

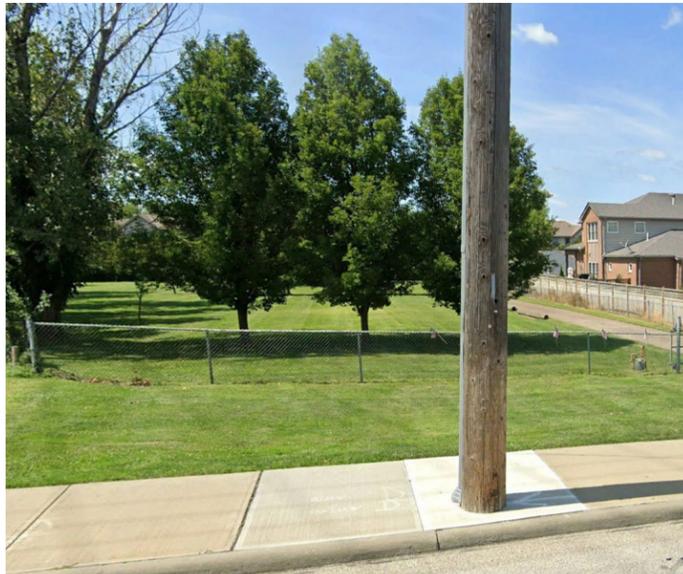
City of Rocky River - BZA
800 Linda - FINAL Submission
February 12nd, 2026



EXISTING CONTEXT



EXISTING CONTEXT



Looking West Towards Parcel from Linda Street



Looking NW Towards Adj. Context from Linda St



Looking SW Towards Linda Street from Lake Road



Looking SW Towards Adj. Context from Lake Rd

EXISTING CONTEXT - ROUNDSTONE INSURANCE



ZONING MAP

ZONING REQUIREMENTS

Parcel Number: 30117005
Parcel Zoning: R5 Multi-Family Residential

Surrounding Parcels: R3 Single-Family Attached Residential
 LB Local Business

Site Area (Schedule 1157.05)

Min. Width	150 ft
Max. Bldg Coverage	40%
Max. Hardscape	75%

Setbacks

Building (Schedule 1157.07)	
Street ROW	25 ft
Site Bounds	20 ft
Parking (Schedule 1157.11)	
Street ROW	10 ft
Rear/Side Yd	10 ft

