Engineering Fee Paid: $ 1,125.00
Receipt No.: 486133
☐ *Cash* ☒ *Check – Check No.:* 399
(See attached for description of fees.)

Planning Commission & Bldg. Admin. Fees: $ 108.00
Receipt No.: 271154
☐ *Cash* ☒ *Check – Check No.:* 397
(See attached for description of fees.)

RECEIVED

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION
REQUEST FOR ACTION

Received: MAY 15 2019 Date Released to Planning Commission: May 22, 2019

Date of Planning Commission Meeting: June 11, 2019 *(Unless otherwise notified.)*

APPLICANT INFORMATION AND REQUEST

APPLICANT: Jeremy Fry, PE
COMPANY NAME: Cypress Engineering
ADDRESS: 9049 Dover Road
CITY / STATE: Apple Creek ZIP: 44606
PHONE NO.: 330-317-5064
SIGNATURE:
EMAIL ADDRESS: cypress.eng@gmail.com

PROPERTY OWNER: Blue Marble Victory Lane, LLC
ADDRESS: 7725 Victory LN
CITY / STATE: North Ridgeville ZIP: 44039
PHONE NO.: 440 654 1155
SIGNATURE:
(Owner's original signature must be submitted with application.)

Please provide an email address, fax number or mailing address to send Administrative comments in advance of the meeting.

LOCATION OF PROPERTY/ADDRESS: 7725 Victory LN, North Ridgeville
PERMANENT PARCEL NO.: #07000031 02093 **ZONING OF PROPERTY:** I2
ZONING OF ADJACENT PROPERTY TO: NORTH B3 **EAST** I2 **SOUTH** I2 **WEST** B4
DESCRIPTION OF REQUEST: Addition to existing sports complex and associated retail areas

Have the Planning Commission or Board of Zoning and Building Appeals considered any prior request concerning this property? **Yes** ☒ **No** ☐

If yes, list dates and nature of each: 6/9/15, The Planning Commission approved the construction of the existing retail spaces and sports complex. The proposed retail expansion was also approved at that time.

On the attached form, list the current record title owners(s) adjacent to the property of request. Include on this list the record title owner(s) name(s), permanent parcel number(s) and mailing address(es). Adjacent properties shall include those properties bordering to the north, south, east, west, across a street from the property involved and those properties meeting corners of the property involved.

In the event of property transfers, the applicant shall be responsible for providing an updated list of current adjacent record title owner(s) to the office of the Clerk of Council twenty-five days prior to the date of any public hearing when the applicant will appear on the agenda.

PLANNING COMMISSION USE ONLY: ☐ APPROVED ☐ DISAPPROVED

All approvals are conditional until applicant fully meets the requirements of applicable City ordinances enforced by the Chief Building Official, City Engineer, Fire Department and Police Department with respect to safety and design.

☐ Board of Building & Zoning Appeals Approval Required
☐ Conditions as set forth by the Commission on this date are: _____

Date: _____ Signature: _____
(Presiding Officer at Meeting)

Return completed form to Building Dept., 7307 Avon Belden Road, North Ridgeville, Ohio, 44039 after Commission action.

TO BE FILLED OUT BY APPLICANT

I, Jeremy Fry, P.E. (Print Name) (Signature)

verify that the following are the names, mailing addresses and permanent parcel numbers of the current record title owners adjacent to the property of request for:

Applicant: Jeremy Fry, P.E., Cypress Engineering

Owner: Blue Marble Victory Lane, LLC

Project Address: 7725 Victory LN, North Ridgeville, OH 44039

THE FOLLOWING INFORMATION MAY BE OBTAINED AT THE LORAIN COUNTY AUDITOR'S OFFICE, ADMINISTRATION BUILDING, 226 MIDDLE AVENUE, ELYRIA, OHIO 44035.
PHONE: 440-329-5207 WEBSITE: WWW.LORAINCOUNTY.COM/AUDITOR

	ADJACENT PROPERTY OWNER / ADDRESS	PARCEL NUMBER
✓1	Max + Avery LLC 32523 Lorain Rd, North Ridgeville	#0700003102064
✓2	Agree Limited Partnership 32635 Lorain Rd, North Ridgeville	#0700003102080
✓3	Lorain Gateway Development LLC Victory LN, North Ridgeville	#0700003102088
✓4	North Ridgeville City of 7777 Victory LN, North Ridgeville	#0700003102094
5		
6		
7		
8		
9		
10		

SEE REVERSE SIDE FOR ADDITIONAL LISTINGS.

OFFICE USE ONLY

CBO Verification By: Date / Time Stamp:

BZA / PC Verification By:

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS	
Name of Applicant:	Jeremy Fry
Name of Owner:	Blue Marble Victory Lane, LLC
Date Submitted for Consideration:	5-15-19
Date to Return to Planning Commission:	5-22-19
Regarding: Additions to Victory lane Sports Complex	

RECOMMENDATIONS:

Application appears to be code compliant.

(use additional sheets if necessary)

Department Head Signature & Title: CBO

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 12-13-2005.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter. (Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS	
Name of Applicant:	Jeremy Fry, PE; Cypress Engineering 9049 Dover Rd, Apple Creek, OH 44606
Name of Owner:	Blue Marble Victory Lane, LLC 7725 Victory Ln, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 11, 2019
Date to Return to Deputy Clerk of Council:	Thursday, May 30, 2019

Regarding: Preliminary approval for additions to existing sports complex and retail space; located on the east side of Victory Lane, in an I-2 zoning district.
Permanent Parcel No. 07-00-003-102-093

Recommendations:

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** [Select Title...]

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

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CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS	
Name of Applicant:	Jeremy Fry, PE; Cypress Engineering 9049 Dover Rd, Apple Creek, OH 44606
Name of Owner:	Blue Marble Victory Lane, LLC 7725 Victory Ln, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 11, 2019
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Regarding: Preliminary approval for additions to existing sports complex and retail space; located on the east side of Victory Lane, in an I-2 zoning district.
Permanent Parcel No. 07-00-003-102-093

Recommendations:

See attached comment sheet.

(Use additional sheets if necessary.)

Department Head Signature: _____ **Title:** **Assistant Fire Chief**

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

CITY OF NORTH RIDGEVILLE

Division of Fire Prevention

7090 Avon Belden Road
North Ridgeville, OH 44039

Mike Uhnak
Assistant Fire Chief/Fire Prevention Officer

(440) 353-0839

Please contact Asst. Chief Mike Uhnak to discuss the following requirements of the Ohio Fire Code.
North Ridgeville Fire Department
Fire Prevention
(440)653-6362

1-OFC Rule 5 Fire Service Features
Section 503 Fire Access Roads
Section 506 Key Boxes
Section 507 Fire Protection Water Supply

2-OFC Rule 33 Fire Safety During Construction And Demolition

Thanks for your cooperation.

CITY OF NORTH RIDGEVILLE PLANNING COMMISSION RECOMMENDATIONS	
Name of Applicant:	Jeremy Fry, PE; Cypress Engineering 9049 Dover Rd, Apple Creek, OH 44606
Name of Owner:	Blue Marble Victory Lane, LLC 7725 Victory Ln, North Ridgeville, OH 44039
Date of Planning Commission Meeting:	Tuesday, June 11, 2019
Date to Return to Deputy Clerk of Council:	Thursday, May 30, 2019

Regarding: Preliminary approval for additions to existing sports complex and retail space; located on the east side of Victory Lane, in an I-2 zoning district.
Permanent Parcel No. 07-00-003-102-093

Recommendations:

1. A traffic impact study is required per City of North Ridgeville Codified Ordinance 1210.06 for new commercial developments unless the peak hour trips to the development are less than or equal to 150. Calculations need to be provided by a licensed professional traffic engineer.
2. Complete detailed improvement plans including updated stormwater management calculations, need to be provided to the Engineering Department for review and approval.
3. Contact must be made with James Brewer, Chief Resident Project Representative, to discuss water backflow requirements.

Department Head Signature: _____ **Title:** **City Engineer**

Form prepared by the Office of the Clerk of Council 6-30-99. Amended 03-22-2019.

Comments and recommendations by Administrative Officers, if any, shall be forwarded to the Commission Secretary not later than five (5) business days prior to the Commission meeting at which action is scheduled to be taken on the matter.
(Planning Commission By-Laws, Article V, Section 3)

Comments received after the deadline will be distributed to the Members the night of the meeting.

CYPRESS
engineering & design

9049 Dover Road, Apple Creek, OH 44606

phone: 330.698.7373
fax: 330.698.2295
toll free: 1 .866.878.7793

email: cypress.eng@gmail.com

Project Reference: 5/14/19

Blue Marble Victory Lane, LLC
7725 Victory Park LN
North Ridgeville, OH 44039

The attached documents include the preliminary layout and design of the proposed expansion of additional retail spaces, basketball courts and an indoor fieldhouse located at the address above.

Documents included:
Plat plan showing adjacent properties, zoning and owner information scale 1" = 50'
Preliminary project site and floorplans (most all of the sitework/utilities is existing)
Elevation views
(2) 8x10 color photographs showing the current building exterior finishes

A portion of this project was previously approved by the planning commission on June 9, 2015. At that time, the entire retail complex was approved along with the current athletic area occupied by Leffew Fastpitch. Two of the retail locations were previously constructed and are currently occupied by Method Sports and Fitness. At this time, we would like to complete the previously approved retail areas; as well as, the addition of a basketball training facility and an indoor softball training facility, as shown.

All components of the final construction drawings and competed work at the jobsite are to conform to the requirements of the current codified ordinances of the City of North Ridgeville; The city of North Ridgeville Engineering Department; as well as, the current accepted building codes.

Thank You,
Jeremy Fry, P.E.

CYPRESS
engineering & design

9049 Dover Road, Apple Creek, OH 44606

phone: 330.698.7373
fax: 330.698.2295
toll free: 1.866.878.7793

email: cypress.eng@gmail.com

Project Reference:

5/14/19

Blue Marble Victory Lane, LLC
7725 Victory Park LN
North Ridgeville, OH 44039

Please see the attached traffic impact study below. Under normal use, the number of calculated trips is less than 150 peak hour trips for the entire development use category and gross floor area (sq ft). At times, there will be events held at the facility that will cause an increase in trips rates.

TRIP GENERATION REPORT 5/12/2019	TRIP GENERATION Rates from the 10th Edition ITE TRIP GENERATION MANUAL				
	Blue Marble Victory Park 7725 Victory Lane, North Ridgeville, OH				Cypress Engineering 9049 Dover Road Apple Creek, OH 44606
Description / ITE CODE	Unit of Measure	Trips per unit PEAK (PM)	Building Area	Calculated Daily Trips	Notes
Batting Cages / 433	1,000 sq ft GFA	2.22	11,678	25.9	Existing Fastpitch
Health Fitness / 492	1,000 sq ft GFA	3.53	5,186	18.3	Method Fitness
Speciality Retail / 826	1,000 sq ft GFA	2.71	6,129	16.6	New Retail
Athletic Club / 493	1,000 sq ft GFA	4.3	10,856	46.7	New Basketball
Batting Cages / 433	1,000 sq ft GFA	2.22	17,290	38.4	New Fieldhouse
		TOTAL TRIPS (Peak Hour)		146	

source:
ITE Trip generation Manual, 10th edition

The total number of calculated trips for this project per the ITE code is 146. It is under the 150 peak hour trips as stated in the current codified ordinance for the city of North Ridgeville.

Thank You,
Jeremy Fry, P.E.

7777 Victory Lane
North Ridgeville, OH 44039

Thomas M. O'Brien
President
Blue Marble Victory Lane LLC
7725 Victory Lane
North Ridgeville, OH 44140

Dear Tom,

In follow up to our discussion last week, I understand that you are going to seek to move forward with plans to expand your facility. In connection therewith, I also understand that the expanded facility will be used in part to conduct indoor tournaments for basketball, volleyball, softball and other sports, and that you want to make provision for overflow parking for customers.

This letter confirms that parking for up to 100 cars at Victory Sports Park will be made available to you for such use. We ask that you coordinate with our management as to dates and times to avoid the occasional conflict that may arise with our own events, which will of course take precedence over yours.

We also are amenable to exploring options with you to connect our existing parking lots by means of a road, footpath or other means to your parking lot, so long as you understand that you will submit a plan to us for approval and that you, of course, pay for any improvements that we approve.

Sincerely,

Joe Borkey
Managing Partner

7777VictoryLane
North Ridgeville, Ohio 44039

jborkey@victoryparkohio.com

LEFFEW
Fastpitch
Method
Sports & Fitness
ENTRANCE

PLAT PLAN

SCALE: 1" = 50'-0"

LORAIN GATEWAY DEVELOPMENT LLC
VICTORY LN
NORTH RIDGEVILLE, OH 44039

15.51 ACRES
#0700003102088

ZONING B4 - COMMERCIAL PARKWAY

LORAIN RD

AGREE LIMITED PARTNERSHIP
32635 LORAIN RD
NORTH RIDGEVILLE, OH 44039

1.70 ACRES
#0700003102080

ZONING B4 - COMMERCIAL PARKWAY

VICTORY LN

S01°32'28"W
149.24

S01°32'28"W
168.26

S88°32'28"W
35.00

1/2" I. PIN FD.
0.38 NORTH
0.30 WEST

S88°41'32"E
270.00

N88°41'32"W
289.00

43.00

N01°32'28"E
468.63

PROPOSED RETAIL

EXISTING RETAIL

PROPOSED RETAIL

PROPOSED FIELDHOUSE

EXISTING GYM

PROPOSED BASKETBALL COURTS

NORTH RIDGEVILLE CITY OF
7777 VICTORY LN
NORTH RIDGEVILLE, OH 44039

63.87 ACRES
#0700003102094

ZONING I2 - LIGHT INDUSTRIAL

MAX & AVERY LLC
32523 LORAIN RD
NORTH RIDGEVILLE, OH 44039

2.60 ACRES
#0700003102064

ZONING B3 - HIGHWAY COMMERCIAL

6' WIDE WALKING TRAIL TO
VICTORY PARK AMENITIES

APPLICANT'S PARCEL

BLUE MARBLE VICTORY LANE LLC
7725 VICTORY LN
NORTH RIDGEVILLE, OH 44039

3.00 ACRES
#0700003102093

ZONING I2 - LIGHT INSUDTRIAL

EXISTING GRAVEL PARKING LOT
VICTORY LANE SPORTS PARK

LOCATION OF EXISTING PARKING
TO BE USED AS OVERFLOW

CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

STATE OF OHIO
JEREMY R. FRY
74294
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
MB -1959

DATE
5/13/19

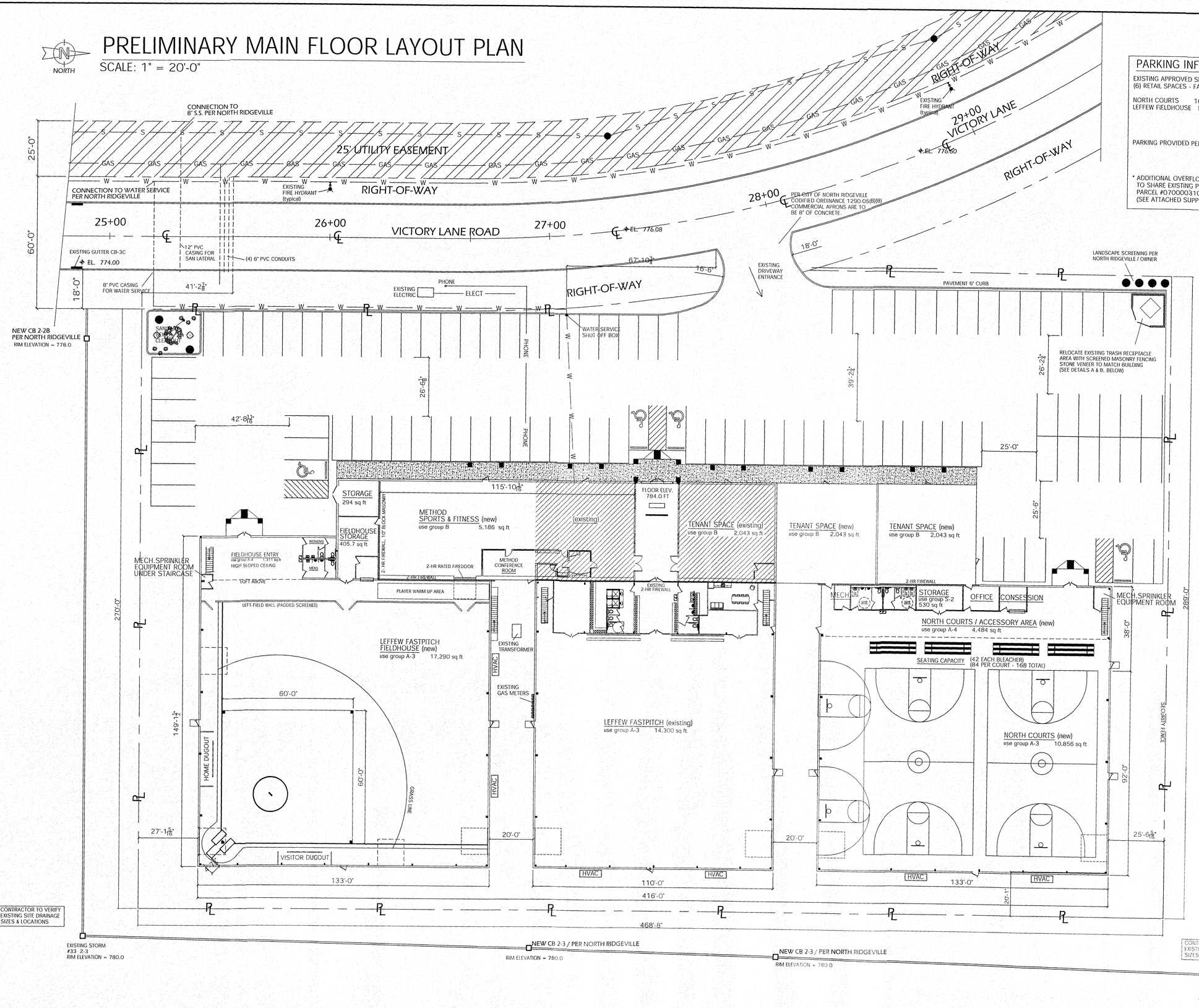
PLAT PLAN

2

PRELIMINARY MAIN FLOOR LAYOUT PLAN

SCALE: 1" = 20'-0"

NORTH



PARKING INFORMATION:

EXISTING APPROVED SPACES FOR THE (6) RETAIL SPACES - FASTPITCH TRAINING FACILITY		60 spaces
NORTH COURTS	168 seats (.3 spaces per seat)	51 spaces
LEFFEW FIELDHOUSE	56 seats (.3 spaces per seat)	17 spaces
	TOTAL	128 spaces
PARKING PROVIDED PER PLAN		92 regular spaces 4 accessible
	TOTAL	96 spaces

* ADDITIONAL OVERFLOW PARKING ARRANGEMENTS HAVE BEEN MADE TO SHARE EXISTING PARKING SPACES LOCATED ON THE ADJACENT PARCEL #0700003102094 LOCATED AT VICTORY PARK. (SEE ATTACHED SUPPORT LETTER AND PLAT MAP)

LOT COVERAGE:

SQ FT OF LOT	130,680 SQ FT
60% COVERAGE	78,408 SQ FT
TOTAL OF ALL BUILDINGS	63,694 SQ FT

ALL SIDE SETBACKS MEET OR EXCEED 25 FT
ALL REAR SETBACKS MEET OR EXCEED 10 FT

AREA BREAKDOWN:

(EXISTING RETAIL)	4,950 SQ FT
(EXISTING GYM)	14,300 SQ FT
NEW RETAIL	8175 SQ FT
NEW BASKETBALL AREA	17,419 SQ FT
NEW FIELDHOUSE AREA	18,850 SQ FT
TOTAL	63,694 SQ FT

CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK
NORTH RIDGEVILLE, OH

STATE OF OHIO
JEREMY R. FRY
14294
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
MB - 1959

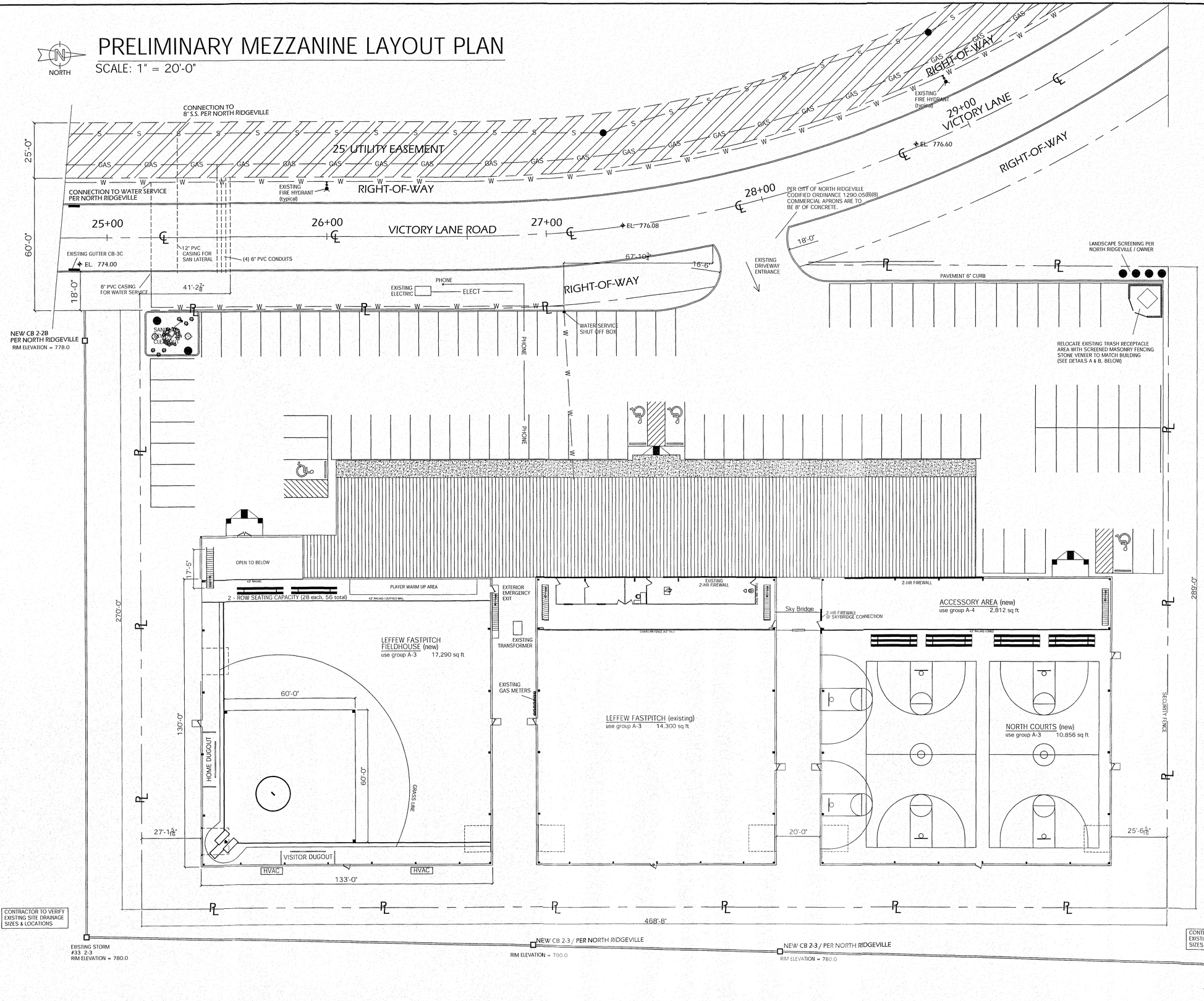
DATE
5/13/19

MAIN FLOOR

7

PRELIMINARY MEZZANINE LAYOUT PLAN

SCALE: 1" = 20'-0"



CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

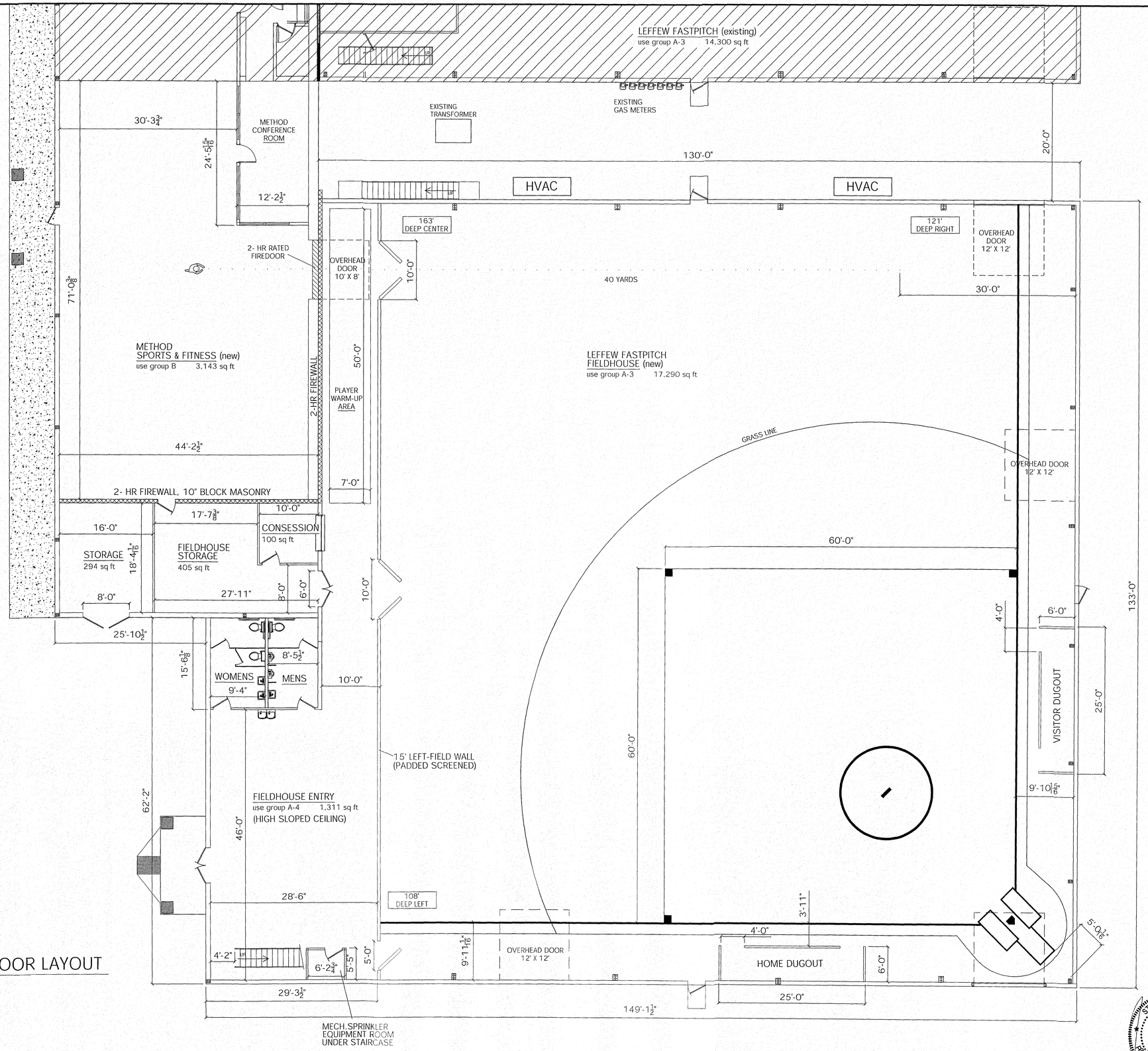
STATE OF OHIO JEREMY R. FRY 74294 REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
MB - 1959

DATE
5/13/19

MEZZANINE

8



FIELDHOUSE MAIN FLOOR LAYOUT

SCALE: 1/8" = 1'-0"

CYPRESS engineering & design

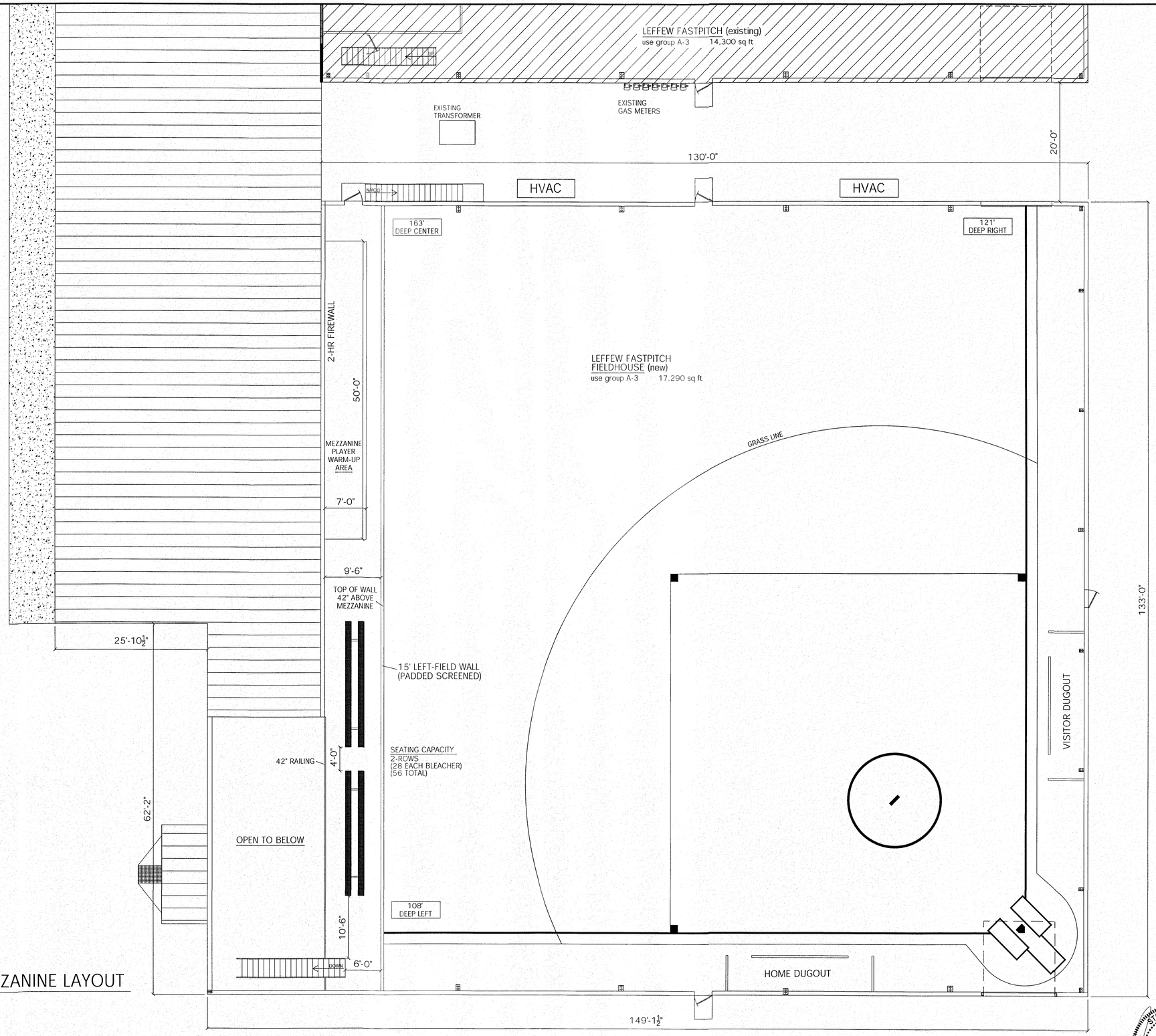
VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK
NORTH RIDGEVILLE, OH

JOB NUMBER
MB - 1959

DATE
5/13/19

FEILDHOUSE
12

STATE OF OHIO
JEREMY R. FRY
74294
REGISTERED PROFESSIONAL ENGINEER



FIELDHOUSE MEZZANINE LAYOUT
SCALE: 1/8" = 1'-0"

CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

JOB NUMBER
MB - 1959

DATE
5/13/19

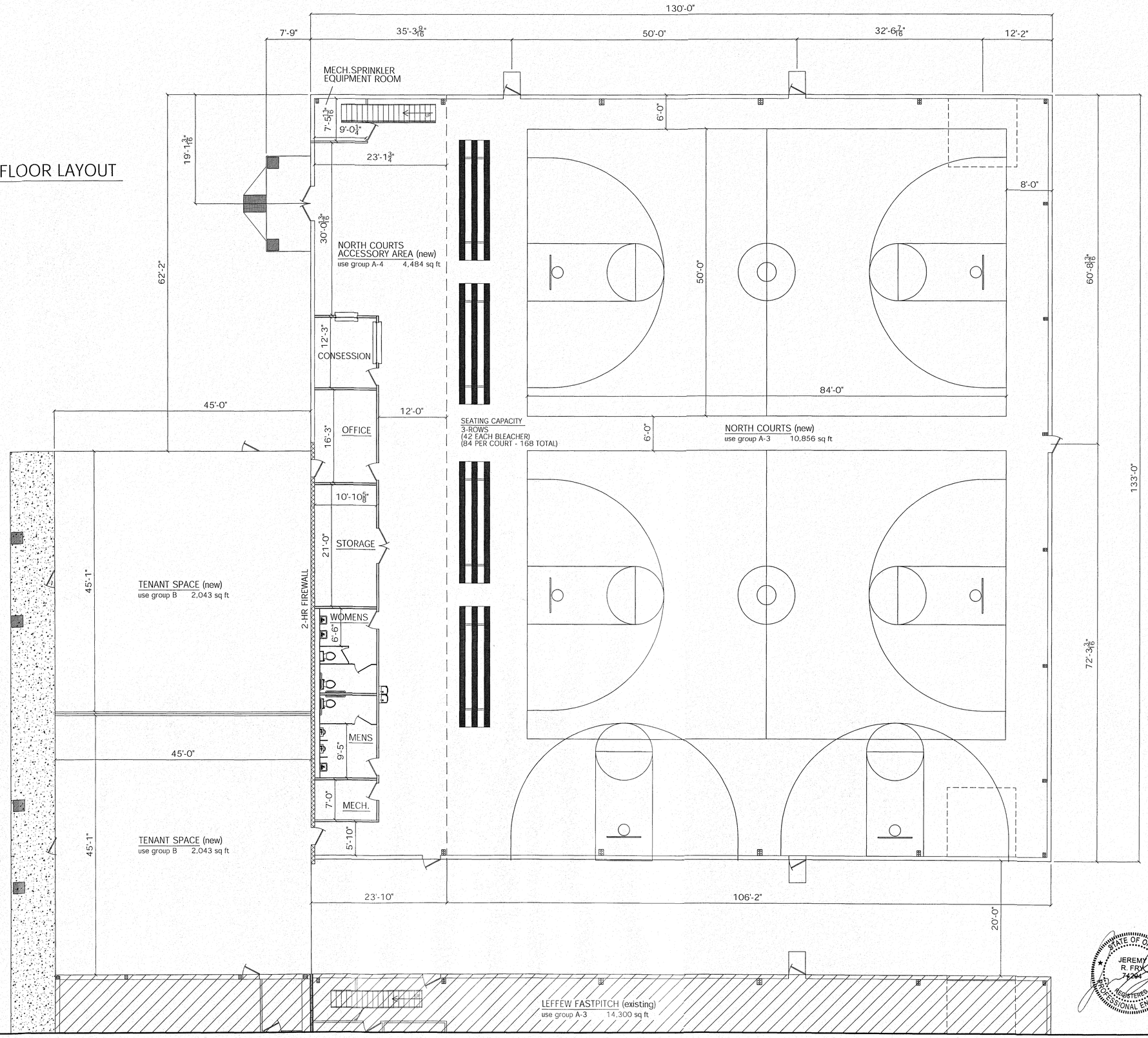
FEILDHOUSE MEZZANINE

13

STATE OF OHIO
JEREMY R. FRY
74284
REGISTERED PROFESSIONAL ENGINEER

NORTH COURTS MAIN FLOOR LAYOUT

SCALE: 1/8" = 1'-0"



CYPRESS engineering & design

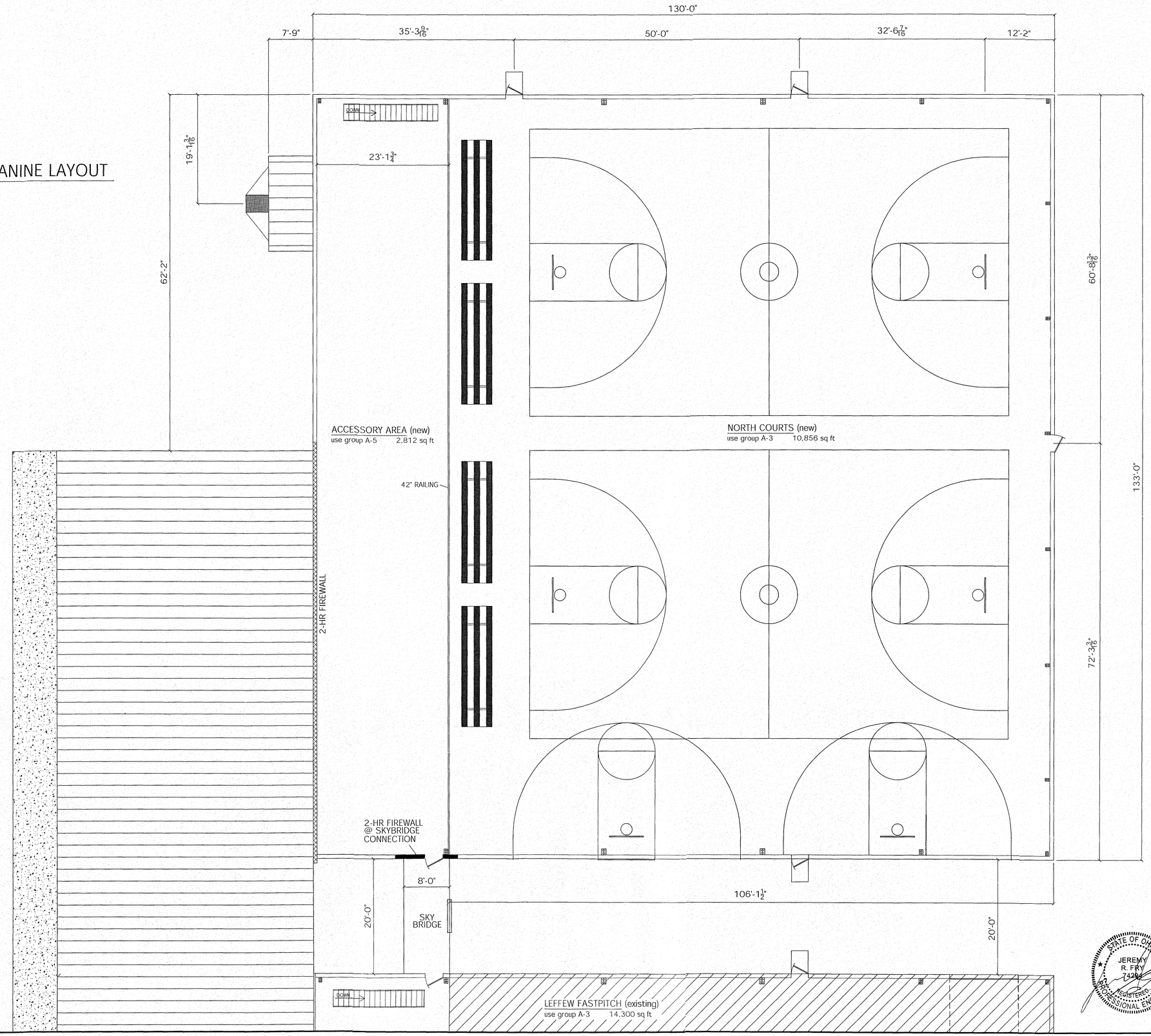
VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

STATE OF OHIO
JEREMY R. FRY
74294
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
MB - 1959
DATE
5/13/19
NORTH COURTS MAIN FLOOR
14

NORTH COURTS MEZZANINE LAYOUT

SCALE: 1/8" = 1'-0"



CYPRESS engineering & design

VICTORY PARK EXPANSION

VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

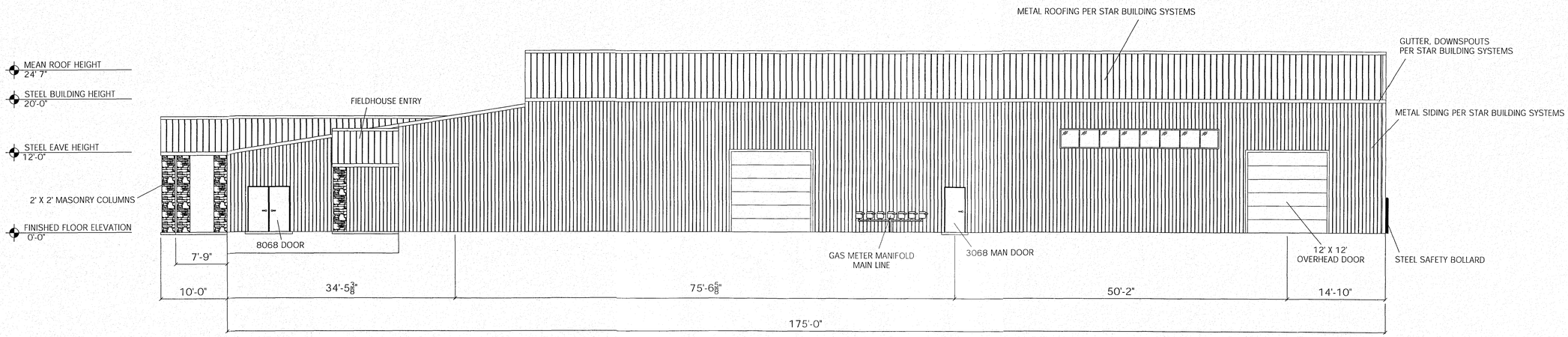
JOB NUMBER
MB - 1959

DATE
5/13/19

STATE OF OHIO
JEREMY R. FRY
74294
REGISTERED PROFESSIONAL ENGINEER

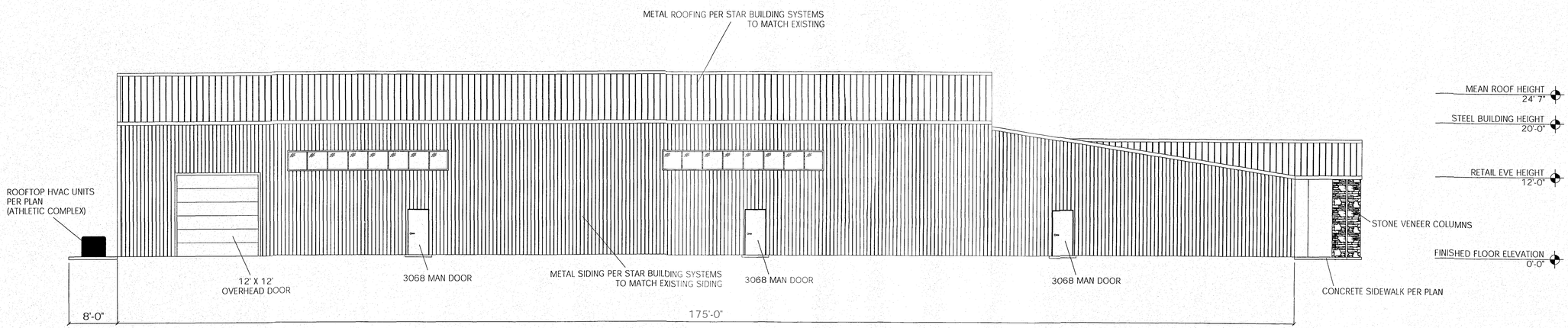
NORTH COURTS MEZZANINE

15



SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



NORTH ELEVATION

SCALE: 1/8" = 1'-0"

CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

STATE OF OHIO
JEREMY R. FRY
74294
REGISTERED PROFESSIONAL ENGINEER

JOB NUMBER
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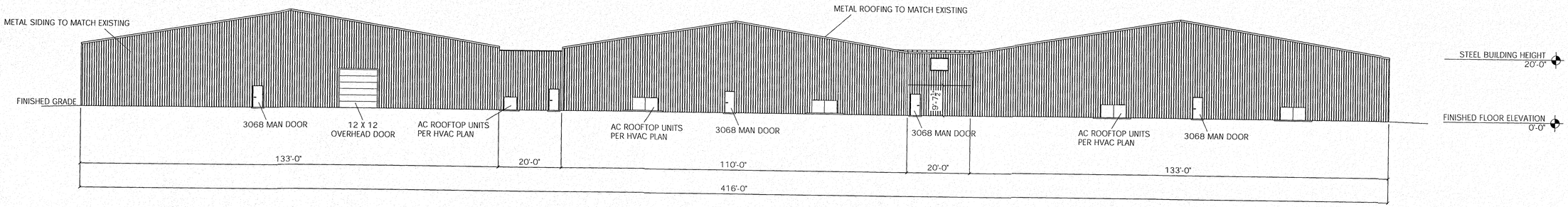
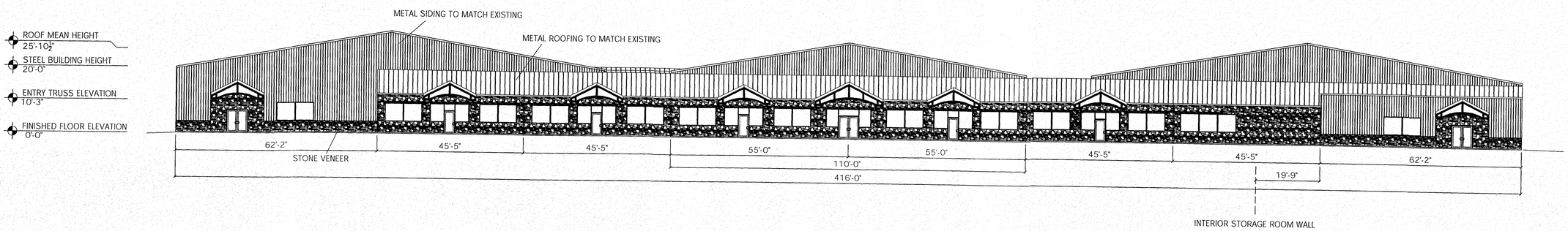
DATE
5/13/19

ELEVATIONS
16



EAST ELEVATION

SCALE: 1/16"=1'-0"



WEST ELEVATION

SCALE: 1/16"=1'-0"

CYPRESS engineering & design

VICTORY PARK EXPANSION
VICTORY LANE SPORTS PARK NORTH RIDGEVILLE, OH

JOB NUMBER
MB - 1959

DATE
5/13/19

STATE OF OHIO
JEREMY R. FRY
74234
REGISTERED PROFESSIONAL ENGINEER

ELEVATIONS

17