

COPLEY TOWNSHIP SITE PLAN REVIEW MAJOR SITE PLAN/VARIANCE 4014 MEDINA ROAD STAFF REPORT

January 5, 2026

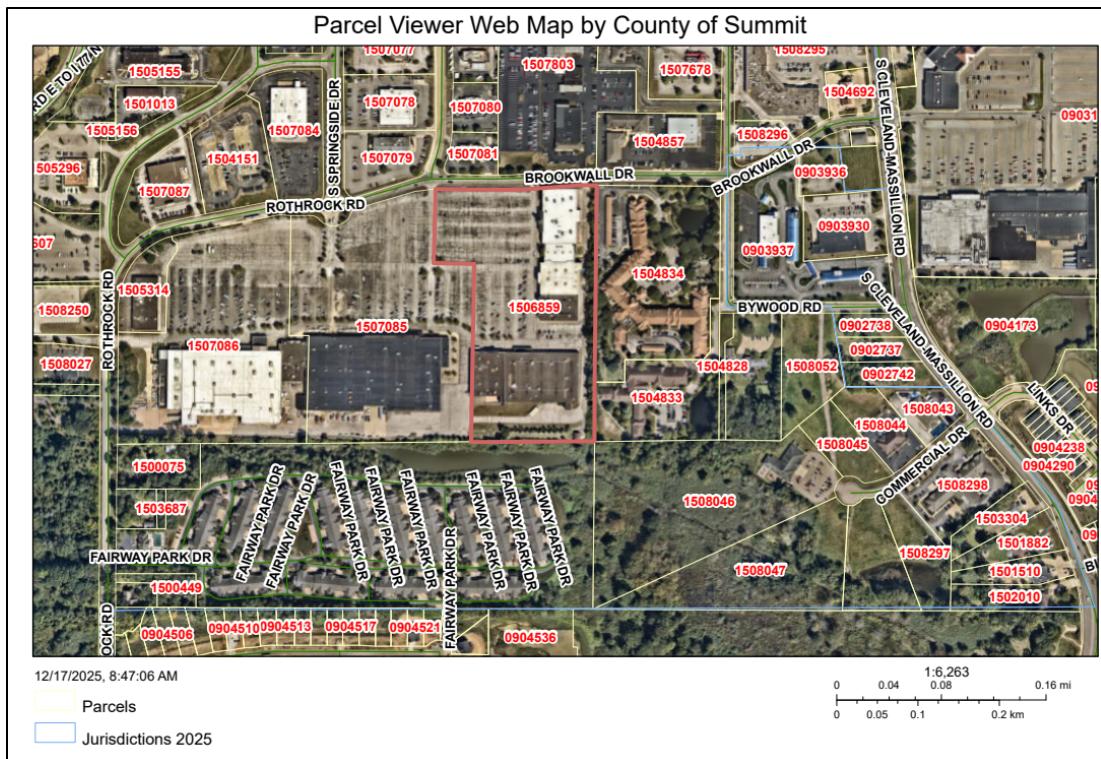


PROJECT: Former Regal Cinema Redevelopment	
PPN: 1506859	APPLICATION TYPE: Major Site Plan/Variance
LANDOWNER	MSA Montrose LP
APPLICANTS	MSA Montrose LP, c/o Hampton Properties, Inc-Jacob Berger Colliers Engineering-Corey LeBlanc Richard Korris
COMPANY PERFORMING WORK REQUESTED	Colliers Engineering
INVESTMENT	\$5,000,000
APPLICATION SUMMARY	<i>Applicants, on behalf of MSA Montrose LP, are requesting site plan and variance approval to redevelop the former Regal Cinema tenant space.</i>
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	Section 4.01-C-GR Commercial General Retail Section 13.01 F-Site Plan Review
GENERAL LOCATION	The parcel is in the Market Square at Montrose plaza on the south side of Brookwall Drive and east of Flight Memorial Drive.
LAND AREA	13 acres (Tenant Building 152' x 300')
ZONING	Commercial General Retail (C-GR)
ARCHITECTURAL REVIEW BOARD	January 5, 2026

BOARD OF ZONING APPEALS	January 14, 2026
EXTERNAL AGENCY REVIEW	Summit County Engineer Summit County Department of Sanitary Sewer Services Summit County Planning Summit Soil & Water Conservation District
STAFF COMMENTS	Redevelopment of single tenant building unit to 2 tenant building unit Variance Required: Front Yard Setback Brookwall Encroachment within an existing Dept. of Sanitary Sewer Easement-Agreement in progress Approval conditioned upon satisfying all jurisdictional agency requirements.