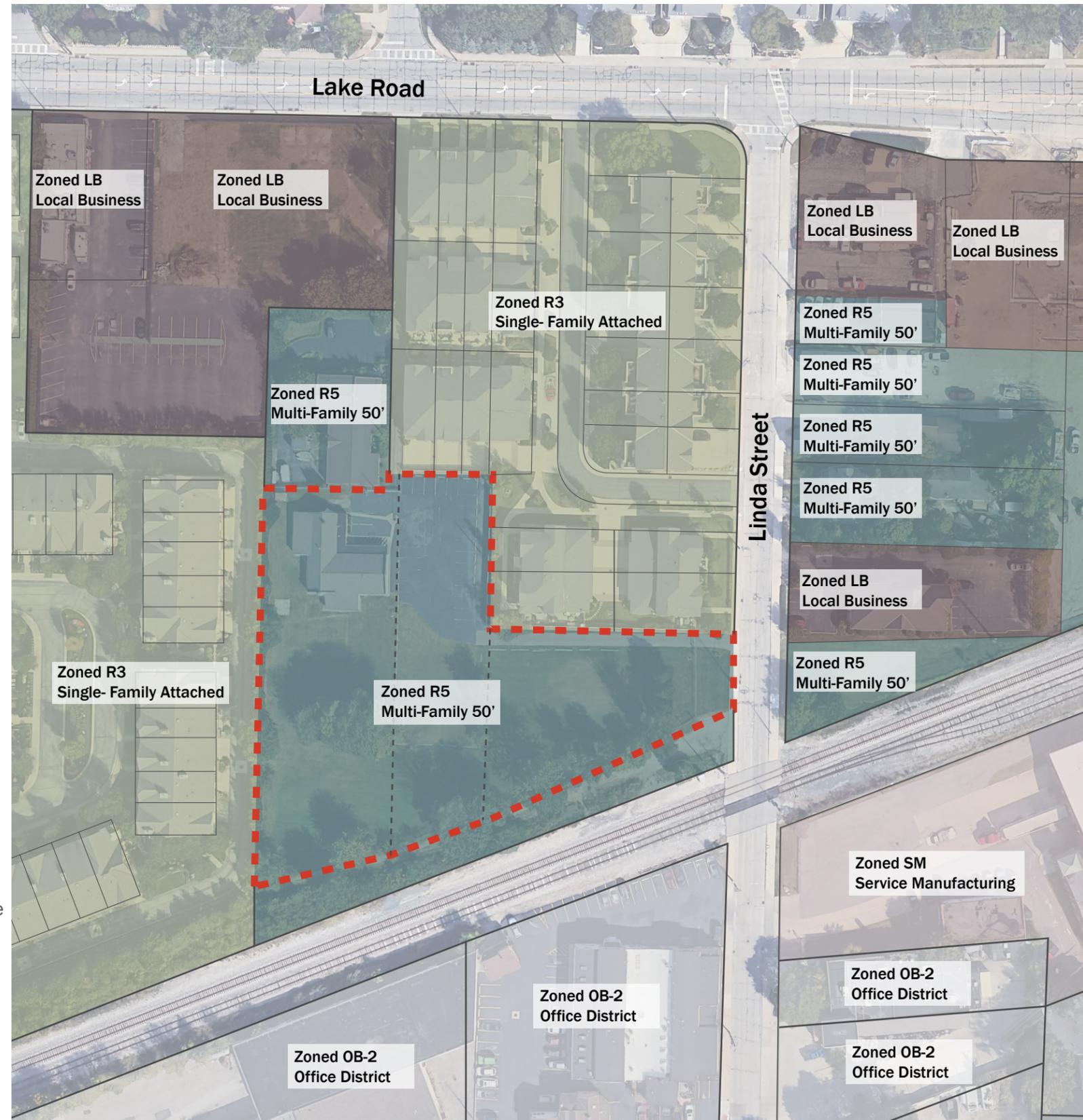
Height Limitations (1157.09)

Main Building	50 ft
Accessory Buildings	15 ft

Required Parking (Schedule 1187.09)
 2 spaces per dwelling unit at least 1 enclosed in a garage, plus guest parking at the rate of 1 space for every 4 dwelling units

