAY
UN-DEVELOPED AREAS
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

CONCEPTUAL LAYOUT

PROJECT NO.
230064
DISCIPLINE
CIVIL
SHEET NAME
C03
SHEET 3 OF 5

H:\2023\230064\DWG\SHEETS\230064 - PRELIM DEV PLAN.DWG - SITE LAYOUT - 10/9/2023 5:24:33 PM - MORK LACHNET

LOT 4
VETERINARIAN 11,000 S.F. @ 1/500
22 PARKS REQUIRED
52 PARKS PROVIDED
~1.73 ACRES

LOT 1
GAS SERVICE: 4,200 @ 1/400
RESTAURANT: 2,400 @ 1/150
37 PARKS REQUIRED
51 PARKS PROVIDED
~1.92 ACRES

LOT 3
PET RESORT: 21,000 S.F. @ 1/500
42 PARKS REQUIRED
51 PARKS PROVIDED
~1.99 ACRES

LOT 2
CAR WASH: 11,000 S.F.
1 AUTOMATIC - 30 STACKS + 12 STACKS
4 SELF SERVE - 4 STACKS/BAY
8 PARKS REQUIRED
18 PARKS PROVIDED
~1.46 ACRES

PUBLIC WATER CONTROL VALVE

S63°26'20"E 369.17'
N26°33'26"E 231.07'
S5°39'50"W 5.24'
S81°38'29"E 120.13'
S81°38'29"E 25.67'
S81°37'53"E 119.73'
S08°27'33"W 55.89'
S5°39'50"W 133.09'
N79°28'55"W 644.13'
L=351.29', R=1865.17'
Δ=10°47'28"
L=240.66', R=700.00'
Δ=19°41'55"

I-75
COX ROAD

BEACON POINT LLC.
M5620362000001

CABLING SPECIALISTS INC.
M5620362000008

NOTE: ALL LOTS TO PROVIDE ON LOT STORM WATER MANAGEMENT

30' 0' 30'
SCALE: 1" = 30'

your trusted advisor
consultants
engineers
architects
planners

NO	REVISION	DATE

ISSUED FOR: PUD REVIEW
ISSUE DATE: 10/10/23
SCALE: AS SHOWN
DESIGNED BY: MLAC
DRAWN BY: MLAC
CHECKED BY: MLAC

THE FIELDS AT LIBERTY WAY
UN-DEVELOPED AREAS
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

CONCEPTUAL UTILITY PLAN

PROJECT NO.
230064
DISCIPLINE
CIVIL
SHEET NAME
C04
SHEET 4 OF 5

H:\2023\230064\DWG\SHEETS\230064 - PRELIM DEV PLAN.DWG - SITE UTILITY - 10/5/2023 5:24:33 PM - MORK LACH.NET

LOT 4
VETERINARIAN 11,000 S.F. @ 1/500
22 PARKS REQUIRED
52 PARKS PROVIDED
~1.73 ACRES

LOT 1
GAS SERVICE: 4,200 @ 1/400
RESTAURANT: 2,400 @ 1/150
37 PARKS REQUIRED
PARKS PROVIDED
~1.92 ACRES

LOT 3
PET RESORT: 21,000 S.F. @ 1/500
42 PARKS REQUIRED
51 PARKS PROVIDED
~1.99 ACRES

LOT 2
CAR WASH: 11,000 S.F.
1 AUTOMATIC - 30 STACKS + 12 STACKS
4 SELF SERVE - 4 STACKS/BAY
8 PARKS REQUIRED
18 PARKS PROVIDED
~1.46 ACRES

S63°26'20"E 369.17'
S5°39'50"W 5.24'
S81°38'29"E 120.13'
S81°38'29"E 25.67'
S81°32'33"E 119.73'
S08°27'33"W 55.89'
L=240.66', R=700.00'
Δ=19°41'55"
S5°39'50"W 133.09'
N79°28'55"W 644.13'
N26°33'26"E 231.07'
L=351.29', R=1865.17'
Δ=10°47'28"
SPLIT
I-75
COX ROAD
BEACON POINT LLC.
M5620362000001
CABLING SPECIALISTS INC.
M5620362000008
30' 0' 30'
SCALE: 1" = 30'

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE

ISSUED FOR: PUD REVIEW
ISSUE DATE: 10/10/23
SCALE: AS SHOWN
DESIGNED BY: MLAC
DRAWN BY: MLAC
CHECKED BY: MLAC

THE FIELDS AT LIBERTY WAY
UN-DEVELOPED AREAS
COX ROAD, WEST CHESTER, BUTLER COUNTY, OHIO

TOPOGRAPHIC PLAN

PROJECT NO.
230064
DISCIPLINE
CIVIL
SHEET NAME
C05
SHEET 5 OF 5

H:\2023\230064\DWG\SHEETS\230064 - PRELIM DEV PLAN.DWG - SITE GRADING - 10/9/2023 5:24:33 PM - MARK LACHNET