

800 LINDA PROJECT SUMMARY - DS ARCHITECTURE

ROCKY RIVER PLANNING COMMISSION 12/16/2025
19911 Lake Street, Rocky River, 44116
Parcel #: 30117005

Attached is the Planning Commission submittal for a new project located on the site of the former American Legion property in between Linda Street and Lake Road.

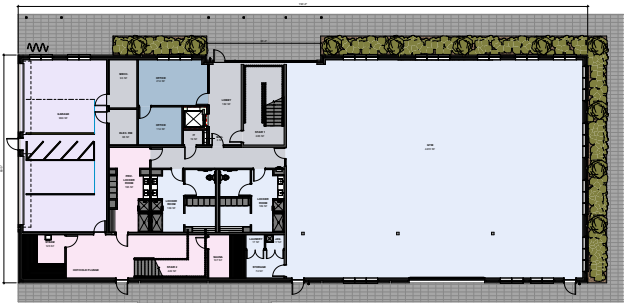
We are proposing a project much smaller in scale than what is allowed. The current zoning code allows for a building up to 50 feet in height with approximately 50 units and 119 parking spaces. The proposed building is 30 feet in height with approximately 50 parking spaces. The first floor is a semi-private gym that hosts fitness areas, therapy rooms and locker rooms. The second floor features 4 units for Roundstone Insurance consultants and guests during extended stays, with a private garage provided for their use.

The design of the project is guided by the intent to complement the existing residential neighborhood while maintaining a modest and refined presence. The building is designed to integrate quietly into its surroundings. The design's scale, materials, and massing are meant to defer to the residential character of Lake Street while contributing positively to the community. We are requesting a use variance for the first floor private gym. Paragon is a locally owned gym currently located on Ingersol Drive that operates a semi-private gym with memberships available to the public. Members sign up for private or semi-private sessions with one of the gyms personal trainers. The gym does not allow for training sessions without a scheduled time with a trainer.

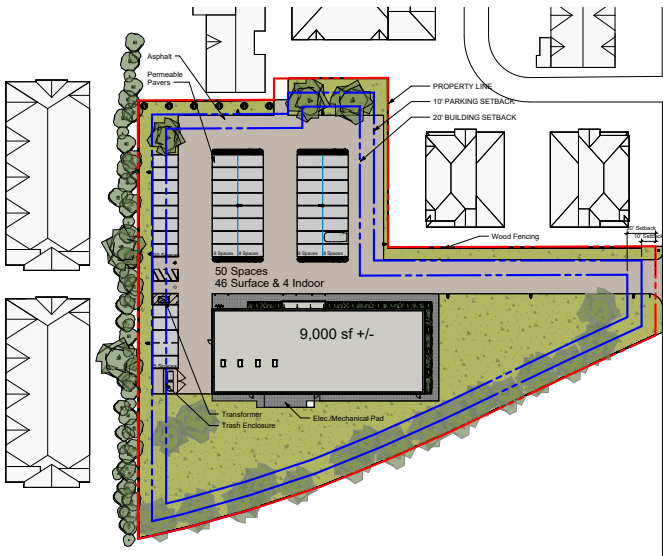
BUILDING FOOTPRINT =		9,000 SF	PARKING	
	x	1	REQUIRED PARKING =	4 INDOOR
TOTAL RES. SQ FOOTAGE (- terraces) =		7,800 SF		4 SURFACE
	x	0.8		2 GUEST
RESIDENTIAL SQ FT (80% EFFICIENT) =		6,240 SF	ACTUAL PARKING=	4 INDOOR
	/	1,500		46 SURFACE
TOTAL UNIT COUNT @ 1,500 SF AVG. =		+/- 4 UNITS		
4 UNITS @1500 SF AVG. (750 SF MIN.)			TOTAL:	= 50 SPACES



SCHEMATIC LEVEL 2 PLAN



SCHEMATIC LEVEL 1 PLAN



PROPOSED SITE PLAN WITH SETBACKS

800 Linda
Rocky River Planning Commission
December 16th, 2025





ABOUT THE SITE

Address:
19911 Lake Rd
Rocky River, OH, 44116

Zoning Type:
Multi-Family Residential, R-5

Lot Size:
1.64 Acres
71,434 SF

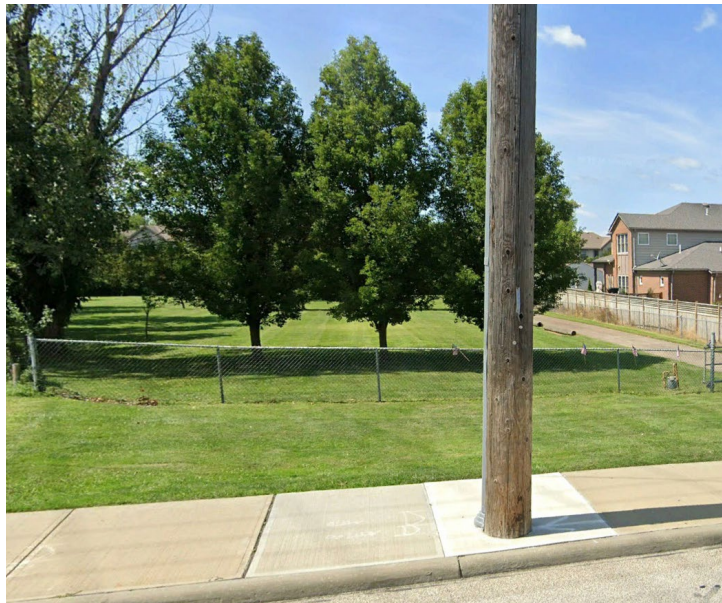
Street Frontage:
62'

Lot Depth:
283'

NEARBY PROPERTIES OF NOTE

- 1. Truwest Holdings
- 2. Beachcliff Row
- 3. Roundstone Insurance
- 4. The Kennedy
- 5. Dependable LLC
- 6. FE3 Integrated Fitness
- 7. Astor Place

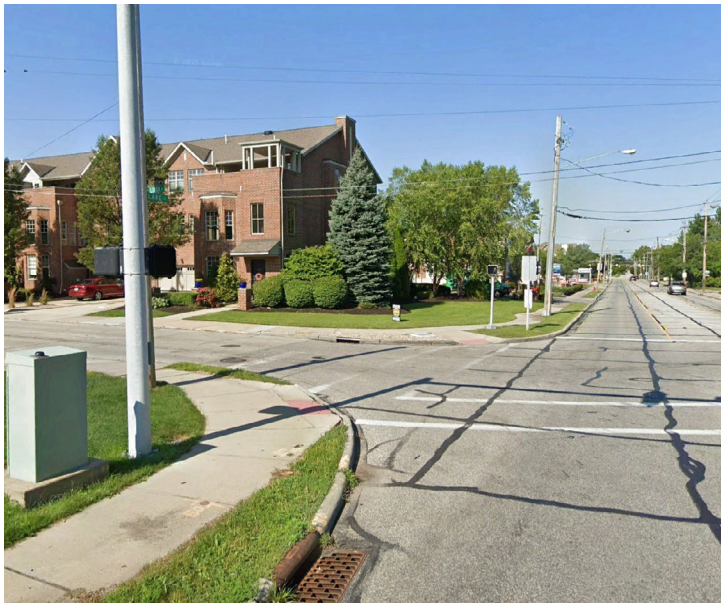
EXISTING CONTEXT



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
R5 Multi-Family 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

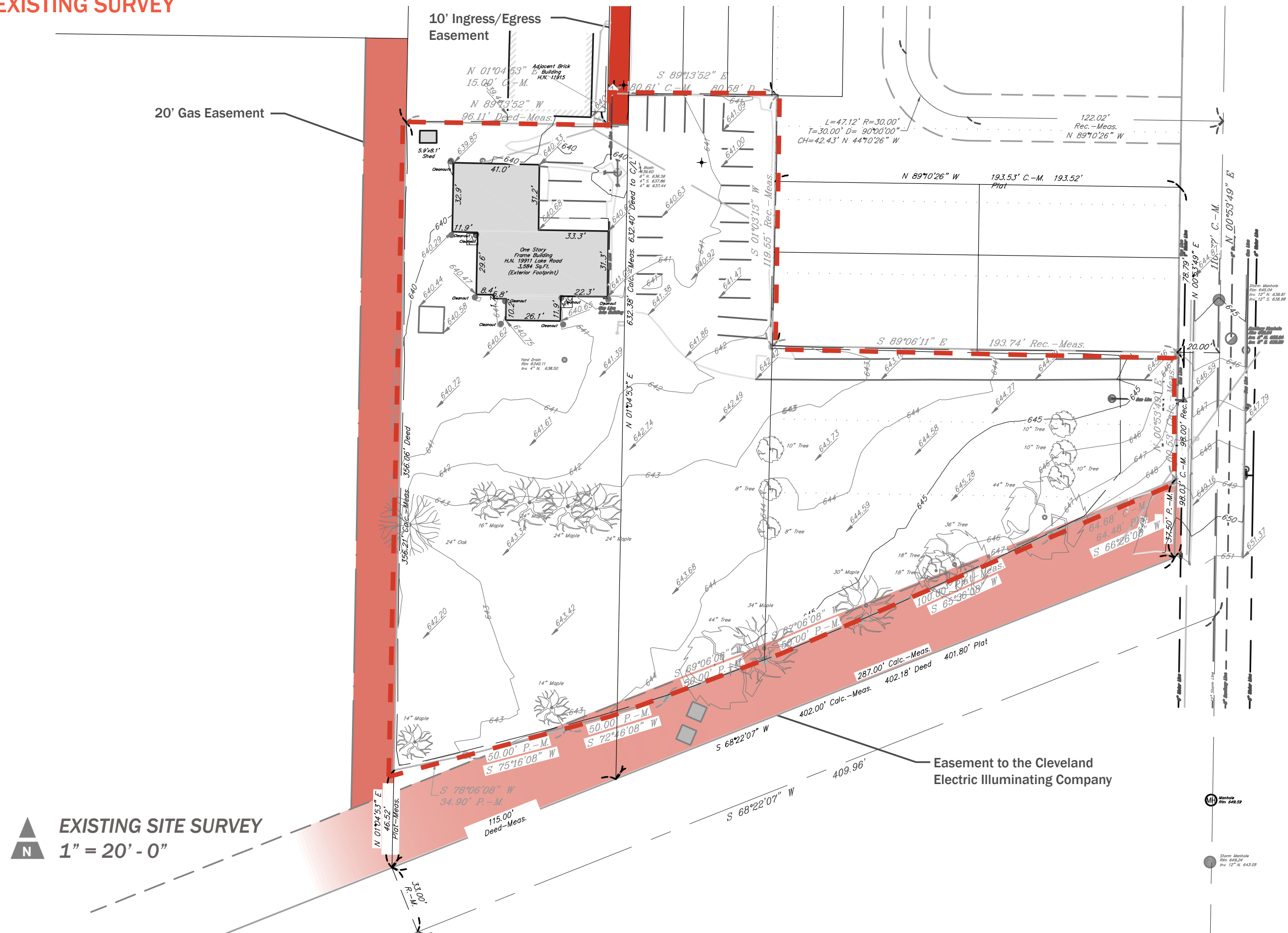
Accessory Use Variance
First Floor Public Fitness Center Amenity Space