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	C-GR	Commercial
South	High Density	Residential
East	C-GR	Commercial
West	C-GR	Commercial



PROJECT DESCRIPTION

Applicants, Jacob Berger and Corey LeBlanc, on behalf of MSA Montrose LP, are requesting site plan and variance approval to redevelop the former Regal Cinema tenant space. The building area is 152' in length and 300' in width.

Narrative: Per the Applicant

- Proposed scope of work is to include the partial demolition of approximately 10,000sf of the southernmost portion of the existing theatre space, and the front, West wall of the existing space.
- Temporary shoring to be provided for the existing structure to remain, until a retrofit system is installed. New construction of approximately a 12,000sf space, between the remaining theatre area and the existing World Market space to the South. This construction to be located in the location of the demolished 10,000sf portion of the space, with this new construction to protrude out further than the existing to align with the front façade of the existing building adjacent (World Market), and a further projection off the rear than the existing wall represented.
- The entire front façade of the building is to be expanded approximately 6' to the West, for an additional +/- 1,300sf of leasable space. This will all align with the existing World Market front façade as well.
- Plumbing, electrical, and fire protections services are to be split for two (2) separate commercial tenants.
- West site work is to include the building addition and modifications to the sidewalk and grass area, however no large scope site work to be proposed.

- East site work to include a portion of the 12,000sf new construction, new concrete loading pad, concrete egress ramp, and trash compactor.

