




APPLICATION FOR ZONING APPEAL

Must be completed and submitted at least 15 days prior to the date of the hearing.

Name: Ice Miller LLP, Attn: Greg Gorospe	
Address: 250 West Street, Suite 700	
Columbus OH 43215	
Phone No. (A.M.) 614-462-1042	(P.M.) 614-578-9145
Address of Property where Variance is requested: 926 E. Waterloo Rd.	
Name, address and telephone number of property owner (include zip code):	
MOLLY COMPANY LLC (phone c/o applicant)	
1798 KING JAMES PKWY, WESTLAKE OH 44145-3418	
Zoning District: B-3	
Variance Variance Requested:	
Conditional Use Permit requested to permit a cannabis dispensary pursuant to Section 23.21	
Proposed construction will be:	
Interior, exterior and site improvements as shown in the attached plans	
Your Reasoning for Requesting a Variance Conditional Use Permit (applicant may attach a statement on separate paper):	
See attached	

Adjacent Owners: Names	Mailing Address and Zip Code:
MCDONALDS USA LLC	946 E WATERLOO RD., AKRON OH 44306
HERZING UNIVERSITY LTD	1600 S ARLINGTON ST., AKRON OH 44306
RANDALL E KOZULLA, TRUSTEE	921 CHAFFIN RD., AKRON OH 44306
MARCIA E WEIDKNECHT	CHAFFIN RD., AKRON OH 44306
KYLE SUMMERS	903 CHAFFIN RD., AKRON OH 44306
ROHMAR CO LTD	908 E WATERLOO RD., AKRON OH 44306
PENSKE TRUCK LEASING CO LP	937 E WATERLOO RD., AKRON OH 44306

No street
number listed.

Signature of Applicant:*	Date:
	4/15/25

Date of Hearing: May 13, 2025

**By signing this application, the applicant acknowledges they have read the attached "Procedure for Zoning Variance," "Guidelines for Decisions on Variances," "Conduction of Zoning Appeals Meeting," and "Coventry Township Board of Zoning Appeals" before the hearing.*

Please attach the required site plan and any additional drawings to this application.

FOR OFFICE USE ONLY

TYPE	FEE AMOUNT	DATE	PAYMENT TYPE	RECEIPT NUMBER
VARIANCE APPLICATION FEE	\$250.00			
CONDITIONAL USE APPLICATION FEE	\$300.00			

Reasons for Requesting a Conditional Use Permit

The Coventry Zoning Resolution provides that marijuana dispensaries may be permitted as a Conditional Use in B-3 zoning districts subject to Section 23.21. Such dispensaries require a Conditional Zoning Certificate per Section 3.06.

- Section 23.21 refers to dispensaries as defined and licensed by the State of Ohio per Chapter 3796, regulating Medical Marijuana, or 3780, regulating Adult Use Marijuana, of the Ohio Revised Code.
- The local Policing Authority, Fire Department and Building Department must grant approval before opening.
- By authority of Section 3796.29 of the Ohio Revised Code, regulating Medical Marijuana, and/or 3780.25, regulating Adult Use Marijuana, the number of Medical Marijuana Dispensaries within Coventry Township is limited to one (1).

Site Context and Background

The subject address is uniquely situated on four parcels that span the boundary between Akron and Coventry, as show in the attached Exhibit A (collectively “the Property.”) As depicted on the attached Parcel Exhibit, the building is in Coventry township, however the northern part of the site including parking and driveways is in Akron. The Applicant has already received a Conditional Use Permit from Akron for those portions of the site within its jurisdiction. In addition, the project has been authorized to locate at the Property by the Ohio Division of Cannabis Control (DCC), who have indicated that they will issue a provisional license for the use at this location.

General Requirements of Conditional Zoning Certificates (Section 3.06)

The Coventry Zoning Resolution provides the following general requirements applicable to all Conditional Zoning Certificates, and this project addresses those requirements as described herein. It requires that all lands and structures:

A. Must be harmonious with and in accordance with the general objectives or with any specific objective of the comprehensive plan;

- Coventry is included in the Summit County General Plan (2006). This project reflects the goal of “An emphasis on the reuse of existing buildings and infill development rather than buildings on open greenfields in the outer suburbs.” This building will use an existing building for operation, and therefore, meets the Goal of the Summit County General Comprehensive Plan.

