


COPLEY TOWNSHIP
MAJOR SITE PLAN/VARIANCE
1321 CENTERVIEW CIRCLE
MEDVET AKRON
STAFF REPORT



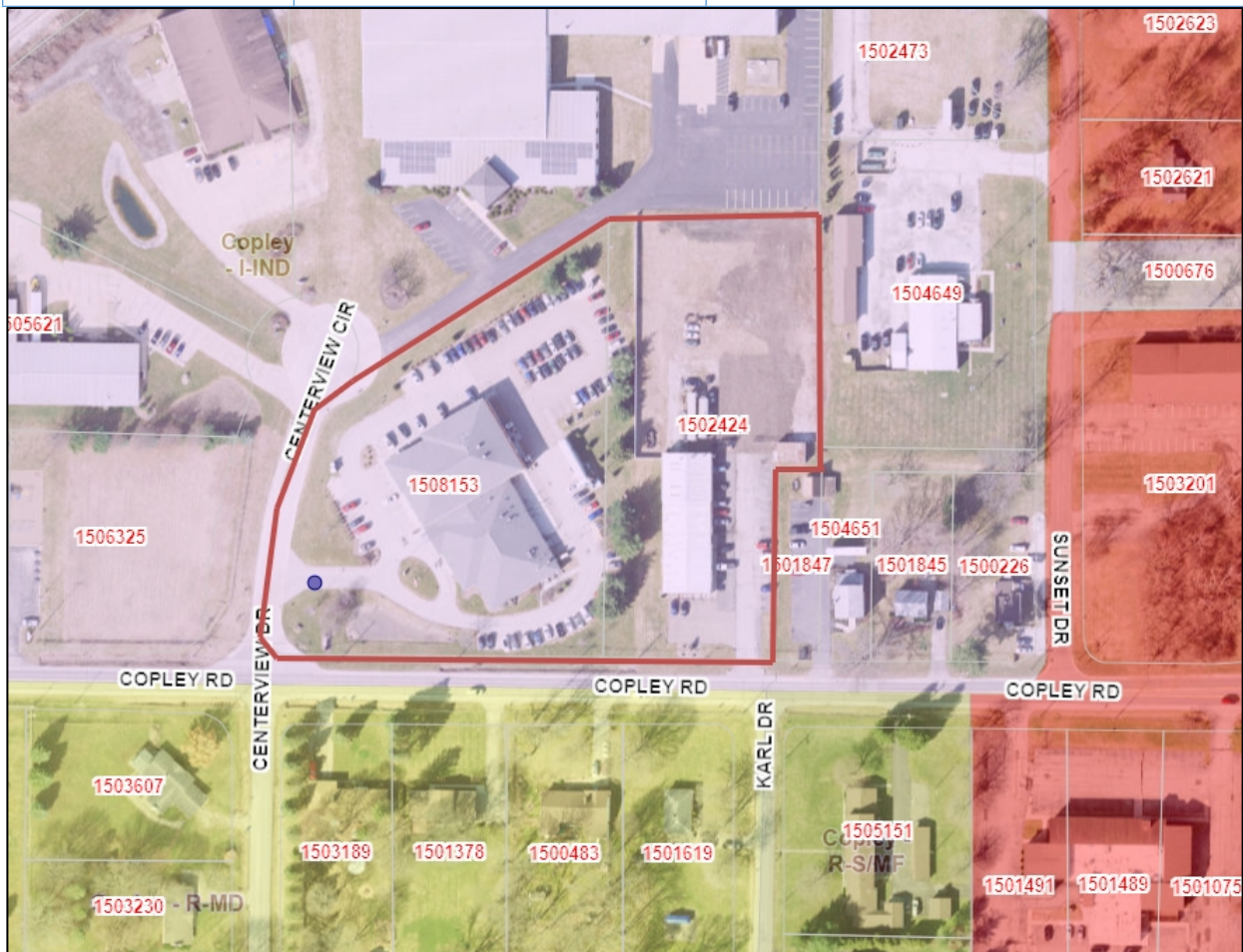
March 7, 2022

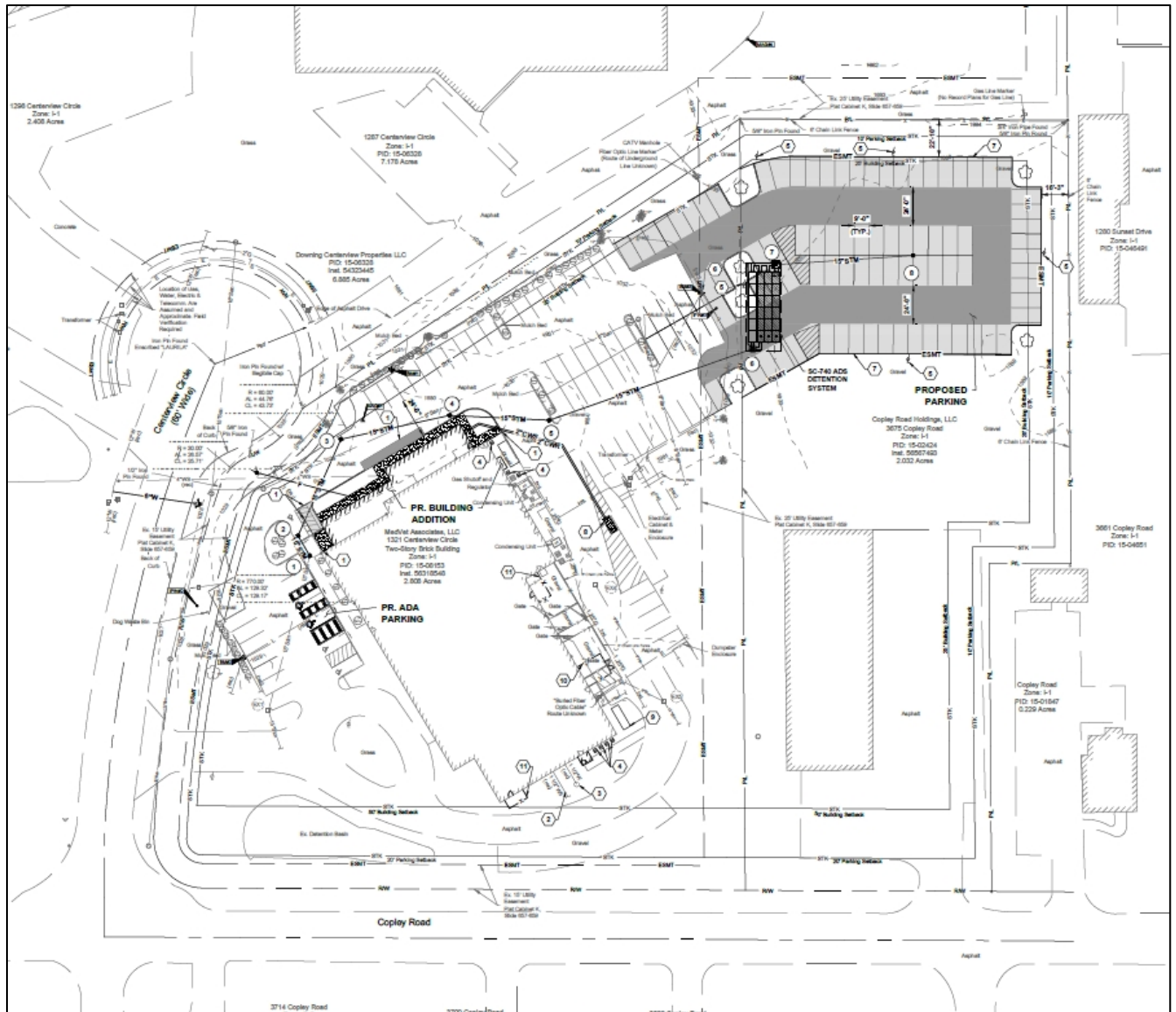
PROJECT: Med Vet-Building Addition and Parking Expansion 1321 Centerview Circle/3675 Copley Road PPN: 1508153/1502424	APPLICATION TYPE: Major Site Plan; Variance Application
APPLICANT/LANDOWNER	APPLICANT: Cody Free, Korda ON BEHALF OF: MedVet LANDOWNERS: Broadstone MV Portfolio LLC/Copley Road Holdings LLC
COMPANY PERFORMING WORK REQUESTED	Korda
INVESTMENT	\$300,000
APPLICATION SUMMARY	Applicant, Cody Free-Korda, on behalf of MedVet Akron, is requesting approval to construct an addition and parking expansion.
INITIATED BY	Applicant
DECISION TYPE	<input type="checkbox"/> Informational <input type="checkbox"/> Direction <input checked="" type="checkbox"/> Action
CODE REFERENCES	Article 5, Section 5.01 I-Industrial, D. Development Standards D. Development Standards 1. Minimum Front Yard Setback From the Street Right-of-Way Line - Twenty-five (25) feet except as otherwise required in this Article. 2. Minimum Rear Yard Setback - Twenty-five (25) feet except as otherwise required in this Article. 3. Minimum Side Yard Setback - Twenty-five (25) feet except as otherwise required in this Article. 4. Height Regulations - No building shall exceed Fifty (50) feet in height, except as provided otherwise in this Resolution. 5. Off-Street Parking - As regulated by Article 9 of this Resolution. 6. Sidewalk and/or Shared Use Path - New buildings, structures, and parking areas shall include the installation of a sidewalk and/or shared use path. The sidewalk and/or shared use path shall connect to similar facilities on adjacent property. In special cases, such as if no adjacent property sidewalk or shared use path exists, the facility type(s) and location shall be approved by Copley Township Community and Economic Development Staff via Site Plan review. See Section 13 of this document.

