



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:

13001 Abbey Rd Velocity Trucking LLC
Address Name of Occupant, Business or Tenant (if applicable)

483-11-003 and 483-11-015 General Industrial
Permanent Parcel Number Zoning District and Ward

2. Property Owner of Parcel:

Volodymyr Pendzey Velocity Trucking LLC
Name Name of Business (if applicable)

6470 State Rd #K14 440-520-5016
Address Phone

Parma OH 44134 Boss@velocityva.com
City, State and Postal Code Email (electronic mail)

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

David Yevtushenko ~~See Above~~
Name Name of Business (if applicable)

440-530-0929
Address Phone

City, State and Postal Code Email (electronic mail)

For Office Use Only

Date Application Submitted Meeting Date Assigned Identification Number Assigned

Application Fee 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:

Application for Conditional Use Permit, for a Trucking terminal.

Long Distance Trucking with trucks typically departing on Monday and returning before the end of the week 13 trucks and trailers.

Consolidating 2 parcels
Adding fencing, Landscaping and Stone Parking Areas.

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

Commercial / Industrial / Residential:

- Preliminary Site Plan Approval
 Final Site Plan Approval

CONDITIONAL USE PERMIT

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.

Applicant Signature: Volodymyr Bendzey, Printed Name and Title: Volodymyr Bendzey, Date: 06/06/22

Owner Signature: Volodymyr Bendzey, Printed Name and Title: Volodymyr Bendzey owner, Date: 06/06/22

Conditions for a Trucking Terminal in the General Industrial Zoning District

1278.04(d)(5)

Trucking terminals may be permitted, provided that a conditional use permit is granted in accordance with the standards set forth in Section [1262.07](#) and the following requirements:

A. The use shall have access only from an arterial road, as shown on the most current roadway Functional Classification Map prepared by the Northeast Ohio Areawide Coordinating Agency (NOACA).

Staff note: Abbey is classified by NOACA as a local street, not an arterial road.

B. The site shall be a minimum of two acres in size.

Staff note: Meets requirement

C. The site shall not be located within 200 feet of a residential zoning district.

Staff note: Meets requirement but is located across Abbey from Residential uses.