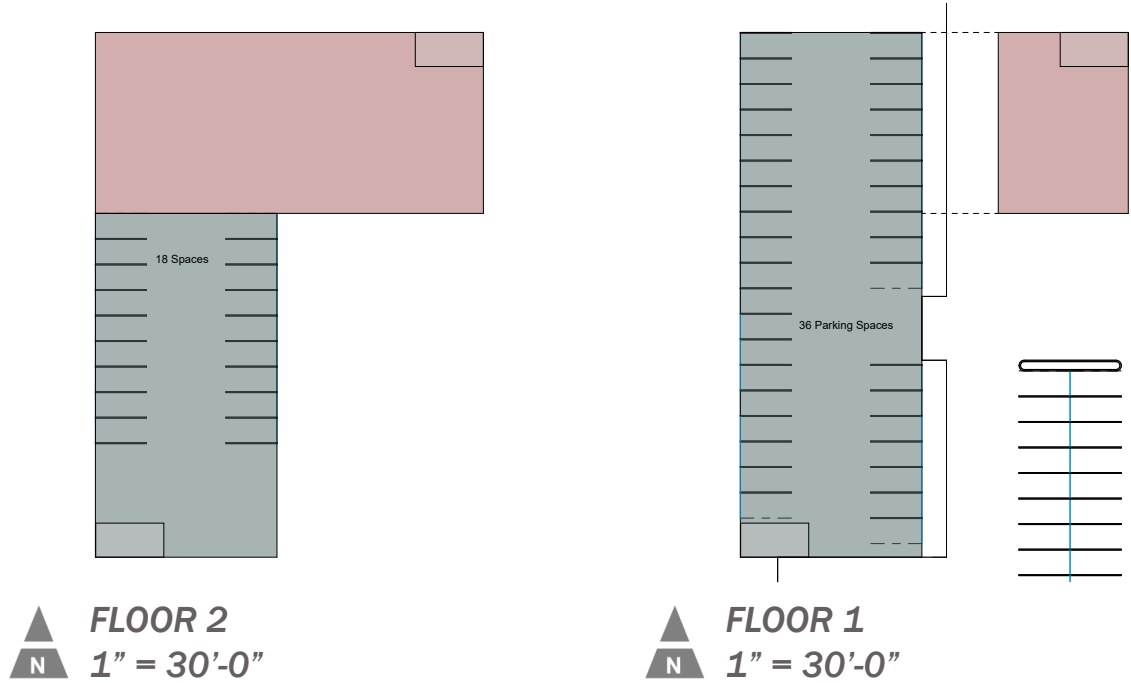
- Property Line
- Area Zoned LB
- Area Zoned R-5
- Area Zoned R-3
- Area Zoned SM
- Area Zoned OB-2

ZONING PLAN
1" = 40' - 0"

EXISTING SURVEY



ZONING COMPARISON - ALTERNATIVE DEVELOPMENT

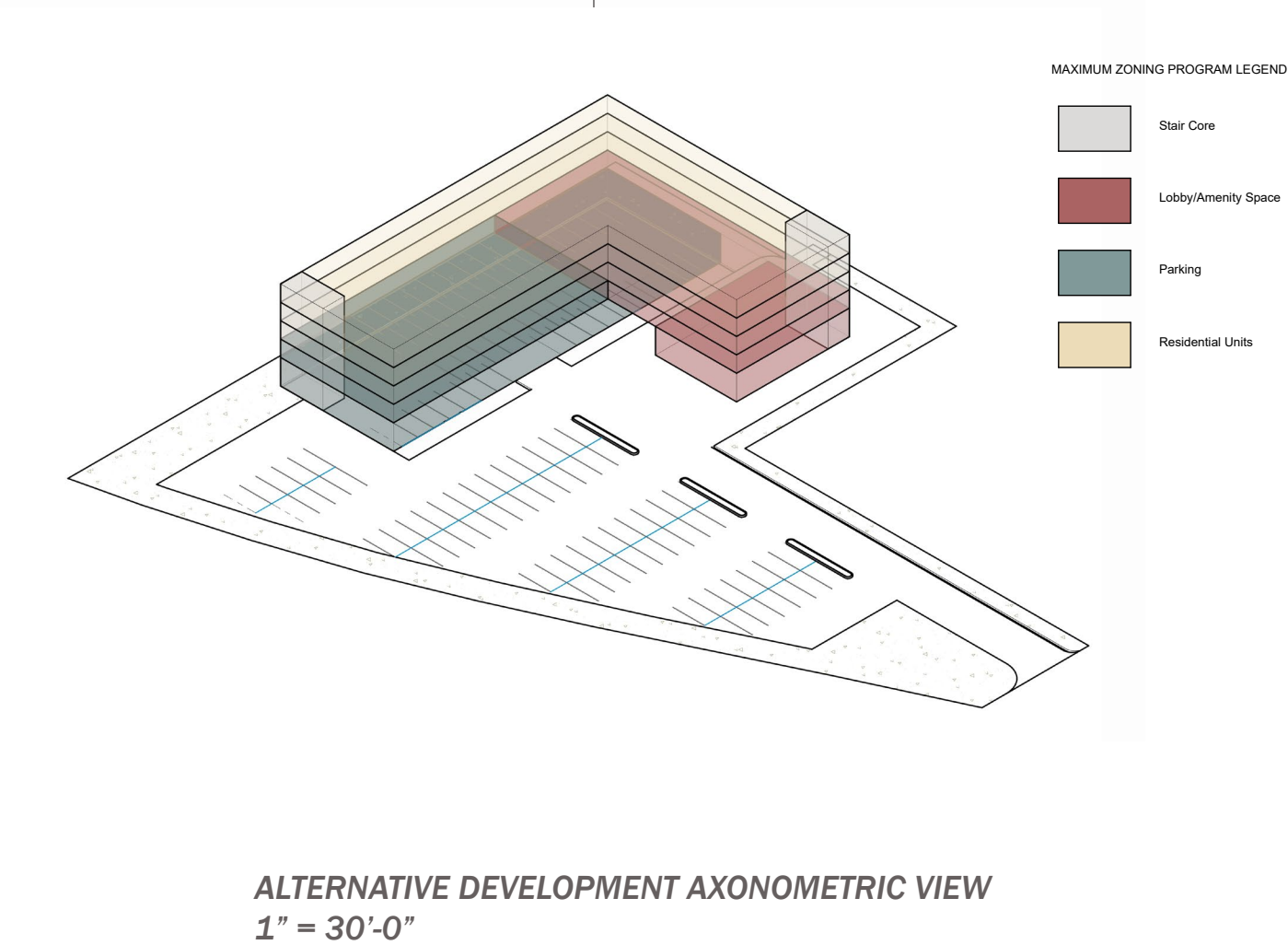
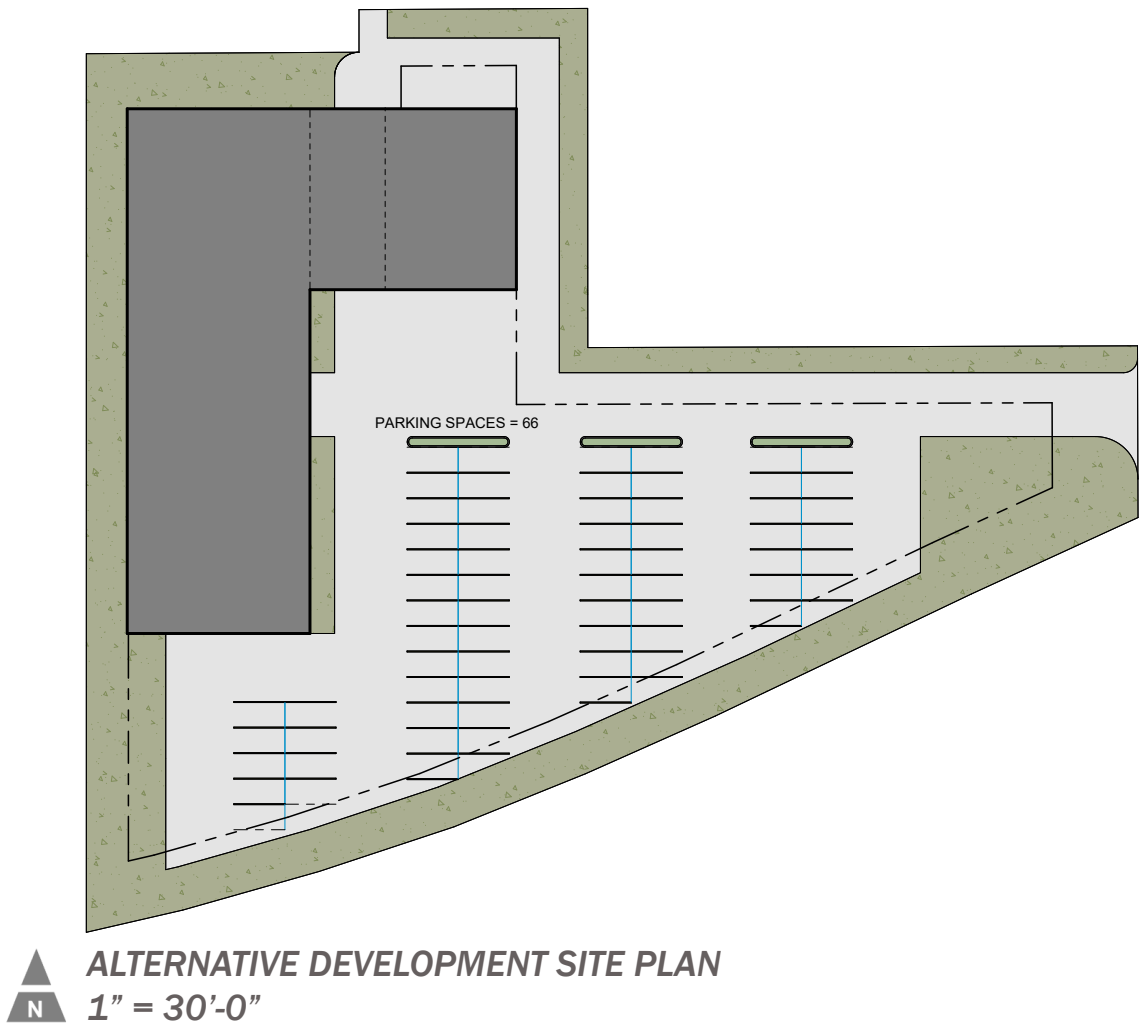