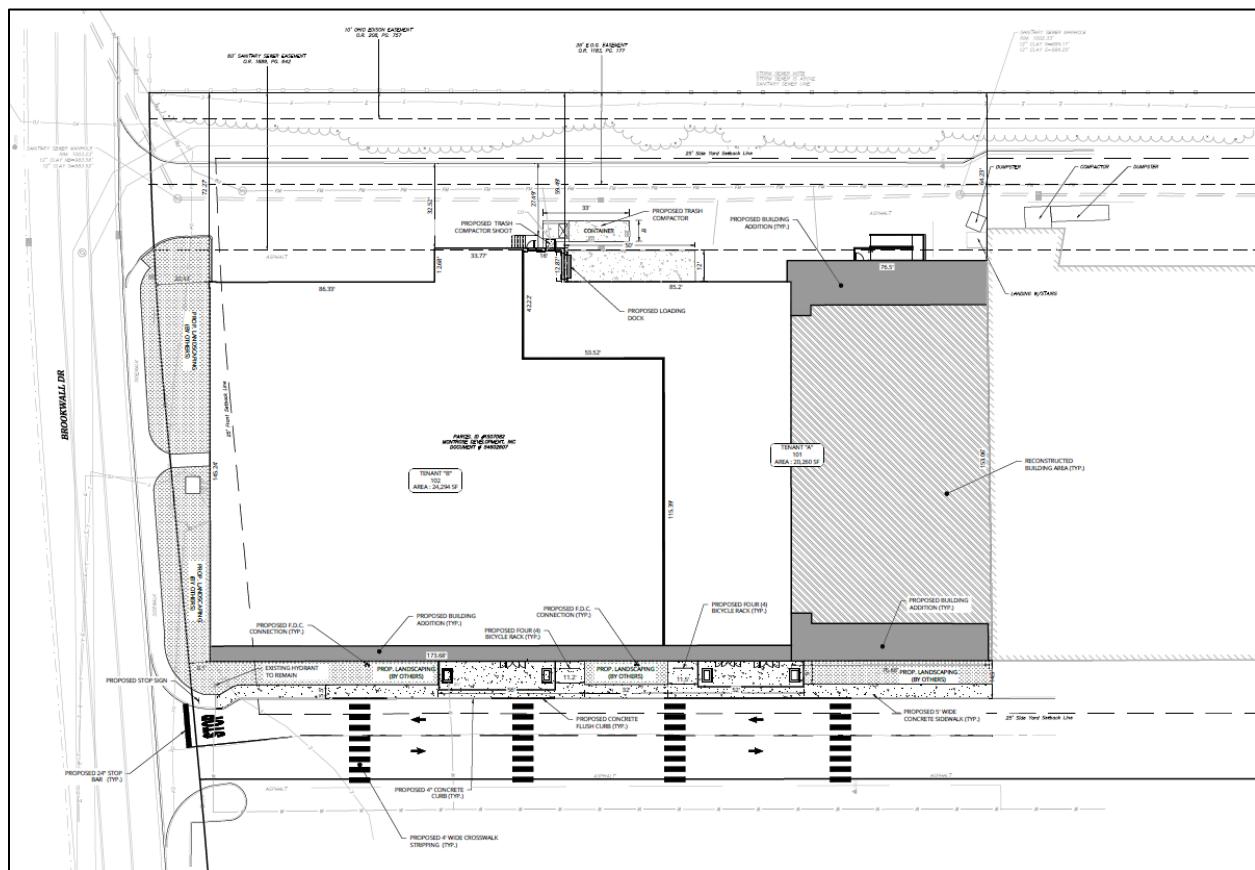
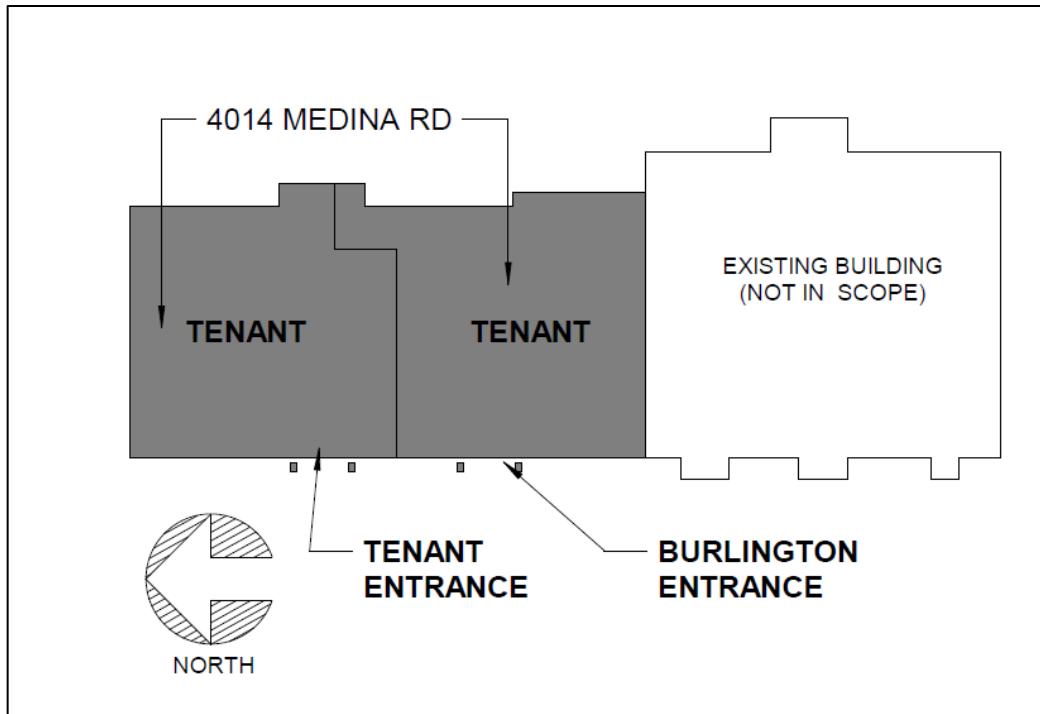
The redevelopment will result in a two tenant spaces.