B. Must be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such a use will not change the essential character of the same area;

- The project is in an area of similar commercial uses. As depicted on the Zoning Map, the property is located adjacent to other B-3 zoning uses. The proposed exterior and site improvements will make the property more aesthetically appealing while remaining consistent with the essential character of the area.

C. Must not be detrimental to property in the immediate vicinity or to the community as a whole;

- In accordance with DCC requirements, the property is at least 500 feet from any protected property class such as a school, church, etc. It is also at least one mile from any other dispensary, which helps to control any potential proliferation of marijuana facilities in a particular area.
- The use will tend to increase the safety and security of the area, given the 24-hour camera monitoring of the site required by the State of Ohio Division of Cannabis Control.
- The improvements to the building and site will increase the value of this property and have a positive effect on its neighbors and the community.
- The property is located adjacent to other commercial zoning uses, and will add approximately six to ten jobs to the area.

D. Must not be hazardous or disturbing to existing or future neighboring uses;

- Adjacent neighbors are generally B-3 uses. The project will meet all requirements designed to reduce negative impacts on neighboring residential uses, including compliance with Article 29 regarding lighting.
- In addition, it will be subject to the requirements of the Ohio DCC, which are designed to protect public safety and comfort around dispensaries and other marijuana facilities. No odor will emit from the use.
- 24-hour camera surveillance will be provided. All products to be sold will arrive in wrapped packages and will comply with all required state law regulations surrounding operation.

E. Must be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;

- The project reuses an existing building and will not require any increase in services.

F. Must be in compliance with the subdivision regulations, the Board of Health standards, and the Building Code;

- The project will meet all applicable codes and regulations as required for building permit approval.

G. Must have vehicular approaches to the property which shall be so designed as not to create an interference with traffic or surrounding public streets or roads;

- The site plan maintains the existing two curb cuts on Waterloo Road, which can accommodate traffic generated by the use.

H. Must comply with any specific conditions prescribed by the Township Board of Zoning Appeals at the time of issuance of the certificate.

- The Applicant will comply with other requirements of the Township Board of Zoning Appeals. In addition, the project will meet the other requirements of Section 23.21, including approval of the local Policing Authority, Fire Department and Building Department.

Included Exhibits

- Exhibit A: Parcel Exhibit
- Exhibit B: Selected Drawings
 - Plan Set Cover Page
 - Site Survey
 - Existing Conditions and Demo Plan
 - Site Plan
 - Planting Plan
 - Elevations
- Exhibit C: Client Portfolio

The BZA requested that the applicant provide evidence that the proposed dispensary is not within 500 feet of a school. The applicant submitted the following Sensitive use study to address this issue.



Data Management Services for Government and Business

October 3, 2024

926 E. Waterloo Rd.
Akron (Coventry Twp.), OH 44306

Farmaceutical RX, LLC
420 N. Wabash Ave., Suite 500
Chicago, IL 60611

Dear Pharmaceutical RX, LLC:

Thank you for choosing **RADIUS MAPS** for your Sensitive Use Study documents. Our study determined the following regarding your proposed cannabis facility:

Sensitive Uses within a 500' Radius

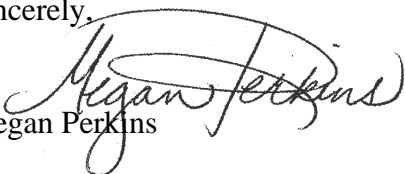
- **No Currently Operating Public, Private or Parochial K-12 School was found within 500 feet of the exterior walls of the proposed facility.**
- **No Preschool or Child Day Care Center was found within 500 feet of the exterior walls of the proposed facility.**
- **No Church was found within 500 feet of the exterior walls of the proposed facility.**
- **No Public Library was found within 500 feet of the exterior walls of the proposed facility.**
- **No Public Playground was found within 500 feet of the exterior walls of the proposed facility.**
- **No Public Park was found within 500 feet of the exterior walls of the proposed facility.**

