

LIBERTY TOWNSHIP
Delaware County, Ohio

**APPLICATION FOR
DEVELOPMENT PLAN APPROVAL**

FEE: \$600.00

Note: The initial application fee covers the first meeting only. If the applicant requests tabling, a reschedule fee of \$600 will be charged. This must be paid before the case is rescheduled.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

This is an application for:
(check one)

- _____ Modification of the approved Preliminary Development Plan
_____ Final Development Plan approval
 Modification of an approved Preliminary and Final Development Plan

File number: DP-

Date filed: _____

Fee paid: _____

Name of Owner: P & P Real Estate, LLC
Address: ATTN: Mark Yates
1056 Wellington Way
City/State/Zip: Lexington, KY 40513
Telephone: 859/252-5993
Email Address: myates@ggtko.com

Name of Developer: P & P Real Estate, LLC
Address: ATTN: Mark Yates
1056 Wellington Way
City/State/Zip: Lexington, KY 40513
Telephone: 859/252-5993
Email Address: myates@ggtko.com

Address of property: 3474 Sawmill
City/State/Zip: Powell, OH 43065

Name of Subdivision: Seldom Seen Acres, Section 2
Resubdivision of Lots 3418, 3419 & 3420
Lot Number(s): 4497 and 4498

Range: 19 W Twp.: 3N Section: _____ Farm Lot# 10 and 36

Total acreage: 6.94 Present Use: Under development Present Zoning District: PC

Change requested

and reason: Modification of the Final Development Plan to permit change in signage to reflect name change of facility from Gold's Gym to Urban Active Fitness

The undersigned certifies that this application and the attachments hereto contain all information required by the Liberty Township Zoning Resolution and that all information contained herein is true and accurate and is submitted to induce the requested change, and agrees to be bound by the provisions of the Liberty Township Zoning Resolution..

SIGNATURES:

OWNER 

DATE: 10-15-07

OWNER _____

DATE: _____

DEVELOPER 

DATE: 10-15-07

RECEIVED & ACCEPTED BY:
ZONING INSPECTOR _____

DATE: _____

OWNERS OF PROPERTY WITHIN 200 FEET OF SUBJECT TRACT

<u>Owner</u>	<u>Mailing Address</u>
CVS 5457 OH LLC	c/o CVS Corp. One CVS Drive Woonsocket, RI 02895
Triangle Properties, Inc.	470 Olde Worthington Road, Suite 100 Westerville, OH 43082-8913
IRA Alliance Series 21 Ltd.	P.O. Box 20445 Upper Arlington, OH 43220
Moreland Street LLC	83 W. Campus View Blvd. Columbus, OH 43235
Rons Express Carwash & Oil Change, Inc.	1350 Wingate Drive Delaware, OH 43015
Romanelli and Hughes Building Company	148 West Schrock Road Westerville, OH 43081
Edens of Powell Apartments LLC	3455 East Broad Street Columbus, OH 43213
SSA Ltd.	3455 East Broad Street Columbus, OH 43213
The Orchards at Big Bear Condominium Assn.	c/o Epcon Orchards LLC 500 Stonehenge Parkway Dublin, OH 43017
	and
	c/o Laura Neidig, Statutory Agent 777-A Dearborn Park Lane Worthington, OH 43085

**OWNERS OUTSIDE 200 FEET WHO HAVE EXPRESSED AN INTEREST IN
DEVELOPMENT PLAN**

Francis J. Semetko, Trustee	367 Bear Woods Drive Powell, OH 43065
Woods at Big Bear Farms Condominium Assn.	c/o Dwight R. Penn, Statutory Agent 9054 Cotter Road Lewis Center, OH 43035

**MODIFICATION TO FINAL DEVELOPMENT PLAN TEXT FOR
GOLD'S GYM (NOW URBAN ACTIVE FITNESS)
TO REFLECT NAME CHANGE AND TO CHANGE SIGNAGE
CONSISTENT WITH NEW NAME
(LOT NOS. 4497 AND 4498, SELDOM SEEN ACRES)**

The purpose of this Modification to the approved Final Development Plan for Gold's Gym is to reflect a change in the name of the facility from Gold's Gym to Urban Active Fitness, to provide for signage consistent with the new name, to modify the signage as noted, and to clarify divergences related to signage.

The Final Development Plan was approved for Lot Nos. 4497 and 4498, Seldom Seen Acres, Section 2 (Resubdivision of Lots 3418, 3419 and 3420) (hereinafter the "Property") by the Liberty Township Zoning Commission on October 25, 2006 and the Liberty Township Trustees on December 4, 2006, and provided for various site development details, including signage. The Final Development Plan referenced the name of the facility, Gold's Gym, and included specific detail on signage. Construction of the fitness and recreation center is underway, and is to be completed in December.

Recently, a business decision was made by the applicant and its parent organization, which owns and operates Gold's Gym facilities in a three state area, to change the name of the facilities to Urban Active Fitness. The name change is to be effective within the next few weeks. The applicant is seeking a modification to the approved Final Development Plan to allow signage that reflects the new name of the facility, and hopes to be able to install such signage as of the opening of the facility in December.

The modified signage is reflected on the signage exhibits attached hereto. The modified signage is either the same as, or represents a reduction from, the signage approved as part of the Final Development Plan. The following table sets forth the specifics of the signage as originally approved compared with this Modification:

	<u>As Approved</u>	<u>As Modified</u>
Wall mounted sign	90 sq. ft.	81 sq. ft., new copy, other details (e.g, brushed aluminum, back-lit letters) the same
Medallion signs (2)	18" in dia.	Eliminated
First Monument Sign (Sawmill Parkway/Sawmill Drive)	Per Exhibit	Per Exhibit—Same size, new copy; brick same as building

Second Monument Sign
(Seldom Seen/Bunker Hill)

Per Exhibit

Eliminated

With the elimination of the medallion signs and second monument sign, divergences previously requested and approved for these signs are no longer needed. The divergence for the size of the wall sign remains necessary, but is smaller than originally shown. The monument sign at Sawmill Parkway and Sawmill Drive is the same size as originally approved; a divergence is necessary, however, to permit the sign to have two faces of like size. The Developer agrees that no more than four tenants in addition to Urban Active Fitness shall be identified on the monument sign.

Upon approval, the attached signage exhibits would be substituted for the signage exhibits at Tab 6 of the approved Final Development Plan. Additionally, references to "Gold's Gym" in the First Final Development Plan should be deemed changed to "Urban Active Fitness." Upon approval, this Text should be added as a supplement to the original Text at Tab 3 of the original approved Final Development Plan. As modified, the Final Development Plan shall additionally and in the future permit the change of sign copy provided all requirements of the Plan as to area, location and lighting are met, and all Township permit requirements are met. Other than in the foregoing limited respects, the Final Development Plan will remain unchanged and continue to be applicable.