ZONING CALCULATIONS

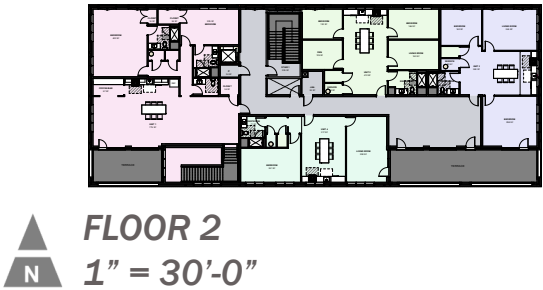
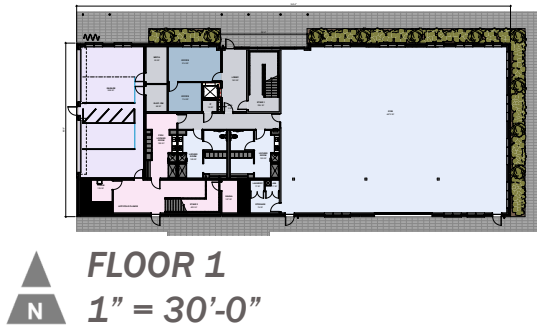
ACRES (SF):	1.65 (72000 SF +/-)
MAX LOT COVER - BUILDING (40%) =	28,800 SF +/-
BUILDING SETBACK =	25'
PARKING SETBACK =	10'
HEIGHT/STORIES =	5/50'
MAX LOT COVER - HARDSCAPE (75%) =	54,000 SF +/-

BLDG SIZE CALCULATIONS

2 LEVELS OF PARKING + LOBBY AND AMENITY 3 LEVELS OF RESIDENTIAL UNITS		
BUILDING FOOTPRINT =		16,580 SF
TOTAL RESIDENTIAL SQ FOOTAGE =	X	<u>3</u> 49,740 SF
RESIDENTIAL SQ FT (90% EFFICIENT) =	X	<u>0.9</u> 44,766 SF
TOTAL UNIT COUNT @ 850 SF AVG. =	/	<u>850</u> +/- 53 UNITS
53 UNITS @850 SF AVG. (750 SF MIN.)		
PARKING REQUIRED PARKING =	53 INDOOR	
	36 FLOOR 1	
	18 FLOOR 2	
	= 53 SURFACE	
	= 13 GUEST (53/4)	
TOTAL:	=	119 SPACES



ZONING COMPARISON - PROPOSED PROJECT

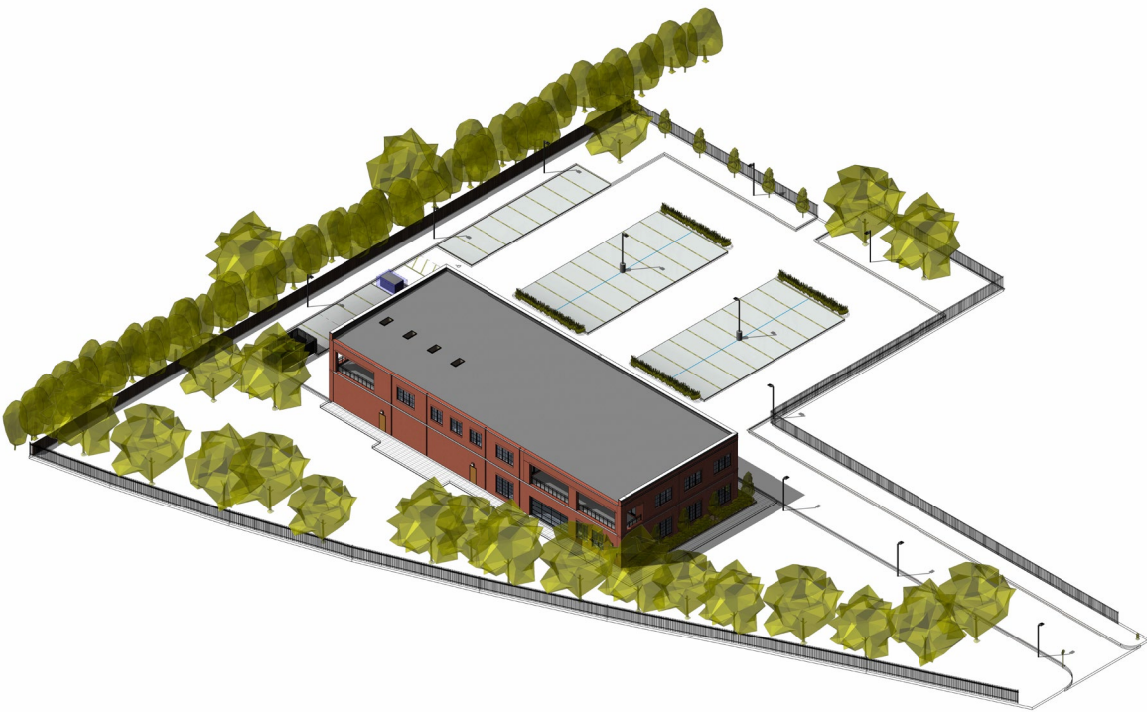


ZONING CALCULATIONS

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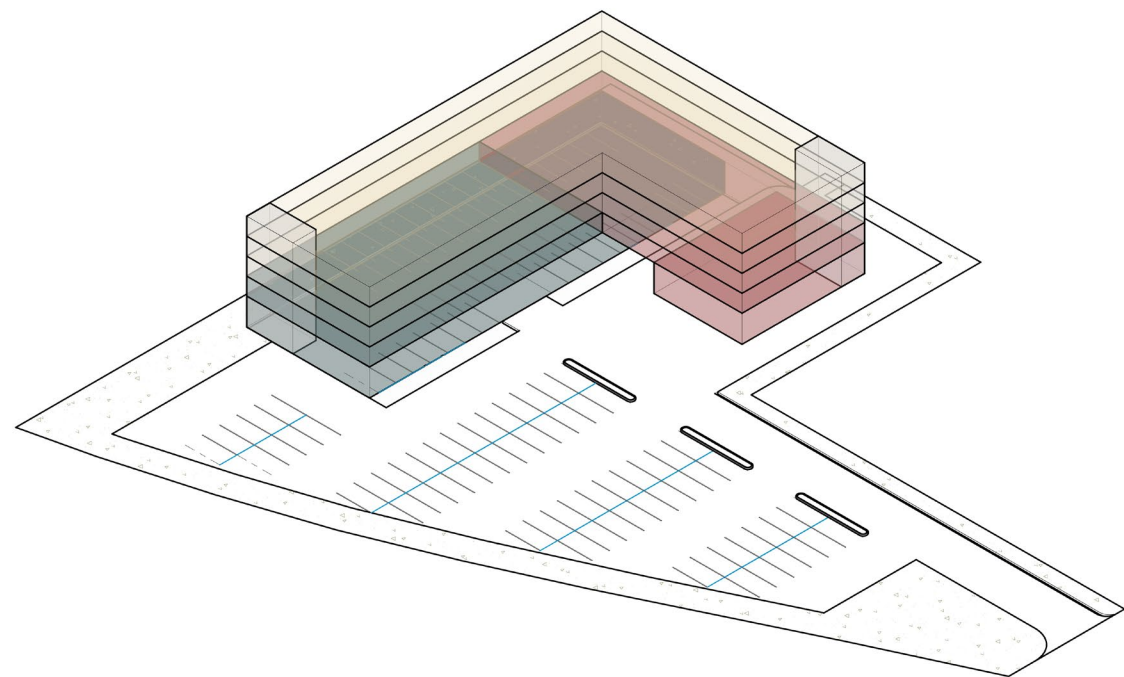
BLDG SIZE CALCULATIONS