Sensitive Uses between 500' to 1,000' Radius

- **No Currently Operating Public, Private or Parochial K-12 School was found between 500 and 1,000 feet of the exterior walls of the proposed facility.**
 - **Note:** The Akron Board of Education owns a group of parcels located within 1,000 feet of the exterior walls of the proposed facility. These parcels contain a closed K-12 school and publicly accessible playground equipment. See dimensions to the closest parcel with playground equipment below.
- **One Preschool or Child Day Care Center was found between 500 and 1,000 feet of the exterior walls of the proposed facility:**
 - **Precious Moments Learning Center – 742 FT.**
1494 S Arlington St., Ste B., Akron OH
License No. 002220025831
- **No Church was found between 500 and 1,000 feet of the exterior walls of the proposed facility.**
- **No Public Library was found between 500 and 1,000 feet of the exterior walls of the proposed facility.**
- **One Public Playground was found between 500 and 1,000 feet of the exterior walls of the proposed facility:**
 - **Playground at closed Barrett Elementary School -725 FT.**
888 Jonathan Ave., Akron OH
- **No Public Park was found between 500 and 1,000 feet of the exterior walls of the proposed facility.**

Your complete satisfaction is my personal priority, and I welcome your feedback on your experience doing business with us. If you have any questions or require any clarifications, you can call me anytime at my cell number below.

Sincerely,


Megan Perkins



Data Management Services for Government and Business

Sensitive Use Study

**Prepared from public records maintained in the
County Auditor's Office of Summit County, Ohio**

For

**926 E. Waterloo Rd.
Akron (Coventry Twp.), OH 44306**

Parcel ID: 1904762 & 6814160

Prepared for:

**Farmaceutical RX, LLC
420 N. Wabash Ave., Suite 500
Chicago, IL 60611**

October 3, 2024

JN 24242



Data Management Services for Government and Business

Sensitive Use Study Statement of Methodology

Base maps and record land use descriptions were obtained from the latest available version of ArcGis and the Summit County Auditor's Office, within the area described and for a distance of One Thousand feet (1,000 feet) from the exterior walls of the facility located at:

**926 E. Waterloo Rd.
Akron (Coventry Twp.), OH 44306**

Parcel ID: 1904762 & 6814160

In addition, land use data for individual parcels was obtained from publicly available business license records, online resources, digital geomatics and ground level geospatial photography. Data was analysed and the locations were plotted to identify sensitive uses within the study area.

I certify under penalty of perjury that the foregoing is true and correct.

Signed:

A handwritten signature in cursive script that reads "Megan Perkins".

Megan Perkins
October 3, 2024



SUMMARY OF SENSITIVE USE FINDINGS	
926 E. WATERLOO RD., AKRON (COVENTRY TWP.), OH 44306	
SUMMIT COUNTY - PARCEL ID: 1904762 & 6814160	
SENSITIVE RECEPTORS 500'	
K-12 SCHOOL:	NO CURRENTLY OPERATING K-12 SCHOOL WAS FOUND WITHIN 500 FT.
PRESCHOOL & CHILD CARE:	NO PRESCHOOL OR CHILD CARE CENTER WAS FOUND WITHIN 500 FT.
CHURCH:	NO CHURCH WAS FOUND WITHIN 500 FT.
PUBLIC LIBRARY:	NO PUBLIC LIBRARY WAS FOUND WITHIN 500 FT.
PUBLIC PLAYGROUND:	NO PUBLIC PLAYGROUND WAS FOUND WITHIN 500 FT.
PUBLIC PARK:	NO PUBLIC PARK WAS FOUND WITHIN 500 FT.
SENSITIVE RECEPTORS 500' TO 1000'	
K-12 SCHOOL:	NO CURRENTLY OPERATING K-12 SCHOOL WAS FOUND FROM 500 & 1000 FT.
PRESCHOOL & CHILD CARE:	ONE CHILD DAY CARE CENTER WAS FOUND FROM 500 & 1000 FT.
A	Precious Moments Learning Center – 742 FT. 1494 S Arlington St., Ste B., Akron OH License No. 002220025831
CHURCH:	NO CHURCH WAS FOUND FROM 500 & 1000 FT.
PUBLIC LIBRARY:	NO PUBLIC LIBRARY WAS FOUND FROM 500 & 1000 FT.
PUBLIC PLAYGROUND:	ONE PUBLIC PLAYGROUND WAS FOUND FROM 500 & 1000 FT.
B	Playground at Closed Barrett Elementary School - 725 FT. 888 Jonathan Ave., Akron OH
PUBLIC PARK:	NO PUBLIC PARK WAS FOUND FROM 500 & 1000 FT.

