

Planning Commission Application

Village of Boston Heights
45 E. Boston Mills Road
Boston Heights, OH 44236
(330) 650-4111

Instructions

1. The Planning Commission of the Village of Boston Heights requires the completion of this application in order to appear before the Planning Commission. This application must be submitted to the Planning Commission Clerk no later than 3:30 pm twenty (20) days prior to the Planning Commission Meeting at which the matter is to be considered.
2. Please obtain and read the Zoning Code of the Village of Boston Heights before completing this application. A copy may be obtained from the Village Hall at the address above for a \$10.00 fee.
3. All questions on this application must be answered in their entirety. Use extra sheets if necessary. If the answer to a question is "none" or "not applicable," so indicate.
4. Please attach all documents required by the Zoning Code of the Village of Boston Heights.
5. Please include the necessary fee that is provided on the attached fee schedule.
6. Upon completion, please submit the application to the Planning Commission Clerk at the address listed above. Please submit the original and two (2) copies of this application.
7. FAILURE TO (I) SUBMIT THIS APPLICATION, (II) SUBMIT THIS APPLICATION BY THE REQUIRED DEADLINE, (III) COMPLETE ALL BLANKS ON THIS APPLICATION, (IV) ATTACH ALL NECESSARY DOCUMENTS, OR (V) INCLUDE THE REQUIRED FEE MAY RESULT IN THE APPLICATION BEING RETURNED TO YOU WITHOUT IT BEING CONSIDERED BY THE PLANNING COMMISSION ON THE DATE REQUESTED.
8. APPLICANT MUST ATTEND THE MEETING WHEN THIS APPLICATION IS TO BE CONSIDERED. FAILURE TO ATTEND THE MEETING MAY RESULT IN THE DISMISSAL/DENIAL OF YOUR APPLICATION.

Meeting Date Requested: 01/06/2014
(Please contact Planning Commission Clerk for meeting dates)

Applicant's Information

Type of Entity: Individual Corporation LLC Partnership
 Other (Specify): _____ Charter Number: _____
Name: Premier Development Partners, LLC Phone Number: (216) 341-1200
Address: 5301 Grant Avenue, Cleveland, OH 44125 Fax Number: (216) 341-5120
All names Applicant uses to do business (tradenames, "dba," etc.): _____

Property at Issue

Address / Location: NE corner of Hines Hill Road & Akron Cleveland Road
Owner's Name: Boston Hills Property Investment, LLC Parcel #: B000011B3001000
13-00989
Applicant's Interest in the Property: Owner Lessee Other (Specify): Developer
Zoning District: _____ Date of Purchase: 10/03/2006 Acreage: 64.3
Current Use: Undeveloped Proposed Use: Office/Warehouse Facility
(Please Be Specific As to the Use of the Property)

Names & Addresses of Adjacent Property Owners:

Continued on Reverse Side

Planning Commission Action Requested

Please Check Request:

1. Site Plan Application

2. Zoning Code Text Change

3. Zoning District/Map Change

4. Other (Please Specify): _____

Fee: \$100 _____

(Please See Attached Fee Schedule)

Cash

Check

Explanation of Request (Be Specific): Seeking Planning Commission approval of site plan for proposed new Office and Warehouse facility.

Applicable Village Code Sections (Consult Village Zoning Code before Completion): _____

Has the Property Been Subject of Previous Planning Commission / BZA Hearings?: _____ Yes _____ ? No

Proposed Start Date of Construction (If Applicable): April 2014

List All Variances Applicant May Request From the Board of Zoning Appeals: None

List Attached Documents:

By signing below, Applicant certifies that the facts contained in this application are true and complete to the best of Applicant's knowledge.

12/17/13

DATE



Jeff M. Certo
DSC Architects, Inc.
(440) 835-3957

SIGNATURE OF APPLICANT

VILLAGE USE ONLY

DATE RECEIVED:	RECEIVED BY:	HEARING DATE:
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PROJECT DATA

LOT AREA: 64.3 acres

LOT COVERAGE

max. permitted: 40%
 provided: 16.4/64.3 =26%
 future: 22.2/ 64.3 =34%

BUILDING AREA

proposed: 779,000 sq. ft.
 future: 250,250 sq. ft.
 total: 1,029,250 sq. ft.

BUILDING HEIGHT:

+/- 46 feet

CAR PARKING

required office: 1/250sf x 64,000sf: 256 spaces
 required warehouse: 1/1,000sf x 779,000sf: 779 spaces
 required total: 971 spaces

provided:

landbanked: 400 spaces
 total available: 571 spaces
 971 spaces

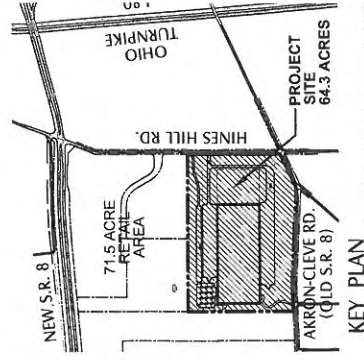
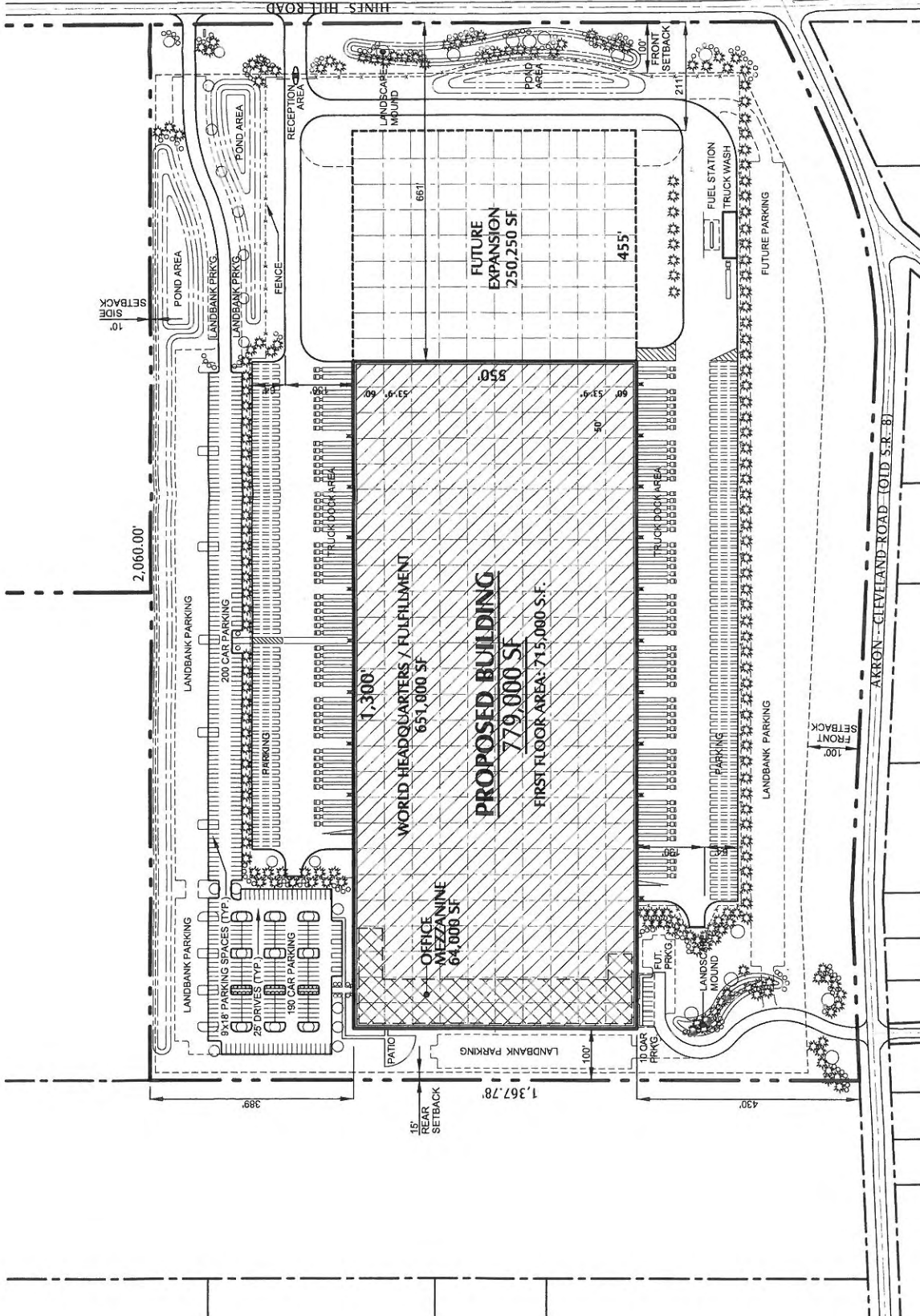
required future:

251 spaces

TRUCK PARKING

recessed docks: 120
 drive-in doors: 2
 trailer parking: 140

Distance to I-80 Ramp: 3/4 mile (4,000')



13.142

SP.1



PROPOSED BUILDING

HINES HILL ROAD
 BOSTON HEIGHTS, OHIO

December 16, 2013

SITE PLAN
 0" = 100' (1"=100' @ 22'x34')