1 LEVEL OF PARKING + OFFICE + AMENITY	
1 LEVEL OF RESIDENTIAL UNITS	
BUILDING FOOTPRINT =	9,000 SF
TOTAL RES. SQ FOOTAGE (- TERRACES) =	X 1 7,800 SF
RESIDENTIAL SQ FT (80% EFFICIENT) =	X 0.8 6,240 SF
TOTAL UNIT COUNT @ 1,500 SF AVG. =	/ 1,500 +/- 4 UNITS
4 UNITS @1500 SF AVG. (750 SF MIN.)	
PARKING	
REQUIRED PARKING =	4 INDOOR 4 SURFACE 2 GUEST
ACTUAL PARKING =	4 INDOOR 46 SURFACE 3 ADA (1 INDOOR)
TOTAL:	= 50 SPACES

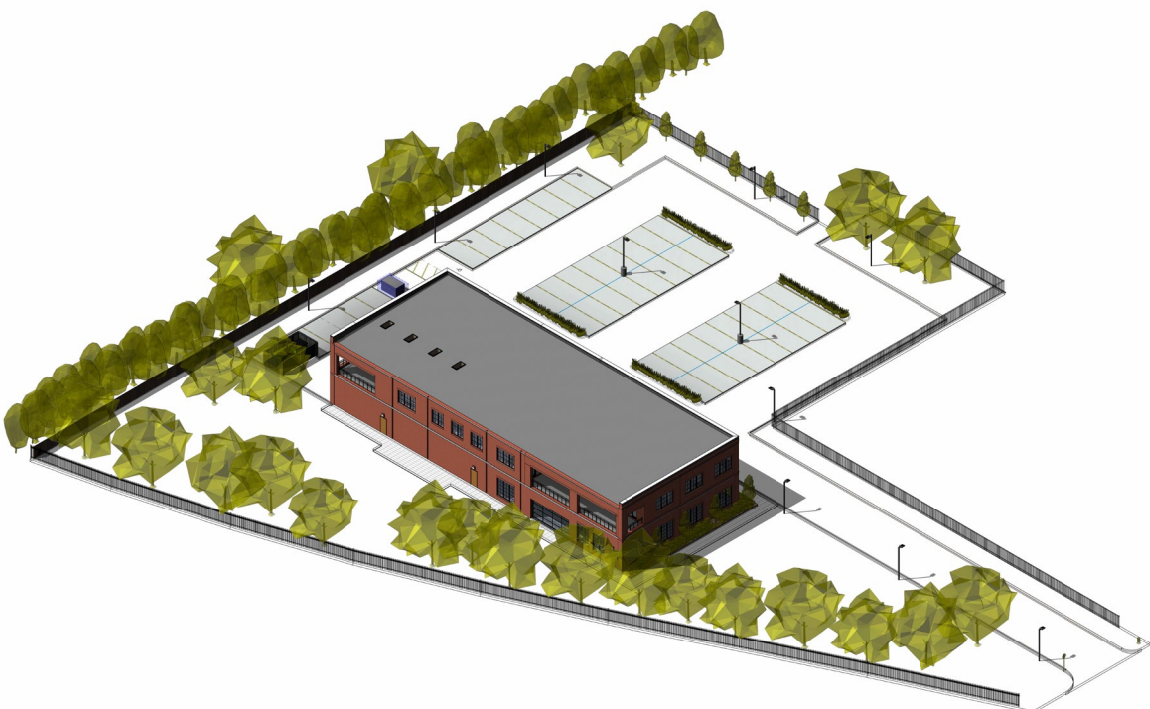


PROPOSED SITE AXONOMETRIC VIEW
1" = 30'-0"

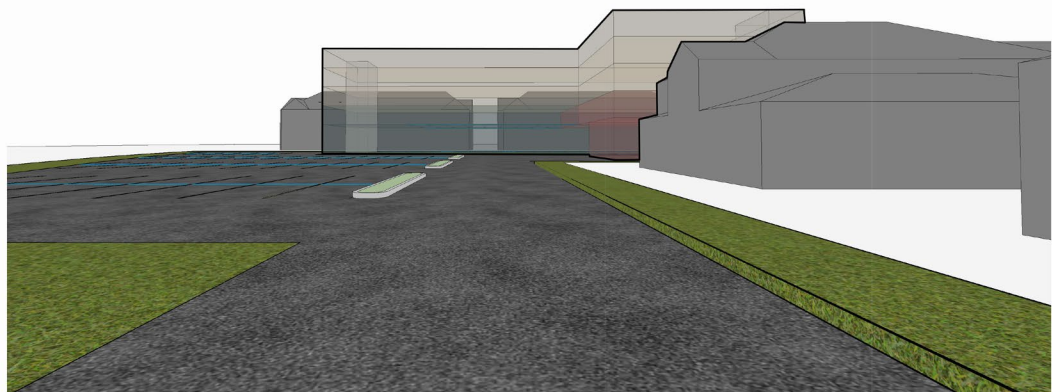
ZONING COMPARISON



ALTERNATIVE DEVELOPMENT
AXONOMETRIC



PROPOSED PROJECT
AXONOMETRIC

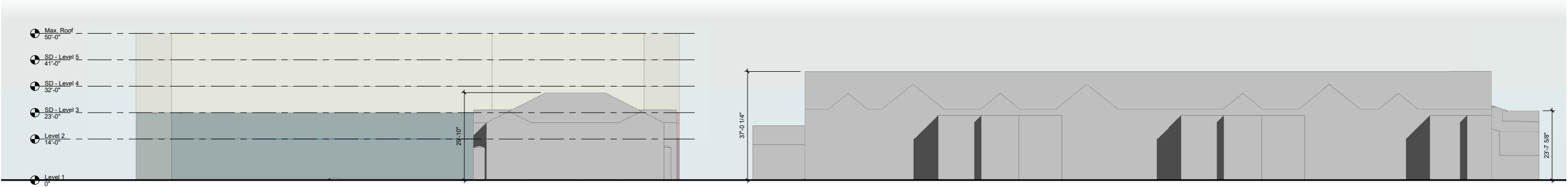
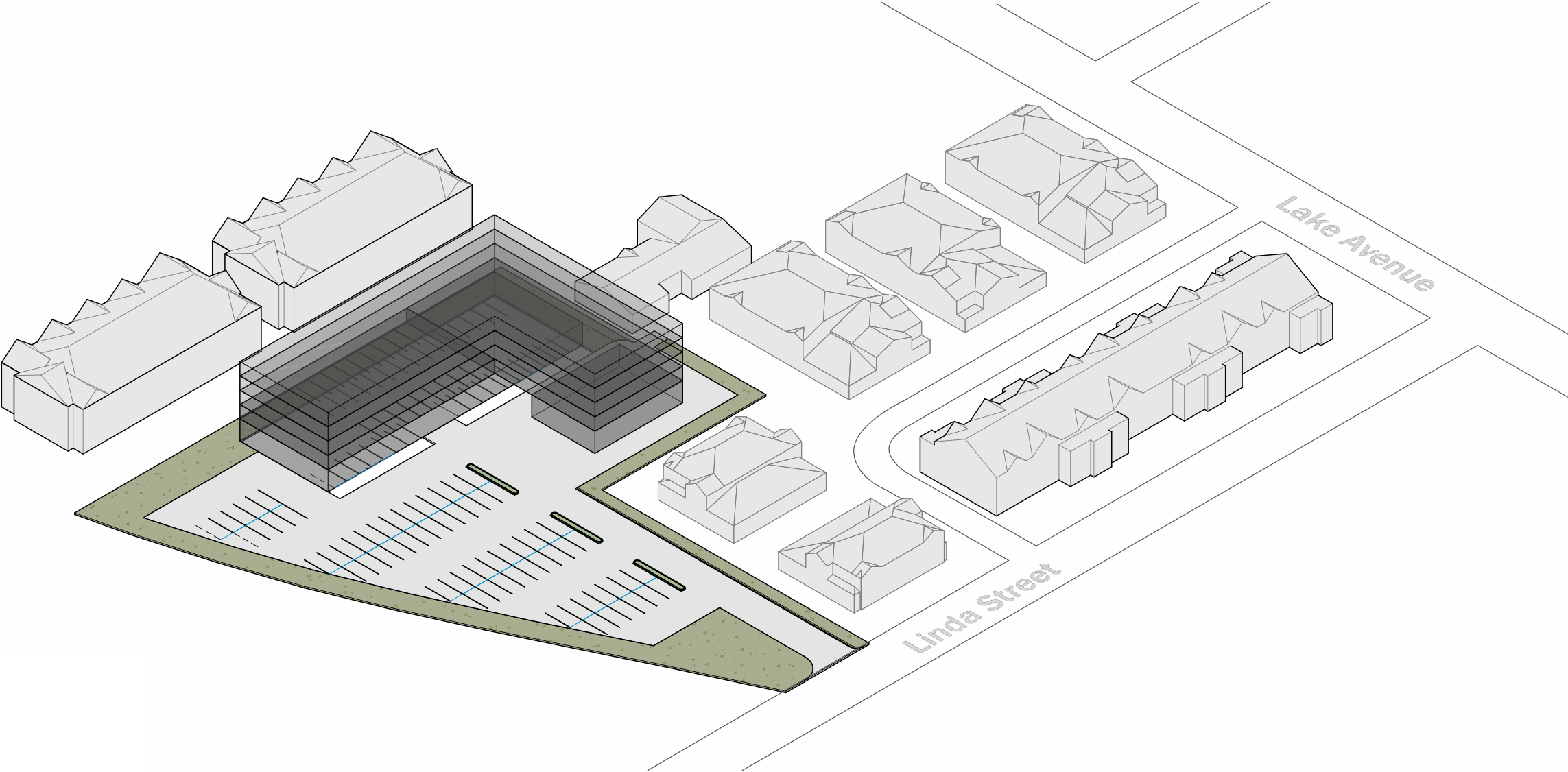