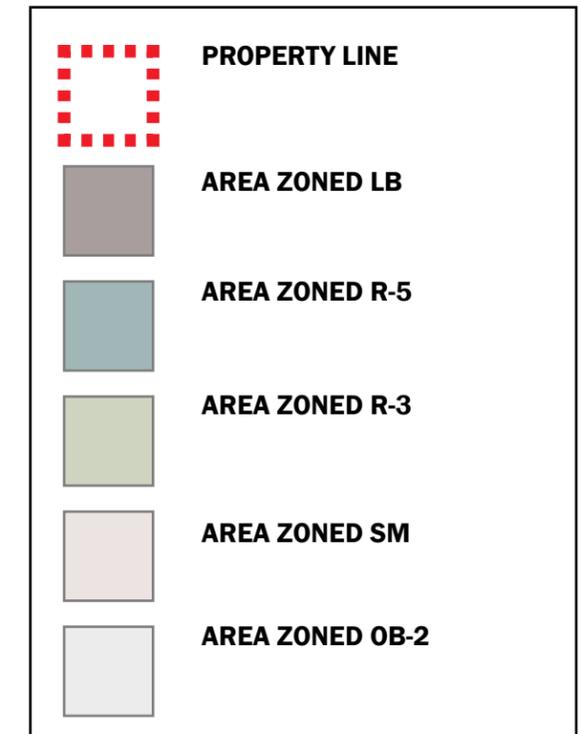
VARIANCE REQUIREMENTS

Use Variance: First Floor Public Fitness Center Amenity Space



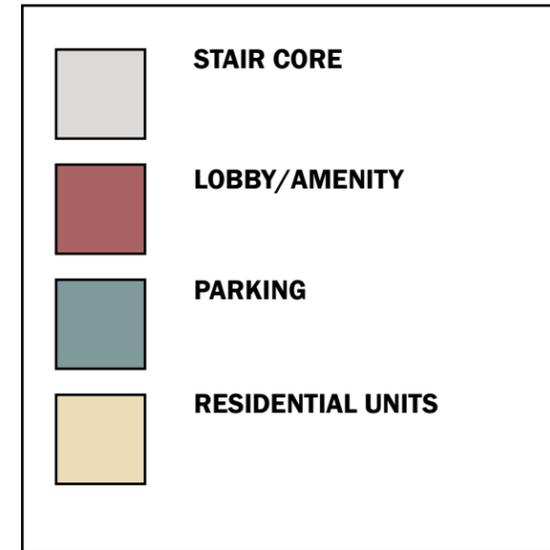
ZONING PLAN
 1" = 40' - 0"

ZONING LEGEND



ZONING COMPARISON - ALTERNATIVE DEVELOPMENT

ZONING LEGEND



ZONING METRICS

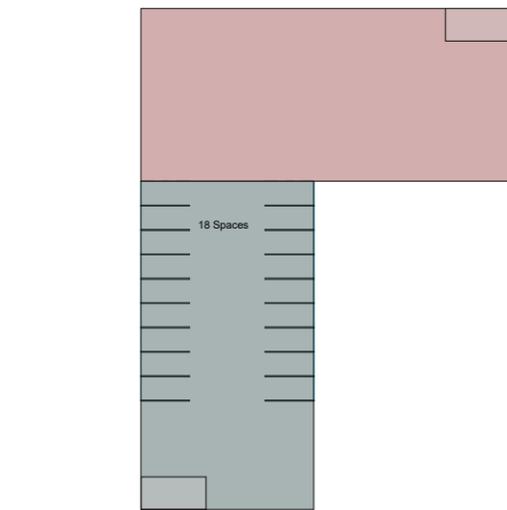
ACRES (SF):	1.65 (72000 SF +/-)
MAX LOT COVER - BUILDING (40%):	28,800 SF +/-
BUILDING SETBACK =	25'
PARKING SETBACK =	10'
HEIGHT/STORIES =	5/50'
MAX LOT COVER - HARDSCAPE (75%) =	54,000 SF +/-

BUILDING METRICS

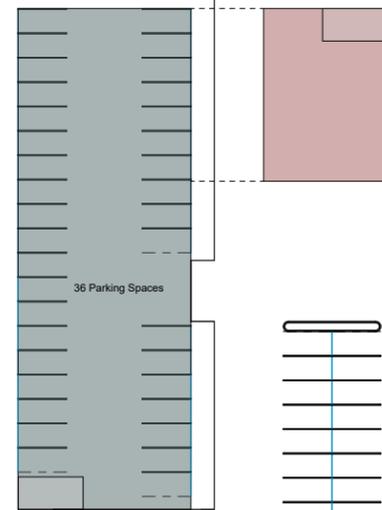
2 LEVELS OF PARKING + LOBBY AND AMENITY	
3 LEVELS OF RESIDENTIAL UNITS	
BUILDING FOOTPRINT =	16,580 SF (3 LEVELS)
TOTAL RESIDENTIAL SQ FOOTAGE =	49,740 SF
RESIDENTIAL SQ FT (90% EFFICIENT) =	44,766 SF
	850 AVG. UNIT SIZE
TOTAL UNIT COUNT @ 850 SF AVG. =	+/- 53 UNITS

PARKING

REQUIRED PARKING:	53 INDOOR
PARKING PROVIDED:	LEVEL 1 = 36
	LEVEL 2 = 18
	SURFACE = 53
	13 GUEST (53/4)
TOTAL:	119 SPACES



