



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchytsky, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

12020 York Road	Morel Landscaping
Address	Name of Occupant, Business or Tenant (if applicable)
483-06-003	GI: GENERAL INDUSTRIAL
Permanent Parcel Number	Zoning District and Ward

2. Property Owner of Parcel:

Rob Morel	12020 York Road, LLC
Name	Name of Business (if applicable)
12020 York Road, LLC	Morel Landscaping
Address	Phone
12020 York Road, North Royalton, 44133	rmorel@morellandscaping.com
City, State and Postal Code	Email (electronic mail)

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

SAME AS 2 ABOVE	
Name	Name of Business (if applicable)
Address	Phone
City, State and Postal Code	Email (electronic mail)

For Office Use Only

MARCH 11th 2022

Date Application Submitted

April 6th 2022

Meeting Date Assigned

PC22-05

Identification Number Assigned

\$250

Application Fee

check

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:

PROPOSED 9000 SF BUILDING WITH PAVED PARKING LOT WITH CURBS. THE BUILDING WILL BE SPLIT INTO 3 or 4 UNITS FOR TENANTS. EACH UNIT WILL HAVE AN OFFICE, RESTROOM & WAREHOUSE SPACE. THE EXISTING GRAVEL/ASPHALT GRINDINGS AREA WILL RECEIVE NEW GRAVEL. THIS PROJECT WILL NOT INCREASE IMPERVIOUS AREA AND WILL NOT DISTURB OVER ONE ACRE.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☒ Preliminary Site Plan Approval
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
☐ Preliminary Site Plan Approval
☐ Final Site / Preliminary Plat Approval
☐ Final Plat / Dedication Approval

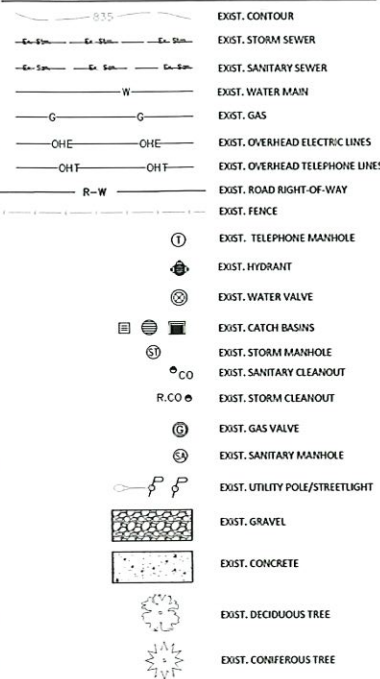
The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

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.

<u>RM</u>	<u>Rob Morel</u>	<u>3/15/22</u>
Applicant Signature	Printed Name and Title	Date
<u>R. Morel</u>	<u>Rob Morel for North Royalton Bel LLC</u>	<u>3/15/22</u>
Owner Signature	Printed Name and Title	Date

NOTE:
BOUNDARY & EXISTING CONDITIONS SURVEY WAS
PREPARED BY ETA SURVEYING AND PROVIDED BY
DEVELOPER. MG CIVIL DESIGN CANNOT GUARANTEE THE
COMPLETENESS OR ACCURACY OF THE SURVEY

SURVEY LEGEND



SITE DATA TABLE
ZONING: GENERAL INDUSTRIAL (GI)
PARCEL NUMBER: 483-06-003

	REQUIRED	PROPOSED
MIN. LOT AREA	1 AC	4.1 AC (TO C/L)
PROPOSED USE		WAREHOUSE WITH OFFICE
MIN. LOT WIDTH	100'	247.5'
FRONT BUILDING SETBACK	100'	193.5'
SIDEYARD BUILDING SETBACK	10'	42.6'
REARYARD BUILDING SETBACK	10'	377.1'
FRONTYARD PARKING SETBACK	50'	201'
SIDEYARD PARKING SETBACK	10'	110.76'
REARYARD PARKING SETBACK	10'	384'
MAX BUILDING HEIGHT	50'	35'
PARKING CALCULATION		
TOTAL OFFICE SPACE (4) 12'X12' OFFICES=576 SF	1/250 SF (3 STALLS)	9 STALLS
MIN. PARKING STALL SIZE	9'X19'	9'X19'
MIN. AISLE WIDTH FOR PARKING	27'	28.6'

