



# City of North Royalton

Mayor Larry Antoskiewicz

## Planning Commission

Dave Smerek – Interim Building Commissioner

Ian Russell  
PC Secretary

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### 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 meeting on **November 2, 2022** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

Frontier Land Group, on behalf of Michael Kinsey, is seeking preliminary site plan approval for a proposed detached single-family cluster development consisting of 21 sublots located at 8217 Ridgedale Drive also known as PPN: 489-02-005 in Residential (R1-A) District zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: [www.northroyalton.org/PlanningCommission](http://www.northroyalton.org/PlanningCommission)

PLANNING COMMISSION  
NORTH ROYALTON, OHIO

Ian Russell  
Planning Commission Secretary  
11545 Royalton Road  
North Royalton, Ohio 44133



# City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

Dan Kulchitsky, 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:

8217 Ridgedale Drive, North Royalton, OH 44133

Address

489-02-005

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

R1-A, Ward 1

Zoning District and Ward

### 2. Property Owner of Parcel:

Michael B. Kinsey

Name

21111 W. Cameron Ridge Drive

Address

Cypress, TX 77433

City, State and Postal Code

Name of Business (if applicable)

281-758-5413

Phone

mbkinsey@emelp.com

Email (electronic mail)

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

Frontier Land Group

Name

25700 Science Park Drive, Suite 360

Address

Cleveland, OH 44122

City, State and Postal Code

Name of Business (if applicable)

216-342-4348 x 102

Phone

jrosen@frontierlg.com

Email (electronic mail)

### For Office Use Only

10/3/2022  
Date Application Submitted

11/2/2022  
Meeting Date Assigned

P022-12  
Identification Number Assigned

\$520  
Application Fee

Check # 13769  
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:

Our goal is to develop a fee-simple single-family detached cluster development consisting of

21 sublots. This will be a for-sale community. Our intention is to situate the development in the Northeast portion of the property as to preserve as much of the natural environmental factors existing on-site as possible. The balance of the site will be conserved as open-space. It is early on in our analysis; however, we believe that this will be more of a step-down/empty nester/lifestyle community.

### 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

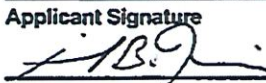
The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

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.

  
Applicant Signature

Mark Holz, Managing Member

October 3rd, 2022

  
Owner Signature

Printed Name and Title

MICHAEL B. KINSEY

Printed Name and Title

Date

MARCH 22, 2022

Date

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).  
(submit original – do not fax or email)

I, MICHAEL B. KINSEY (name) of \_\_\_\_\_  
(company, if applicable), hereby certify that I/we are the OWNER  
(owner(s), executor(s), etc.) of 8217 RIDGEDALE ROAD (property address or  
permanent parcel number) and further verify that FRONTIER LAND GROUP (name  
of representative) is authorized to represent my/our interests and make decisions on my/our behalf  
when appearing before the North Royalton Planning Commission.

M.B.K.  
Signature

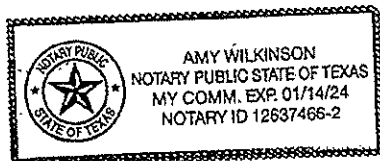
MARCH 22, 2022  
Date

Before me, a Notary Public in and for said county, personally appeared Michael Kinsey  
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free  
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Amequ Bank.  
TEXAS ~~Ohio~~ on this 22 day of March, 2022.

Amy Wilkinson  
Notary Signature

Seal:



State of ~~Ohio~~ TEXAS  
County of ~~Cuyahoga~~ HARRIS








# PRELIMINARY PLANS FOR SPRAGUE ROAD CLUSTER SUBDIVISION

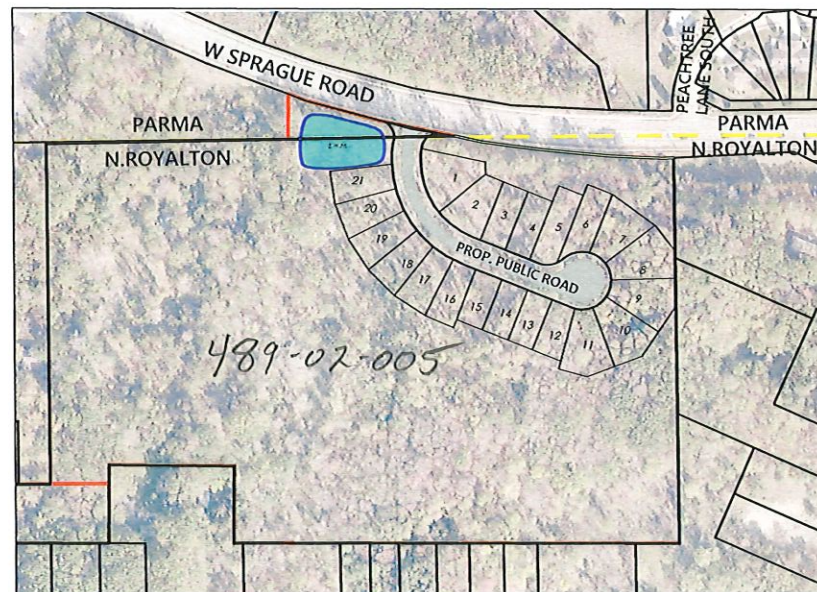
CITY OF NORTH ROYALTON & CITY OF PARMA - CUYAHOGA COUNTY - OHIO

## DESIGNED BY:

	<p>POLARIS ENGINEERING &amp; SURVEYING, INC. 34600 CHARDON ROAD - SUITE D WILLOUGHBY HILLS, OHIO 44094 (440) 944-4433 (440) 944-3722 (Fax) www.polaris-es.com</p>
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## DRAWING INDEX

DESCRIPTION	SHEET NO.
TITLE SHEET	1
OVERALL PLAN	2
SITE PLAN	3



**SITE MAP**  
N.T.S.



**VICINITY MAP**  
N.T.S.

## DEVELOPED BY:

FRONTIER LAND GROUP  
25700 SCIENCE PARK DRIVE, SUITE 360  
BEACHWOOD, OHIO 44122  
CONTACT: MARK HOLZ  
PHONE: (216) 214-2329  
E-MAIL: MARK@FRONTIERLG.COM

489-02-005

TITLE SHEET

CONTRACT No.

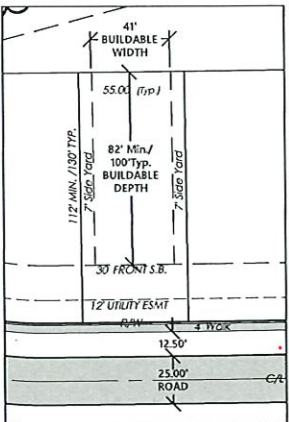
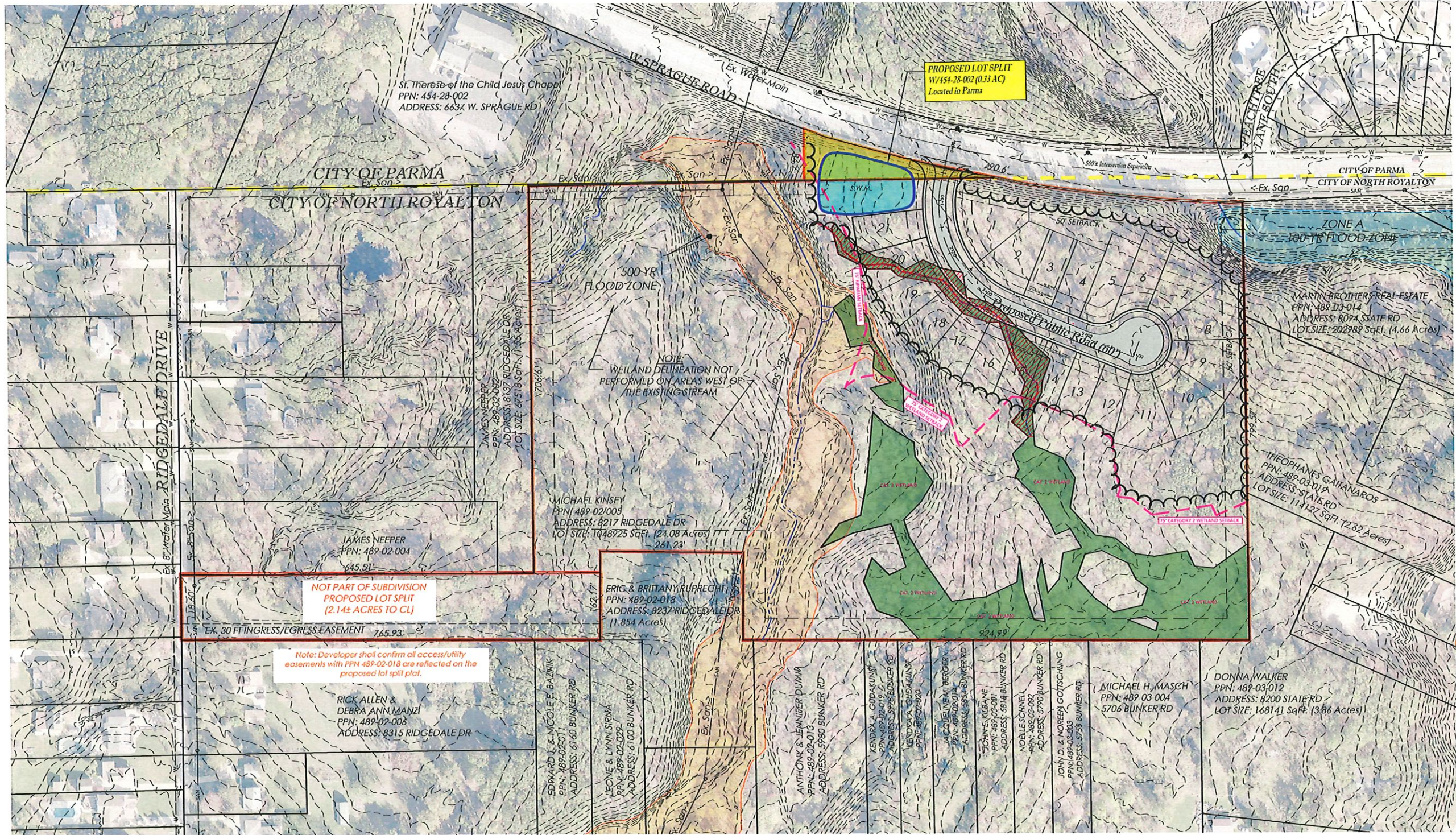
22058

SHEET	OF
01	03

*Kevin T. Hoffman*  
KEVIN T. HOFFMAN, P.E. 10/3/22



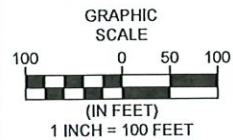




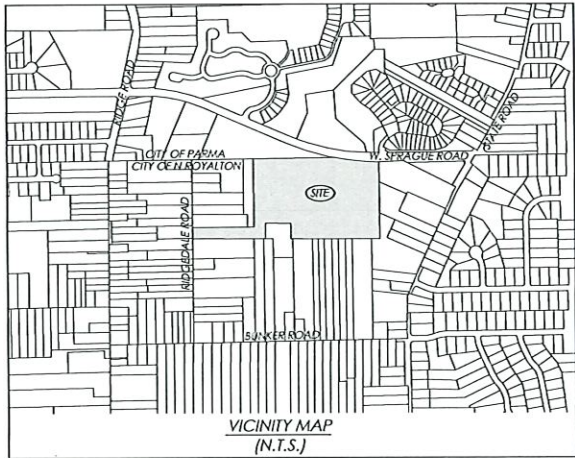
LOT DETAIL  
(1"=50')  
55' x 112' (Typ.)

NOTE:  
WETLANDS SHOWN PER HZW  
ENVIRONMENTAL CONSULTANTS  
AQUATIC RESOURCES MAP  
RECEIVED ON 9/27/22.

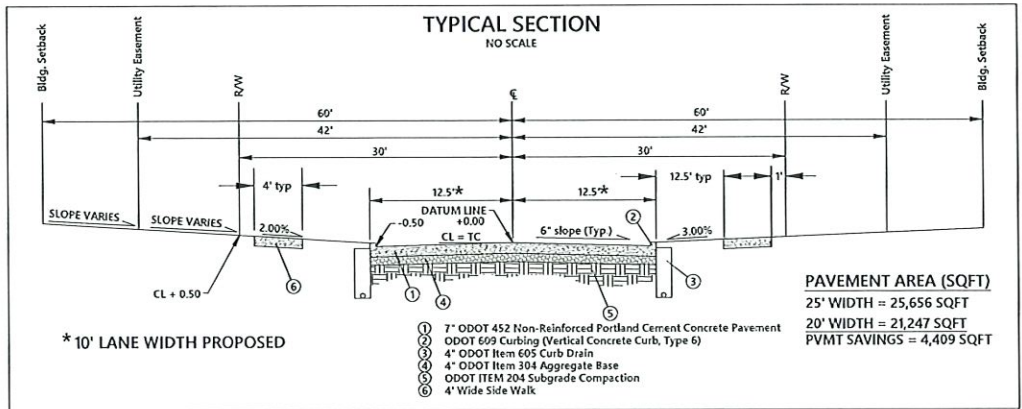
DISCLAIMER:  
PROPERTY, UTILITY, &  
TOPOGRAPHIC INFORMATION  
SHOWN BASED ON COUNTY G.I.S.  
INFORMATION & NOT AN ACTUAL  
SURVEY. A SURVEY WILL BE  
COMPLETED AFTER PRELIMINARY  
PLAN APPROVAL FOR FINAL  
DESIGN/PLATING PURPOSES.



DATE: 10/3/22 DRAWN: KTH  
SCALE: HOR. 1"=100' VERT. N/A  
FOLDER: DWG/Proj. Engineering  
FILENAME: Preliminary Plan  
TAB: 02-Overall Plan  
BNDY. CHK: N/A  
BASE. CHK: N/A



CURRENT ZONING: R-1A  
PROPOSED ZONING: R-1A CLUSTER W/ CONDITIONAL USE  
PROPOSED SITE AREA = 23.53± ACRES IN N. ROYALTON (AFTER 2.14 AC. SPLIT)  
0.29± ACRES IN PARMA  
23.82 ACRES  
PROPOSED DWELLINGS: 21 CLUSTER UNITS  
CLUSTER LAND PLANNING CRITERIA (1270.33(d))  
DEVELOPMENT AREA: 10 AC.  
DENSITY: 1.9 UNITS/AC.  
OPEN SPACE: 50%  
FRONT YARD: 30' FROM E.O.P.  
REAR YARD: 50' FROM DEVELOPMENT PL.  
SIDE YARDS:  
BTWN 1-STORY: 10'  
BTWN 1&2 STORY: 12'  
BTWN 2-STORY: 14'  
BTWN SIDE & REAR WALL: 35'  
BTWN SIDE & DEVELOP. PL: 50'  
PROVIDED:  
23.82 AC.  
0.88 UNITS/AC.  
79% (18.82 AC.)  
47.5' FROM E.O.P. (30' FROM R/W)  
50' FROM DEVELOPMENT PROPERTY LINE  
MISC. LOT REQUIREMENTS  
1 CANOPY TREE TO BE PROVIDED PER LOT



WETLAND LEGEND	
	WETLANDS AVOIDED 2.75 AC.
	WETLAND IMPACT 0.42 AC.
	STREAM IMPACT (595 LF = 0.04 AC.)
	75' CAT II WETLAND SETBACK & STREAM RIPARIAN SETBACK



## SPRAGUE ROAD CLUSTER SUBDIVISION

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34600 CHARDON ROAD - SUITE D  
WILLOUGHBY HILLS, OHIO 44094  
(440) 944-4433 (440) 944-3722 (Fax)  
www.polaris-es.com



## OVERALL PLAN

CONTRACT NO.	
22057	
SHEET	OF
02	03



PARCEL CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	BEARING	TANGENT
C21	49.96'	230.00'	12°26'45"	49.86'	S4°38'34"W	25.03
C22	51.57'	230.00'	12°50'49"	51.46'	S8°00'13"E	25.89
C23	48.76'	230.00'	12°08'46"	48.67'	S20°30'00"E	24.47
C24	48.77'	230.00'	12°08'57"	48.68'	S32°38'51"E	24.48
C25	48.77'	230.00'	12°08'59"	48.68'	S44°47'50"E	24.48
C26	48.76'	230.00'	12°08'50"	48.67'	S55°55'44"E	24.47
C27	52.37'	35.00'	85°44'06"	47.62'	N32°00'08"W	32.49
C28	55.11'	35.00'	90°12'35"	49.59'	S9°32'23"W	35.13
C29	2.23'	170.00'	0°45'05"	2.23'	S9°03'32"W	1.11'
C30	140.88'	170.00'	47°29'09"	136.90'	S15°03'35"E	74.78
C31	86.68'	170.00'	29°16'51"	85.94'	S53°26'35"E	44.41'
C32	54.95'	50.00'	62°57'51"	52.22'	N80°29'63"E	30.62
C33	14.92'	50.00'	17°06'07"	14.87'	N57°30'11"E	7.52
C34	6.92'	60.00'	6°36'23"	6.91'	S71°23'12"E	3.46'
C35	37.26'	60.00'	35°34'59"	36.67'	N87°31'07"E	19.25'
C36	37.26'	60.00'	35°34'59"	36.67'	N51°56'08"E	19.25'
C37	37.26'	60.00'	35°34'59"	36.67'	N16°21'08"E	19.25'
C38	37.26'	60.00'	35°34'59"	36.67'	N19°13'51"W	19.25'
C39	39.64'	60.00'	37°51'11"	38.92'	N55°55'57"W	20.57'
C40	58.82'	60.00'	56°10'20"	56.50'	S77°02'18"W	32.02'
C43	20.33'	230.00'	5°03'51"	20.32'	S65°33'05"E	10.17'