	<p>Article 14-Landscaping, Buffering and Screening</p> <p>Article 9, Section 9.03 Parking Requirements</p> <p>B. Applicants may propose more spaces than allowed in Table A provided that they submit a parking demand study that illustrates the need for additional parking spaces.</p> <p>Table A</p> <table><tr><th>BUSINESS USES</th><th>VEHICLE</th><th>BICYCLE</th></tr><tr><td>Offices (Administrative, Business & Professional)</td><td>1 per 200 nsf</td><td>2, or 1 per 40,000sf</td></tr></table>	BUSINESS USES	VEHICLE	BICYCLE	Offices (Administrative, Business & Professional)	1 per 200 nsf	2, or 1 per 40,000sf
BUSINESS USES	VEHICLE	BICYCLE					
Offices (Administrative, Business & Professional)	1 per 200 nsf	2, or 1 per 40,000sf					
GENERAL LOCATION	1321 Centerview Circle is located on the east corner of Centerview Circle and Copley Road, east of Centerview drive and west of Karl Drive.						
ACREAGE	1321 Centerview Circle: 2.80 3675 Copley Road: 1.93						
ZONING	I-Industrial						
AGENCY REVIEW	Summit County Engineers Office-Submitted 2/15/2022 Summit Soil & Water Conservation District-Submitted 2/15/2022 Board of Zoning Appeals-Parking Internal: Fire, Police, Service, Community & Economic Development-Submitted 2/15/2022						
ARCHITECTURAL REVIEW BOARD	<i>On March 7, 2022 the Board voted unanimously to recommend approval of the project and approval of the applicants request to exceed the Parking Maximum based on the Parking Demand information which was provided by the applicant.</i>						
BOARD OF ZONING APPEALS	March 9, 2022						
STAFF RECOMMENDATION	<p>Approval conditioned upon satisfying all agency requirements recorded easement and removal of temporary gravel parking spaces located adjacent to Copley Road on the south side of the building as shown. Upon removal of gravel, the applicant will install impervious vegetation in this area.</p>  <p>Rationale:</p> <p>Increase in medical services leads to greater staffing needs and clientele.</p> <p>No opportunity for parking expansion on existing site which will result in a decline in the applicant's ability to utilize the site.</p> <p>The improvements are compatible with the Industrial neighborhood and will improve the conditions of the adjacent property.</p> <p>The site improvements will result in a higher delivery of government service of storm water management.</p>						

PROPERTY LOCATION

SITE	ZONING	LAND USE
North	I	Industrial
South	R-MD	Residential
West	I	Industrial/Vacant
East	I	Industrial





PROJECT BACKGROUND AND DESCRIPTION

Applicant, Cody Free-Korda, on behalf of Med Vet, is requesting approval to expand the building and parking surface associated with the business.

The addition will be located on the north side of the building. The addition will be utilized to house two MRI cassettes totaling 1740 square feet in overall area and a 41 square foot entry vestibule.

Additionally, the updates will include renovation of existing space to accommodate additional exam rooms, ophthalmology services, dentistry and a pet relief area.