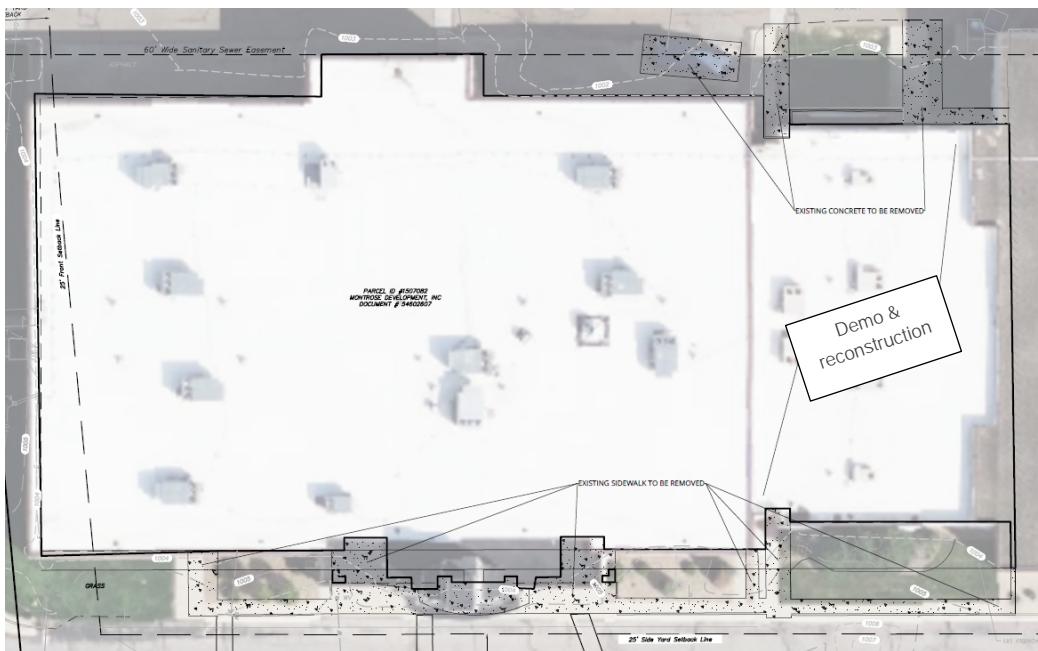
- Tenant B-24,294 square feet in overall area
- Tenant A-20,260 square feet in overall area

Overall updates are inclusive of:

- Full Interior Renovation
- New front masonry wall to match adjacent building
- New Tenant Entrances
- New sidewalk extension and crosswalks
- Addition of bicycle parking spaces
- Demo and reconstruction of partial Tenant suite A







ELEVATIONS

Tenant A Façade Improvements include:

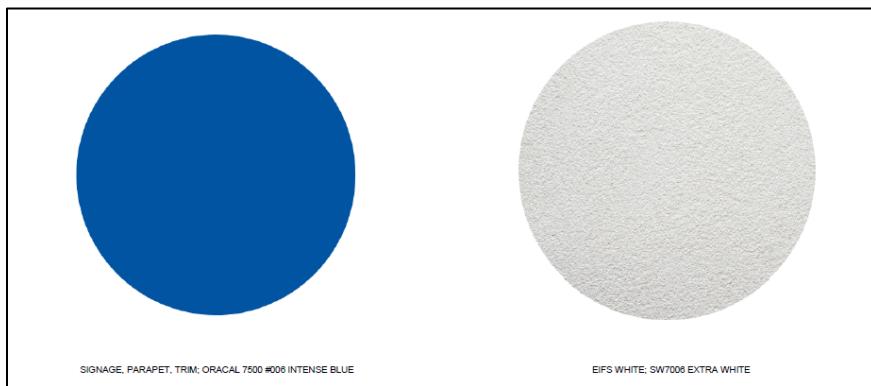
- Illuminated fiber cement clad panels (Nichina) in custom Burlington Red. Panel are 1' 6", 6' wide
- Autosliding doors clear, anodized aluminum
- Aluminum composite (alucobond) Eyebrow canopy with under canopy lighting
- EIFS in pearly white, wrapped column (EIFS above the water table)