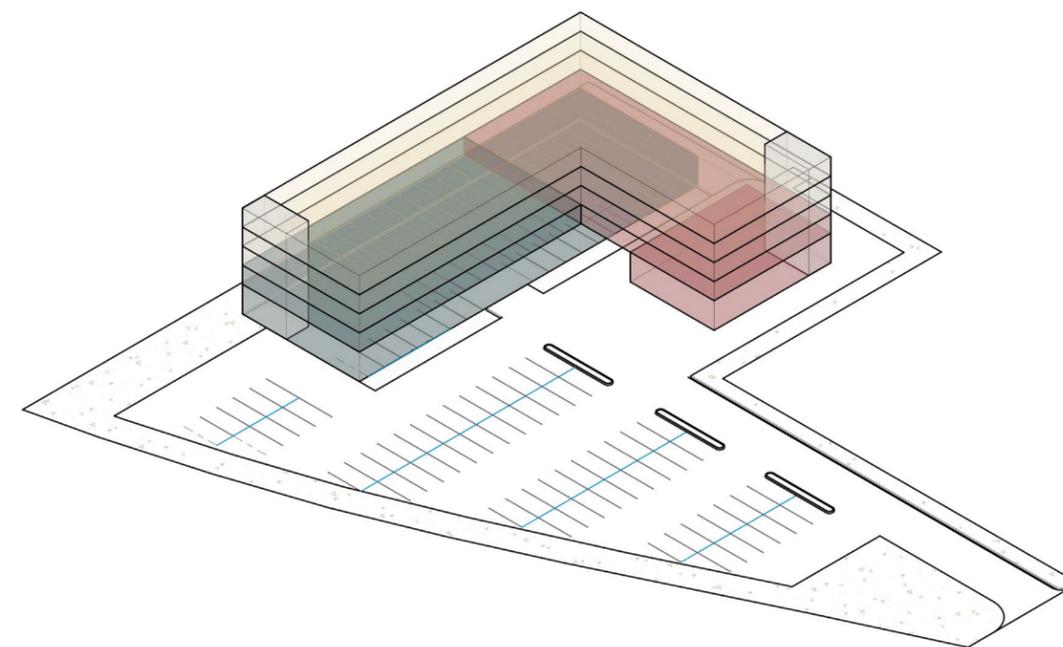
FLOOR 2
1" = 30'-0"



FLOOR 1
1" = 30'-0"



ALTERNATIVE DEVELOPMENT SITE PLAN
1" = 30'-0"



ALTERNATIVE DEVELOPMENT AXONOMETRIC VIEW
1" = 30'-0"

ZONING COMPARISON - PROPOSED PROJECT

ZONING METRICS

ACRES (SF):	1.65 (72000 SF +/-)
MAX LOT COVER - BUILDING (40%)	28,800 SF +/-
BUILDING SETBACK =	25'
PARKING SETBACK =	10'
HEIGHT/STORIES =	5/50'
MAX LOT COVER - HARDSCAPE (75%) =	54,000 SF +/-

BUILDING METRICS

1 LEVEL OF PARKING + OFFICE + GYM + SUPPORT
1 LEVEL OF RESIDENTIAL UNITS

BUILDING FOOTPRINT = 9,000 SF (1 LEVEL)

RESIDENTIAL	
TOTAL RES. SQ FOOTAGE (- TERRACES) =	7,800 SF
RESIDENTIAL SQ FT (80% EFFICIENT) =	6,240 SF
1,500 AVG. UNIT SIZE	
4 UNITS TOTAL	

COMMERCIAL+GYM+SUPPORT USES

GYM =	4,800 SF
LOCKER ROOMS =	800 SF
SPA =	942 SF
OFFICE/BUSINESS =	1,405 SF
INDOOR PARKING SPACE =	999 SF

LOT COVER IMPERVIOUS SURFACE = 46 % (75% ALLOWABLE)

