

CITY OF ROCKY RIVER
21012 HILLIARD BOULEVARD
ROCKY RIVER, OH 44116
PHONE: (440) 331-0600 FAX: (440) 895-2628

APPLICATION FOR PLAN REVIEW IN PLANNED DEVELOPMENT AREA

Date: 4/2/2025

Location of Project: 20325 Center Ridge Rd, Rocky River, OH 44116 304-19-009
(P.P. Nos.)

Present Use: Office Proposed Use: Multifamily

Owner: Jaguar Prop Assets LLC / 3333 Richmond Road - Ste 370, Cleveland OH 44122 / 734-787-4511
(Name) (Address & Zip) (Tel No.)

Engineer: Leopardo Construction / 1020 Bolivar Road - Suite 203 / Cleveland, OH 44115 / 440-785-9993
(Name) (Address & Zip) (Tel No.)

Architect: HEART Design / 600 Valley Brooke Lane, Macedonia, OH 44056 / 216-924-4986
(Name) (Address & Zip) (Tel No.)

Gross Land Area: 1.8314 Acres / 79,775 SF Acres sq. ft.

Building Area (Including Detached Accessory Buildings) 13,922 SF (7 story building) sq. ft.

Parking Spaces: 184 (in garage) + 46 = Total: 230
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: _____


Cost estimate (include all public & private improvements): \$ \$18.5M

Standards for construction of driveways, public & private streets, sidewalks, parking & loading areas and fire lanes.

All driveways, streets, and sidewalks will adhere to the City of Rocky River's engineering and zoning code requirements, including ADA accessibility standards where applicable. The driveways and private streets will be repaired/maintained using concrete / asphalt, meeting city and state load-bearing specifications. Parking and loading areas will be designed in accordance with Rocky River Zoning Code standards, ensuring proper drainage, space allocation, and accessibility.

Methods and standards for maintenance of private streets, driveways, open spaces, parking areas, common land, garbage and waste disposal.

Private streets, driveways, and parking areas will be maintained through a local Property Management Company, responsible for snow removal and general upkeep. Open spaces and common land will be professionally landscaped and maintained with regular mowing, irrigation, and seasonal care. Waste disposal will be handled via a contracted waste management service, ensuring regular pickup and compliance with city sanitation codes.


(Owner's Signature)

ap@rdyne.com

(Contact E-Mail Address)

This application must be accompanied by ten (10) sets of plans, as follows (see Sec: 1137).

PLAN REVIEW NOTES:

Planning Commission:
\$200 Application Fee Paid: _____ (Date)
Plan Exam Fee \$ _____