



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

PC19-04

Phone: 440-582-3001

Email: dveverka@northroyalton.org

CITY OF NORTH ROYALTON PLANNING COMMISSION PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a **Public Hearing on Thursday, January 3, 2019** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject submitted for approval by the Planning Commission.

Omni Senior Living is seeking site plan approval for the proposed Senior Living residential community consisting of a combination of congregate living, assisted living, memory care and congregate villas. This community will be located on **PPN: 482-01-004, 482-01-005, 482-01-008 and 482-01-010 York Road** in General Business District and **PPN: 482-01-006 York Road** located in its present Residential (R1A) Zoning District proposed to be rezoned to General Business District.

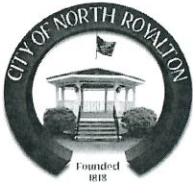
Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, for review by interested parties. Anyone wishing to be heard on the subject of this application may obtain a Public Hearing form at the City of North Royalton Service Center to express written views or may appear at the time and place set forth and will be heard then and there or at such time as the **Planning Commission** shall determine. Anyone requesting their affidavit be presented to the Board shall furnish the Secretary with a printed copy of said statement.

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Diane Veverka
Planning Commission Secretary
City of North Royalton, Ohio

PC19-04:12-19-18





City of North Royalton

Mayor Robert A. Stefanik

Community Development, Building Division

Dan Kulchytsky Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Fax: 440-582-3089

Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Parcel 48201004 & 48201005

Parcel 48201008 & 48201010

Address

Occupant, Business or Tenant (if applicable)

Parcel 48201006 Zoned R1

Parcel 48201004, 48201005, 4821008, 48201010 zoned GB

Permanent Parcel Number

Zoning District and Ward

2. Property Owner:

Dea Phillips

Parcel 48201004 & 48201005 Owner Mohawk Investment INC

Name

Name of Business (if applicable)

Parcel 48201008 & 48201006 Owner Joy Home Builder

440 667 6972

Address

Phone

Parcel 48201010 Owner Mary Ann Callas Trust

Dphillips22763@gmail.com

City, State and Postal Code

Email (electronic mail)

3. This request is being made by the following responsible party (Owner / Authorized Representative):

Gary Biales

Omni Senior Living

Name

Name of Business (if applicable)

23205 Mercantile Rd

216 299 4551

Address

Phone

Beachwood, OH 44122

gbiales@omniseniorliving.com

City, State and Postal Code

Email (electronic mail)

For Office Use Only

12-19-18
Date Application Submitted

1-3-19
Meeting Date Assigned

\$600.00
Application Fee

PC19-04
Identification Number Assigned

ch #371
Payment Information (date, check number, cash, etc.)

Application Fee Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

Senior Living residential community consisting of congregate living, assisted living, memory care, and congregate villas. This community will be located on the corner of York Rd and Sprague Rd.