Location Study

For
926 E. Waterloo Rd.
Akron (Coventry Twp.), OH 44306

Parcel ID. 1904762 & 6814160

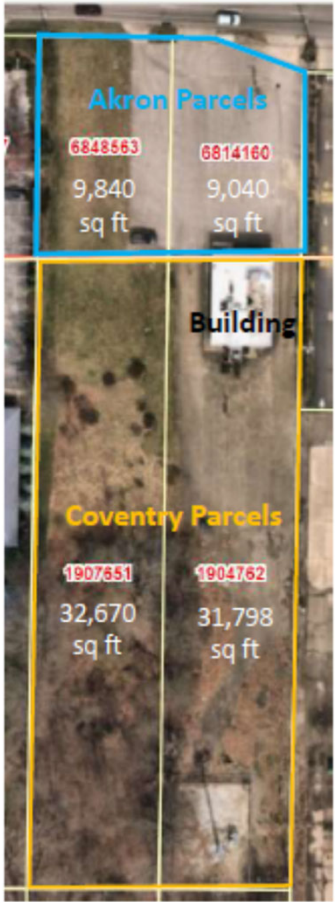
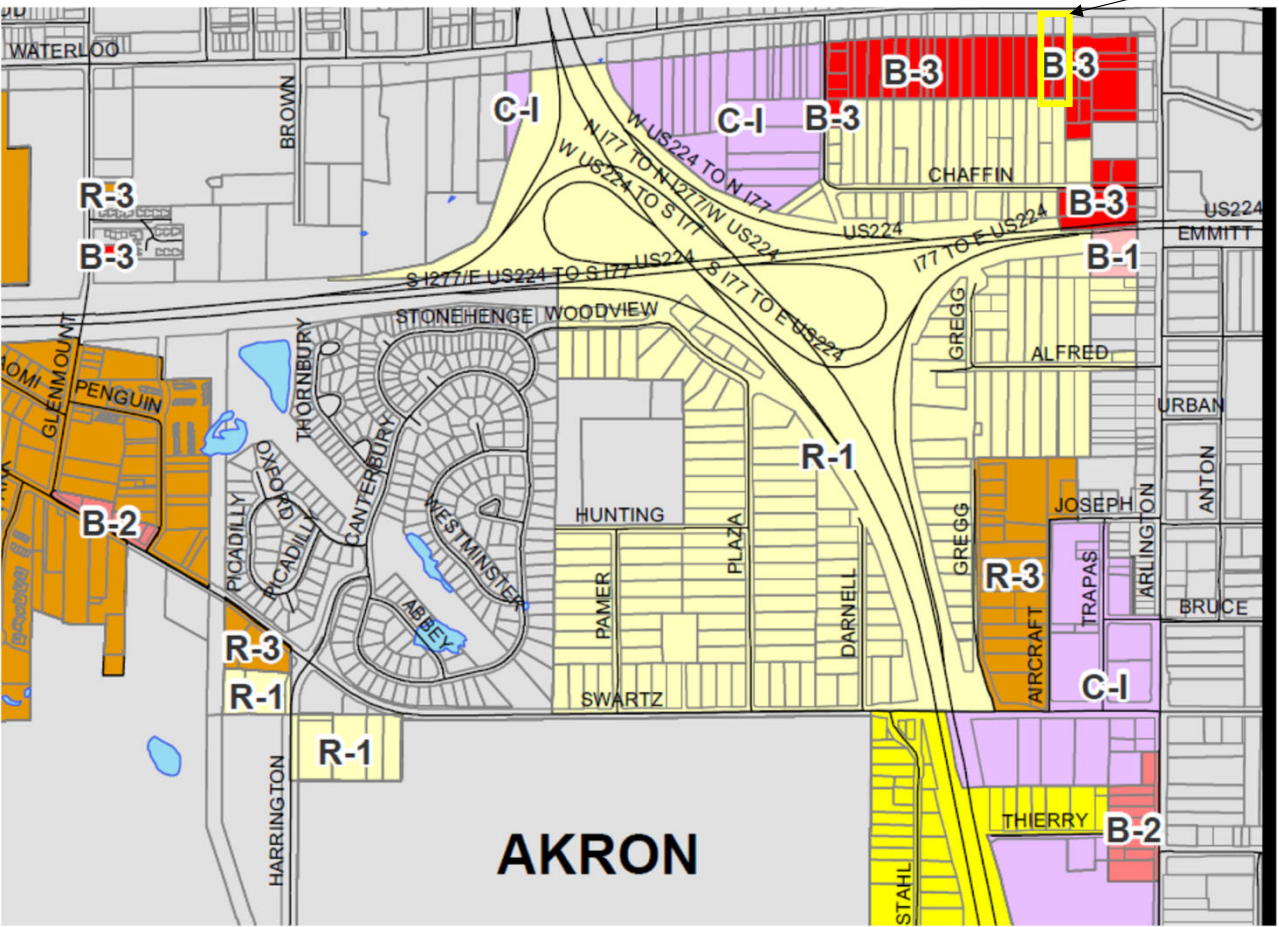
October 3, 2024

