

City of Rocky River Planning Commission  
800 Linda - Preliminary Submission  
January 20th, 2026





**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 Residential  
 Attached  
 Residential  
 LB Local Business

**Site Area (Schedule 1157.05)**

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

**Setbacks**

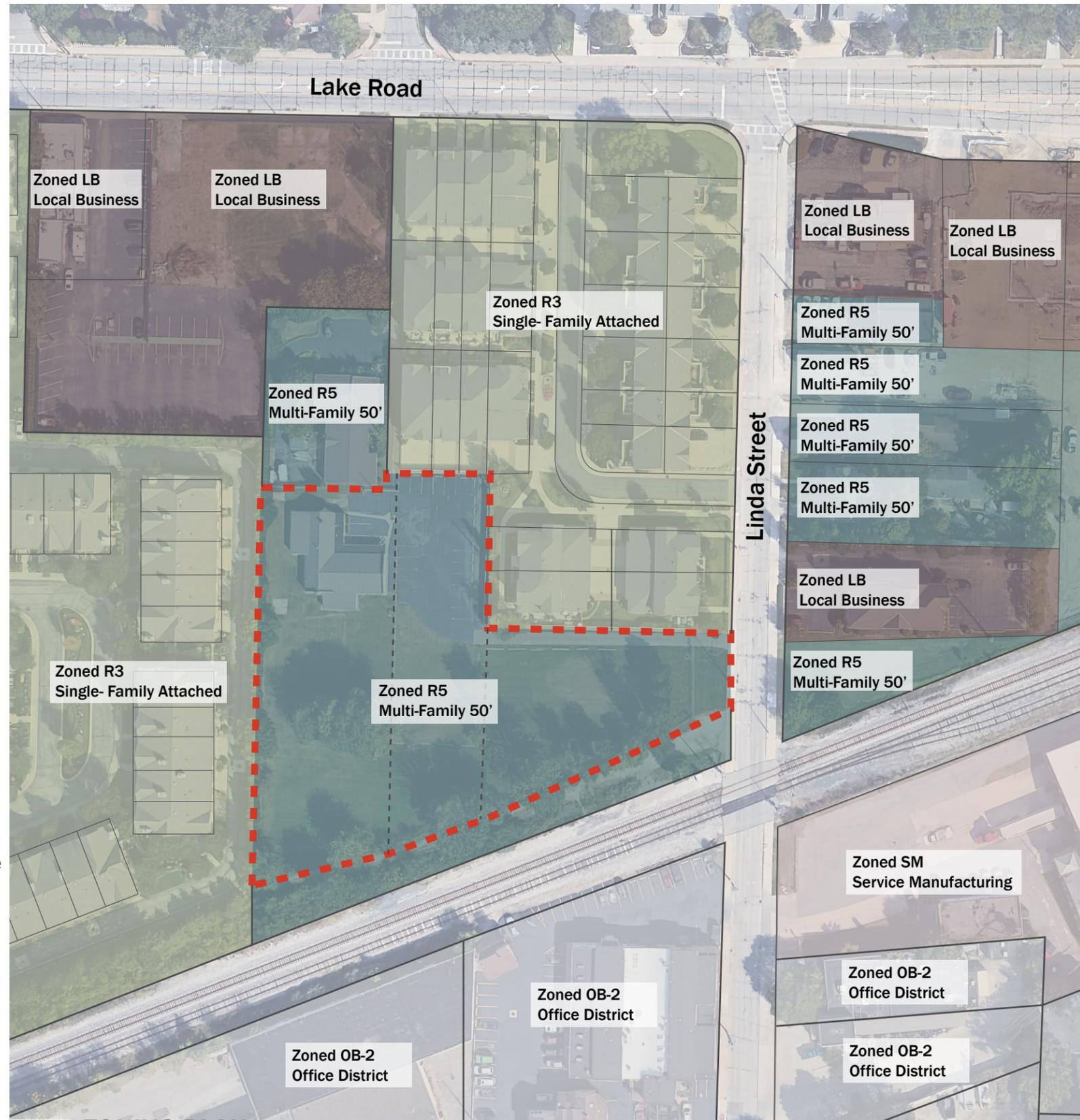
<b>Building (Schedule 1157.07)</b>	
Street ROW	25 ft
Site Bounds	20 ft
<b>Parking (Schedule 1157.11)</b>	
Street ROW	10 ft
Rear/Side Yd	10 ft

**Height Limitations (1157.09)**

Main Building	50 ft
Accessory Buildings	15 ft

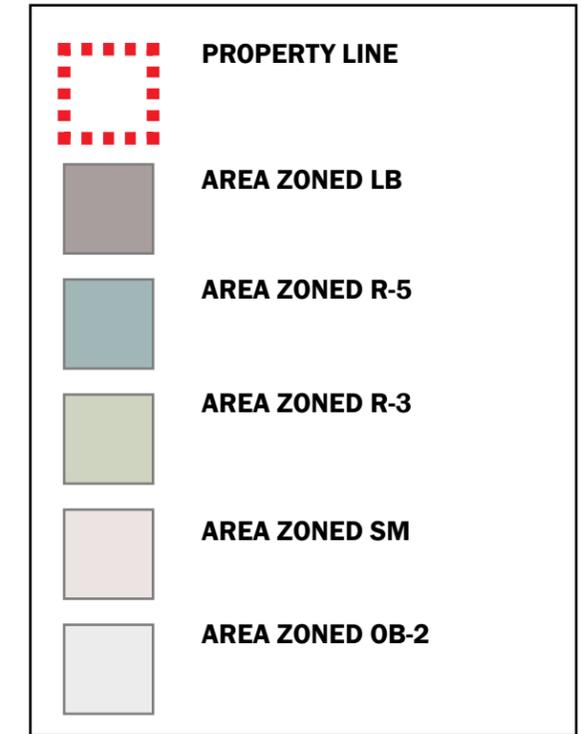
**Required Parking (Schedule 1187.09)**  
 2 spaces per dwelling unit at least 1 enclosed in a garage, plus guest parking at the rate of 1 space for every 4 dwelling units