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Applicant Signature

Printed Name and Title

Date

Owner Signature

Printed Name and Title

Date

PRELIMINARY SITE PLAN

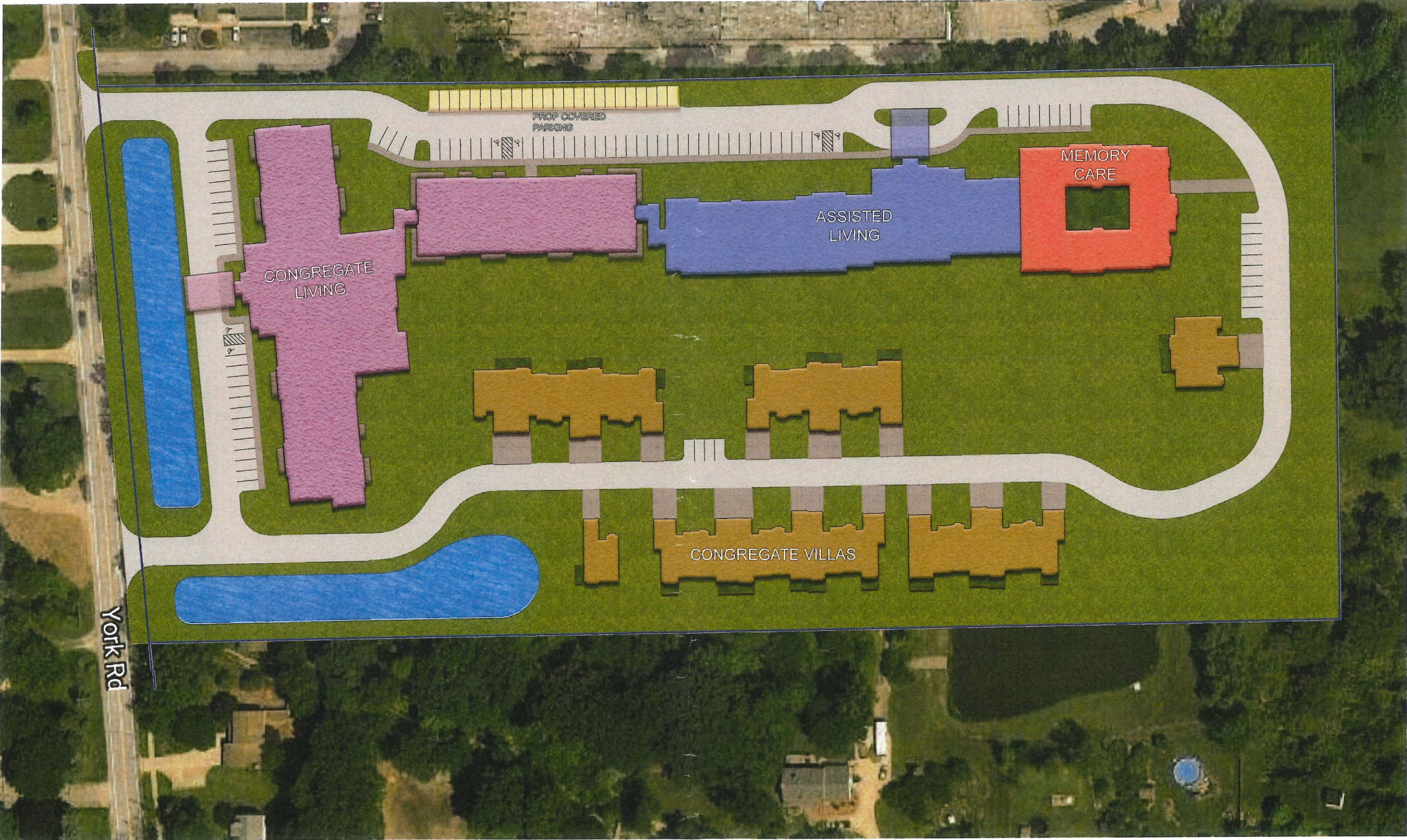
OMNI SENIOR LIVING

Notes:

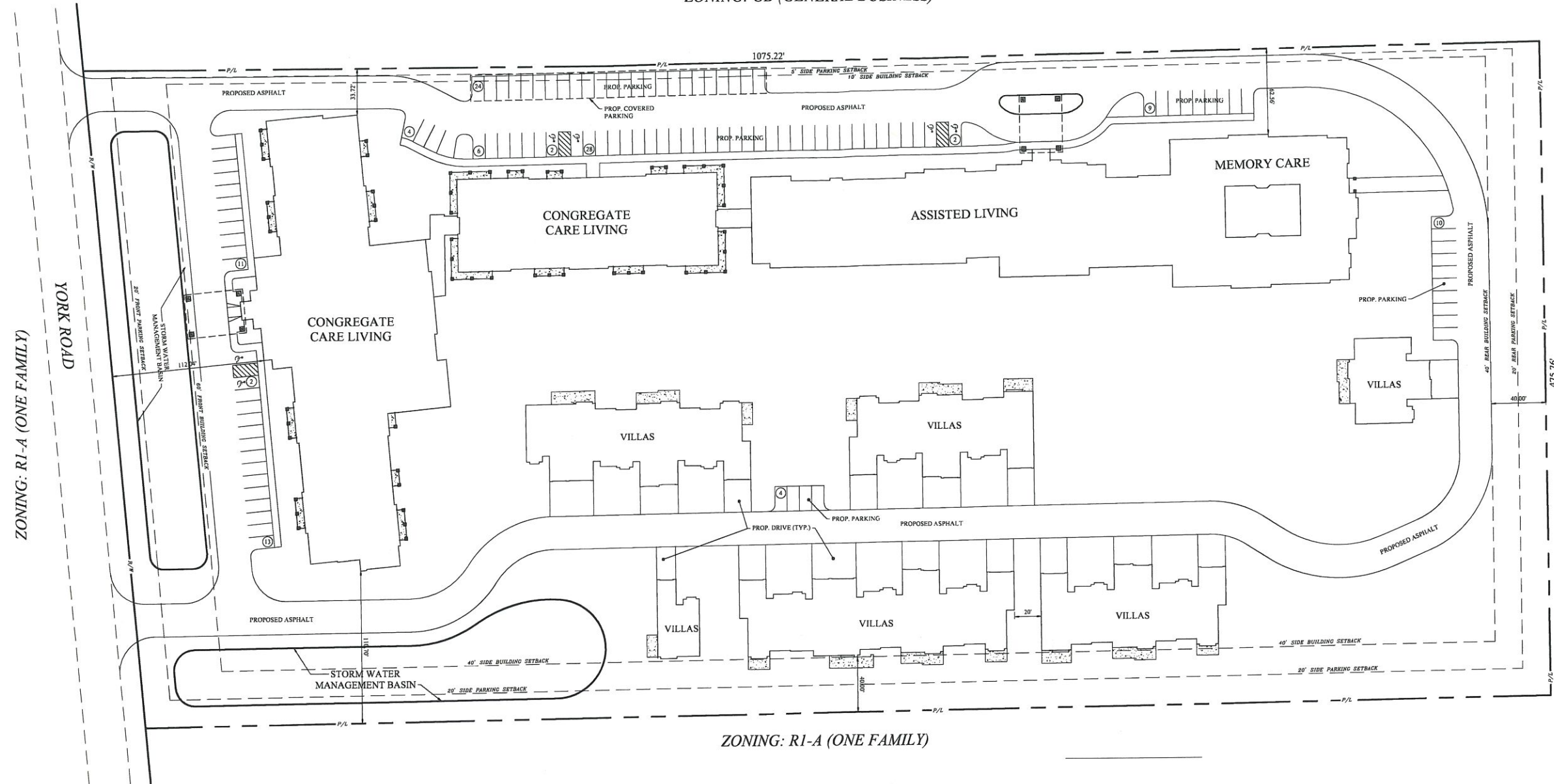
CITY, STATE - STREET:

North Royalton, Ohio - York Road

12-11-2018



ZONING: GB (GENERAL BUSINESS)



ZONING: R1-A (ONE FAMILY)

SITE DATA

USE DISTRICT	=	GB: GENERAL BUSINESS
SITE AREA	=	12.4 AC.±
BUILDING SETBACKS:		
FRONT YARD	=	60'
SIDE YARD	=	40' (ADJ. TO RESIDENTIAL) 10' (ADJ. TO NON-RESIDENTIAL)
REAR YARD	=	40' (ADJ. TO RESIDENTIAL) 20' (ADJ. TO NON-RESIDENTIAL)
PARKING SETBACKS:		
FRONT YARD	=	20'
SIDE YARD	=	20' (ADJ. TO RESIDENTIAL) 5' (ADJ. TO NON-RESIDENTIAL)
REAR YARD	=	20' (ADJ. TO RESIDENTIAL) 10' (ADJ. TO NON-RESIDENTIAL)
NUMBER OF VILLAS	=	22
PARKING:		
REGULAR PARKING SPACES	=	109
ACCESSIBLE PARKING SPACES	=	6
TOTAL PARKING SPACES	=	115



2555 Hartville Rd., Suite B
Rootstown, OH 44272
www.WeberEngineeringServices.com
330-329-2037
matt@webercivil.com



Reg. No.: 61709

CLIENT:



OMNI SENIOR LIVING
23205 Mercantile Road
Beachwood, OH 44122
Phone: 216.514.1950
omnipropertycos.com

OWNER:



OMNI SENIOR LIVING
23205 Mercantile Road
Beachwood, OH 44122
Phone: 216.514.1950
omnipropertycos.com

Issue Date

11-16-2018
11-23-2018
11-28-2018
12-04-2018
12-17-2018

OMNI
NEW SITE
YORK ROAD, NORTH ROYALTON, OHIO

SITE
PLAN

C101

Project No. 2018-306

OHIO
Utilities Protection
SERVICE
Call Before You Dig
800-362-2764 or 8-1-1
www.oups.org



800-925-0988 or 8-1-1
www.ogpups.org

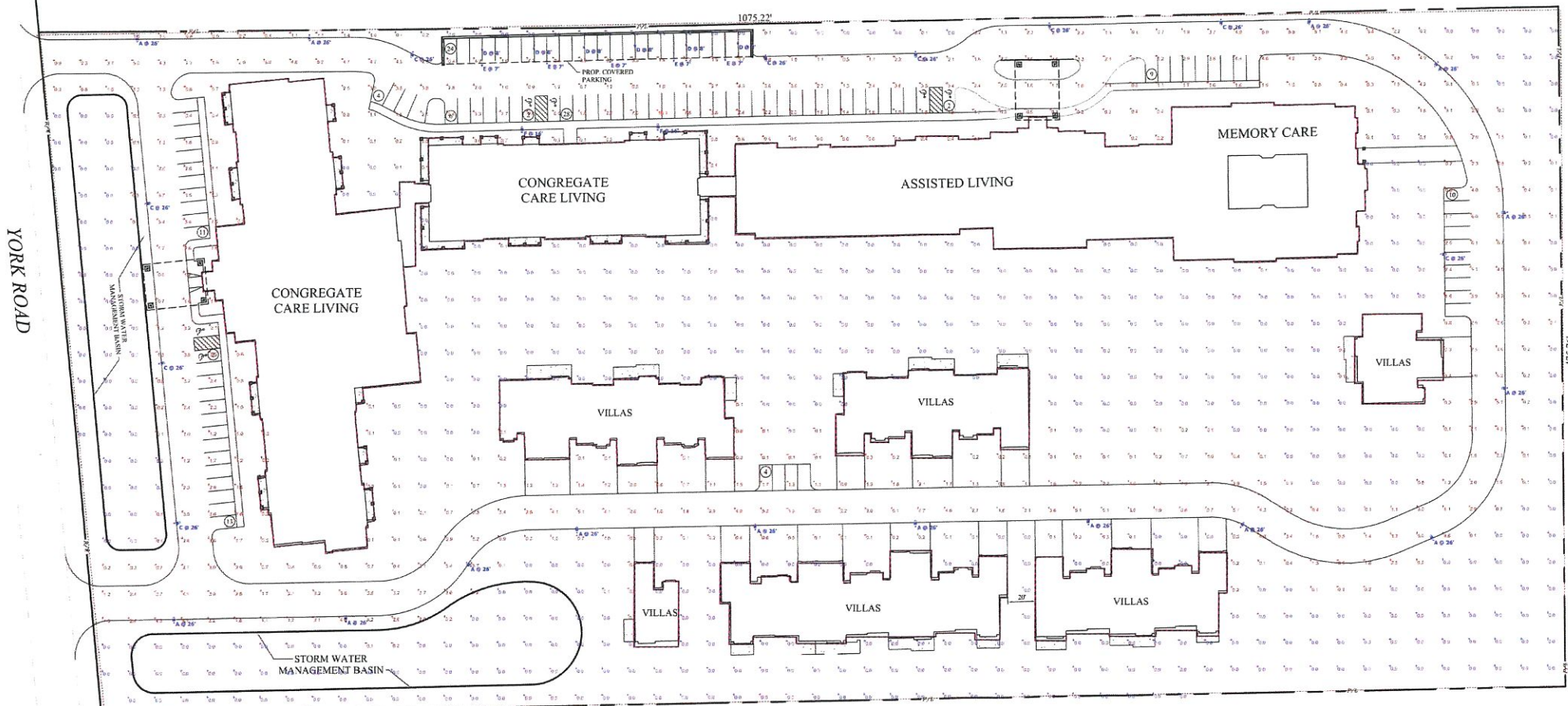


Scale: 1" = 40'

Schedule	Symbol	Local	Quantity	Manufacturer	Material	Description	Unit	Number	Amount	Volume	Weight	Notes
A	□	15	1	LEE INDUSTRIES INC	SUM LED 24V-SL-2-40-70CPI-IL			1	SUM LED 24V-SL-2-40-70CPI-IL	15036	0.45	187.8
C	□	9	1	LEE INDUSTRIES INC	SUM LED 24V-SL-2-40-70CPI-IL			1	SUM LED 24V-SL-2-40-70CPI-IL	15717	0.95	188.8
D	□	5	1	LEE INDUSTRIES INC	VRC-43-45			1	VRC-43-45	4636	0.92	42.4
E	□	3	1	LEE INDUSTRIES INC	TH09-27-45			1	TH09-27-45	2005	0.92	26.72
F	□	2	1	LEE INDUSTRIES INC	SUM LED 24V-SL-2-40-70CPI-IL			1	SUM LED 24V-SL-2-40-70CPI-IL	15036	0.95	188.8

Schedule	Symbol	Local	Quantity	Manufacturer	Material	Description	Unit	Number	Amount	Volume	Weight	Notes
C	□	9	1	LEE INDUSTRIES INC	SUM LED 24V-SL-2-40-70CPI-IL			1	SUM LED 24V-SL-2-40-70CPI-IL	15717	0.95	188.8