WEST ELEVATION

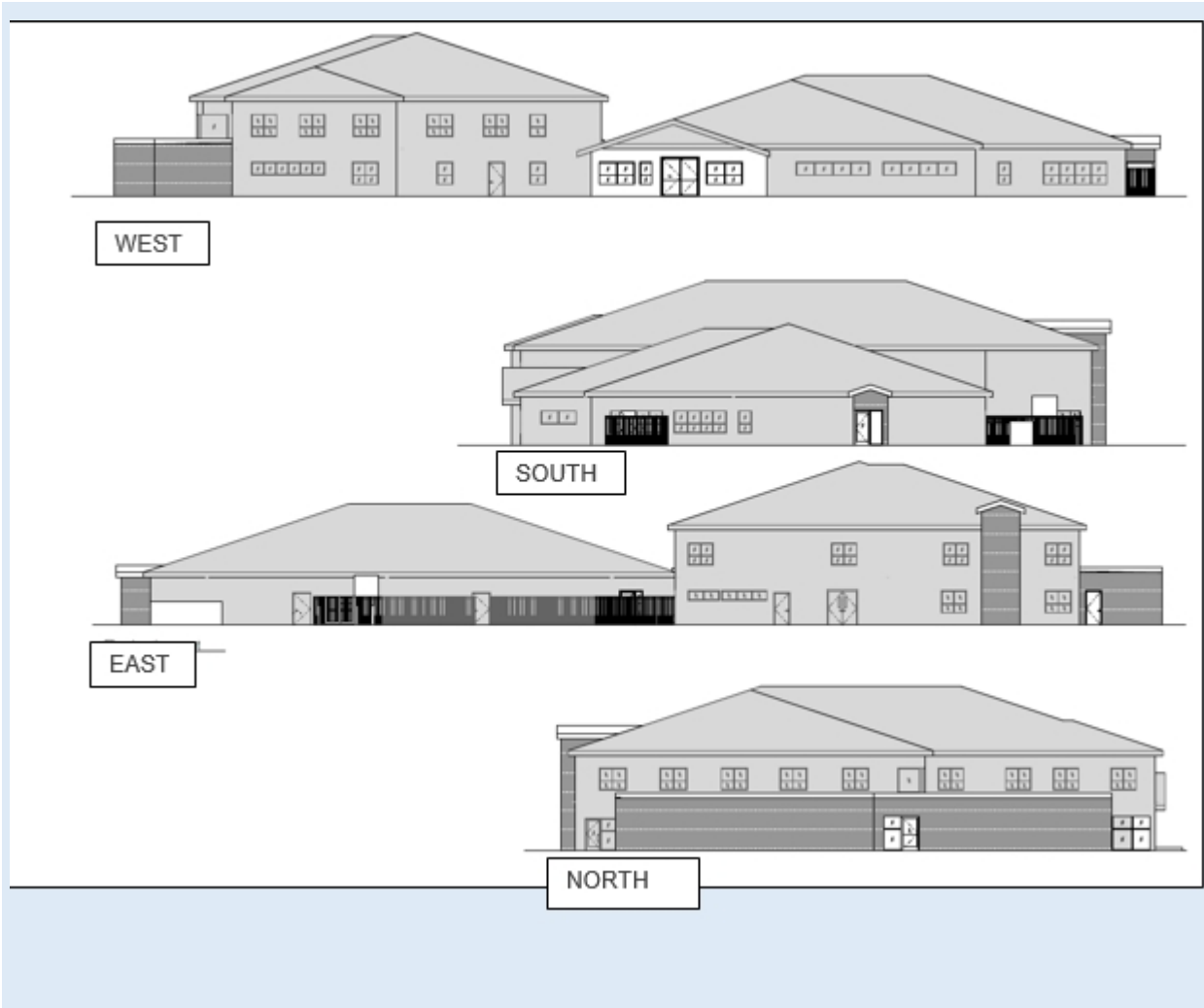


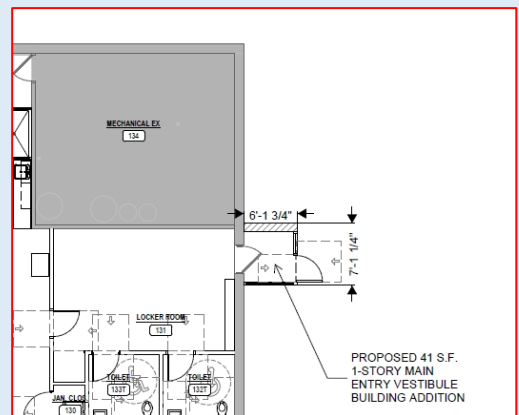
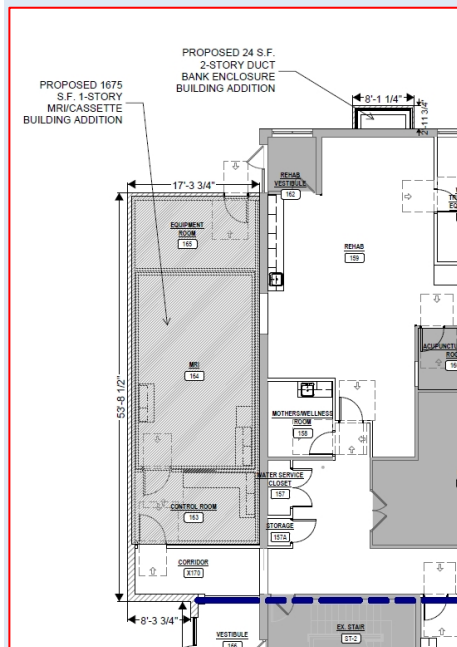
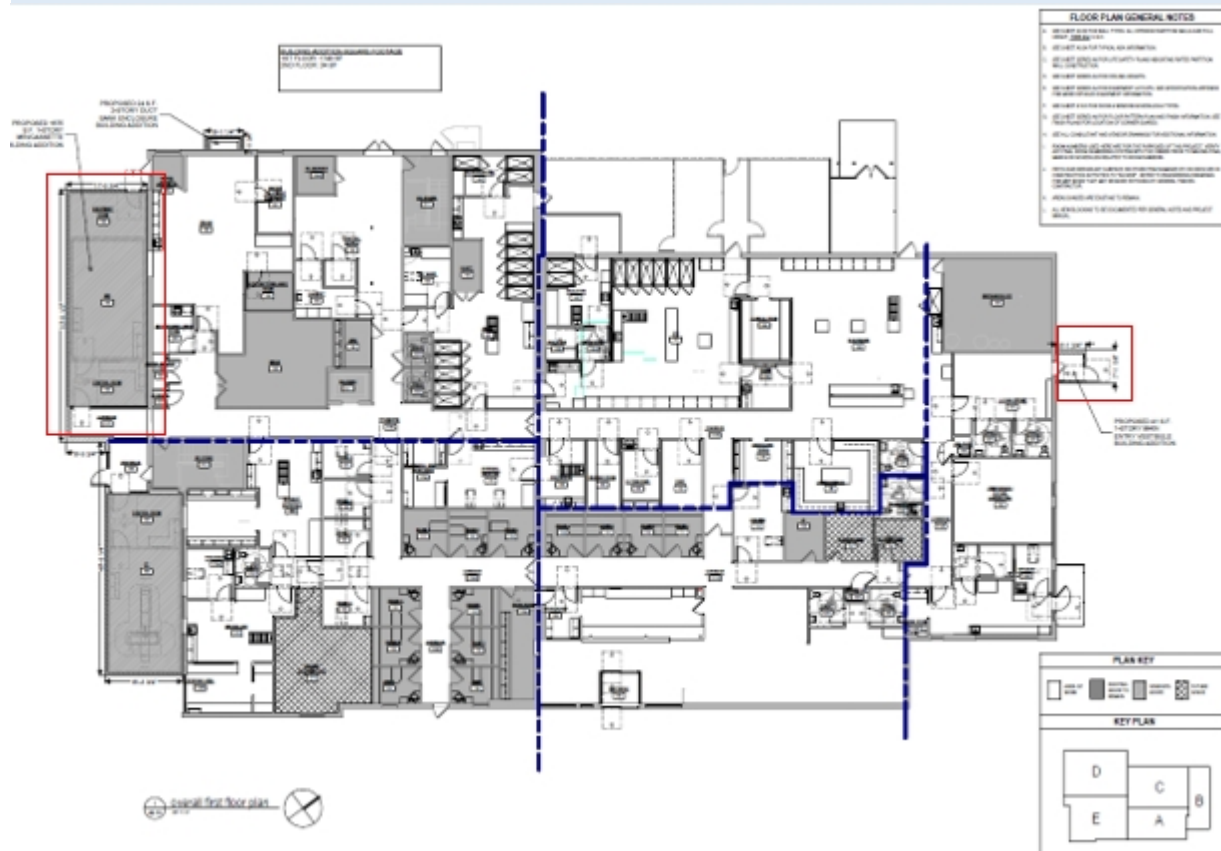
NORTH ELEVATION