**VARIANCE REQUIREMENTS**  
 Use Variance: First Floor Public Fitness Center Amenity Space



**ZONING PLAN**  
 1" = 40' - 0"

## ZONING LEGEND



# EXISTING SURVEY

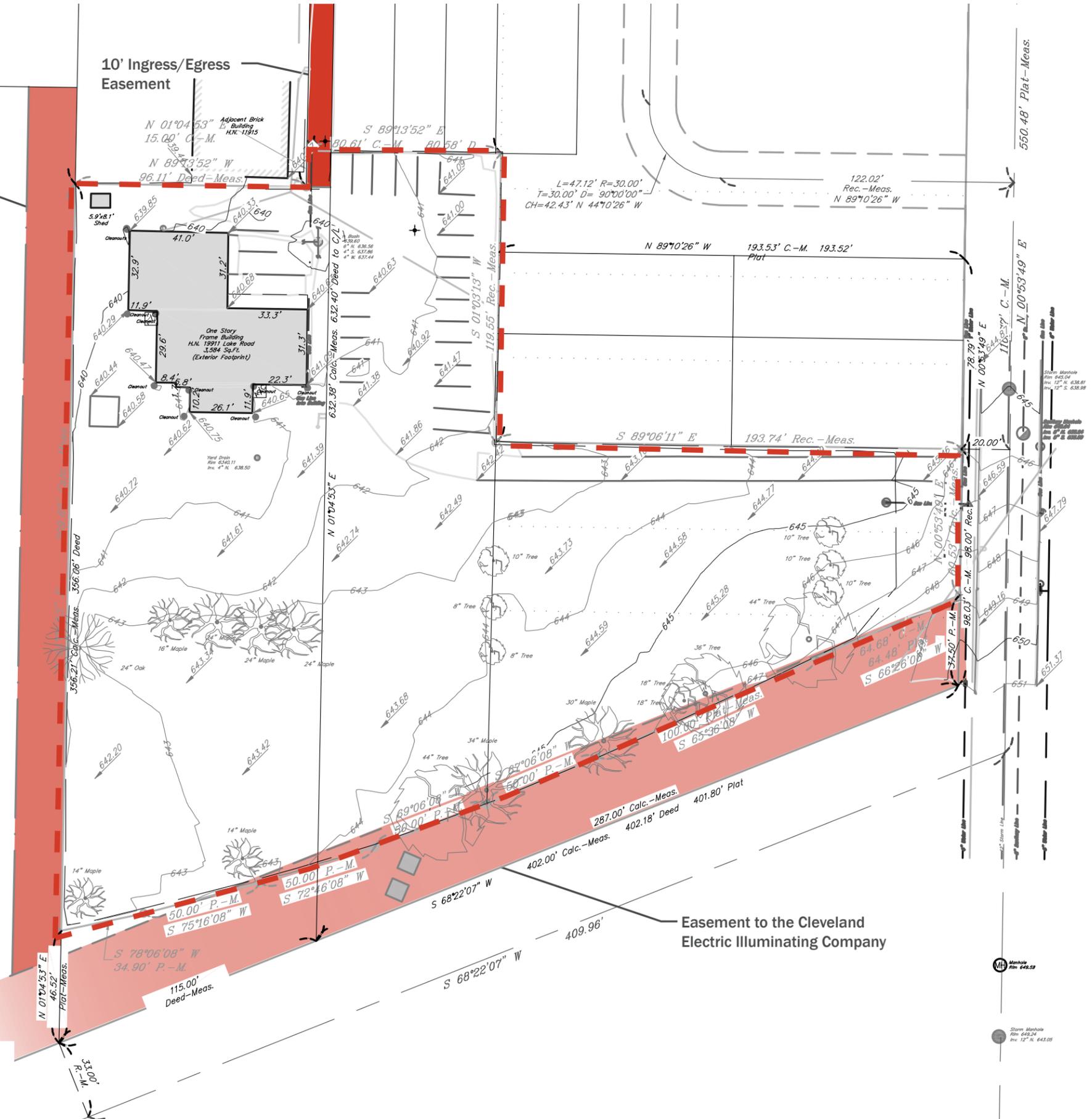
20' Gas Easement

10' Ingress/Egress Easement

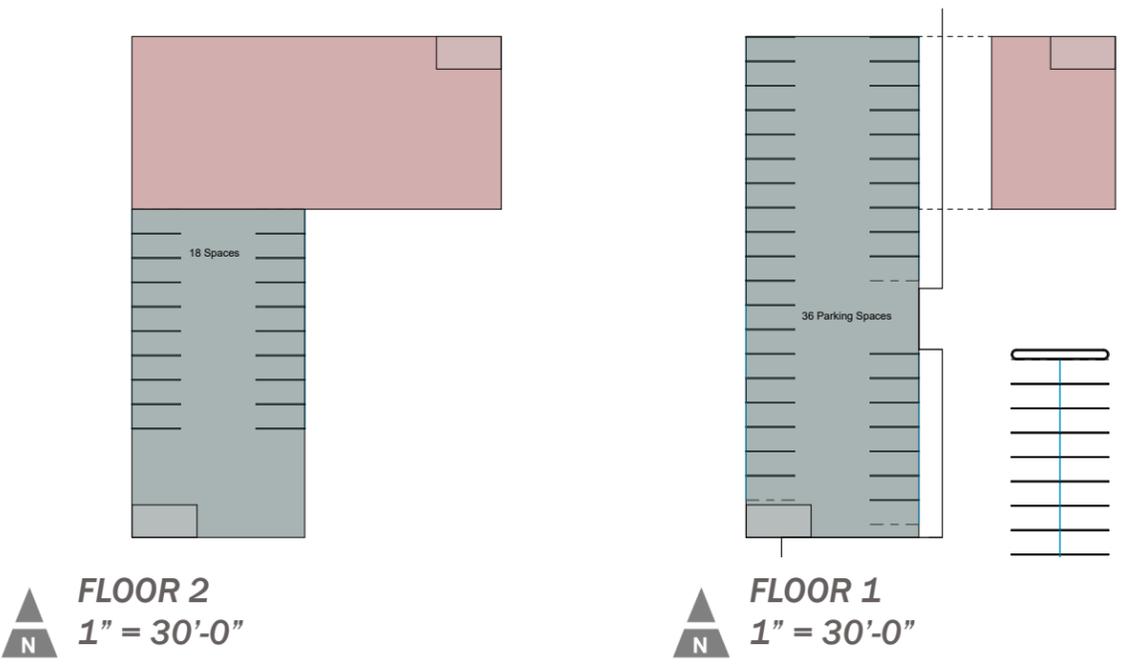
Easement to the Cleveland Electric Illuminating Company

EXISTING SITE SURVEY

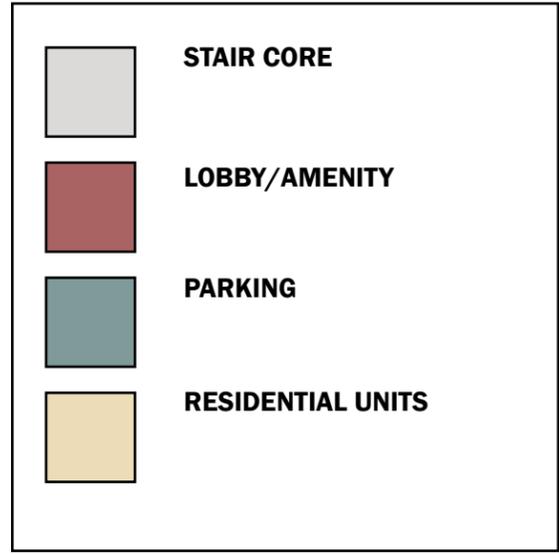
1" = 20' - 0"



