

AKRON CITY PLANNING COMMISSION

MEETING OF MARCH 15, 2024 - 9:00 A.M.

COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 166 S. HIGH STREET

(1) **CORRECTION** and **APPROVAL** of Minutes of February 16, 2024.

(2) **PUBLIC HEARINGS:**

A. Approval of sales of property and/or development plans in Urban Renewal and Community Development projects and assorted matters necessary to promote the Urban Renewal and Community Development Plans.

(1) **NO NEW BUSINESS**

(B) **PC-2024-04-CU** – Petition of McGregor PACE for a Conditional Use to establish adult day care services on the Ohio Living Rockynol campus at 1275 W. Exchange Street.

KJ/emd

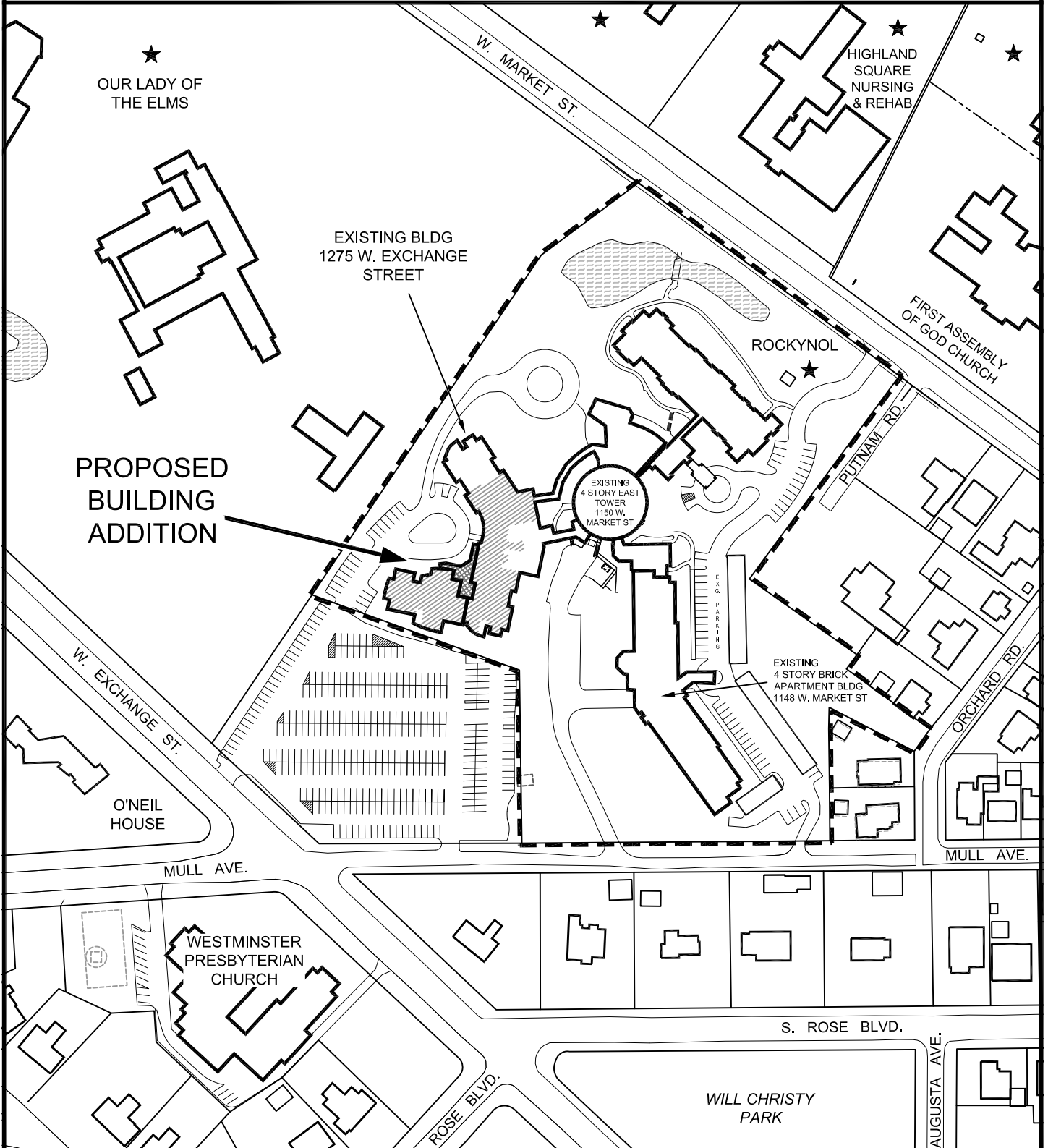
PC-2024-04-CU

Petition of McGregor PACE for a Conditional Use to establish adult day care services on the Ohio Living Rockynol campus at 1275 West Exchange Street

- ★ Conditional Use
- UI Single Family Residential
- ▨ Proposed first lease area for elderly day care program (PACE)



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Created 02/23/2024 jwh
Revised 02/23/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2024-04-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: MARCH 15, 2024 **WARD:** 4
COUNCILPERSON: Davis

SUBJECT: PC-2024-04-CU – Petition of McGregor PACE for a Conditional Use to establish adult day care services on the Ohio Living Rockynol campus at 1275 West Exchange Street.

GENERAL LOCATION: South side of West Market Street, west of Putnam Road, north of West Exchange Street and Mull Avenue.

LAND USE OF THIS PROPERTY: Institutional

LAND USE IN THE SURROUNDING:

NORTH: Retail
SOUTH: Residential
EAST: Residential
WEST: Institutional

ZONED: Conditionally zoned via Ordinance Nos. 143-1986, 583-1987, 397-2010, 257-2013, and 246-2014 which permitted expansions to the nursing home and an assisted living facility.

SIZE OF LOT & AREA: Irregularly shaped, contains 10.916 acres

COMMENTS:

Ohio Presbyterian Retirement Services (OPRS) is the owner of Rockynol Retirement Community, located on the south side of West Market Street, north of Mull Avenue. The 10.916 acre property contains multiple buildings, parking areas, and open space. Surrounding uses include Manor Care Nursing Home to the north, residential to the south and east, and Our Lady of the Elms to the west. The property is zoned via Ordinance Nos. 143-1986, 583-1987, 397-2010, 257-2013, and 246-2014 which permitted additions to nursing home and an assisted living facility. The Land Use and Development Guide Plan recommends public and semi-public facilities for this property.

The Petitioner, McGregor PACE Summit, is proposing to construct a one-story, 1,600 square foot addition onto the front of the western building at Rockynol, 1275 W. Exchange Street, and reutilize the new and existing 19,000 square feet on the first floor as an adult day-care through the Program for All-Inclusive Care for the Elderly (PACE). The establishment of an adult day-care and any additional expansions upon the property both require Conditional Use approval.

McGregor PACE was selected by the Ohio Department of Aging to expand PACE services into Summit County by the end of 2024. They will be leasing the first floor of the existing health care center from Rockynol to create the new 20,000 square feet PACE Center that will be the hub of the new program to serve qualified elderly residents throughout Summit County.

This adaptive reuse is primarily an interior remodeling of approximately 19,000 square feet of space along with the proposed one-story addition. The addition will be constructed onto the existing building and used as an entrance for interior circulation, a reception area, and staff workspaces. It will be situated just south of the west entrance of the nursing home facility and accessed from the parking lot and circular driveway off West Exchange Street. Building material will primarily consist of plate glass along the façade with aluminum framing and a sliding glass entrance door. An exterior steel canopy will also be included along the front of the addition to provide shelter for the entrance and drop off area.

The PACE facility will operate on weekdays from 7:30 am to 5 pm and will be closed on nights, weekends, and holidays. Arrival and departures are staggered to manage traffic flow with participants arriving by van or private vehicle each day between 8 to 10 am and departing between 2 and 4 pm. No new drives, roadways, or parking areas are required for the project. Staff and visitors will use the existing entry drive off West Exchange Street. The Petitioner anticipates that the center will employ approximately 30 to 50 individuals depending upon the number of seniors participating in the program.

The small, one-story addition and use of the first floor of the existing health care center as a PACE site is compatible with the current Rockynol campus and should not impact other surrounding properties any differently than the current senior living campus. The existing parking lot, with over 200 parking stalls, has enough space to accommodate new employees for the facility. As such, the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan and recommends **APPROVAL** of the Petition of McGregor PACE for a Conditional Use to establish adult day care services on the Ohio Living Rockynol campus at 1275 West Exchange Street, in accordance with submitted plans entitled “McGregor PACE Summit, Ohio Living at Rockynol; Dated: January 31, 2024” and subject to the following conditions:

- (1) That the Petitioner submit a storm water management plan to control the run-off, siltation and sedimentation during construction and to control the run-off after the development is completed. This plan is to be consistent with all the requirements of Section 192.101-.114 of the Code of Ordinances and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.
- (2) That all driveways and parking areas be hardsurfaced and curbed to Engineering specifications in accordance with paving specifications as described in the Zoning Code, Appendix A.

- (3) That vehicular access shall be permitted from West Market Street, West Exchange Street.
- (4) That the Petitioner provide adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (5) That the structures and layout of the development conform substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.
- (6) That all exterior building facade, wall and other surfaces at the property shall be kept in good repair, in a safe condition, and, if constructed of a non-weatherproof material, or if currently coated by stucco, paint or other treatment, or if required to be coated by the Building Code, shall be protected against decay from the elements, and shall be uniformly coated by paint or other treatment, free of chips, cracks, flaking, chalking, peeling or exposed underlying surfaces, and shall be free of holes, cracks, or broken, loose or decaying materials.
- (7) That all exterior lighting on the Petitioner's property, if any, be installed so as not to impair in any way the safe movement of traffic on any street or highway or so as not to intrude on the surrounding properties.
- (8) That as a prerequisite to the issuance of any building or grading permit incident hereto, the following be submitted to the City:
 - (a) Storm water management plan as referred to in Item (1) above.

MM/emd