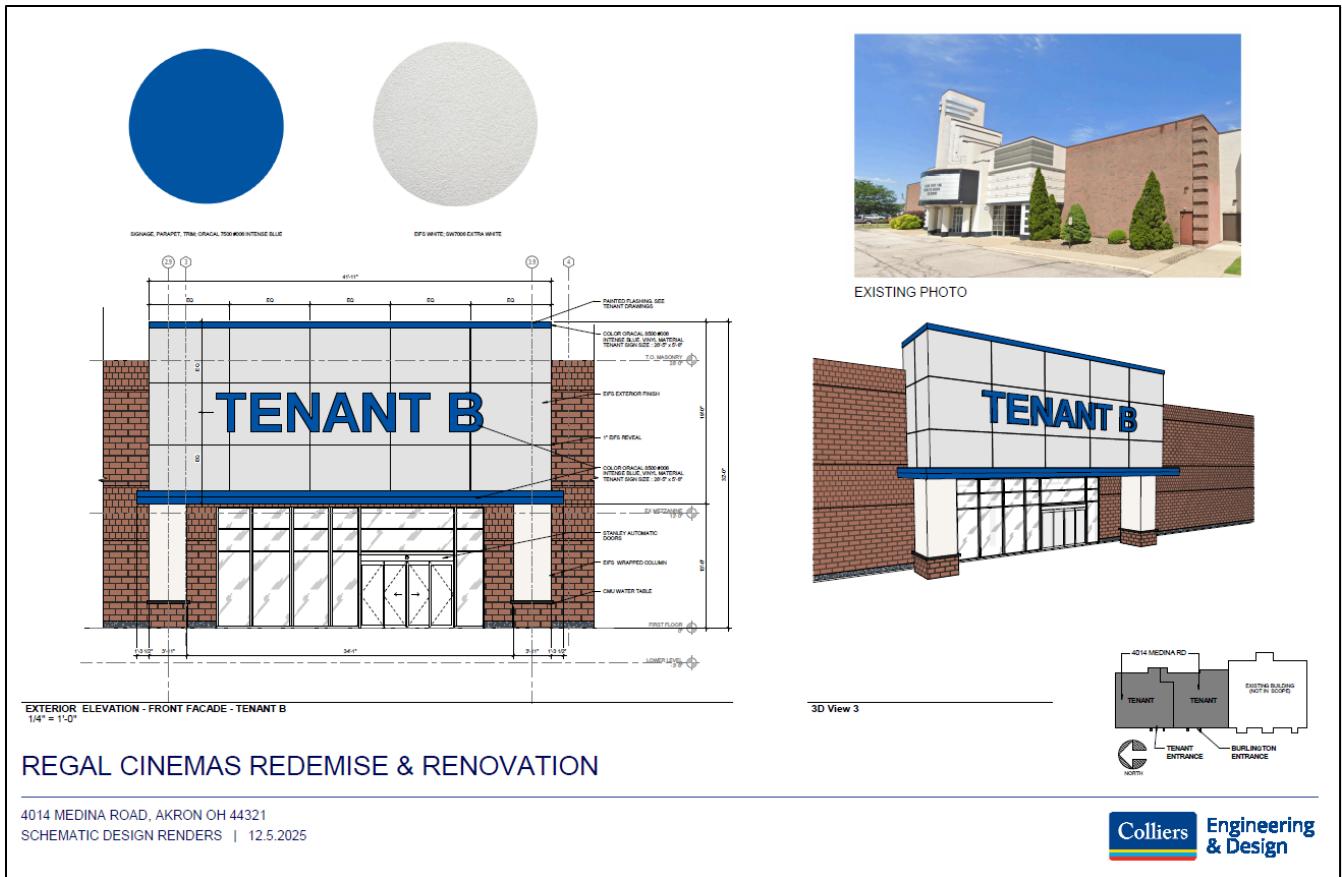




Tenant B Façade Improvements include:

- Painted flashing in intense blue
- EIFS exterior in extra white
- Stanley automatic door
- EIFS wrapped column (EIFS above the water table)

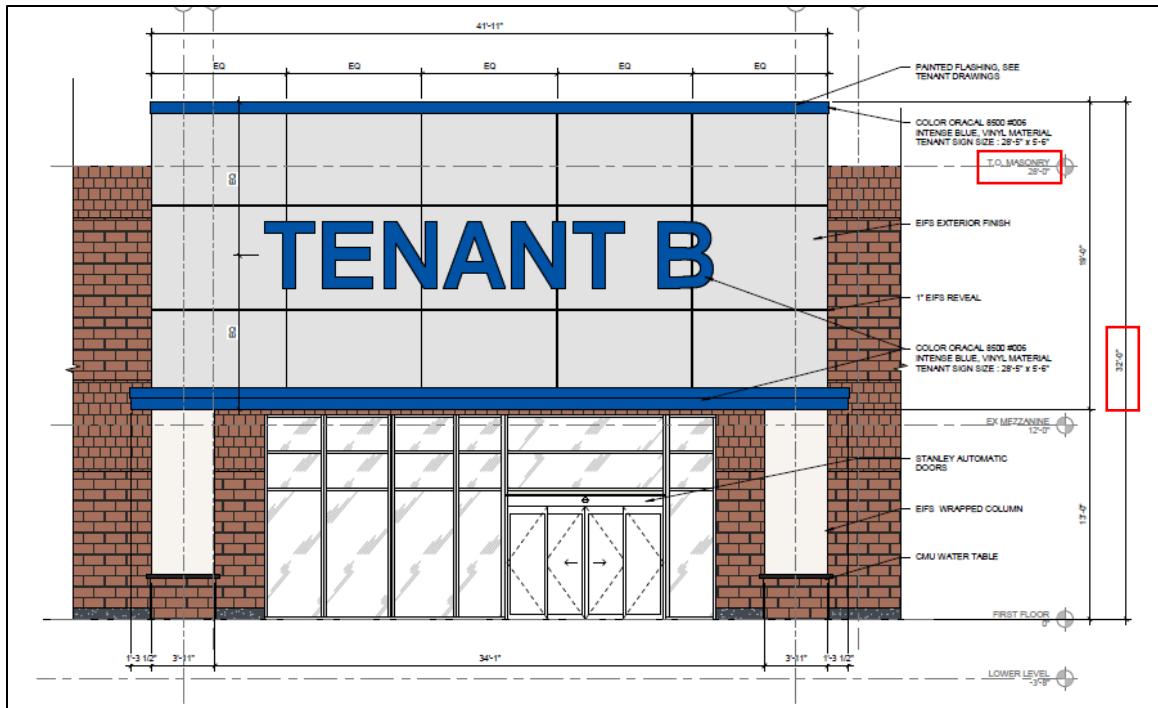




DEVELOPMENT STANDARDS-Variance Required

ARTICLE 4., SECTION 4.01

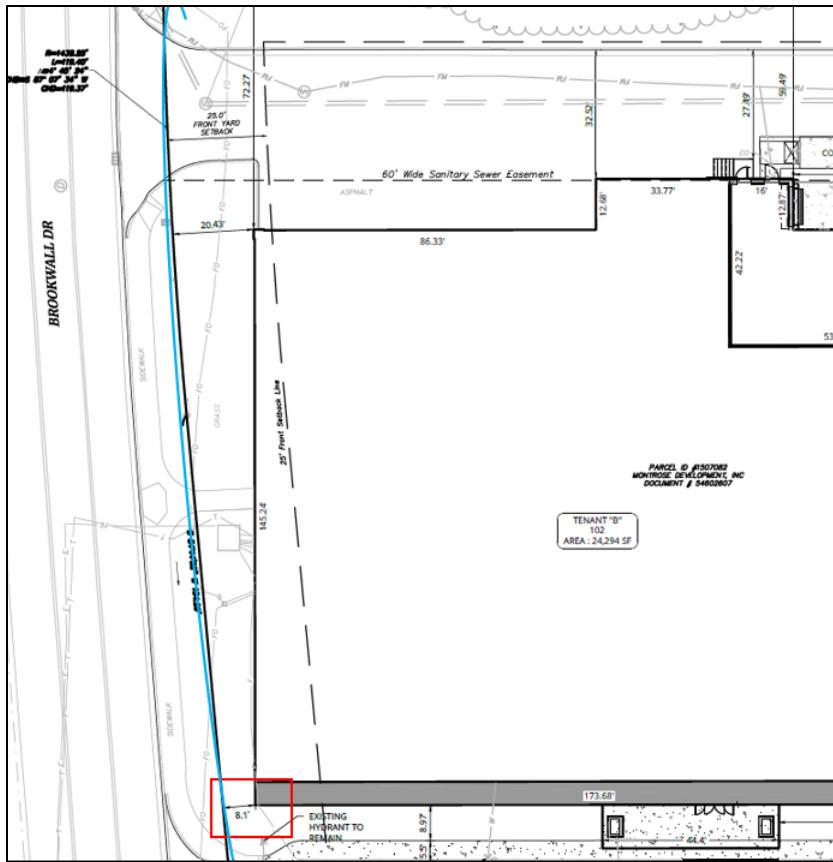
- 35' Maximum Building Height
 - Masonry Height: 28'
 - Parapet Wall: 32' for Tenant A & Tenant B



- 50' Minimum Rear Yard Setback (SOUTH)
 - 750' +
- 25' Minimum Side Yard Setback
 - WEST: 59'
 - EAST: 400' +
- 25' Minimum Front Yard Setback (NORTH)
 - 8.1' Non-conforming

Variance Rationale: *The front yard setback is pre-existing and created due to the expanded right of way for the installation of Brookwall Drive. This variance will correct the non-conforming setback.*

The cinema building was constructed in 1988. The 60' Brookwall right-of-way was established in or around 2000.



ENCROACHMENT-Department of Sanitary Sewer Services

There is a 60' easement located along the western side yard property line.

The following items will project into the easement:

- Rear building concrete ingress/egress (not public) for both tenant suites
- Concrete compactor pad
- Loading Dock



DEPARTMENT & AGENCY COMMENTS

Copley Township Architectural Review Board	Recommend approval of the applicants site plan inclusive of the necessary variance
Copley Township Fire Department	No objections (corrective action for lighting and parking lot improvements supported)
Copley Township Service Department	No objections (corrective action for lighting and parking lot improvements supported)
Copley Township Police	No objections (corrective action for lighting and parking lot improvements supported)
Summit County Engineers Office	Provide a comparison of existing and proposed impervious areas. The overall increase in impervious area does not appear to be significant, so no stormwater detention will be required. In addition to the impervious area increase, we will need to see the total disturbed area identified on the plans.
Summit County Dept. of Sanitary Sewer Systems (DSSS)	Access Easement Agreement required & in progress Verification of the easement width in question: 50' or 60'
Summit County Planning	No objection
Summit County Soil & Water Conservation District	Provide a comparison of existing and proposed impervious areas.
Copley Township Department of Community & Economic Development	Valued redevelopment to central business district Property owner is in agreement to improvement of full parking lot and business center sign within the Market Square at Montrose Plaza.

SUGGESTED MOTION FOR CONSIDERATION

On January 5, 2026, the **Copley Township Architectural Review Board** motioned to recommend approval of the applicants Major Site Plan application inclusive of a reduction in the required front yard setback.

The **Copley Township Board of Zoning Appeals** motions to (approval/approval with conditions/deny) the applicants variance for a 17' reduction in the required 25' front yard setback for a front yard setback resulting in 8' along Brookwall Drive.

Staff Comment: Conditioned upon agency review and approval