REQUIRED PARKING

(AS PER 1187.09)

RESIDENTIAL (4 UNITS)

2 SPACES PER UNIT, PLUS 1 GUEST SPACE FOR EVERY 4 UNITS
MINIMUM = 9 SPACES
MAXIMUM = N/A

NON-RESIDENTIAL

OFFICE/BUSINESS (1,405 SF)

MIN 3 SPACES, MAX 5 SPACES PER 1,000 SF

MINIMUM (1,405 X 0.003) = 5 SPACES
MAXIMUM (1,405 X 0.005) = 8 SPACES

GYM/HEALTH CLUB/COMMERCIAL RECREATION (6,486 SF)

(WE COMBINED THE GYM/LOCKERS/SPA AS PART OF "EXERCISE AREA")

1 SPACE PER A MIN OF 250 SF OR A MAX OF 200 SF

MINIMUM (6,486 / 250) = 27 SPACES
MAXIMUM (6,486 / 200) = 33 SPACES

OVERALL PARKING REQUIRED

TOTAL REQUIRED MINIMUM = 40 SPACES
TOTAL REQUIRED MAXIMUM = 50 SPACES

PROVIDED PARKING

INDOOR PARKING SPACES (1 ADA) = 4 SPACES
EXTERIOR PARKING (2 ADA) = 46 SPACES

TOTAL PROVIDED PARKING = 50 SPACES



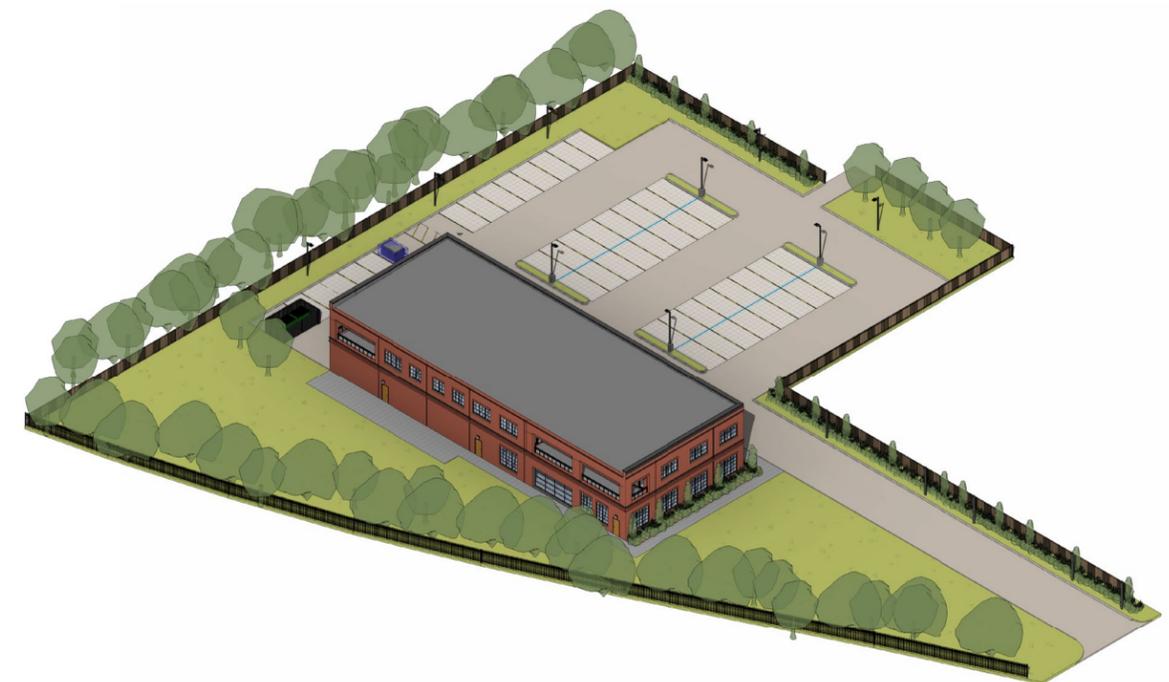
FLOOR 1
nts



FLOOR 2
nts

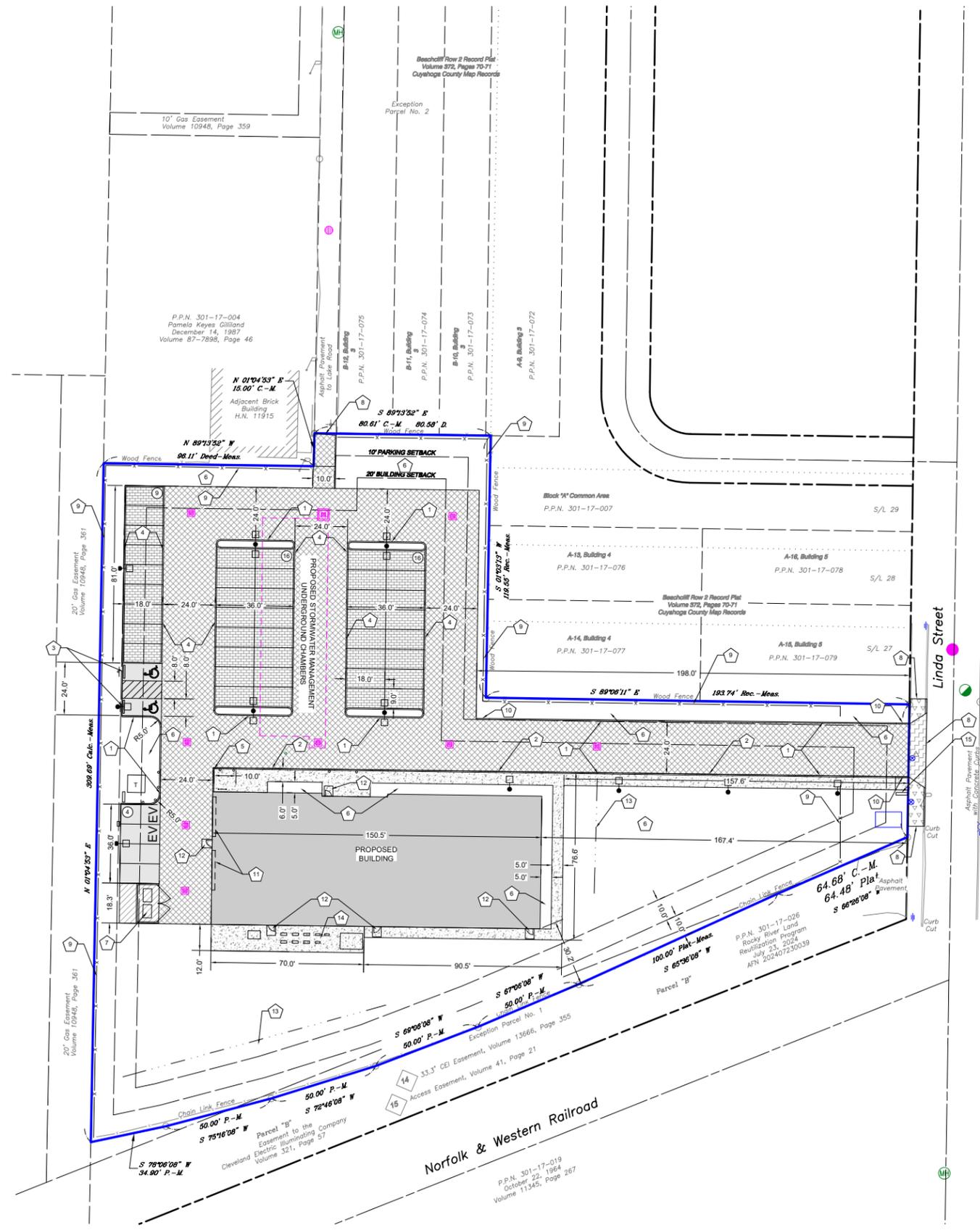


PROPOSED SITE PLAN
nts



PROPOSED SITE AXONOMETRIC VIEW
nts

SITE PLAN - CIVIL SITE PLAN



- KEY NOTES**
- 1 FURNISH AND INSTALL COOT TYPE 6 CONCRETE VERTICAL CURB. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
 - 2 FURNISH AND INSTALL INTEGRAL CONCRETE CURB & WALK. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
