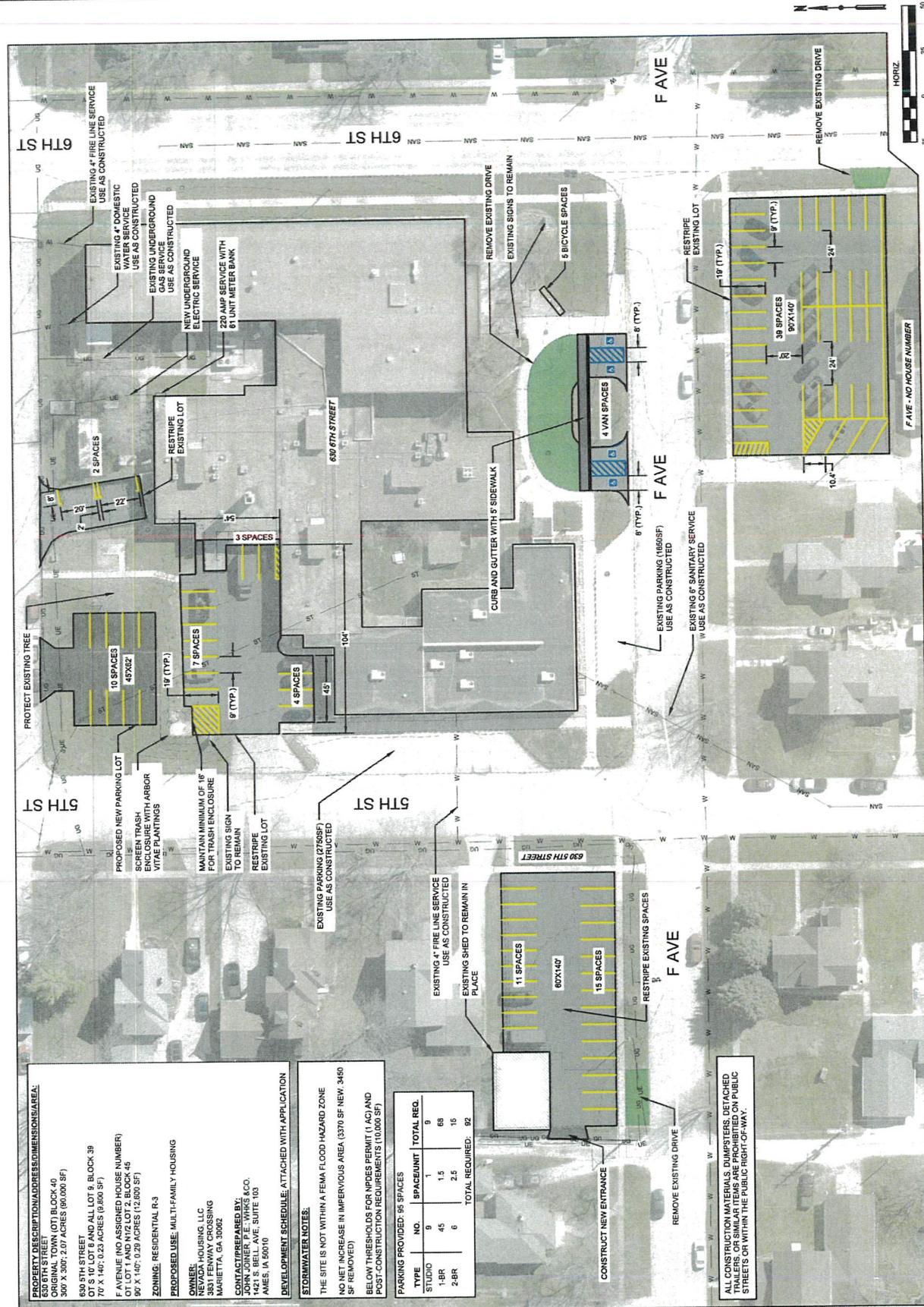


Memo

To: Planning & Zoning Commission
From: Ryan Hutton, Zoning Supervisor
CC: Jordan Cook, City Administrator
Date: 03/02/2026

RE: General Information

- 1. 630 6th Street Site Plan:** The City of Nevada's Site Plan review requires plans for the buildings and changes to the area. Included in your packet is a copy of the site plan



PROPERTY DESCRIPTION/ADDRESS/DIMENSIONS/AREA:
 450 5TH STREET
 ORIGINAL TOWN (OT) BLOCK 40
 300 X 300'; 2.07 ACRES (60,000 SF)
 450 6TH STREET
 ORIGINAL TOWN (OT) BLOCK 39
 70' X 146'; 0.23 ACRES (9,800 SF)
 F AVE (NO ASSIGNED HOUSE NUMBER)
 OT LOT 1 AND N1/2 LOT 2, BLOCK 45
 90' X 146'; 0.29 ACRES (12,600 SF)
ZONING: RESIDENTIAL R-3
PROPOSED USE: MULTI-FAMILY HOUSING

OWNER:
 NEVADA HOUSING LLC
 3831 FENWAY CROSSING
 MARIETTA, GA 30062
CONTACT/PREPARED BY:
 JOHN JOHNS P.E., WHKS ACO,
 1421 S. BELL AVE., SUITE 103
 AMES, IA 50010

DEVELOPMENT SCHEDULE: ATTACHED WITH APPLICATION
STORMWATER NOTES:
 THE SITE IS NOT WITHIN A FEMA FLOOD HAZARD ZONE
 NO NET INCREASE IN IMPERVIOUS AREA (3370 SF NEW, 3450 SF REMOVED)
 BELOW THRESHOLDS FOR NPDES PERMIT (1 AC) AND POST-CONSTRUCTION REQUIREMENTS (10,000 SF)