# ZONING COMPARISON - ALTERNATIVE DEVELOPMENT



## ZONING LEGEND



## ZONING METRICS

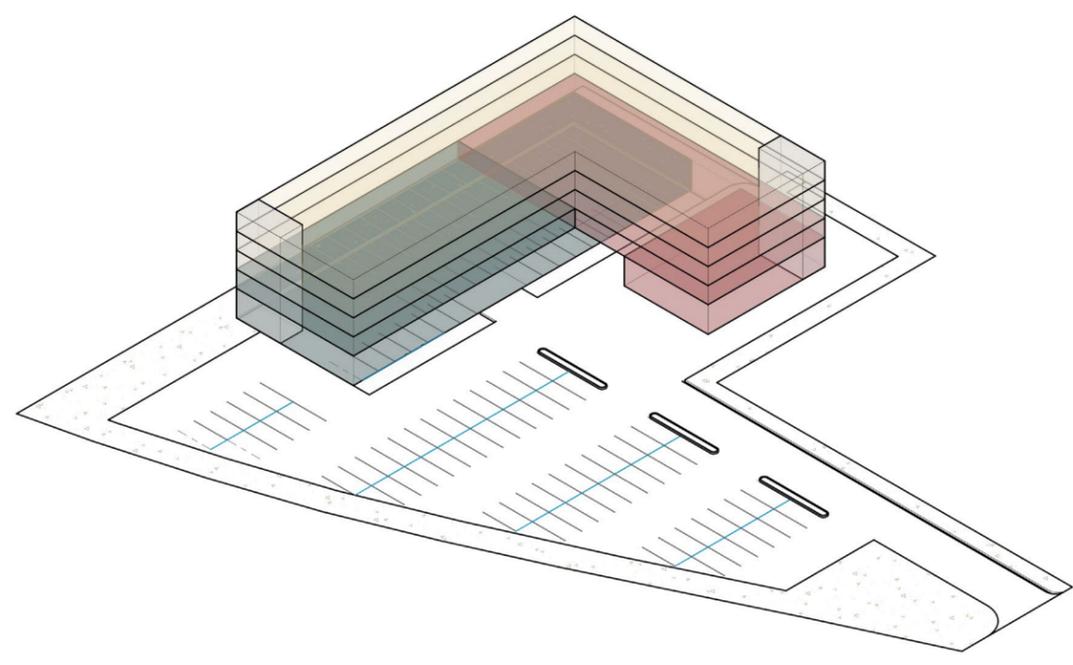
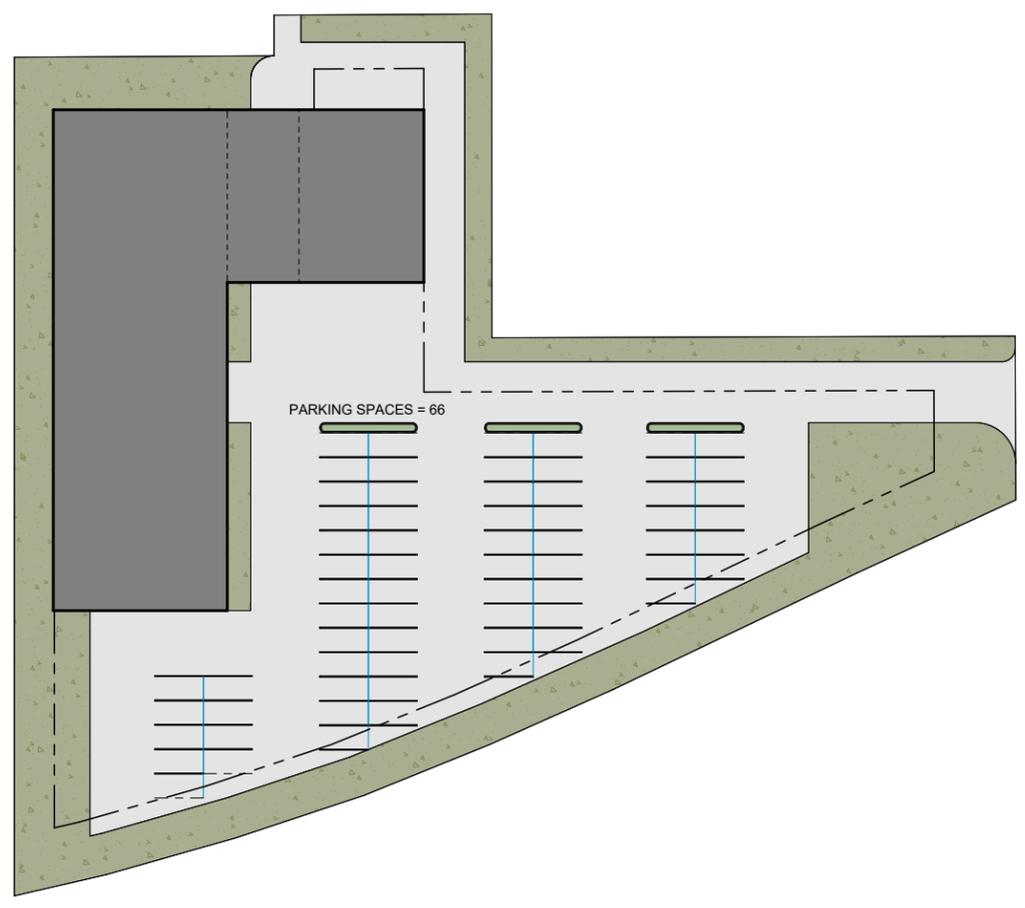
ACRES (SF):	1.65 (72000 SF +/-)
MAX LOT COVER - BUILDING (40%):	28,800 SF +/-
BUILDING SETBACK =	25'
PARKING SETBACK =	10'
HEIGHT/STORIES =	5/50'
MAX LOT COVER - HARDSCAPE (75%) =	54,000 SF +/-

## 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



# ZONING COMPARISON - PROPOSED PROJECT



**FLOOR 1**  
nts



**FLOOR 2**  
nts

## 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 + AMENITY	
1 LEVEL OF RESIDENTIAL UNITS	
BUILDING FOOTPRINT =	9,000 SF ( 1 LEVEL)
TOTAL RES. SQ FOOTAGE (- TERRACES) =	7,800 SF
RESIDENTIAL SQ FT (80% EFFICIENT) =	6,240 SF
	1,500 AVG. UNIT SIZE
TOTAL UNIT COUNT @ 1,500 SF AVG. =	+/- 4 UNITS

## PARKING

REQUIRED PARKING =	37-51 (4 INDOOR)
PARKING PROVIDED:	46 SURFACE
	4 INDOOR

TOTAL: 50 (3 ADA)