SOUTH ELEVATION







ARTICLE 5-SECTION 5.01 D.

DEVELOPMENT STANDARDS

This is a corner lot-Copley/Centerview

- 25' Minimum Front Yard Setback: Copley Road is the primary front yard. The addition will be set back 209' from the road right of way.
- 25' Minimum Side Yard Setback (Secondary Front Yard): Centerview Drive is the secondary front yard. The addition will be set back 56' from the road right of way.
- 25' Minimum Rear Yard Setback: The addition will be set back 58' from the northern property line.
- 25' Minimum Side Yard Setback. The addition will be set back 163' from the eastern property line.
- 50' Maximum Building Height: The addition is 11'-10" in overall height (one story)

LANDSCAPE PLAN

Article 14 Landscaping, Buffering and Screening

PLANT SCHEDULE

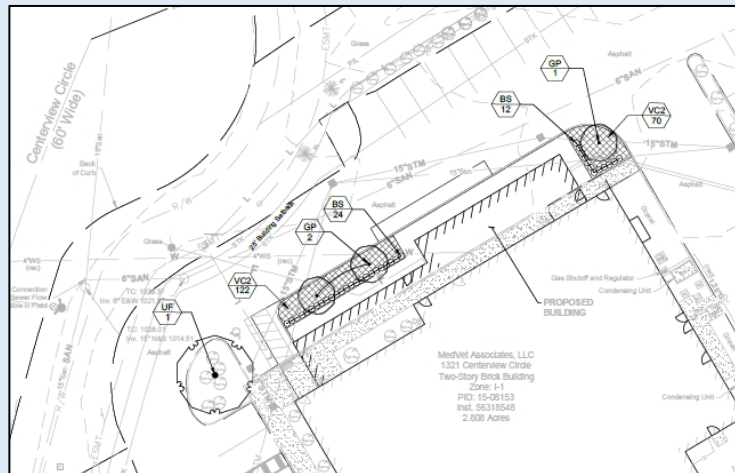
<u>TREES</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
AA	2	Acer freemanii 'Celebration'	Celebration Maple	2.5" Cal.	B&B		
GP	3	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2.5" Cal.	B&B		
TD	2	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B		
UF	3	Ulmus x 'Frontier'	American Elm	2.5" Cal.	B&B		
<u>SHRUBS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>REMARKS</u>	
BS	36	Buxus sempervirens 'Suffruticosa'	True Dwarf Boxwood	1 gal	Cont.		
BG3	75	Buxus x 'Green Velvet'	Boxwood	18" Ht.Min.	B&B		
ID	50	Ilex glabra 'Densa'	Inkberry Holly	18" Ht.Min.	B&B		
JS	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" Ht.Min.	B&B		
TD2	20	Taxus x media 'Densiformis'	Dense Yew	18" Ht.Min.	B&B		
<u>GROUND COVERS</u>	<u>QTY</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>CONTAINER</u>	<u>SPACING</u>	<u>REMARKS</u>
VC2	192	Vinca minor	Common Periwinkle	Flat P.P.		18" o.c.	