APPLICANT
MORE LANDSCAPING
12020 YORK ROAD
NORTH ROYALTON, OHIO 44133
CONTACT: ROB MOREL
216.551.4395

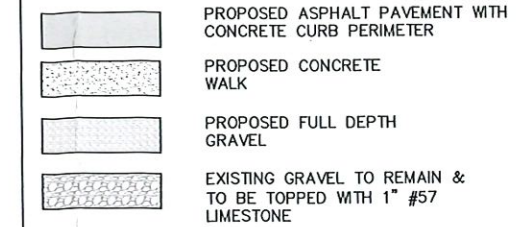
CIVIL ENGINEER
MG CIVIL DESIGN, LLC.
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
CONTACT: DAN BARCIKOSKI
216.408.6074

SURVEYOR
ENGLE, TROTTER & ASSOCIATES, LLC
5473 RIVER SUMMIT
NORTH ROYALTON, OHIO 44133
CONTACT: DAN ENGLE
216.235.4322

NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB, OR EDGE OF PAVEMENT, UNLESS OTHERWISE NOTED.
- PARKING LOT STRIPING & SIGNAGE SHALL BE IN ACCORDANCE WITH ODOT ITEM 641 AND THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES LATEST EDITION.
- ACCESSIBLE PARKING, SIGNAGE, AND STRIPING SHALL BE IN ACCORDANCE WITH CURRENT ADA STANDARDS FOR ACCESSIBLE DESIGN.
- THIS PROJECT PROPOSES LESS IMPERVIOUS AREA THAN IS CURRENTLY EXISTING AS THE BUILDING & PARKING LOT IS BEING CONSTRUCTED IN AN EXISTING GRAVEL AREA. EXISTING GRAVEL WILL BE REMOVED ON THE EAST, SOUTH & WEST SIDE OF THE BUILDING. ALSO, THIS PROJECT WILL DISTURB LESS THAN 1 ACRE, THEREFORE, NO DETENTION OR WATER QUALITY IS BEING PROPOSED FOR THIS PROJECT.
- PROPOSED SITE LIGHTING WILL BE LIMITED TO BUILDING MOUNTED LIGHTS. NO LIGHT POLES ARE PROPOSED AS PART OF THIS PROJECT.