JN 24242



Coventry Township Zoning Map (northeast corner)
Colored portions of Zoning Map are part of Coventry; Gray are part of Akron

Intended Location – 926 Waterloo Rd.



WATERLOO RD DISPENSARY

INTERIOR ALTERATIONS & ADDITION TO EXISTING BUILDING

926 E WATERLOO RD
AKRON, OH 44306

PROJECT INFORMATION

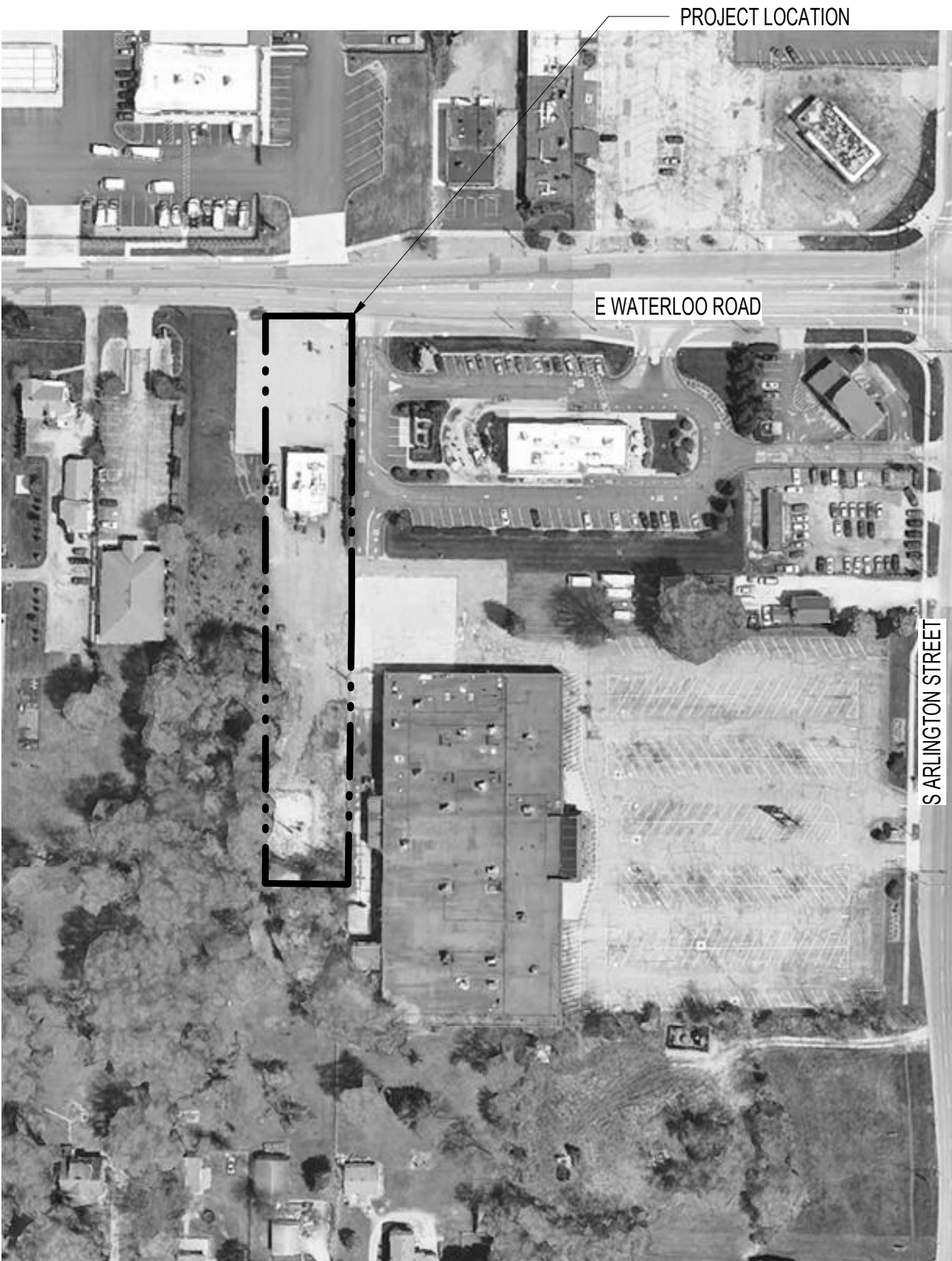
PROJECT ADDRESS:	926 E WATERLOO RD AKRON, OH 44306
PROJECT SUMMARY:	ALTERATIONS AND ADDITIONS TO AN EXISTING 1 STORY RESTAURANT BUILDING FOR A NEW CANNABIS DISPENSARY
BUILDING SUMMARY:	EXISTING 1 STORY BUILDING, CMU EXTERIOR BEARING WALLS WITH WOOD ROOF FRAMING, NEW WOOD FRAMED ADDITION
CONSTRUCTION TYPE:	YB
SPRINKLER SYSTEM:	NONE
FIRE ALARM SYSTEM:	SUPERVISORY ADDRESSIBLE
OCCUPANCY CLASSIFICATION:	M - MERCANTILE
OCCUPANTS:	27

PROJECT AREA

MERCANTILE	1,300 SF
MERCANTILE - STORAGE, STOCK, SHIPPING	1,265 SF
TOTAL AREA	2,565 SF

BUILDING AREA (GROSS)

