

West Chester

— OHIO —

Community Development Department Zoning Commission

October 17, 2023

REQUEST FOR COMMENTS

MNR Investments has submitted an application to the West Chester Township Community Development Department requesting a Major Change. **Case # MC08-23 Fields at Liberty Way; Phase 3.** The applicant is requesting the approval for four (4) lots consisting of 49,600 s.f. retail/service uses on 7.1 acres located along Liberty Way. The subject case is scheduled to be heard by the West Chester Township Zoning Commission on November 20, 2023.

Please return all comments by 11/3/23.

Please submit any comments relevant to the case that may be included in the Community Development Department staff report. Your comments can be faxed or emailed to:

Timothy Dawson
West Chester Township
Community Development Department
9577 Beckett Road, Suite 100
West Chester, OH 45069
tdawson@westchesteroh.org
Fax: (513) 874-6804

Thank you for your input.

-
- Eric Pottenger, Butler County Engineer's Office (Res)
 - District Administrator, Butler County Soil & Water Conservation District
 - Steve Thompson, Butler County Environmental Services
 - Carrie Yeager, Butler County Health Department
 - Permits Office, ODOT
 - Uche Adigwe, Butler County Building & Zoning Department
 - Craig Flaute, Butler County Planning Commission (ZMA,MC, ZTA)
 - Chief Herzog, West Chester Police Department
 - Chief Prinz, West Chester Township Fire Department
 - Arun Hindupur, West Chester Township Community Services Department

Comments:

**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**

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FOR WEST CHESTER COMMUNITY DEVELOPMENT DEPARTMENT USE ONLY:

CASE # MN-0823 DATE RECEIVED: 10-13-23
Fields of Liberty Hwy
FEE RECEIPT # 9771 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. M561002000002, 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 AGENT _____ LESSEE _____ OPTIONEE _____

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

OWNER (S) MNR Investments LLC

Signature 2979 Shakespeare Drive 513 465 2285
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

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FOR WEST CHESTER COMMUNITY DEVELOPMENT 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 be 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.