PROPOSED LEGEND

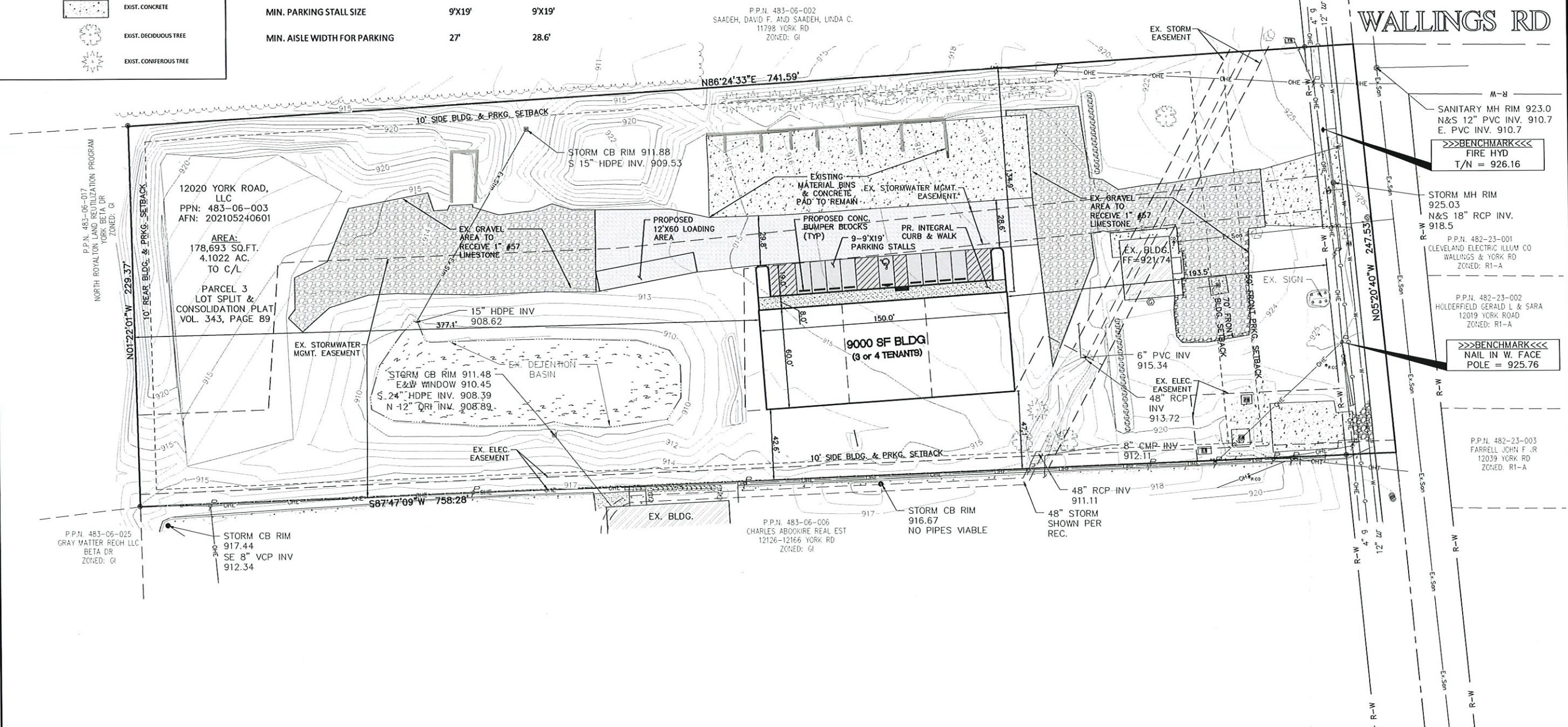


THE LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND HAVE NOT BEEN VERIFIED BY MG CIVIL DESIGN, LLC. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION AND DEPTH OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

MG CIVIL DESIGN, LLC OR OWNER WILL NOT ASSUME ANY RESPONSIBILITY FOR SAFETY OF THE WORK, OF PERSONS ENGAGED IN THE WORK, OF ANY ON OR OFF-SITE STRUCTURE OR OF ANY OTHER PERSONS ON OR NEAR THE CONSTRUCTION SITE. THE SAFETY OF THE CONSTRUCTION SITE AND PLACES NEAR ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

THESE DRAWINGS ARE THE PROPERTY OF MG CIVIL DESIGN AND NO PRODUCTION OF THESE DRAWINGS SHALL OCCUR WITHOUT THE WRITTEN CONSENT OF MG CIVIL DESIGN, LLC.