ALTERNATIVE DEVELOPMENT
VIEW FROM LINDA STREET



PROPOSED PROJECT
VIEW FROM LINDA STREET

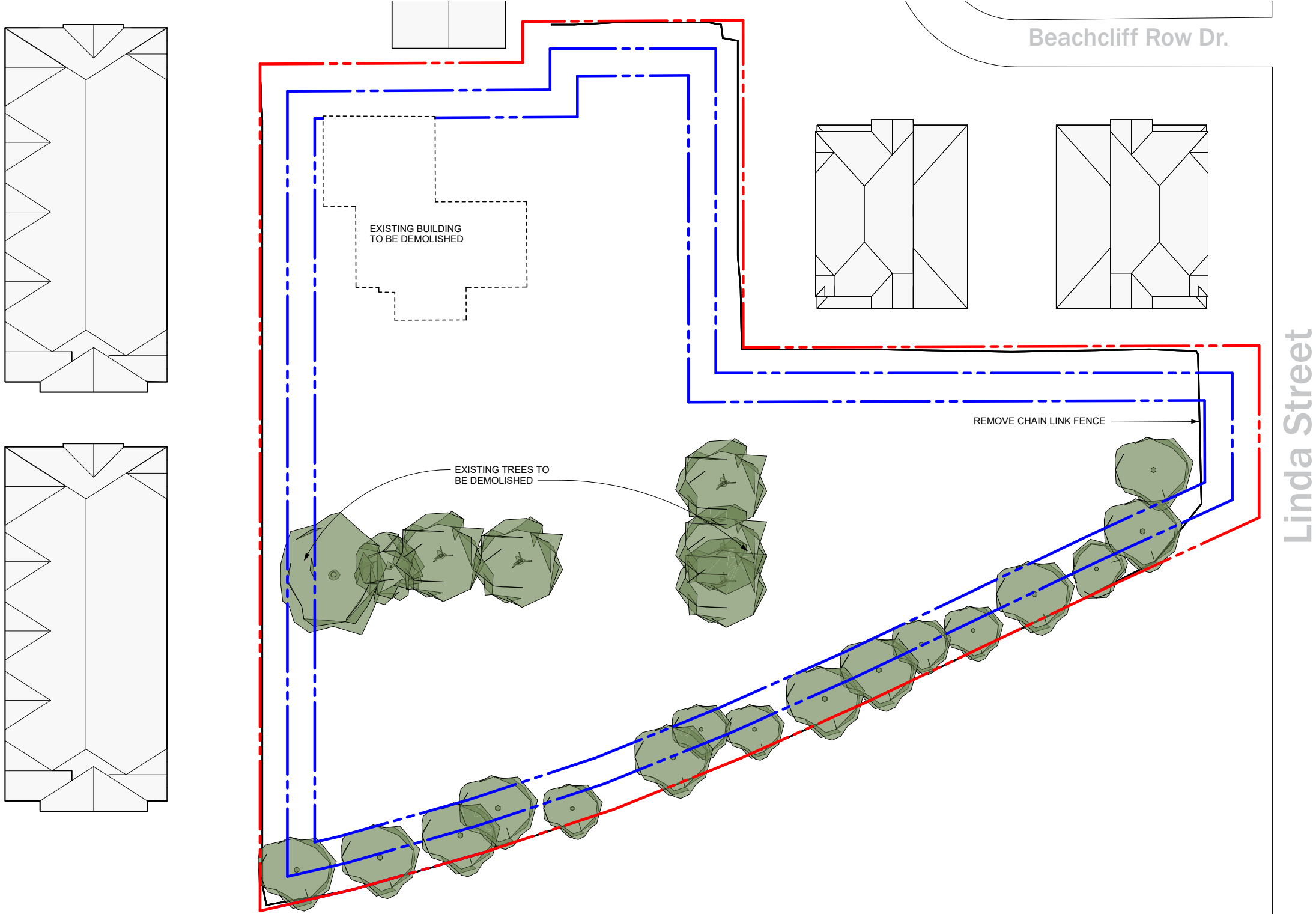
ALTERNATIVE DEVELOPMENT WITHIN CONTEXT



PROPOSED PROJECT WITHIN CONTEXT

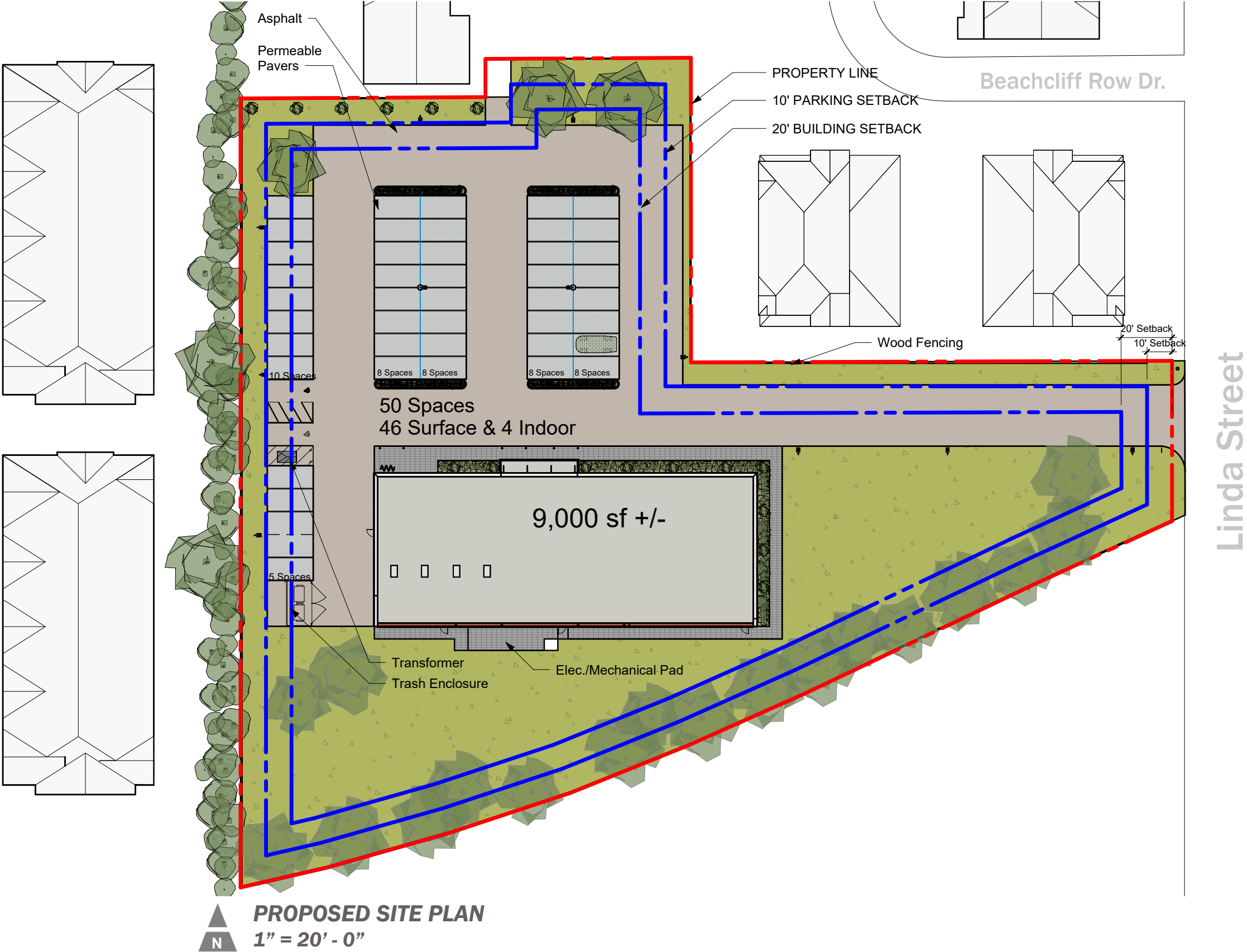


SITE PLAN - DEMOLITION