ZONING: GB (GENERAL BUSINESS)



ZONING: R1-A (ONE FAMILY)

Designer
Date
Scale
Not to Scale
Drawing No.
Summary

1 of 1



Scale: 1" = 30'



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matt@webercivil.com



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CLIENT:



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OWNER:



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Issue Date

11-16-2018
11-23-2018
11-28-2018
12-04-2018
12-17-2018

OMNI
NEW SITE
YORK ROAD, NORTH ROYALTON, OHIO

SITE LIGHTING
PLAN

C102

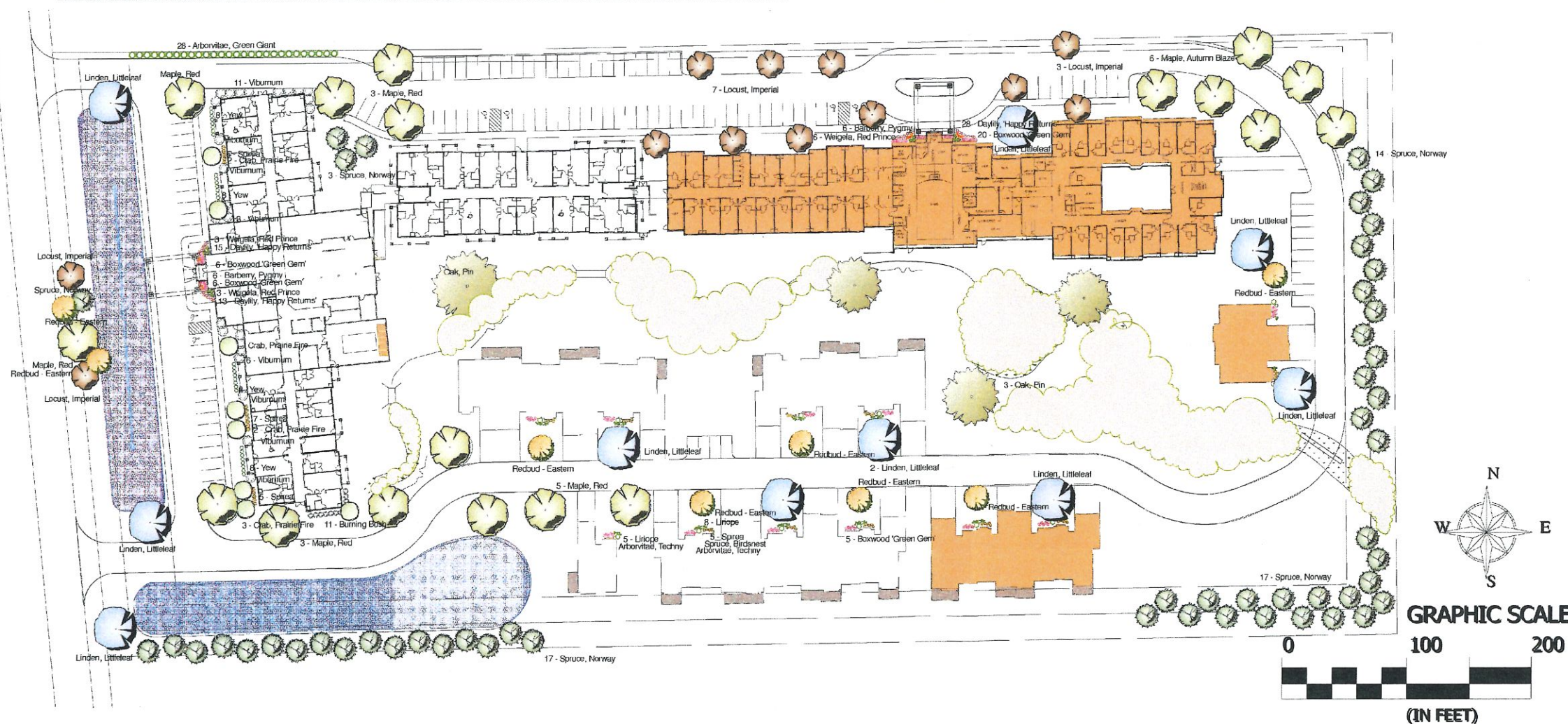
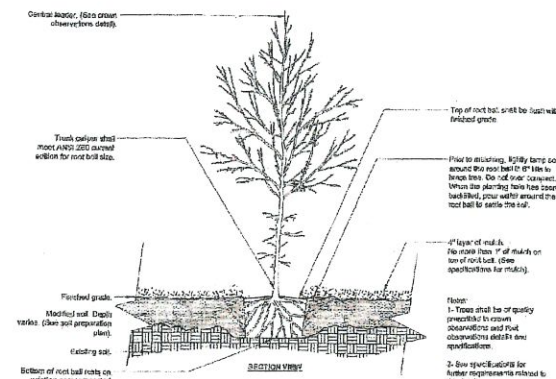
Project No. 2018-306