MG
CIVIL DESIGN
255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-6074



12020 YORK ROAD

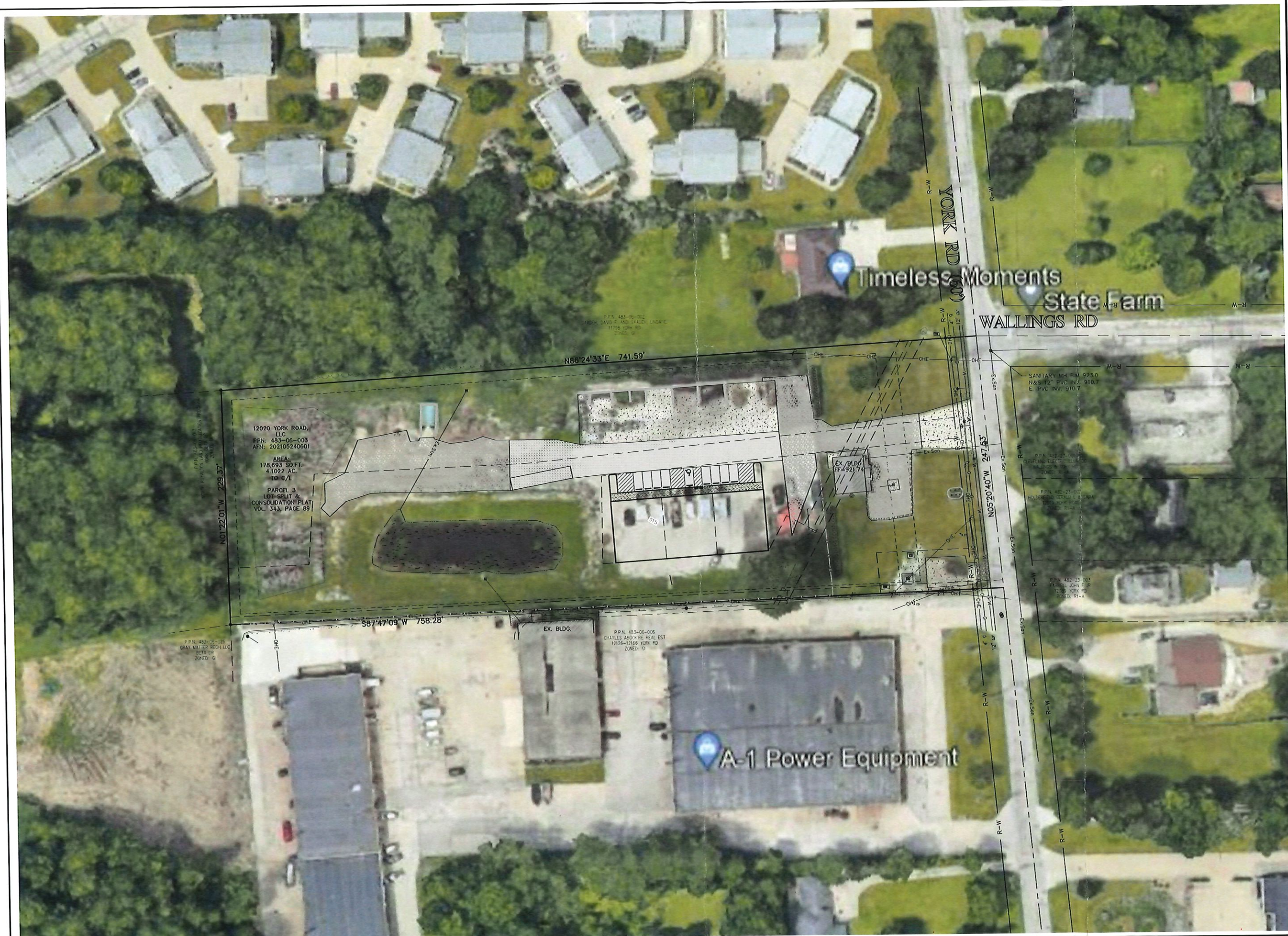
SITE PLAN

REVISIONS

03-01-22 SKETCH PLAN
03-11-22 PC SUBMITTAL

SCALE: 1" = 30 FEET
0 15 30

PROJECT NUMBER:
22005
PROJECT ADDRESS:
12020 YORK ROAD
NORTH ROYALTON, OHIO
DATE:
02/24/22
SHEET NUMBER:



Ohio Utilities Protection Service
Call 811
before you dig

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MG
CIVIL DESIGN

255 PARK PLACE
CHAGRIN FALLS, OHIO 44022
(216) 408-0074

12020 YORK ROAD
SITE PLAN WITH AERIAL

REVISIONS
03-01-22 SKETCH PLAN
03-11-22 PC SUBMITTAL

SCALE: 1" = 40 FEET
0 20 40

PROJECT NUMBER:
22005
PROJECT ADDRESS:
12020 YORK ROAD
NORTH ROYALTON, OHIO
DATE:
02/24/22
SHEET NUMBER:

