



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:

8217 Ridgedale Drive, North Royalton, OH 44133	
Address	Name of Occupant, Business or Tenant (if applicable)
489-02-005	R1-A, Ward 1
Permanent Parcel Number	Zoning District and Ward

2. Property Owner of Parcel:

Michael B. Kinsey	
Name	Name of Business (if applicable)
21111 W. Cameron Ridge Drive	281-758-5413
Address	Phone
Cypress, TX 77433	mbkinsey@emelp.com
City, State and Postal Code	Email (electronic mail)

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

Frontier Land Group	
Name	Name of Business (if applicable)
25700 Science Park Drive, Suite 360	216-342-4348 x 102
Address	Phone
Cleveland, OH 44122	jrosen@frontierlg.com
City, State and Postal Code	Email (electronic mail)

For Office Use Only

4.4.22	May 22	PC22-06
Date Application Submitted	Meeting Date Assigned	Identification Number Assigned
1775.00	Check #1277	152
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:

Our goal is to develop a fee-simple single-family detached cluster development consisting of
+/- 31 sublots. This will be a for-sale community. Our intention is to situate the development in the Eastern
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:


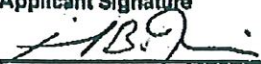
- ☐ Preliminary Site Plan Approval
☐ Final Site Plan Approval

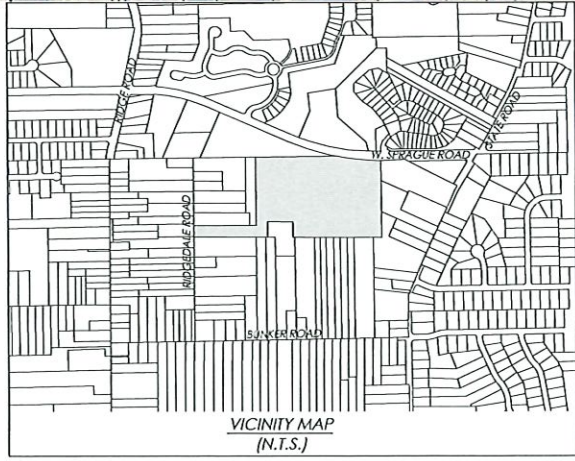
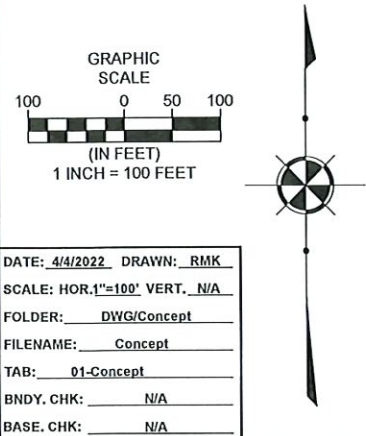
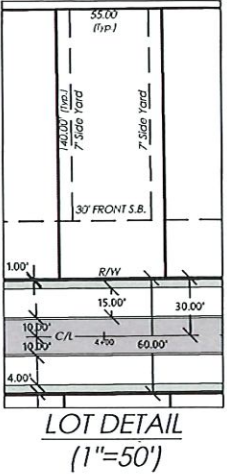
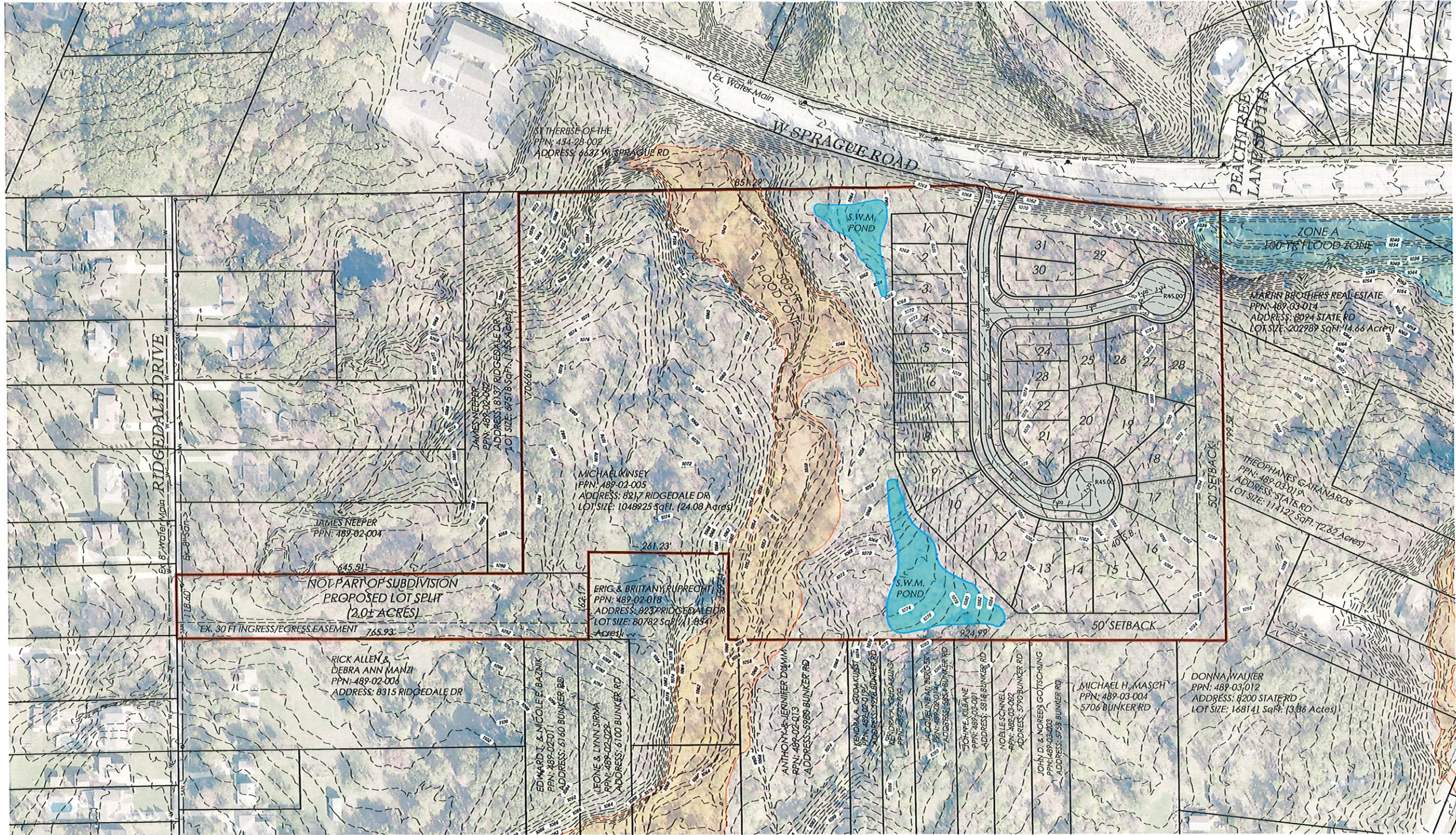
Subdivision:

- ☒ 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.

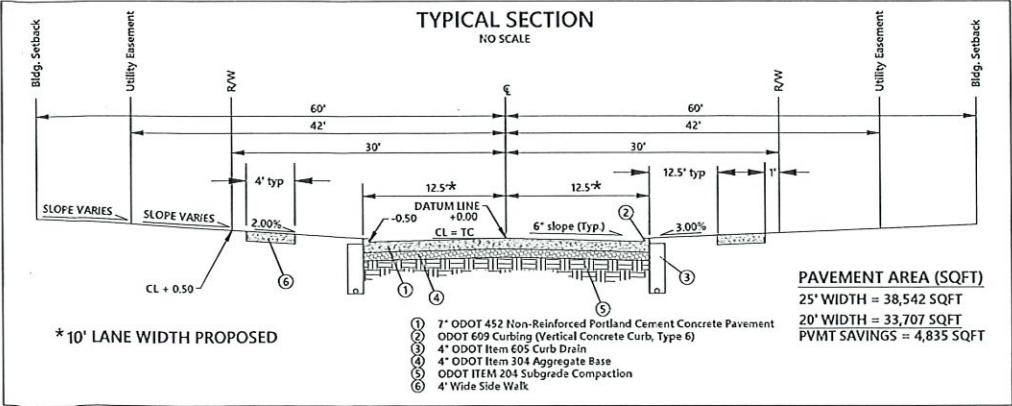
	Mark Holz, Managing Member	March 23rd, 2022
Applicant Signature	Printed Name and Title	Date
	MICHAEL B. KINSEY	MARCH 22, 2022
Owner Signature	Printed Name and Title	Date



SITE DATA
ZONING: R-1A - CLUSTER W/ CONDITIONAL USE
PROPOSED SITE AREA = 22 ± ACRES
MAX. DWELLING DENSITY = 1.9 UNITS / ACRE (1.4 UNITS / ACRE)
MAX. DEVELOPED AREA DENSITY = 6 UNITS / ACRE (5.6 UNITS / ACRE)
OPEN SPACE = 50% MIN. (68% PROVIDED)

SETBACKS
FRONT = 30' (FROM PVMT)
DISTANCE BETWEEN UNITS = 14' (CONSERVATIVE)
SIDE YARD = 7'
DISTANCE BETWEEN SIDE / REAR WALL = 35' MIN.
REAR = 50' FROM DEVELOPMENT PROPERTY LINE
SIDE = 50' FROM DEVELOPMENT PROPERTY LINE

MISC. LOT REQUIREMENTS
1 CANOPY TREE TO BE PROVIDED PER LOT



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



PPN: 489-02-005
NORTH ROYALTON SITE

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

SKETCH PLAN

CONTRACT No.

22057

SHEET	OF
01	01