



City of North Royalton

Mayor Robert A. Stefanik

Planning Commission

11545 Royalton Road, North Royalton, OH 44133

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

WINTER ENGINEERING SERVICES
 2555 Hartsville Rd., Suite B
 Rossview, OH 44077
 Phone: 440-292-2037
 info@wintereng.com

STATE OF OHIO
 ARCHITECTURE & ENGINEERING
 REG. NO.: 61709

CLIENT:
OMNI SENIOR LIVING
 22025 Mercantile Road
 Beachwood, OH 44122
 Phone: 216.534.1550
 omni@omniyou.com

OWNER:
OMNI SENIOR LIVING
 22025 Mercantile Road
 Beachwood, OH 44122
 omni@omniyou.com

Issue Date

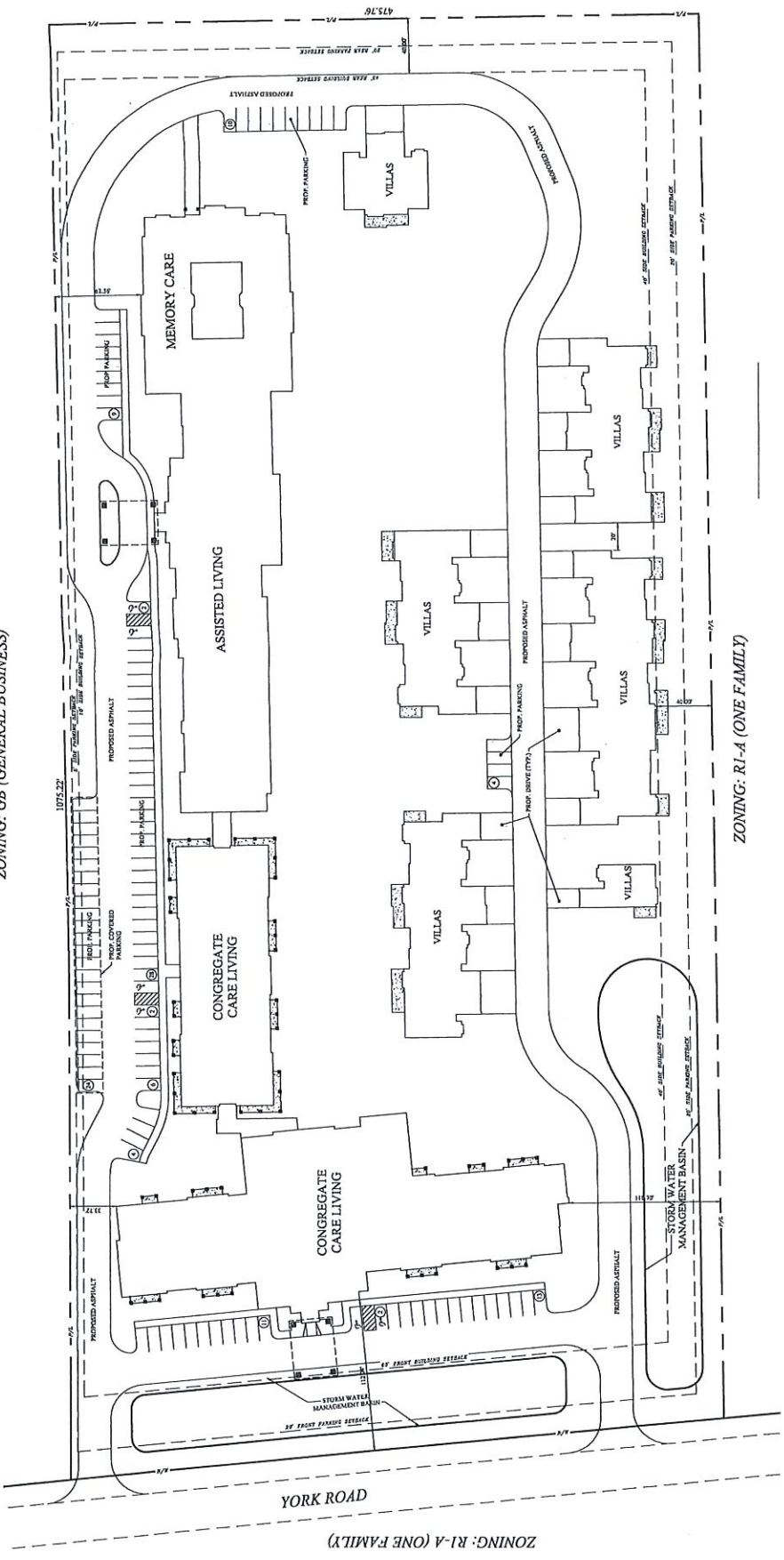
11-16-2018
11-23-2018
11-28-2018
12-04-2018
12-17-2018

OMNI
 NEW SITE
 YORK ROAD, NORTH ROYALTON, OHIO

SITE
 PLAN

C101
 Project No. 2018-306

ZONING: GB (GENERAL BUSINESS)



ZONING: R1-A (ONE FAMILY)

ZONING: R1-A (ONE FAMILY)

SITE DATA

USE DISTRICT	= GB: GENERAL BUSINESS
SITE AREA	= 124 AC±
BUILDING SETBACKS:	
FRONT YARD	= 60'
SIDE YARD	= 40' (ADI. TO RESIDENTIAL)
REAR YARD	= 40' (ADI. TO RESIDENTIAL)
PARKING SETBACKS:	
FRONT YARD	= 20'
SIDE YARD	= 20' (ADI. TO RESIDENTIAL)
REAR YARD	= 20' (ADI. TO RESIDENTIAL)
NUMBER OF VILLAS	= 22
PARKING:	
REGULAR PARKING SPACES	= 109
ACCESSIBLE PARKING SPACES	= 6
TOTAL PARKING SPACES	= 115



Scale: 1" = 40'

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