

May 14, 2026

Planning Committee  
Rocky River, Ohio

**RE: AKRON CHILDREN'S / ROCKY RIVER HEALTH CENTER  
SUMMARY OF ITEMS  
FINAL PLANNING COMMISSION REVIEW MEETING 5/28/26**

Members of the Planning Committee,

Thank you for your review of the plans regarding the aforementioned project. Please accept this letter as a summary of topics previously discussed. The drawings submitted provide additional supporting information.

**PERIMETER FENCE**

During the preliminary planning commission review, a neighboring resident presented a request to maintain the 8'-0" tall existing fence. The code limits new fences to 6'-0". The planning commission supported a variance for an 8'-0" tall fence to maintain residential privacy. The project will demolish the existing fences and replace with fencing as indicated on C-200, notes 3 and 4.

8'-0" FENCE to be composite material, horizontal wood-look slat infill, finished on both sides.



6'-0" FENCE to be chain link, black.



### **SITE PLAN**

1. Emergency (blue light) station locations are indicated on civil drawing C-200, note 5.
2. The parking lots of the two outbuildings (20340 and 20350/20370) have been combined with a drive aisle per drawing C-200.
3. The number of curb cuts and site ingress/egress remain unchanged, based on the discussion during the 5/7/26 Preliminary review meeting.
4. The loading zone has been expanded (eliminating two parking spaces) to accommodate the operations of a lift gate truck without impeding vehicular traffic through the site. Refer to AS-1.0 and C-200.

### **BUILDING SIGNAGE**

The preliminary planning commission review suggested a variance would be required for the signs on the East and West facades of the building. The design team has reviewed the city ordinance and believes this project meets exceptions for signage due to having public entrances with ingress/egress at each façade. Mr. Minek has raised the question to the Law Director for a review and determination.

### **PARKING COUNTS**

The existing site contains 319 regular parking spaces and 11 ADA parking spaces. Akron Children's purchased the primary building (20222) and two smaller buildings (20340 and 20350/20370). We will be demolishing the existing 20340 building as part of this project. The 20350 building is occupied by two tenants, expected to vacate the building in August.

### **EXISTING BUILDING 20350 TO REMAIN**

MEDICAL USE

REQUIRED PARKING RATIO: 4 spaces per 1000 SF

75,000 SF of Medical Use at 4 spaces per 1000 SF: 300 spaces required

Minus 7,800 SF of shell space within building 20222: 67,200 SF

67,000 SF of Medical Use at 4 spaces per 1000 SF: 268.8 (269) spaces required

**EXISTING BUILDING 20350 TO REMAIN**

BUSINESS USE

REQUIRED PARKING SPACES: 4 PER 1000 SF

3,000 SF of Business Use at 4 spaces per 1000 SF: 14 spaces

Including Conjoined Parking Lot 20% Reduction: 11.2 (12) spaces required

**TOTAL REQUIRED: 281 SPACES**

**TOTAL PROVIDED: 284 SPACES (270 REGULAR SPACES AND 14 ADA SPACES)**

Sincerely,



Scott C Radcliff AIA, ACHA, LEED AP, NCARB