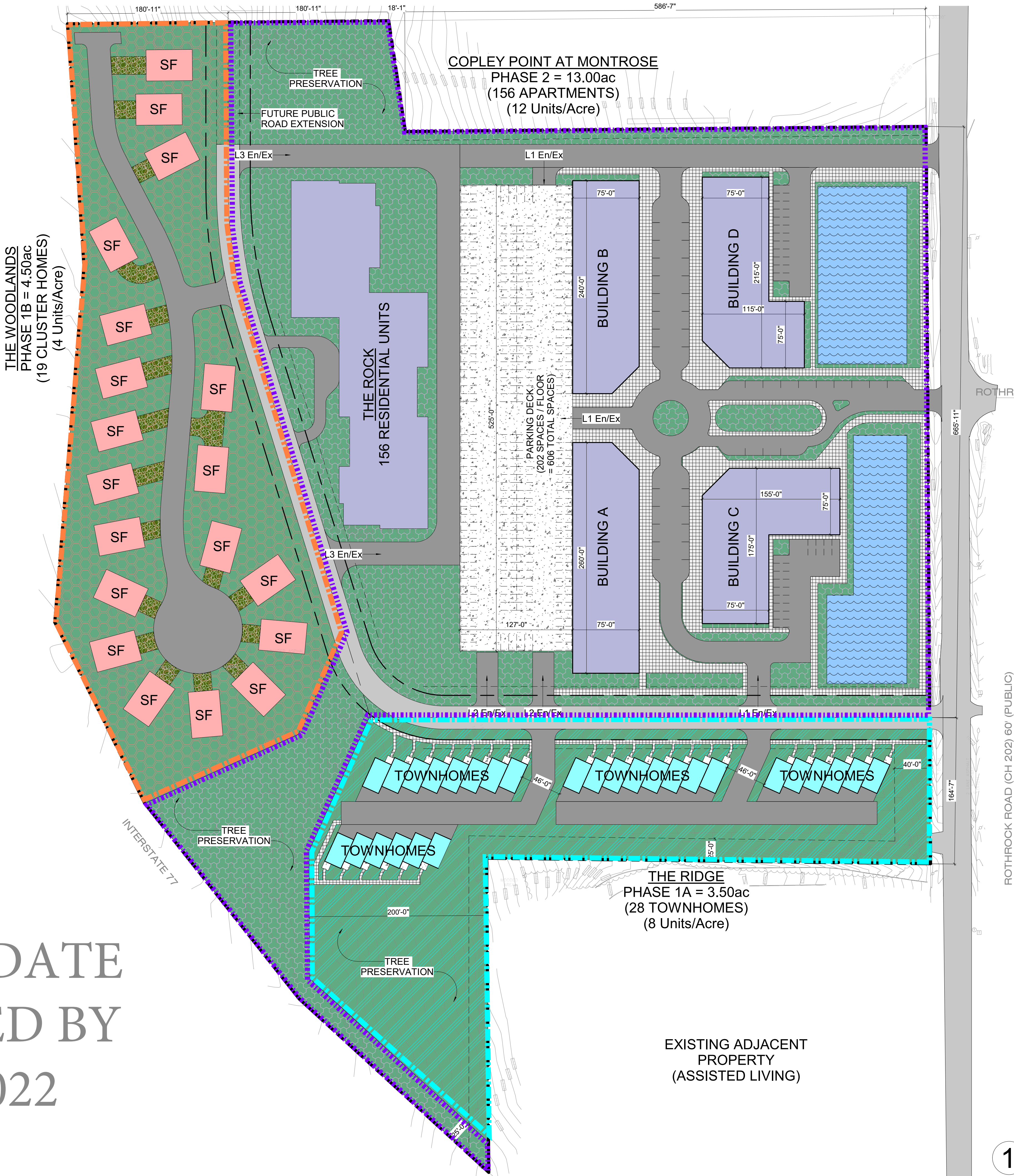


PLAN UPDATE
APPROVED BY
ARB 9 6 2022



MAP AMENDMENT FOR PROPERTY LOCATED AT 444 ROTHROCK ROAD AND 506 ROTHROCK ROAD

MASTER PLAN AREA & YIELD SUMMARY

YIELD BY USE:

PHASE 1a:	
TOWNHOMES	28 UNITS
PHASE 1b:	
SINGLE FAMILY	19 UNITS
PHASE 2:	
MULTI-FAMILY	156 UNITS
RETAIL / RESTAURANT (GROUND FLOOR)	73,862 SF
BUILDING A:	19,028 SF
BUILDING B:	17,528 SF
BUILDING C:	18,653 SF
BUILDING D:	18,653 SF
OFFICE (SECOND FLOOR)	73,862 SF
BUILDING A:	19,028 SF
BUILDING B:	17,528 SF
BUILDING C:	18,653 SF
BUILDING D:	18,653 SF

PARKING GARAGE (3 LEVELS): 200,025 SF TOTAL

PARKING REQUIREMENTS (9.03):

RETAIL = 1/250GSF	
73,862SF / 250 =	296 SPACES
OFFICES = 1/200NSF	
73,862SF / 250(75)(.2) =	45 SPACES
RESIDENTIAL = 2 PER DWELLING OR UNIT	
203 TOTAL UNITS X 2 SPACES =	406 SPACES
TOTAL REQUIRED SPACES:	747 SPACES

PARKING TOTALS (PROVIDED):

GARAGE PARKING:	606 SPACES
ON-STREET PARKING	44 SPACES
SURFACE PARKING LOTS:	25 SPACES
UNIT GARAGE PARKING:	94 SPACES
TOTAL PARKING SPACES:	769 SPACES

TOTAL ACREAGE PER PHASE:

PHASE 1a:	3.5 ACRES
PHASE 1b:	4.75 ACRES
PHASE 2:	13.0 ACRES
TOTAL:	21.25 ACRES

TOTAL GREENSPACE ACREAGE PER PHASE:

PHASE 1a:	2.11 ACRES (60.3%)
PHASE 1b:	2.47 ACRES (52.0%)
PHASE 2:	3.88 ACRES (29.8%)
TOTAL:	8.46 ACRES (39.8%)

SUMMARY:

PHASE 1a:	3.5 ACRES
28 SINGLE-FAMILY ATTACHED	
8 UNITS / ACRE	
PHASE 1b:	4.75 ACRES
19 SINGLE-FAMILY DETACHED	
4 UNITS / ACRE	
PHASE 2:	13.0 ACRES
156 MULTI-FAMILY UNITS	
12 UNITS / ACRE	
C-OR, C-GR, C-NR PERMITTED AND CONDITIONAL USES PER THE COPLEY TOWNSHIP ZONING RESOLUTION	

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT
FOR CONSTRUCTION

REVISIONS

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ARCHITECTS

MASTER PLAN
PROJECT #: 16519
DATE: AUGUST 24, 2022
ROTHROCK MUCD FINAL DEVELOP. PLAN
506 ROTHROCK ROAD
AKRON, OH 44321

SK03