Legend

Botanical Name	Common Name	Size	Qty	Height	Width
Acer rubrum 'Karpick'	Maple, Red	2"	12 50' + (15 m +)	30' (9 m)	
Acer x freemanii 'Jeffersred'	Maple, Autumn Blaze	2"	6 30' (9 m)	30' (9 m)	
Berberis, Pygmy	Barberry, Pygmy	3 Gal.	12 24" (60 cm)	3' (90 cm)	
Buxus 'Green Gem'	Boxwood 'Green Gem'	5 Gal.	87 24" (60 cm)	2' (60 cm)	
Cercis canadensis	Redbud - Eastern	2"	8 20' (6 m)	20' (6 m)	
Euonymus alata	Burning Bush	5 Gal.	11 6' (1.8 m)	8' (2.5 m)	
Gleditsia triacanthos 'Imperial'	Locust, Imperial	2"	13 30' (9 m)	30' (9 m)	
Hemerocallis x 'Happy Returns'	Daylily, 'Happy Returns'	Each	56 36" (90 cm)	2' (60 cm)	
Liriope spicata	Liriope, Big Blue	Each	85 12" (30 cm)	1' (30 cm)	
Malus spp. 'Prairie Fire'	Crab, Prairie Fire	2"	8 15' (4.5 m)	15' (4.5 m)	
Picea abies 'Nidiformis'	Spruce, Birdsnest	3 Gal.	11 36" (90 cm)	5' (1.5 m)	
Picea abies	Spruce, Norway	8'	52 50' + (15 m +)	25' (7.6 m)	
Quercus palustris	Oak, Pin	2"	4 50' + (15 m +)	40' (12 m)	
Spirea bumalda 'Gold Mound'	Spirea, Gold Mound	3 Gal.	67 6" (15 cm)	3' (90 cm)	
Taxus 'Wardi'	Yew, Wardi	5 Gal.	32 36" (90 cm)	3' (90 cm)	
Thuja 'Green Giant'	Arborvitae, Green Giant	5-6'	28 30' (9 m)	15' (4.5 m)	
Thuja occidentalis 'Techny'	Arborvitae, Techny	5-6'	12 15' (4.5 m)	3' (90 cm)	
Tilia cordata	Linden, Littleleaf	2"	10 30' (9 m)	25' (7.6 m)	
Viburnum odoratissimum var. awabuki	Viburnum	5 Gal.	25 15' (4.5 m)	6' (1.8 m)	
Weigela florida 'Red Prince'	Weigela, Red Prince	3 Gal.	12 6' (1.8 m)	6' (1.8 m)	

Planting Notes:

- Existing debris, dead plants, and identified trees to be removed from site and disposed.
- Seed all disturbed areas up to planting beds with a similar mix site specific to area: 75% Perennial Rygrass, 25% Kentucky Bluegrass.
- No fertilization of plants upon installation.
- Lawn areas should be fertilized with starter fertilizer at installation. Follow up with additional fertilization four weeks after installation. After second fertilization fertilize every 6-8 weeks throughout the growing season. Begin general lawn maintenance program. Owner is responsible for watering.
- All extraneous materials larger than 1/4" shall be removed from the lawn and planting bed areas.
- Planting seasons are from spring thaw until June 1 and September until frozen ground.
- Plants shall be guaranteed one year after installation by landscape contractor.
- Protect all trees to remain from root compaction by orange fencing.
- All containers, wire baskets, burlap, and twine shall be removed from root ball before planting.
- Root flare of trees must be exposed and at surface level when planted.
- Prune off any broken branches at planting.
- No weed barrier may be installed in tree rings or plant beds.
- Mulch all plant beds and tree rings with triple shredded hardwood mulch to a depth of 3" and out to diameters of three feet on all trees.





MEMORY CARE 1 FLOOR



ASSISTED LIVING 2 Story



INDEPENDENT LIVING 3 STORY