

TasteBuds™

K · I · T · C · H · E · N

RIVER PLAZA

NEW TENANT TASTE BUDS KITCHEN

21810-22200 CENTER RIDGE ROAD
ROCKY RIVER, OHIO 44116



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ZONING INFORMATION

PARCEL: 303-21-004

OWNER: SRK PERRYSBURG ASSOC LLC
21810-22200 CENTER RIDGE RD
ROCKY RIVER, OHIO 44116

ZONING: GB - GENERAL BUSINESS DISTRICT

T-1 TITLE SHEET

12-19-2025

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330.753.9710
www.4Points.net



1 SITE AERIAL
SD-1 1" = 100'-0"



SD-1 SITE PLAN

12-19-2025

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PARKING CALCULATIONS - RIVER PLAZA

21810-22200 CENTER RIDGE ROAD, ROCKY RIVER, OHIO 44116

ZONING DISTRICT: GB - GENERAL BUSINESS DISTRICT

TENANT	BUSINESS /USE 1187.09	BUSINESS S.F.	MINIMUM PARKING REQUIREMENT 1187.09	PARKING CALCULATION	MINIMUM REQUIRED PARKING SPACES	NOTES
David Knight DDS	(c)(3) Dental Office	1,712	4 spaces / 1,000 s.f.	6.85	7	
Scramblers	(d)(7) Restaurant (sit down)	4,480	1 space / 50 s.f. of customer area	89.6	90	212 Occupancy, unsure of customer area
Mathnasium	(b)(8) School, Specialty Instruction	1,892	1/employee + 1/2 students	See Notes	20	5 employees, 30 students
Healthsource (chiro)	(c)(3) Medical Office	2,197	4 spaces / 1,000 s.f.	8.79	9	
Hair Affair	(d)(4) Beauty Salon	1,111	2 spaces per chair	16	16	8 chairs
(Future) Taste Buds Kitchen	(g)(3) General - Instructional Cooking	2,250	1 spaces / 250 s.f.	9	9	
Hotworx	(g)(7) Health Club	2,450	1 spaces / 250 s.f.	9.8	10	
Firehouse Subs	(d)(7) Restaurant (counter service)	2,866	1 space / 50 s.f. of floor area + delivery	57.32	60	Floor Area + 2 delivery
Office Max	(d)(3) Retail	21,600	4 spaces / 1,000 s.f.	86.4	87	
Ritas Italian Ice	(d)(7) Restaurant (Drive In)	590	1 space / 50 s.f.	11.8	12	Walk-up service only
Vivid Nails	(d)(4) Beauty Salon	579	2 spaces per chair	20	20	10 chairs
Weight Watchers	(d)(3) Retail	1,800	4 spaces / 1,000 s.f.	7.2	8	
GetGo Gas Station	(f)(1) Gas Station	812	2/pump + other	See Notes	16	6 pumps
Giant Eagle	(d)(3) Retail	83,042	4 spaces / 1,000 s.f.	332.17	333	
TOTAL SPACES REQUIRED					697	
TOTAL SPACES PROVIDED					703	
*NOTE: A minimum of five (5) spaces is required for each facility other than some residential uses.						

SD-2 PARKING COUNTS

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HAIR AFFAIR
21840 CENTER RIDGE RD.

VACANT SPACE (FUTURE TASTE BUDS KITCHEN)
T.B.D. CENTER RIDGE RD.
AREA OF WORK

REMAINS VACANT SPACE
21850 CENTER RIDGE RD.

HOTWORX
21858 CENTER RIDGE RD.

FIREHOUSE SUBS
21860 CENTER RIDGE RD.

A-1 EXISTING FLOOR PLAN

12-19-2025

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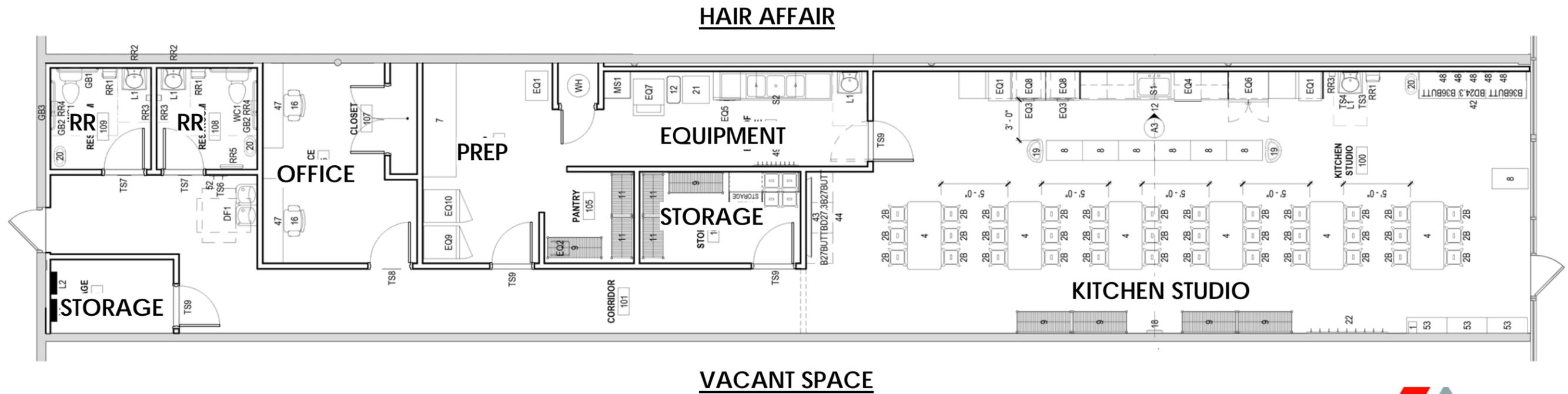
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1 PROPOSED FLOOR PLAN
A-2 1/8" = 1'-0"