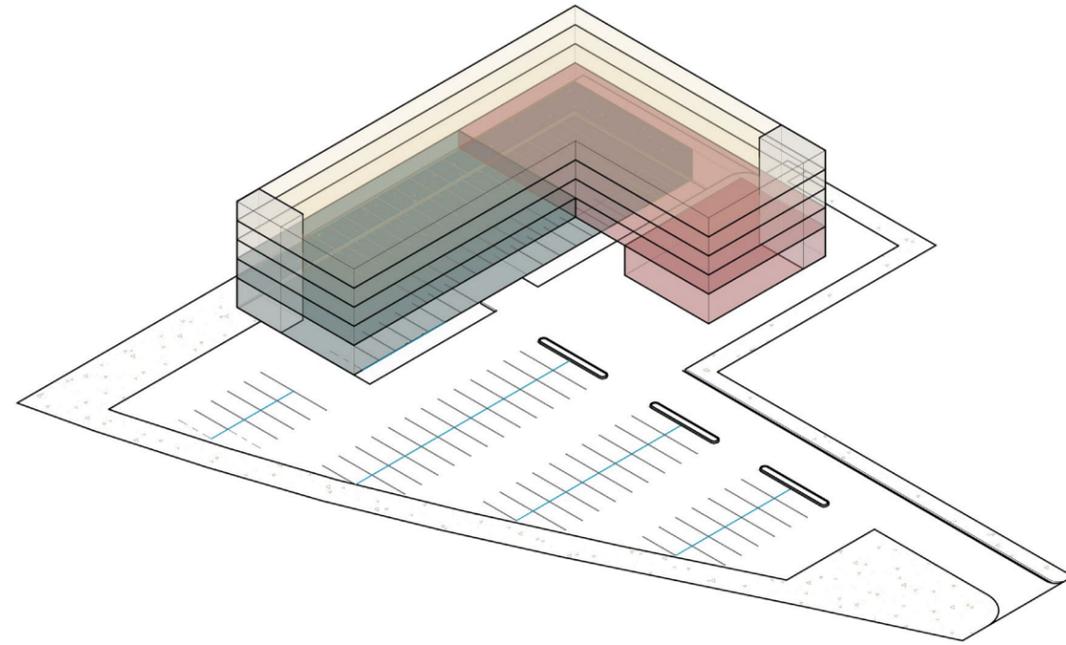


**PROPOSED SITE PLAN**  
nts

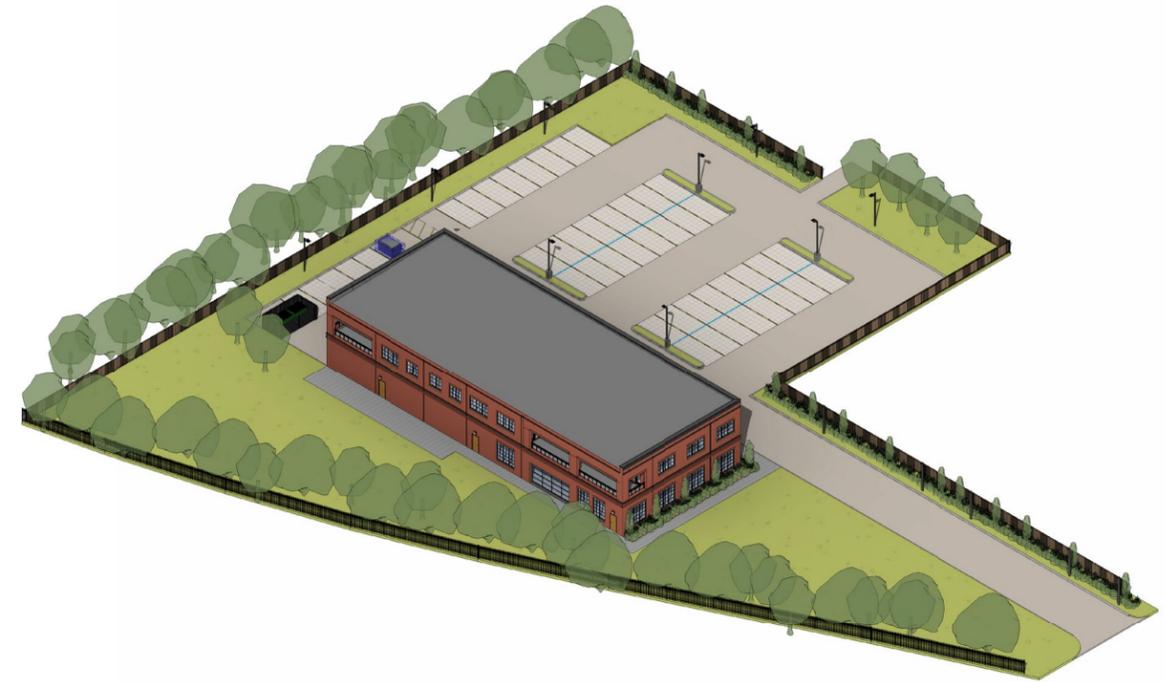


**PROPOSED SITE AXONOMETRIC VIEW**  
nts

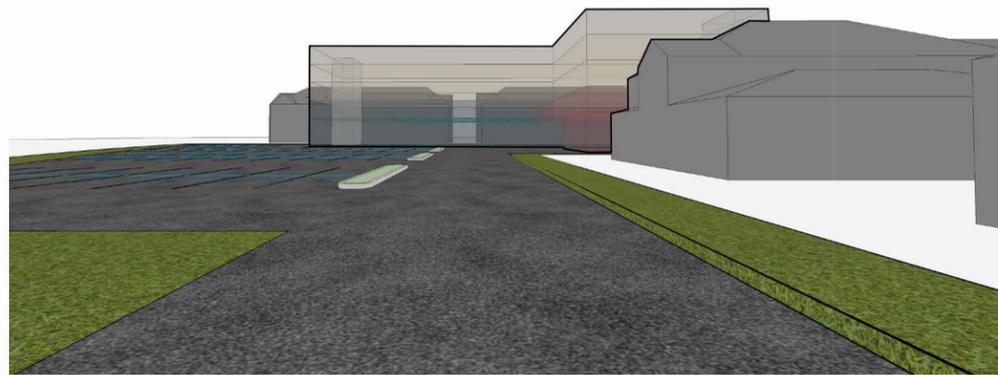
# ZONING COMPARISON



*ALTERNATIVE DEVELOPMENT  
AXONOMETRIC*



*PROPOSED PROJECT  
AXONOMETRIC*

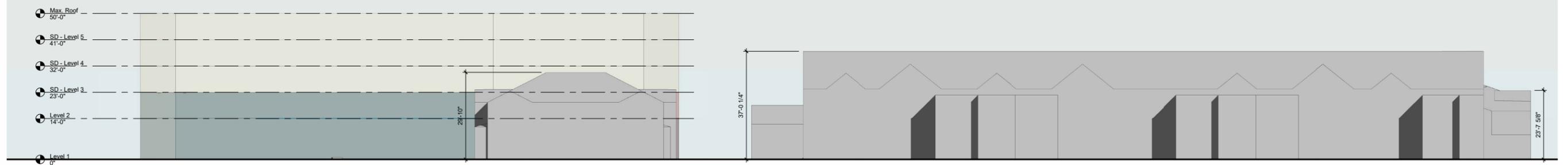
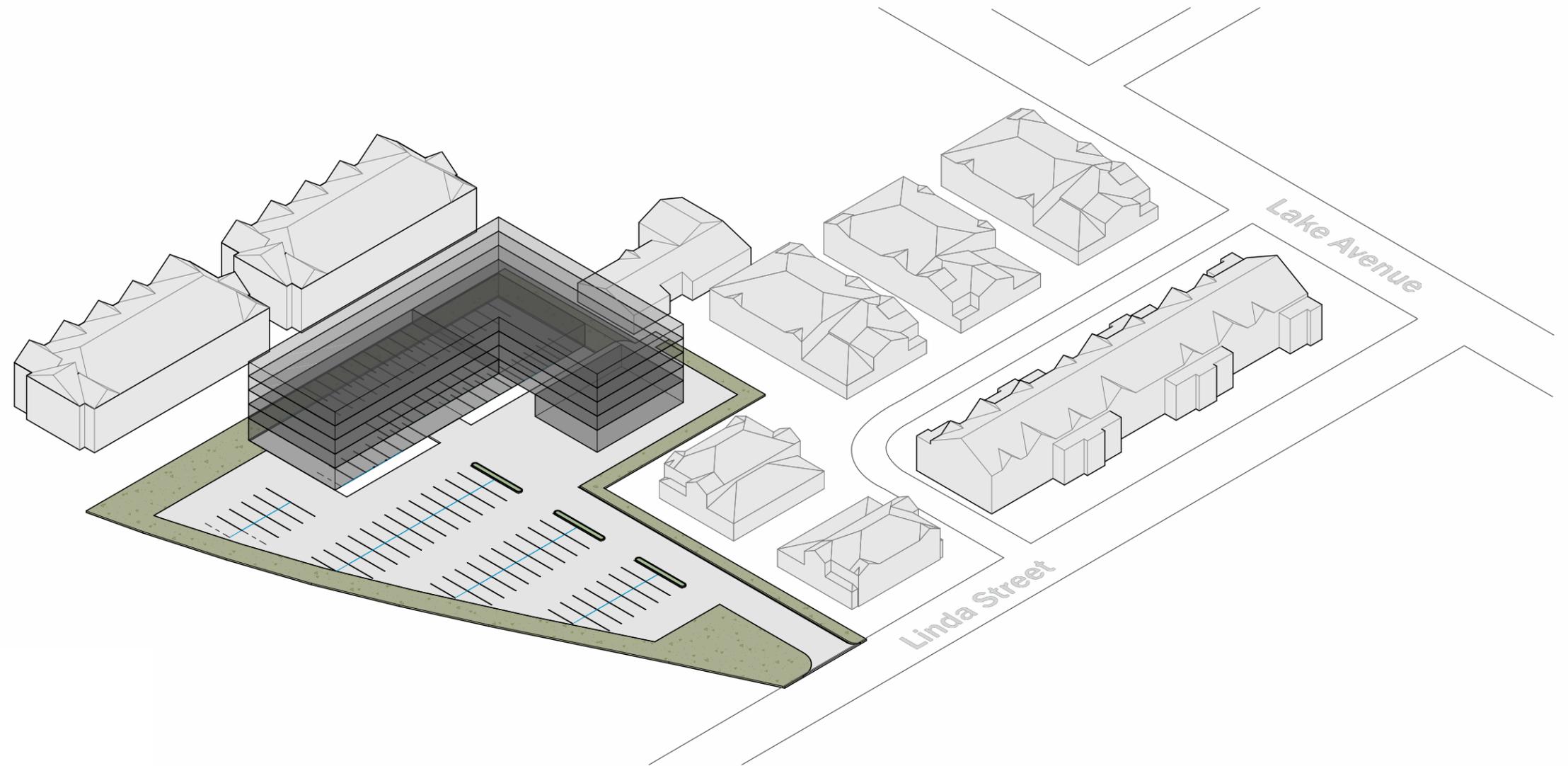