 - 3 FURNISH AND INSTALL CONCRETE WHEEL STOP. SEE DETAIL AND SPECIFICATIONS ON SHEET C6-00.
 - 4 MAINTAIN FLUSH CURB ALONG PAVEMENT EDGE.
 - 5 ASPHALT FLUSH WITH CURB. SLOPE ASPHALT AT 5.0% FOR 10' TO REVEAL 6" CURB.
 - 6 LANDSCAPE AREA. SEE LANDSCAPE PLAN FOR PLANTING DETAILS AND SPECIFICATIONS.
 - 7 FURNISH AND INSTALL TRASH RECEPTACLE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 8 MEET AND MATCH EXISTING PAVEMENT.
 - 9 PROPOSED 6" WOODEN SHADOW BOX FENCE. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 10 FURNISH AND INSTALL CURB HEIGHT TAPER. SEE DETAIL ON SHEET C6-00.
 - 11 PROPOSED OVERHEAD GARAGE DOORS. SEE ARCHITECTURAL PLANS.
 - 12 FURNISH AND INSTALL FROST SLAB. SEE STRUCTURAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 13 PROPOSED SWALE.
 - 14 PROPOSED MECHANICAL UTILITY PAD. SEE MECHANICAL PLANS FOR DETAILS AND SPECIFICATIONS.
 - 15 PROPOSED MONUMENT. SEE ARCHITECTURAL PLANS FOR DETAILS AND SPECIFICATIONS.

- LEGEND**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
 - PROPOSED SIDEWALK CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
 - PROPOSED DUMPSTER PAD CONCRETE PAVEMENT. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