14.06 Building Façade Landscaping

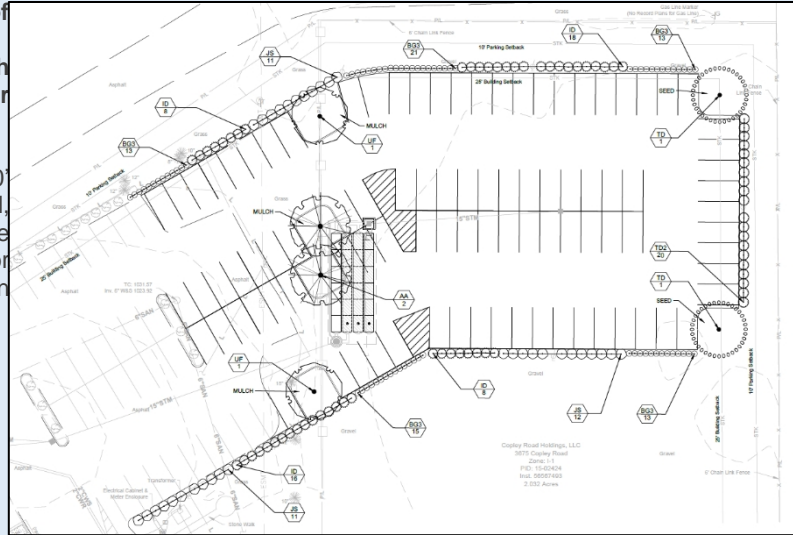
75% of Façade Landscaped

3 Deciduous Trees for every 100' linear feet

The applicant plans to update the façade landscape on the north side of the building to accommodate for the addition. Landscape to include a Frontier Elm, Princeton Sentry, common boxwood and ground cover.



The applicant plans to maintain a 10' landscape buffer inclusive of boxwood, holly, juniper, Bald Cypress, yew. The applicant plans to install 3 interior islands inclusive of Celebration Maples, and American Elms.



PARKING

As part of the building addition, the applicant is seeking a variance to increase the maximum parking requirements. Per Article 9, Section 9.03, and approval of the parking plan dated 9/5/2013, the applicant is permitted 85 spaces.

9/5/2013 This permit is valid for six months. This permit is being written for a 20,009 square feet addition and will consist of two floors. The first floor addition will contain 10,242 sq. ft and the second floor addition will consist of 9,767 sq. feet. Once completed, the entire building will be 29,648 square feet. As part of this permit, additional parking will be installed. There are currently 32 asphalt parking spaces and 18 gravel parking spaces. As part of the addition an additional thirty-five (35) parking spaces will be constructed along with landscaped islands. The total number of parking spaces that will be installed on the site upon completion is eighty-five (85). This satisfies the minimum parking requirements for this use (14,609 net square / 200 net square feet = 73 spaces). The applicant and landowner was not required to appear before the ARB since the site plan application was filed prior to the ARB going into effect.

The new parking surface will be 25,738 square feet in overall area.

B. Applicants may propose more spaces than allowed in Table A provided that they submit a parking demand study that illustrates the need for additional parking spaces.

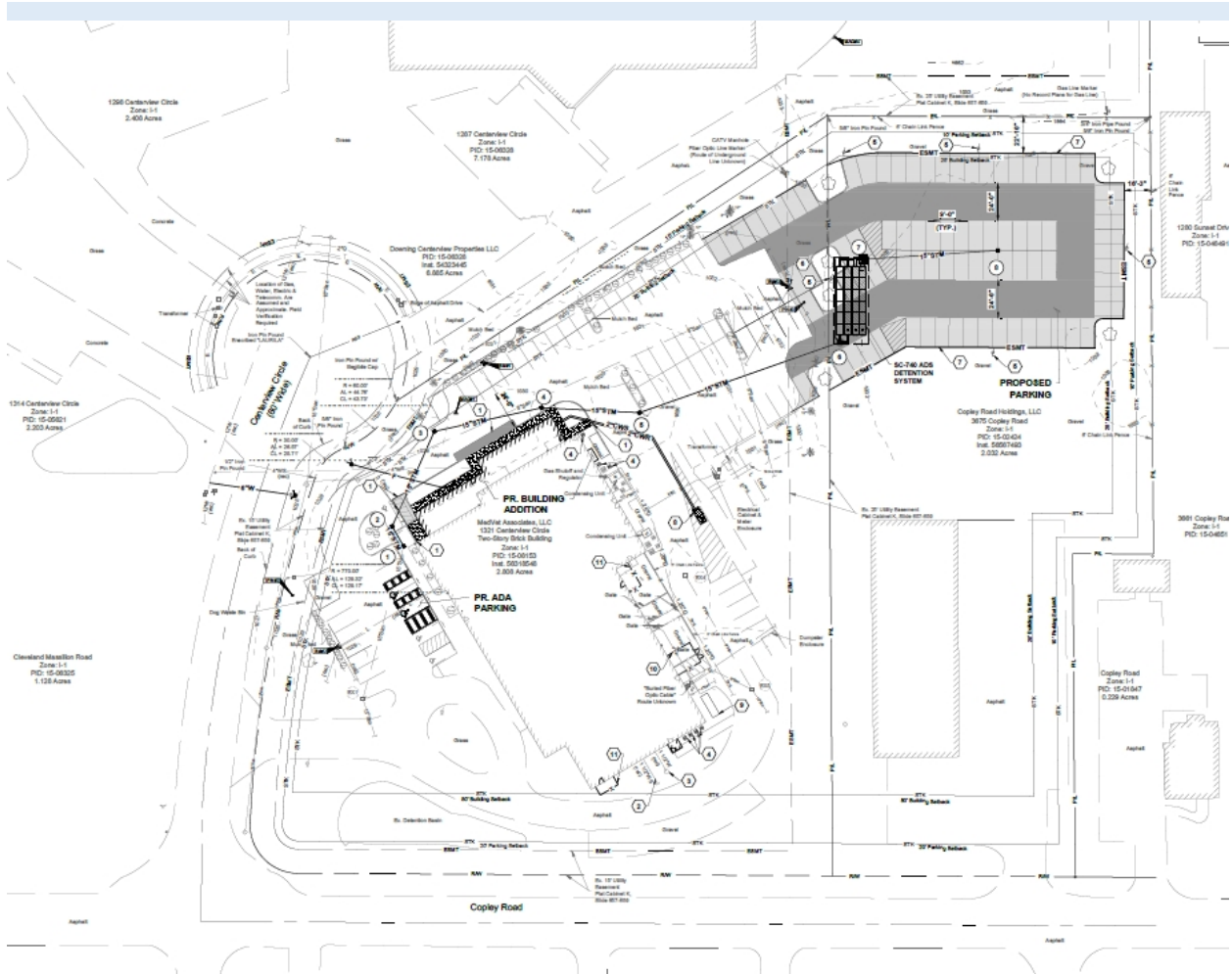
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Original staff count when MedVet took over in 2017: 60-75 team members
Current Headcount: 120 staff. 80-85% of staff onsite during daytime shifts, current parking lot is fully utilized. Created difficulty with clients especially during Covid.
Current headcount increase: Actively recruiting for 15 current open positions to bring our headcount to 135 when fully staffed.
Projected headcount to increase to 175 in 3 years and 200 in our 5 year projection. This increase is due to the new services we will be able to provide with the expansion along with the growth of other services.