*ALTERNATIVE DEVELOPMENT  
VIEW FROM LINDA STREET*

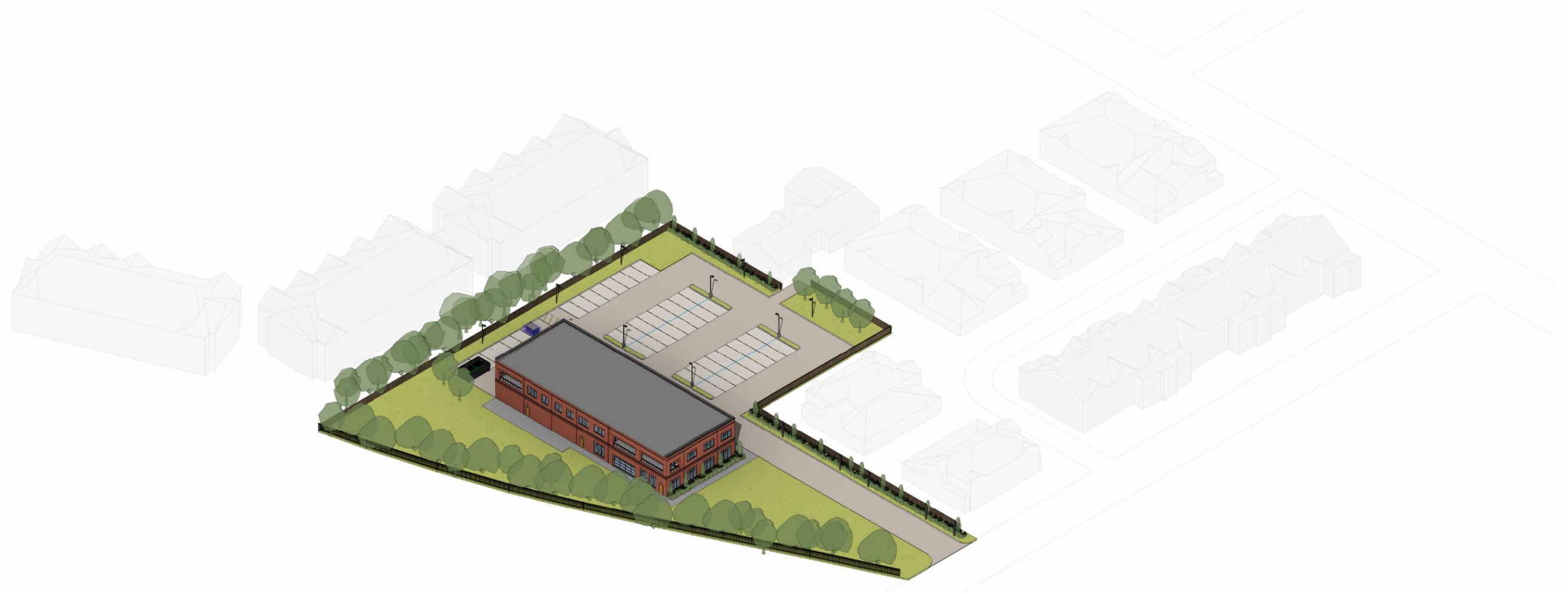


*PROPOSED PROJECT  
VIEW FROM LINDA STREET*

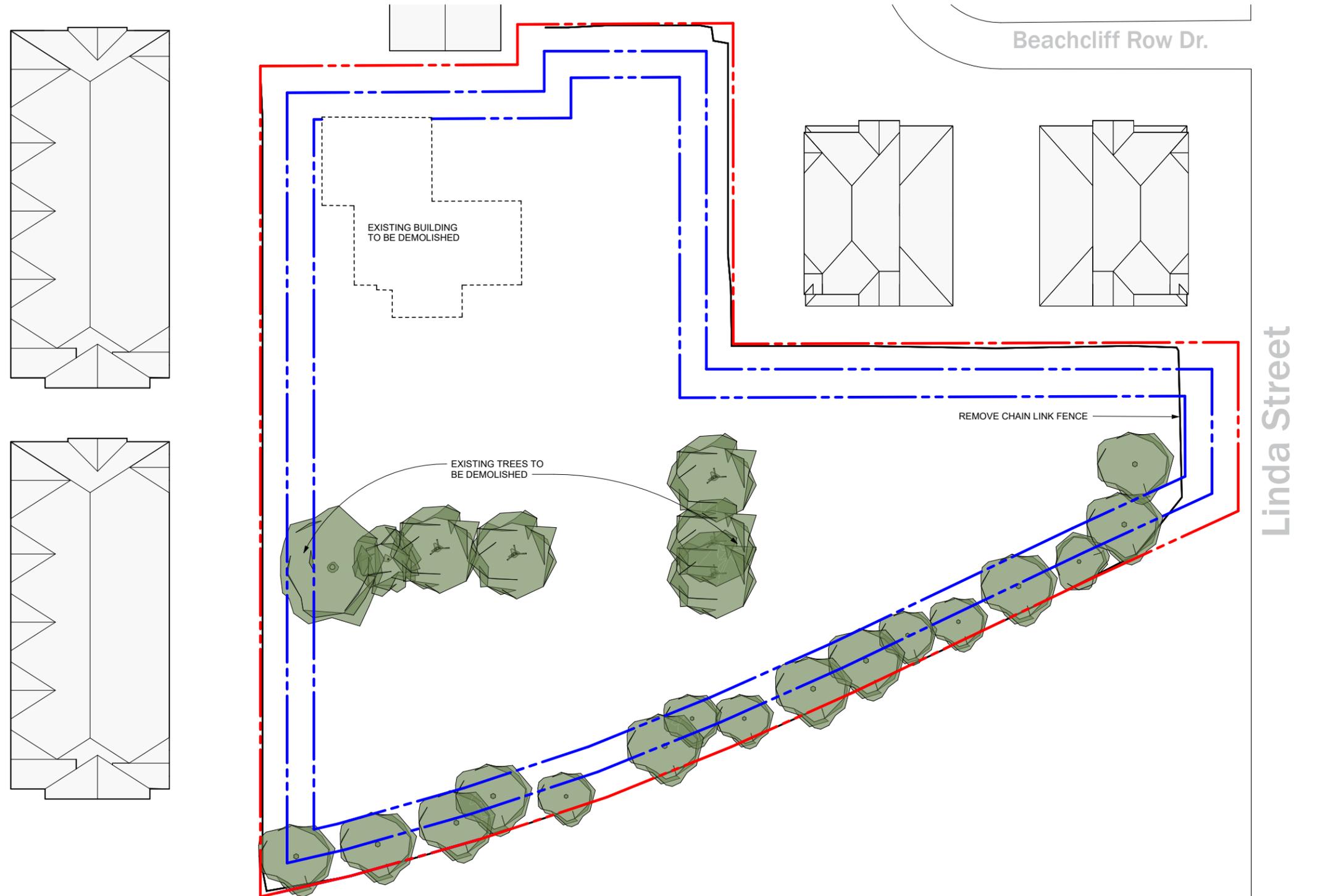
# ALTERNATIVE DEVELOPMENT WITHIN CONTEXT



# PROPOSED PROJECT WITHIN CONTEXT



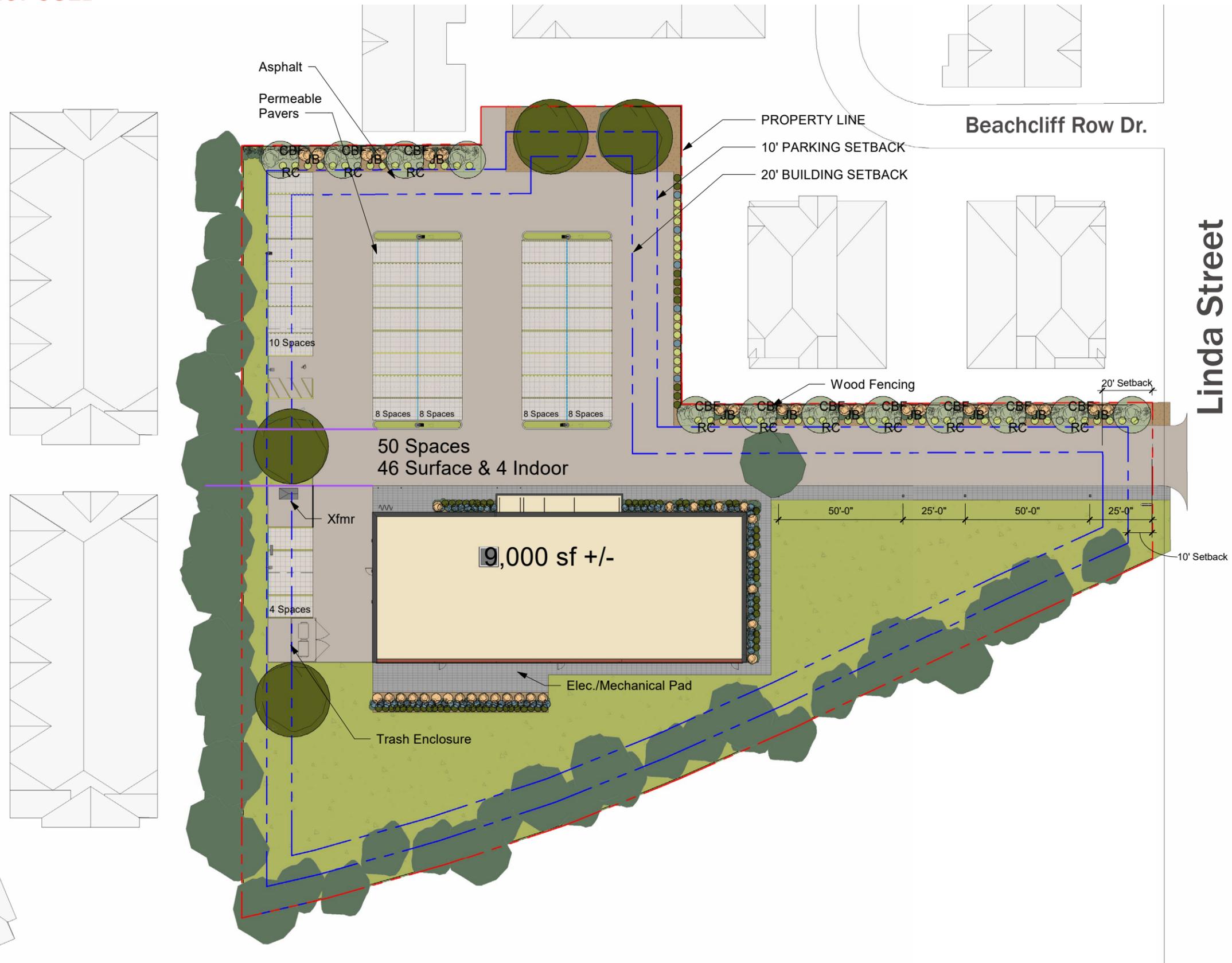
# SITE PLAN - DEMOLITION



DEMOLITION SITE PLAN

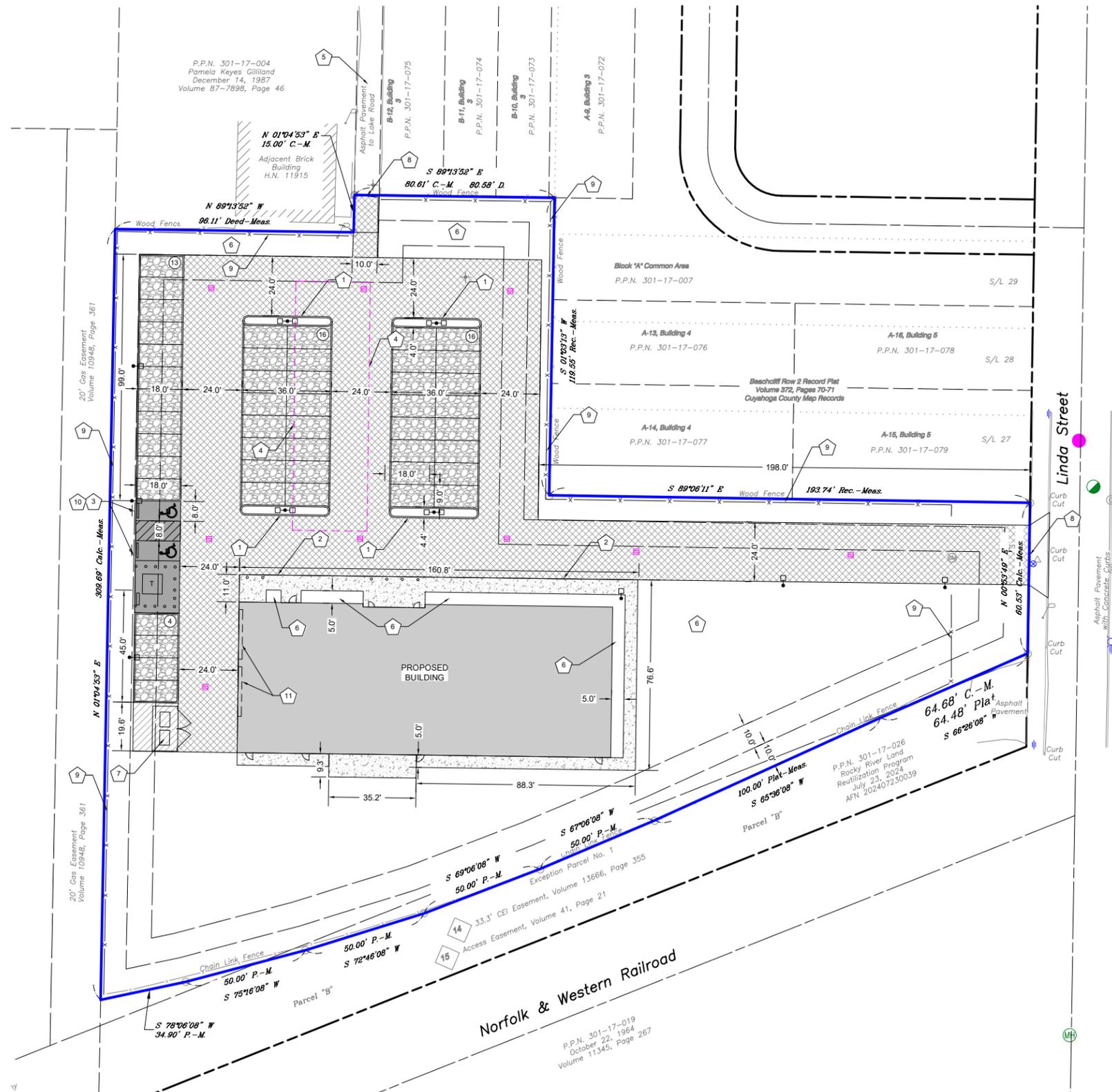
1" = 20' - 0"

# SITE PLAN - PROPOSED



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

# 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.

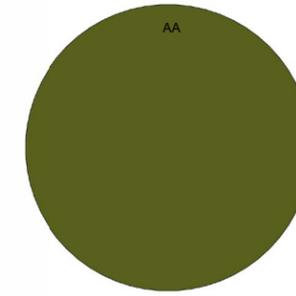
**NOTE: CIVIL SITE TO BE UPDATED TO MATCH ARCHITECTURAL SITE PLAN. INCLUDING THE FOLLOWING UPDATES:**

- ADJUSTED PARKING COUNT AND LOCATION BE ARB COMMITTEE
- NEW LANDSCAPE ISLANDS AT TERMINATION OF MAIN DRIVE AISLE.
- ADDITION OF SIDEWALK CONNECTING BUILDING TO LINDA STREET

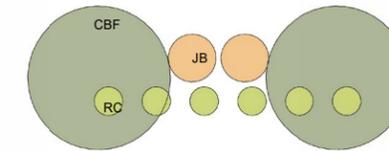
**PLANNING COMMISSION  
SITE PLAN**  
1" = 20'

**TBA**  
Thorson Baker + Associates  
CONSULTING ENGINEERS  
3330 West Streetsboro Road  
Richfield, Ohio 44293  
(330) 659-6688 Ph.  
(330) 659-6675 Fax

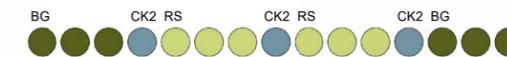




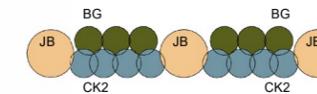
**2** LARGE SCALE LANDSCAPE  
1/8" = 1'-0"



**3** PERIMETER LANDSCAPE - TYPICAL  
1/8" = 1'-0"



**4** PERIMETER LANDSCAPE - NARROW  
1/8" = 1'-0"

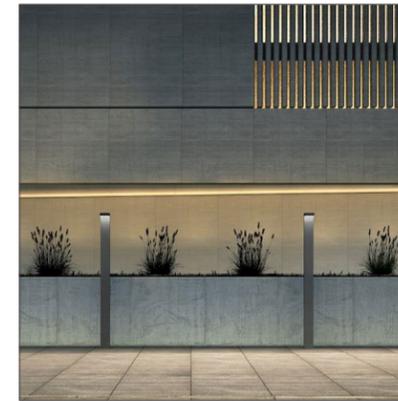


**5** BUILDING PERIMETER LANDSCAPE  
1/8" = 1'-0"

**PLANT SCHEDULE**  
**BOTANICAL NAME/ COMMON NAME**

- AA - ACER RUBRUM ARMSTRONG / ARMSTRONG RED MAPLE**
- CBF - CARPINUS BETULUS FRANS FONTAINE/FRANS FONTAINE HORNBEAM**
- JB - JUNIPERUS SCOPULORUM BLUE ARROW/BLUE ARROW JUNIPER**
- RC - RIBES ALPINUM COMPACTA/COMPACT ALPINE CURRANT**
- BG - BUXUS X GREEN VELVET/GREEN VELVET BOXWOOD**
- CK2 - CALAMAGROSTIS X ACUTIFLORA KARL FOERSTER/KARL FOESTER FEATHER REED GRASS**
- RS - ROSA X MEIZORLAND/ WHITE DRIFT @GROUNDCOVER ROSE**

# SITE PLAN - LIGHTING PLAN



**Bega  
Pedestrian Bollard  
11'-0"**



**Bega  
Shrouded Bollard  
27.5"**



**Bega  
Wall Sconce**



**Lumark  
Axcnt  
Wall Pack**



**McGraw-Edison  
Gleon Galleion  
14'-0"**



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



# 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"

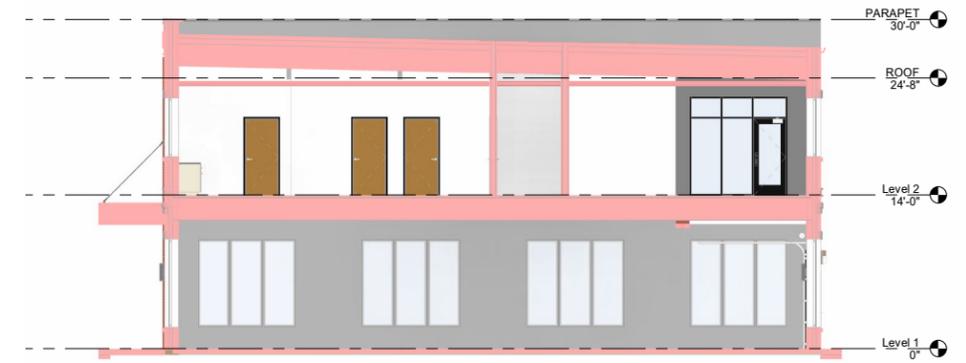
Exterior Materials Legend	
 BR-1	<b>Exterior Masonry</b> Modular Brick Rainscreen Facade Manufacturer: Glen-Gery Color: Adrian Texture/Finish: Sand
 EC-1	<b>Exterior Cladding</b> Woodgrain Metal Panel (Inside Terrace Face) Manufacturer: Longboard Color: Light National Walnut Texture/Finish: Textured Matte
 MTL-1	<b>Metal Accent Panel</b> Formed Break Metal Manufacturer: tbd Color: Black Texture/Finish: Smooth
 MTL-2	<b>Standing Seam Metal Panel: Chevron Panel</b> Facade rainscreen on continuous insulation Manufacturer: ATAS Metafor Color: Black Texture/Finish: Smooth

 AC-1	<b>Coping/Fascia</b> Aluminum coping Color: To match MTL-1 Texture/Finish: na
 ST-1	<b>Storefront</b> YKK 45 XT Storefront system Texture/Finish: Black Glazing: GL-1
 CC-1	<b>C-Channel</b> Powder Coated Aluminum C-Channel Manufacturer: TBD Color: Black Texture/Finish: na
<b>Glazing Legend</b>	
 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

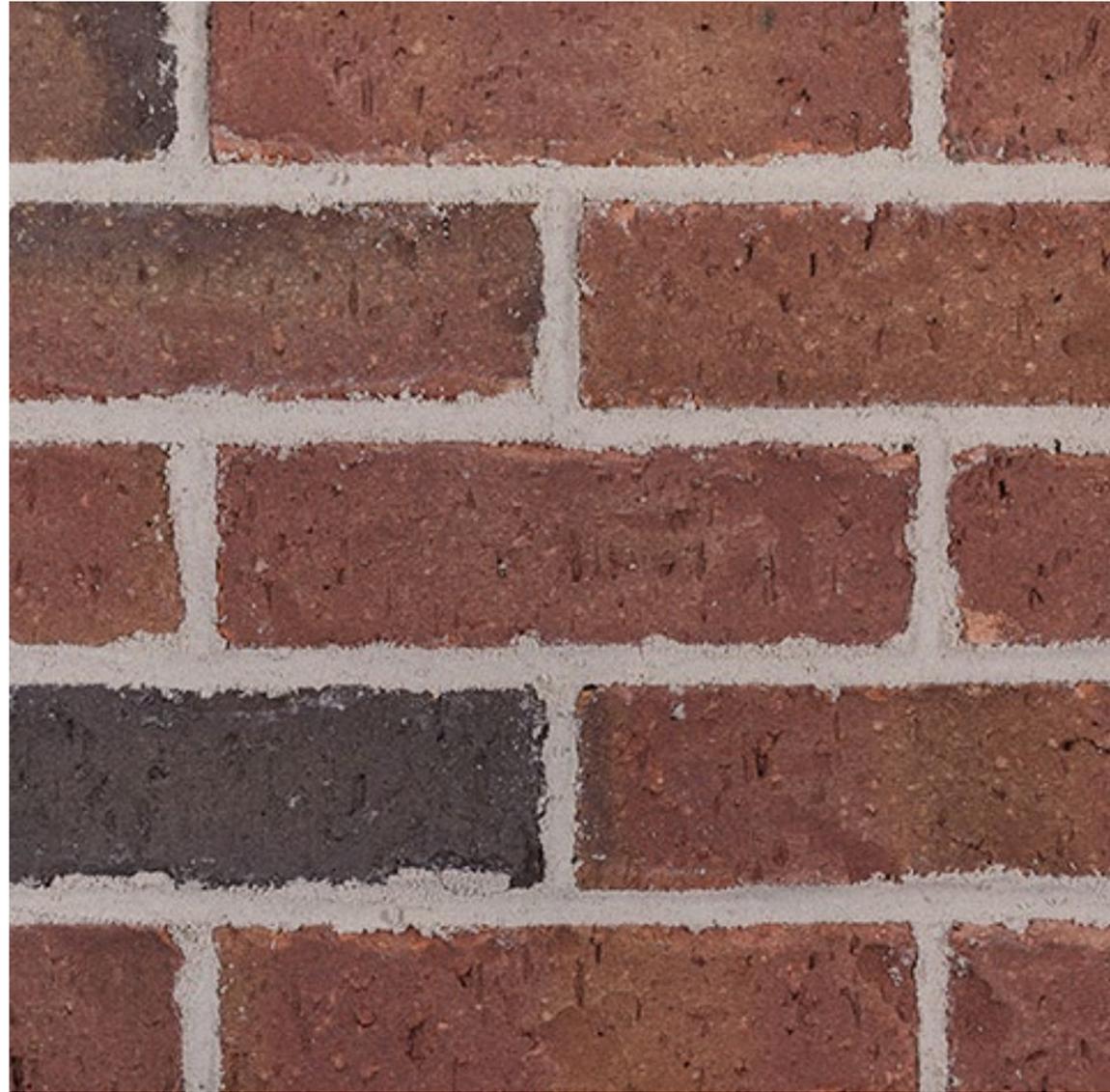


**SCHMATIC E/W SECTION**  
1/16" = 1' - 0"

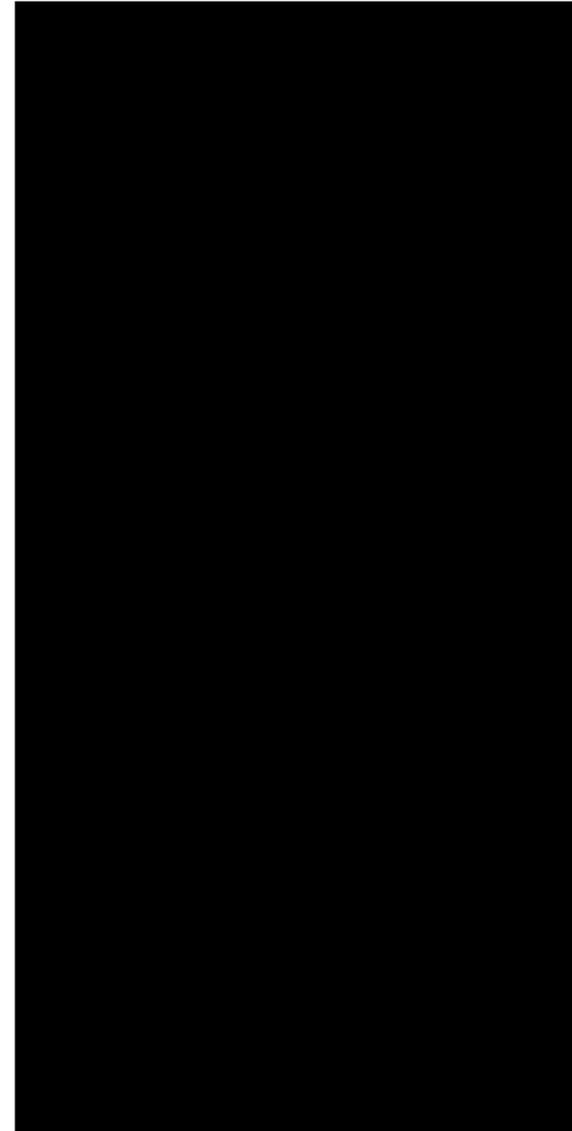


**SCHMATIC N/S SECTION**  
1/16" = 1' - 0"

**EXTERIOR MATERIALITY**



*FACE BRICK  
MFR: GLEN GERY  
COLOR: ADRIAN*



*ACCENT METAL  
MFR: TBD  
COLOR: BLACK*



*METAL PANEL  
MFR: ATAS METAA-  
FOR  
COLOR: BLACK*



*STOREFRONT YT45  
MFR: YKK  
COLOR: BLACK*

# EXTERIOR RENDERINGS



# EXTERIOR RENDERINGS



## EXTERIOR RENDERINGS





