

## Bohaty Property

Consist of two properties- Approx. 14 acres on Pearl Rd. to Jefferson St. which is Commercial in the BI district

Approx. 130 acres on Jefferson St. down Reagan Parkway which is Residential Single Family in the UR/PUD district. (Same as how Stonegate was developed under the same regulations)

There are going to be 260 units built.

75 Single Family (76.59 acres) 43.40 AC Open Space, 27.30 AC Lots, 5.89 AC ROW - 56% open space.

99 Multi Family A (33.88 acres) 24.0 AC Open Space, 9.88 Developed Area – 71% open space.

86 Multi Family B (19.69 acres) 10.9 AC Open Space, 8.79 AC Developed Area- 55% open space.

The Bohaty property was a family business prior to 1949. The zoning has remained the same. In 1950 townships were able to start zoning.

In 1980 – 1981 Medina township worked on their Comprehensive Plan. In 1984 is when the Medina Townships zoning resolution became effective.

The Bohaty property has been for sale for many years. There have been several people interested in developing the property.

Pride One purchased the property. They used the same approved site plan from the previously interested party.

Pride One had to get approvals from County Planning Commission, State Planning, Medina Township, Environmental agencies and meet all the County agencies regulations as well.

In the 1990's a federal program called Brownfield cleaned up the Bohaty land.

Pride One has completed all the necessary requirements and approvals and has started to proceed with developing the property.