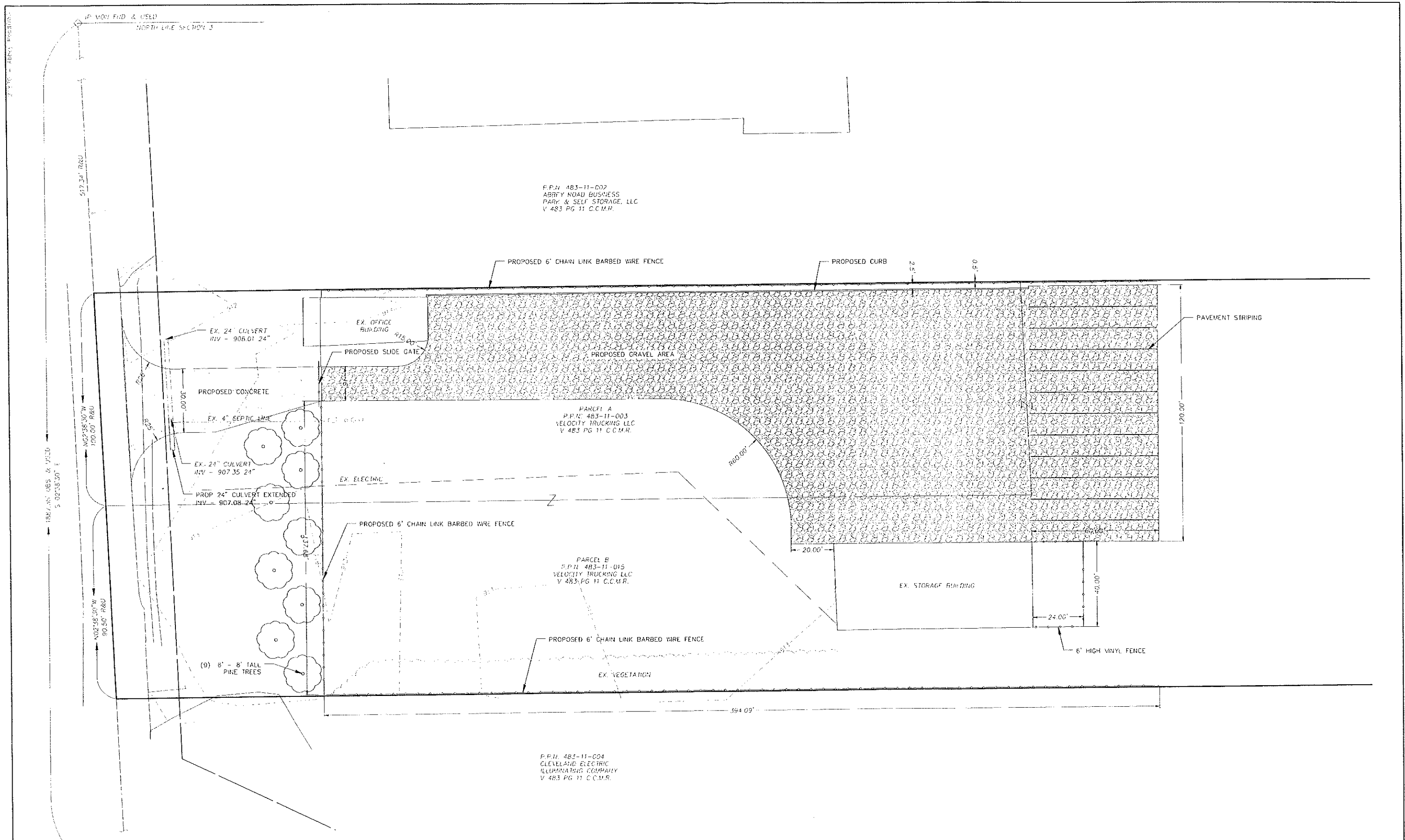
D. The use shall be effectively screened from view from all public streets by a fence and densely planted evergreen trees and shrubbery, as approved by the Planning Commission.

Staff note: Landscape screening proposed on plan.

E. All repair and washing of vehicles shall occur within a space that is completely enclosed within a building.

Staff note: Not addressed in application

F. The City may require a traffic study that demonstrates all adverse traffic impacts can be mitigated.

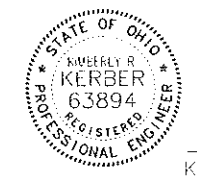


P.P.N. 483-11-002
 ABBEY ROAD BUSINESS
 PARK & SELF STORAGE, LLC
 V 483 PG 11 C.C.M.R.

PARCEL A
 P.P.N. 483-11-003
 VELOCITY TRUCKING LLC
 V 483 PG 11 C.C.M.R.

PARCEL B
 P.P.N. 483-11-015
 VELOCITY TRUCKING LLC
 V 483 PG 11 C.C.M.R.

P.P.N. 483-11-004
 CLEVELAND ELECTRIC
 ILLUMINATION COMPANY
 V 483 PG 11 C.C.M.R.



Kimberly R. Kerber
 KIMBERLY R. KERBER

6/10/22
 DATE

PRELIMINARY SITE PLAN
 for
 VELOCITY TRUCKING
 in the city of
 NORTH ROYALTON, OH

MACKAY
 Engineering & Surveying
 7017 Pearl Road, Cleveland, Ohio 44130
 (440) 886-4500 (440) 886-4593 Fax

DATE:	JUNE 10, 2022
SCALE: HORIZ.	1" = 20'
SCALE: VERT.	1" = 20'
JOB No.	21670
SHEET	1 OF 1