 - PROPOSED HEAVY DUTY CONCRETE PAVEMENT PER CITY OF ROCKY RIVER SPECIFICATIONS.
 - PROPOSED PERMEABLE PAVERS. SEE DETAILS AND SPECIFICATIONS ON SHEET C6-00.
 - PROPOSED LIGHT FIXTURE. SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLANS FOR DETAILS AND SPECIFICATIONS.

SITE DATA		
ADDRESS	19911 LAKE ROAD, ROCKY RIVER, OHIO 44116	
ZONING DISTRICT	RS MULTI FAMILY	
SITE AREA	72032 SF	
CURRENT USE	COMMERCIAL	
PROPOSED USE	RESIDENTIAL	
LOT COVERAGE	PROPOSED BUILDING	9065 SF
	PAVED SURFACES	30976
TOTAL LOT AREA		40041 SF
<hr/>		
	REQUIRED	PROVIDED
MAX. BUILDING HEIGHT	50 FT	
FRONT YARD BUILDING SETBACK	25 FT	167 FT
SIDE YARD BUILDING SETBACK	20 FT	30 FT
REAR YARD BUILDING SETBACK	20 FT	53 FT
FRONT YARD PARKING SETBACK	10 FT	222 FT
SIDE YARD PARKING SETBACK	10 FT	10 FT
REAR YARD PARKING SETBACK	10 FT	10 FT



PROGRESS NOT FOR CONSTRUCTION
1/15/2025

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newbrook PARTNERS

Issue Description:
Revision Schedule
DATE ISSUED

PROJECT #:
ISSUE DATE:

C2-00
GEOMETRIC PLAN



GEOMETRIC PLAN
7-25



FLOOR PLAN - LEVEL 1



LEVEL 1 FLOOR PLAN

3/32" = 1' - 0"

FLOOR PLAN - LEVEL 2



LEVEL 2 FLOOR PLAN
3/32" = 1' - 0"

EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS