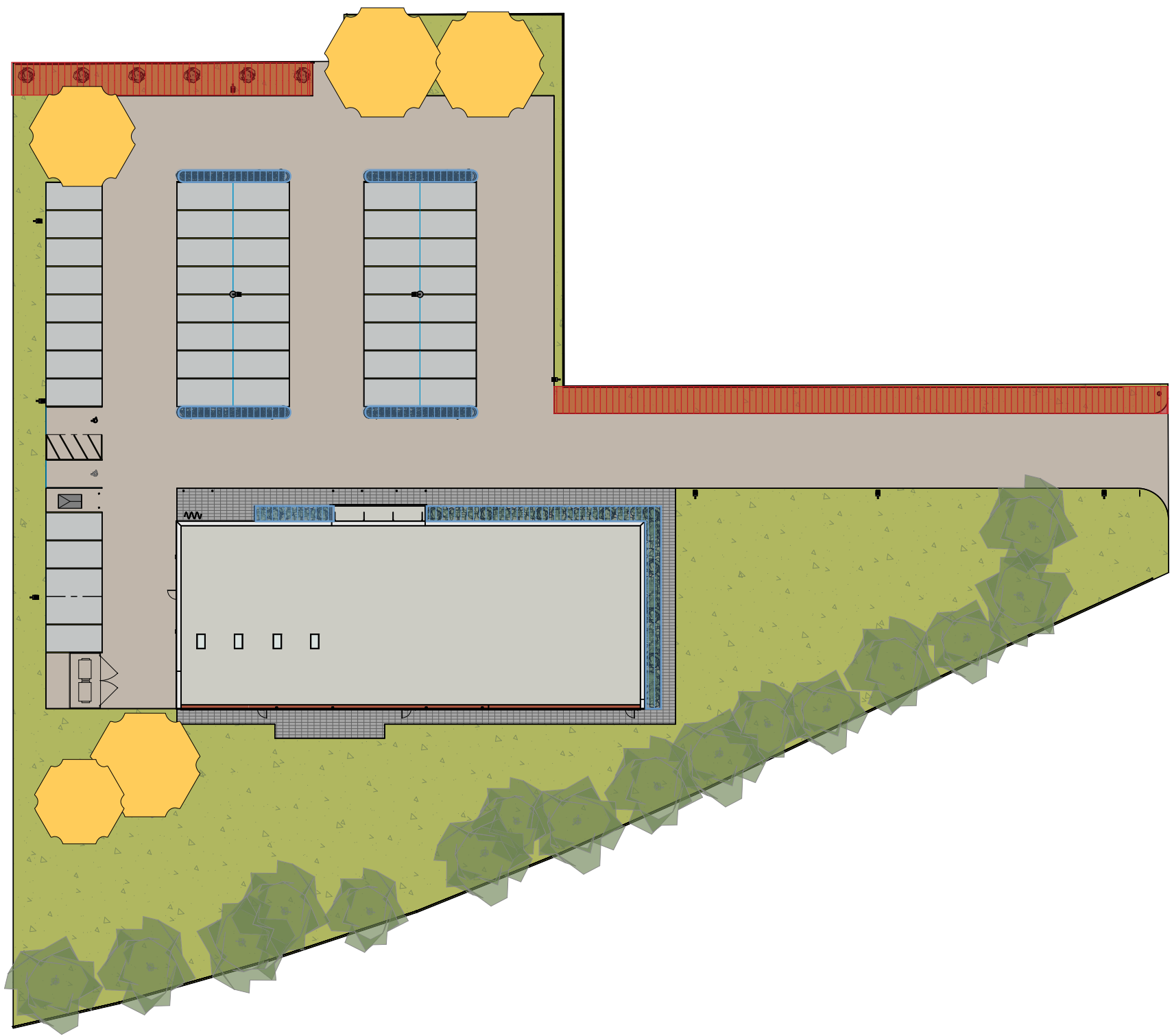


DEMOLITION SITE PLAN
1" = 20' - 0"

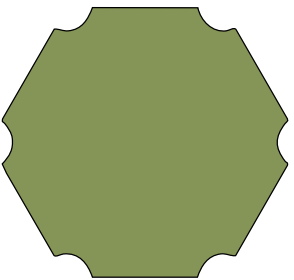
SITE PLAN - PROPOSED



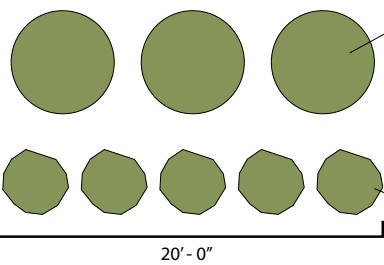
SITE PLAN - LANDSCAPE PLAN



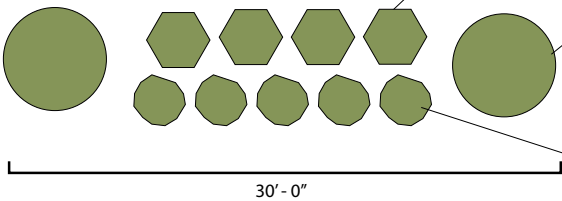
 **LANDSCAPE SITE PLAN**
1" = 20' - 0"



LARGE SCALE FOLIAGE



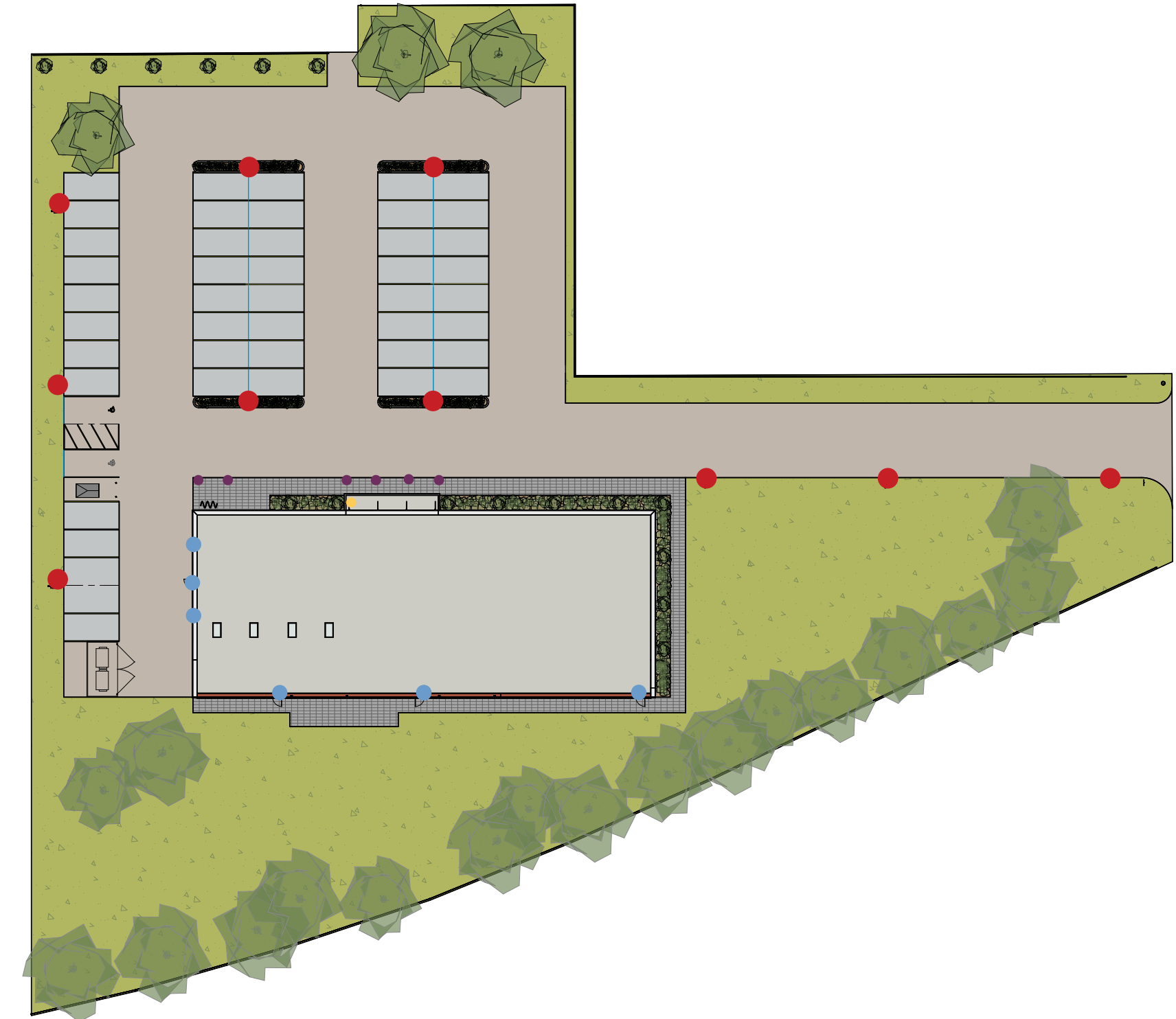
**MEDIUM SCALE FOLIAGE
(PARCEL EDGE)**



**SMALL SCALE FOLIAGE
(PARKING ISLANDS, BLDG ADJACENT)**



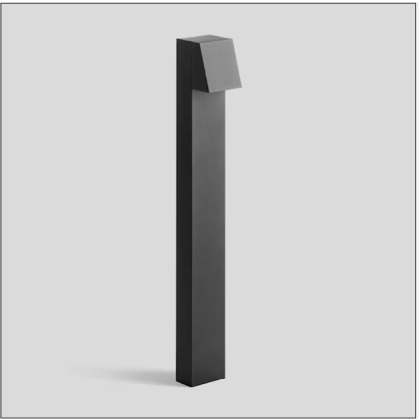
SITE PLAN - LIGHTING PLAN



 **LIGHTING SITE PLAN**
1" = 20' - 0"



 McGraw-Edison
GLEON Galleon
14'-0" H



 BEGA Garden
27.5" H

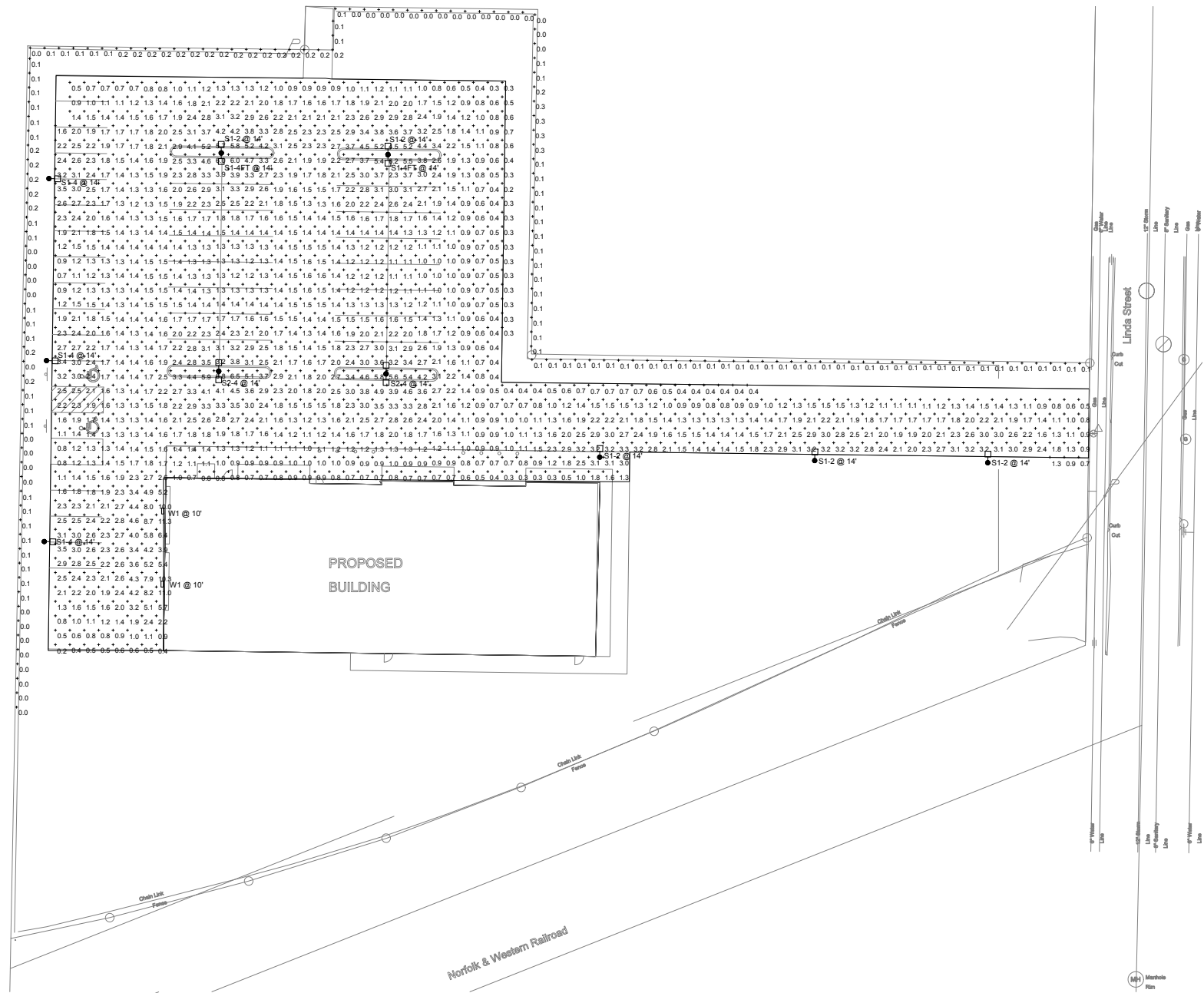


 Lumark
Axcent



 BEGA Directed
Wall Luminaire

SITE PLAN - PHOTOMETRICS PLAN



Schedule							
Symbol	Label	QTY	Catalog Number	Description	Number Lamps	Lumens per Lamp	LLF Wattage
	W1	2	AXCS3A-W	3A AXCENT SMALL LED WALLPACK WITH 3000K CCT AND 80 CRI LEDS	1	2988	1 26.8
	S1-4	3	GLEON-SA1A-730-U-SL4-HSS	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	16	225	1 34
	S1-4FT	2	GLEON-SA1A-730-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD THROW OPTICS	16	280	1 34
	S1-2	5	GLEON-SA1A-730-U-T2	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE I OPTICS	16	272	1 34
	S2-4	2	GLEON-SA1A-730-U-T4FT	GALLEON AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 3000K, 615mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV FORWARD	16	280	1 68

Luminaire Locations				
		Location		
No.	Label	X	Y	Z
1	S1-4FT	129.34	272.34	14.00
2	S1-4FT	71.49	273.04	14.00
1	S1-2	277.39	165.00	14.00
2	S1-2	202.82	166.00	14.00
3	S1-2	337.39	165.00	14.00
4	S1-2	71.50	273.03	14.00
5	S1-2	129.35	272.34	14.00
2	S1-4	10.60	138.41	14.00
3	S1-4	11.54	200.93	14.00
4	S1-4	11.89	264.35	14.00
1	S2-4	70.35	196.32	14.00
2	S2-4	128.18	195.64	14.00
1	W1	51.35	149.42	10.00
2	W1	51.35	124.82	10.00

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
North Property Line	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Parking Area & Drive	+	1.9 fc	11.3 fc	0.2 fc	56.5:1	9.5:1
West Property Line	+	0.1 fc	0.2 fc	0.0 fc	N/A	N/A

Notes:
1. Calculated foot-candle values indicated on plan shown at grade.

Project

Catalog #

GALN-SA1B-730-U-SL3-HSS

Type

Prepared by

Notes

Date

McGraw-Edison
GLEON Galleon
Area / Site Luminaire
Product Features

Interactive Menu

- Ordering Information [page 1](#)
- Mounting Details [page 1](#)
- Optical Distributions [page 1](#)
- Product Specifications [page 1](#)
- Energy and Performance Data [page 1](#)
- Control Options [page 1](#)

Product Certifications

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Quick Facts

- Lumen packages range from 4,200 - 80,800
- CAW - 640W
- Efficacy up to 155 LPW
- Options to meet Bay American and other domestic preference requirements

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

Dimensional Details

Project

Catalog #

AXCS3A

Type

Prepared by

Notes

Date

Lumark
Axcent
Wall Mount Luminaire
Product Certifications & Features

Interactive Menu

- Ordering Information [page 1](#)
- Mounting Details [page 1](#)
- Optical Distributions [page 1](#)
- Product Specifications [page 1](#)
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Product Certifications

- WaveLinx PRO Wireless
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- Enlighted

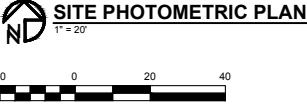
Quick Facts

- Available in 12W - 116W (1,800 - 16,000 lumens) models
- Full cutoff and refractive lens models available
- Energy and maintenance savings up to 95% compared to HID
- Energy efficient illumination results in up to 177LPW
- Replaces 70W up to 450W HID equivalents

Connected Systems

- WaveLinx PRO Wireless
- WaveLinx LITE Wireless
- Enlighted

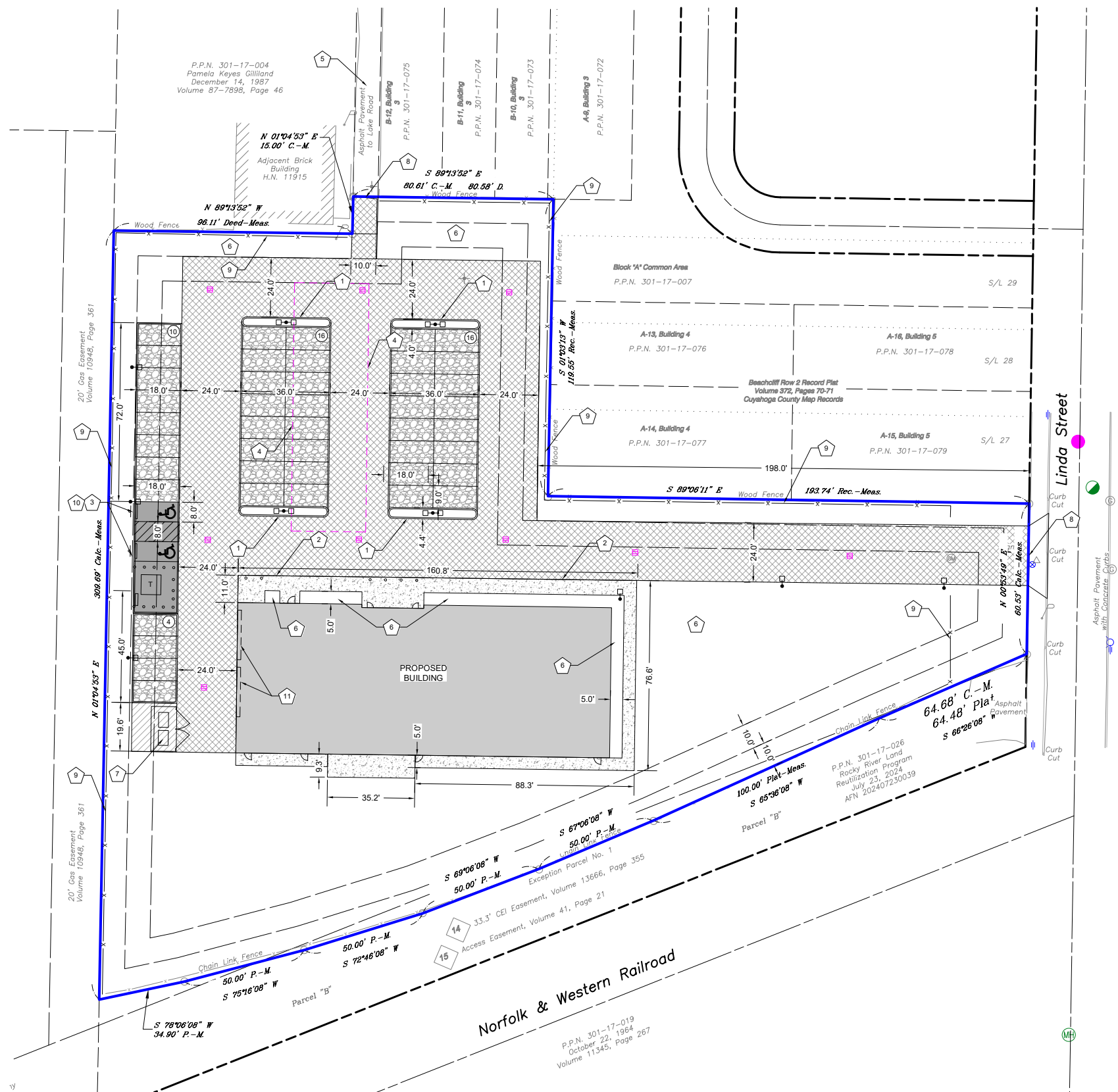
Dimensional Details



TBA
Thorson Baker Associates
CONSULTING ENGINEERS
3330 West Streetsboro Road
Richfield, Ohio 44286
(330) 659-6688 Ph.
(330) 659-6875 Fax

Ohio Utilities Protection Service
Call 811
before you dig

SITE PLAN - CIVIL SITE PLAN



- KEY NOTES**
- 1 FURNISH AND INSTALL ODOT TYPE 6 CONCRETE VERTICAL CURB.
 - 2 FURNISH AND INSTALL INTEGRAL CONCRETE CURB & WALK.
 - 3 FURNISH AND INSTALL CONCRETE WHEEL STOP.
 - 4 PROPOSED STORMTECH UNDERGROUND DETENTION CHAMBERS PERIMETER. OUTLETS NORTH VIA STORM SEWER.
 - 5 PROPOSED STORM SEWER IN INGRESS EASEMENT.
 - 6 LANDSCAPE AREA.
 - 7 PROPOSED GENERATOR AREA AND DUMPSTER PAD.
 - 8 MEET AND MATCH EXISTING PAVEMENT.
 - 9 PROPOSED 6' WOODEN SHADOW BOX FENCE.
 - 10 PROPOSED ACCESSIBLE PARKING SIGNS.
 - 11 PROPOSED OVERHEAD GARAGE DOORS. SEE ARCHITECTURAL PLANS.

- LEGEND**
- PROPOSED STANDARD DUTY ASPHALT PAVEMENT.
 - PROPOSED HEAVY DUTY ASPHALT PAVEMENT.
 - PROPOSED SIDEWALK CONCRETE PAVEMENT.
 - PROPOSED DUMPSTER PAD CONCRETE PAVEMENT.
 - PROPOSED AGGREGATE.
 - PROPOSED LIGHT FIXTURE. SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLANS FOR DETAILS AND SPECIFICATIONS.

PLANNING COMMISSION
SITE PLAN
1" = 20'

TBA
Thorson-Baker + Associates
CONSULTING ENGINEERS
3030 West Streetsboro Road
Richfield, Ohio 44296
(330) 659-6688 Ph.
(330) 659-6675 Fax

Ohio Utilities Protection Service
Call 811
before you dig

FLOOR PLAN - LEVEL 1



 **SCHEMATIC LEVEL 1 PLAN**
3/16" = 1' - 0"

FLOOR PLAN - LEVEL 2



 **SCHEMATIC LEVEL 2 PLAN**
3/16" = 1' - 0"

EXTERIOR ELEVATIONS



SCHEMATIC SOUTH ELEVATION
1/16" = 1' - 0"



SCHEMATIC WEST ELEVATION
1/16" = 1' - 0"



SCHEMATIC NORTH ELEVATION
1/16" = 1' - 0"



SCHEMATIC EAST ELEVATION
1/16" = 1' - 0"

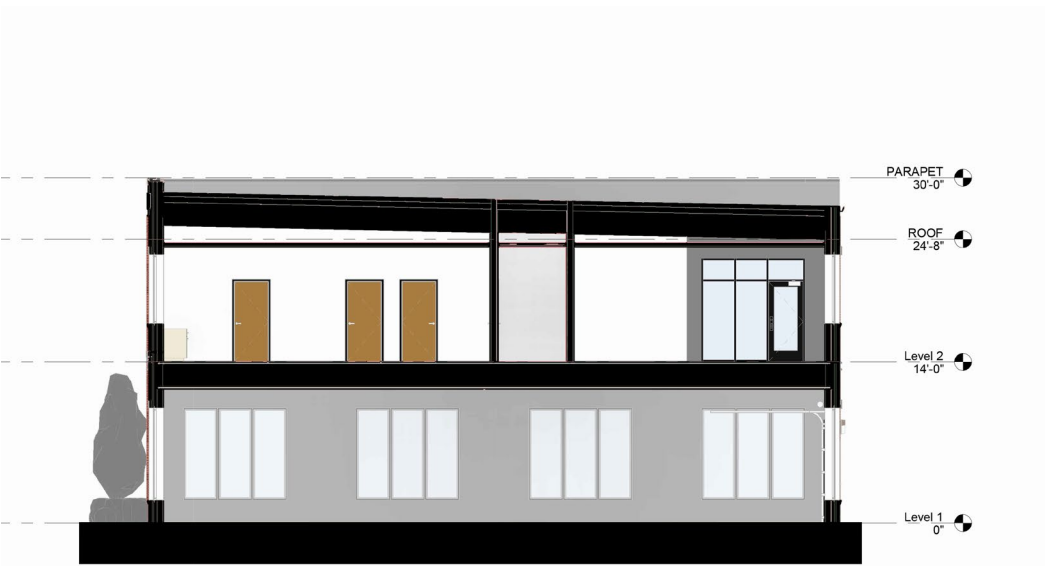
Exterior Materials Legend	
 [BR-1]	Exterior Masonry Brick Rainscreen Manufacturer: TBD Color: TBD Finish: TBD
 [EC-1]	Exterior Cladding Wood-look GFRC for Inside Terrace Face Manufacturer: TBD Color: TBD Finish: TBD
 [MTL-1]	Concealed Fastener Metal Panel Facade rainscreen on continuous insulation Manufacturer: ATAS Versa-Line Vertical Panel Color: TBD Finish: TBD
 [MTL-2]	Standing Seam Metal Panel: Chevron Panel Facade rainscreen on continuous insulation Manufacturer: ATAS Colonial Seam Color: Black Finish: TBD

 [AC-1]	Coping/Fascia Aluminum coping Color: To match MTL-1
 [ST-1]	Storefront YKK 45 XT Storefront system Finish: Black Glazing: GL-1
 [CC-1]	C-Channel Powder Coated Aluminum C-Channel Manufacturer: TBD Color: TBD Finish: TBD
Glazing Legend	
 [GL-1]	1" (min) Insulating glazing unit (SHGC .41) (U Value .24) Solarban 60 (2) + Clear Low-E IGU or Architect / Owner approved equal

BUILDING SECTIONS

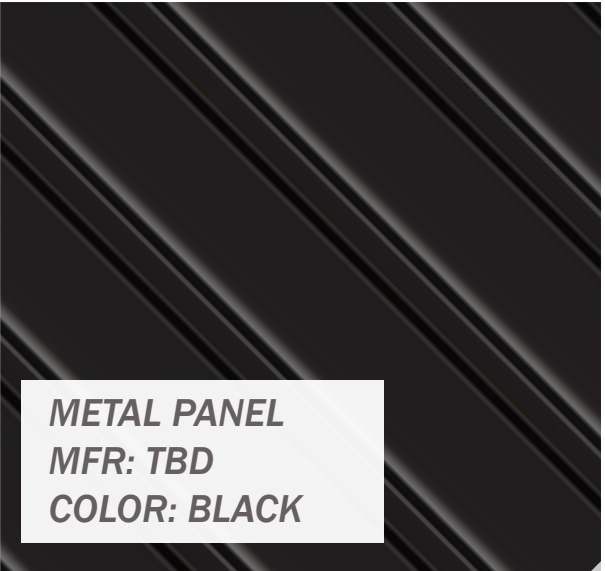


SCHEMATIC E/W SECTION
1/16" = 1' - 0"



SCHEMATIC N/S SECTION
1/16" = 1' - 0"

EXTERIOR MATERIALITY



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



EXTERIOR RENDERINGS