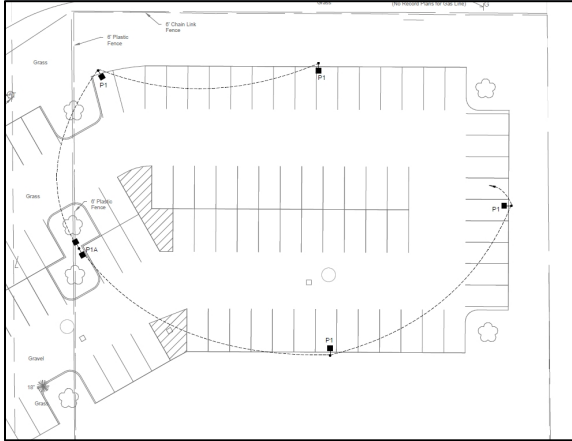
Parking calculations provided for a similar MedVet Site located in Cleveland Ohio.

Copley MedVet: 31,000 square feet (155 spaces requested)
Cleveland MedVet: 35,000 square feet (175 spaces)

STRUCTURES 35% (77,488) ALLOWED; PROPOSED ALLOTMENT 20%	
STRUCTURES AND PAVING 75% (166,000) ALLOWED; PROPOSED ALLOTMENT 62%	
TOTAL LOT SF. 221,335 SF	
COVERAGE	
43,590 sf	STRUCTURES
76,570 sf	PARKING PAVING (34,415+42,155)
16,485 sf	ACCESS PAVING
136,645	TOTAL SF
91 FRONT SPACES	
122 REAR SPACES	
213 TOTAL SPACES = 6 SPACES / 1000	
175 SPACES / 5 * 1000 = 35,000 S.F. BUILDING	



Lighting will be installed per the provided plan:



The applicant has entered into a lease agreement with the adjacent property owner for the additional parking.



800 Clinton Square | Rochester, NY 14604
www.broadstone.com | 585.287.6500

February 22, 2022

Copley Township Zoning Department
Attn: Zoning
1540 S. Cleveland-Massillon Road
Copley, Ohio 44321-1908

Re: Commercial building lease by and between Broadstone MV Portfolio, LLC, as landlord ("Broadstone"), and MedVet Associates, LLC, the tenant ("MedVet"), and for that certain premises at located at 1321 Centerview Circle, Copley, Ohio ("Property"); and

Variance Permits #20220043 and #20220044.

To Whom It May Concern:

It is our understanding that, pursuant to various conversations between and amongst MedVet, and its agents, and your department, you are requesting our confirmation of various facts as to relates to MedVet's desire to development a portion of an adjacent vacant land into a parking lot.

As such, please be advised that Broadstone hereby confirms that:

- Broadstone and the neighboring property owner, Copley Road Holdings LLC, will be entering into a ground lease agreement to which Broadstone will lease that certain portion of a adjacent vacant lot measuring approximately 168' by 211' or 35,448 SF; and
- In turn, Broadstone will sublease same to MedVet pursuant to a separate sublease agreement.

Should you have any questions, please do not hesitate to contact us.

Sincerely,

John Maguire
VP, Property Management

Cc: Lyla Hudson, Broadstone, via email
Justin Grimm, MedVet, via email
Lynn Wackerly, MedVet, via email

3675 Copley Road meets parking requirements for retail/service use of the existing building. There are 40 spaces provided. The applicant is required to provide 15 spaces. These spaces are legal per the construction of the building in 1967.

Motor Vehicle Service	2 per service bay	2 spaces
Retail Stores	1 per 250 gsf	2, or 1 per 5000sf

Per Summit County Fiscal,

BUILDINGS:				
LINE	USE TYPE	YRBLT	LEVELS F/T	SIZE
1 (A)	RETAIL STORE	1967	01/01	2250 SF
2 (B)	AUTO PRTS/SR	1967	01/01	2175 SF
3 (C)	AUTO PRTS/SR	1987	01/01	2500 SF

Area in the rear proposed for the parking expansion has remained vacant and underutilized.



PER THE APPLICANT

Per the applicant, the practical difficulties that justify this application include: To be able to meet the parking demand of not only the existing MedVet Akron building but also parking for the new staff and customers that the building addition will bring, MedVet is seeking to expand its parking lot, therefore is requesting the necessary variances to do so. The MedVet site is limited on space, which is why they are leasing the neighboring gravel lot to expand parking.

Per the applicant, the granting of this variance would have no effect on the immediate neighborhood and community. Granting these variances and allowing MedVet to expand its parking lot will assure there is always the proper amount of parking for not only its staff but also its customers. In an emergency situation with a pet it is important that there is always ease of access to the MedVet building.

The neighboring lot that is being leased is already an existing gravel lot, so in that sense it will not be effected too much. Landscaping/screening will be provided so ensure neighboring parcels are not effected by car lights, etc.

EXTERNAL REVIEW CRITERIA

SUMMIT COUNTY ENGINEERS OFFICE

3/7/2022-We have no objection with the proposed conceptual layout. Detailed stormwater calculations have not yet been submitted, as the location of the underground storage has not been finalized. There is an existing LTMA for the previous improvements. The LTMA will need to be updated to include these improvements. What has not yet been determined is how the neighboring parcel will be addressed in the LTMA. There may need to be separate agreements since two different property owners are involved in this project. I have asked Cody Free of Korda for a Traffic Impact Questionnaire but have not yet received it. I also advised Cody to keep any underground stormwater detention out of the utility easement.

SUMMIT SOIL & WATER CONSERVATION DISTRICT

3/7/2022- There are no riparian setbacks, no wetlands and no floodplains on site. We typically want to see the limits of construction clearly marked on the plan as well as any sediment and erosion controls. We also typically like to see SWPPP details included in any submission.

INTERNAL REVIEW CRITERIA

COPLEY TOWNSHIP FIRE DEPARTMENT

No objections so long as the applicant maintains through circulation around the primary building.

COPLEY TOWNSHIP DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT

The Department of Community and Economic Development is supportive of the major site plan application along with an increased parking variance request from MedVet. The proposed addition is sign of a successful and growing business and one that we want to do our best to accommodate properly. If possible, we want to encourage expansion on-site to keep a thriving business in our community. The parking expansion will allow them to accommodate the additional square footage of office, while also accommodating the large increase in staff and medical services that has occurred since MedVet took over in 2017. As the parking demand letter outlines, their current goal is to work towards 135 employees with a long-term projection up to 200 in 5 years making them one of the largest employers in Copley Township. The methodology that created the current parking requirements for veterinary services did not necessarily consider this type of office which operates on a much larger and regional scale than traditional vet offices, accounting for nearly an 80% larger footprint and staff structure. In conclusion, the project supports our efforts to retain existing businesses within Copley, and the proposed parking request is a reasonable request to make the project viable

VARIANCE REVIEW CRITERIA

a) Can the property in question yield a reasonable return or can there be a beneficial use of the property without the variance? Parking will limit the applicant's ability to provide the highest and best level of service to customers at this location.

b) Is the variance substantial? Yes.

c) Will the essential character of the neighborhood be substantially altered or will adjoining properties suffer a substantial detriment as a result of the variance? No. The adjoining property will be improved by the variance.

d) Does the variance adversely affect the delivery of governmental services (i.e. water, sewer, garbage)? No. The applicant is required to submit stormwater plans to Summit County Engineers and Summit Soil and Water Conservation District. These improvements will enhance the site aesthetically and bring the site, which is currently impervious, into compliance with stormwater regulations.

e) Did the applicant purchase the property with knowledge of zoning restrictions? Uncertain.

f) Can the property owner's predicament be obviated through some other method than a variance? The applicant is at maximum capacity for parking on the existing site.

SUGGESTED MOTIONS AND AUTHORITY TO PROCEED

The Copley Township Architectural Review Board motions to approve the applicants site plan as requested inclusive of an addition comprised of 1740 square feet on floor one and 24 square feet on floor two conditioned upon approval of a variance to exceed the maximum parking requirements, satisfying all agency requirements, recorded lease agreement, and removal of temporary gravel parking spaces located adjacent to Copley Road on the south side of the building. Upon removal of gravel, the applicant will install impervious vegetation in this area.

The Copley Township Board of Zoning Appeals motions to approve the applicants request for an increase of 71 spaces in overall parking for a total of 155 spaces upon which the additional 71 spaces will be located on Parcel 1501847 conditioned upon satisfying all agency requirements, recorded lease agreement, and removal of temporary gravel parking spaces located adjacent to Copley Road on the south side of the building. Upon removal of gravel, the applicant will install impervious vegetation in this area.

RATIONALE:

1. The applicant has demonstrated a hardship by submission of a Parking Demand Letter.
2. The applicant will improve the existing impervious surface on the adjacent lot by complying with storm water requirements of Summit Soil & Water and Summit County Engineers.