

**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

Location of Project: 20220 Center Ridge Rd, Rocky River OH 44116 Date: 3/3/26

Present Use: OFFICE BUILDING (P.P. Nos.) Proposed Use: MEDICAL OFFICE BUILDING

Owner: Akron Children's Hospital One Perkins Square, Akron, OH 44308 330-543-3889
(Name) (Address & Zip) (Tel No.)

Engineer: Thorson Baker & Associates 3030 W. Streetsboro Rd, Richfield, OH 44286 330-659-6688
(Name) (Address & Zip) (Tel No.)

Architect: Hasenstab Architects, Inc. 190 N. Union St, Ste 400, Akron, OH 44304 330-434-4464
(Name) (Address & Zip) (Tel No.)

Gross Land Area: 3.3685 Acres 146,731.86 sq. ft.

Building Area (Including Detached Accessory Buildings) 85,287 sq. ft.

Parking Spaces: 213 + 86 = Total: 299
(Enclosed) (Unenclosed)

Estimate of traffic volume to be generated by this project: 75 trips/hour

Cost estimate (include all public & private improvements): \$ \$30 million

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

All pavement, drive ways, and property access in the right-of-way will follow City of Rocky River standards and specifications. Parking counts and loading areas will follow City of Rocky River Planning and Zoning Codes or match existing conditions. All fire lanes will maintain Local Fire Department standards or NFPA design standards where applicable.

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

Will be maintained by Akron Children's Facilities staff or contracted to maintenance company. Vendor will be contracted for garbage and waste disposal.

Christopher Petrone

Digitally signed by Christopher Petrone
DN: cn=Christopher Petrone, o=Akron Children's Hospital,
c=US, email=cp@akronchildrens.org

(Owner's Signature)

(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 \$ _____