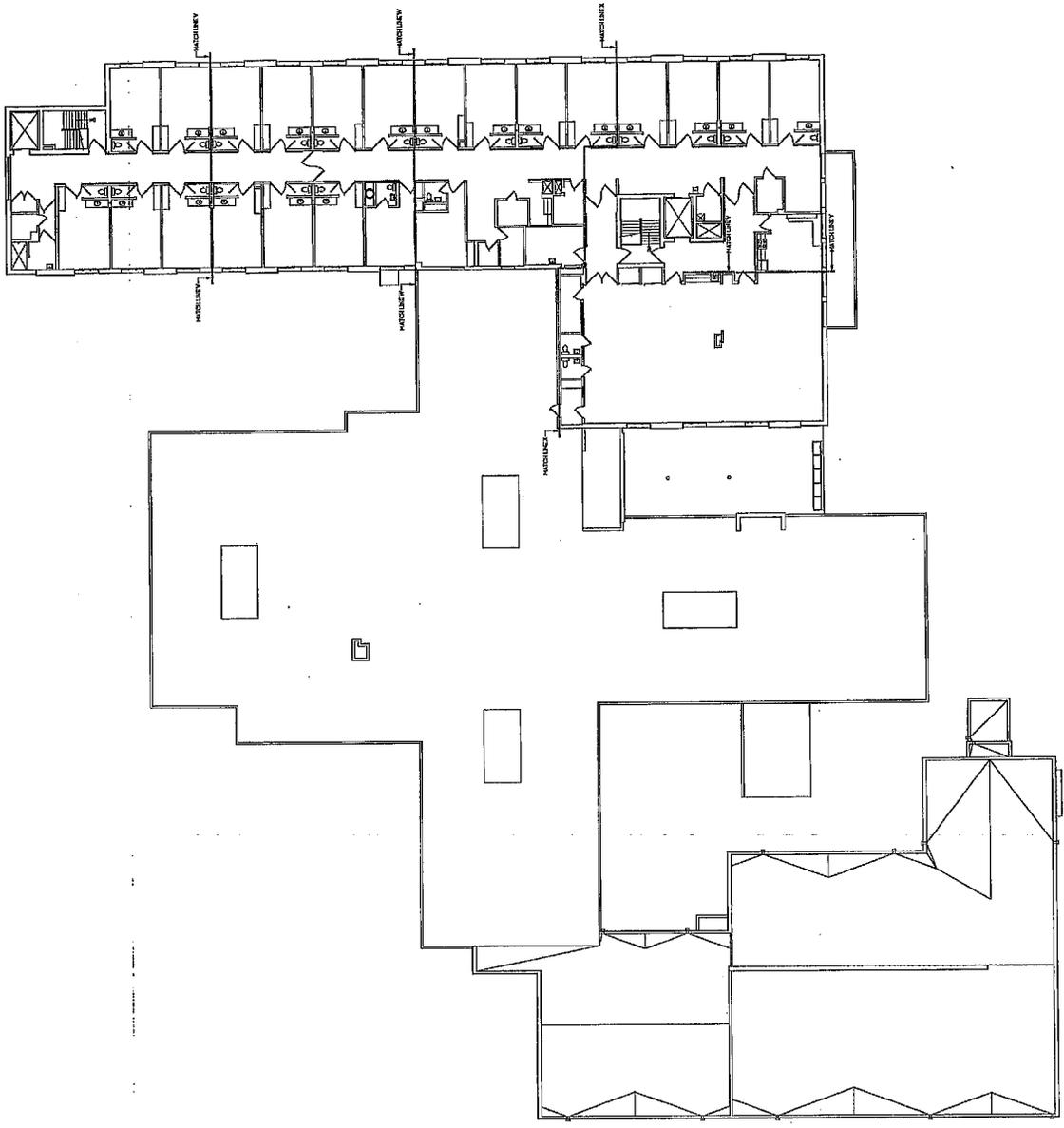
PARKING PROVIDED: 96 SPACES

TYPE	NO.	SPACE/UNIT	TOTAL REQ.
STUDIO	9	1	9
1-BR	45	1.5	68
2-BR	6	2.5	15
TOTAL REQUIRED:			92

ALL CONSTRUCTION MATERIALS, DUMPSTERS, DETACHED TRAILERS, AND EQUIPMENT SHALL BE STORED ON PUBLIC STREET'S OR WITHIN THE PUBLIC RIGHT-OF-WAY.

	659 6TH STREET RENOVA, OHIO NEVADA HOUSING	ADIOZ ARCHITECTURAL	SECOND LEVEL OVERALL DEMOLITION FLOOR PLAN
PROJECT NO. 1000000000 SHEET NO. 1000000000 DATE 10/10/2010	PROJECT NAME PROJECT LOCATION PROJECT NUMBER	ARCHITECT PROJECT MANAGER DESIGNER	SHEET NO. 1000000000 DATE 10/10/2010

- GENERAL NOTES:**
1. REFER TO ALL OTHER DRAWINGS FOR GENERAL NOTES.
 2. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RENOVA, OHIO DEMOLITION ORDINANCE.
 3. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RENOVA, OHIO DEMOLITION ORDINANCE.
 4. ALL DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF RENOVA, OHIO DEMOLITION ORDINANCE.
- DEMOLITION NOTES:**
1. CONTRACTOR SHALL REMOVE ALL EXISTING AND DEMOLISHED STRUCTURES AND ALL DEMOLISHED STRUCTURES SHALL BE DEMOLISHED TO THE EXISTING GRADE.
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1 SECOND LEVEL OVERALL DEMOLITION FLOOR PLAN
 SCALE: 3/8" = 1'-0"