ADDITION	792 SF
EXISTING	1,959 SF
TOTAL AREA	2,751 SF



MASTER DRAWING INDEX				
NO.	NAME	REV. NO.	CURRENT REV.	DATE
GENERAL				
G-101	TITLE SHEET	1	PERMIT	02/28/2025
G-201	CODE COMPLIANCE	1	PERMIT	02/28/2025
G-301	SPECIFICATIONS	1	PERMIT	02/28/2025
G-301	SPECIFICATIONS	1	PERMIT	02/28/2025
LANDSCAPING				
L-101	PLANTING PLAN	1	PERMIT	02/28/2025
CIVIL				
C-101	EXISTING CONDITIONS & DEMO PLAN	1	PERMIT	02/28/2025
C-102	SITE PLAN	1	PERMIT	02/28/2025
STRUCTURAL				
S-001	GENERAL NOTES & SPECIFICATIONS	1	PERMIT	02/28/2025
S-002	GENERAL NOTES & SPECIFICATIONS	1	PERMIT	02/28/2025
S-003	GENERAL NOTES & SPECIFICATIONS	1	PERMIT	02/28/2025
S-100	EXISTING FOUNDATION & FRAMING PLANS	1	PERMIT	02/28/2025
S-200	TYPICAL FOUNDATION DETAILS	1	PERMIT	02/28/2025
S-201	FOUNDATION SECTIONS & DETAILS	1	PERMIT	02/28/2025
S-300	TYPICAL FRAMING DETAILS	1	PERMIT	02/28/2025
S-301	TYPICAL, FRAMING & SHEARWALL DETAILS	1	PERMIT	02/28/2025
S-302	FRAMING SECTIONS & DETAILS	1	PERMIT	02/28/2025
ARCHITECTURAL				
A-110	FLOOR & DEMO PLANS	1	PERMIT	02/28/2025
A-120	REFLECTED CEILING PLANS	1	PERMIT	02/28/2025
A-130	FINISH PLAN	1	PERMIT	02/28/2025
A-140	ROOF PLAN	1	PERMIT	02/28/2025
A-200	ELEVATIONS	1	PERMIT	02/28/2025
A-300	SECTIONS	1	PERMIT	02/28/2025
A-400	ENLARGED PLANS & INTERIOR ELEVATIONS	1	PERMIT	02/28/2025
A-401	ENLARGED PLANS & INTERIOR ELEVATIONS	1	PERMIT	02/28/2025
A-402	ENLARGED PLANS & INTERIOR ELEVATIONS	1	PERMIT	02/28/2025
A-600	DOOR SCHEDULE, PARTITION TYPES, STOREFRONT	1	PERMIT	02/28/2025
PLUMBING				
P-101	PLUMBING PLAN - FIRST FLOOR	1	PERMIT	02/28/2025
P-102	PLUMBING PLAN ROOF	1	PERMIT	02/28/2025
P-201	PLUMBING SCHEDULES AND DETAILS	1	PERMIT	02/28/2025
P-301	ISOMETRIC DIAGRAMS	1	PERMIT	02/28/2025
PD-101	PLUMBING DEMOLITION PLAN - FIRST FLOOR	1	PERMIT	02/28/2025
PD-102	PLUMBING DEMOLITION PLAN - ROOF	1	PERMIT	02/28/2025
MECHANICAL				
M-101	HVAC PLAN - FIRST FLOOR	1	PERMIT	02/28/2025
M-102	HVAC PLAN - ROOF	1	PERMIT	02/28/2025
M-201	MECHANICAL SCHEDULES	1	PERMIT	02/28/2025
M-202	MECHANICAL DETAILS	1	PERMIT	02/28/2025
MD-101	HVAC DEMOLITION PLAN - FIRST FLOOR	1	PERMIT	02/28/2025
MD-102	HVAC DEMOLITION PLAN - ROOF	1	PERMIT	02/28/2025
MP-001	MECHANICAL & PLUMBING GENERAL NOTES & LEGENDS	1	PERMIT	02/28/2025
MP-101	MECHANICAL SPECIFICATIONS	1	PERMIT	02/28/2025
MP-102	MECHANICAL SPECIFICATIONS	1	PERMIT	02/28/2025
MP-103	MECHANICAL SPECIFICATIONS	1	PERMIT	02/28/2025
MP-301	MECHANICAL AND PLUMBING SPECIFICATIONS	1	PERMIT	02/28/2025
MP-302	MECHANICAL AND PLUMBING SPECIFICATIONS	1	PERMIT	02/28/2025
MP-303	MECHANICAL AND PLUMBING SPECIFICATIONS	1	PERMIT	02/28/2025
MP-304	MECHANICAL AND PLUMBING SPECIFICATIONS	1	PERMIT	02/28/2025
ELECTRICAL				
E-101	LIGHTING PLAN	1	PERMIT	02/28/2025
E-201	POWER PLAN	1	PERMIT	02/28/2025
E-301	SYSTEMS PLAN	1	PERMIT	02/28/2025
E-302	POWER & SYSTEMS ROOF PLAN	1	PERMIT	02/28/2025
E-401	ELECTRICAL DETAILS, NOTE, & SCHEDULES	1	PERMIT	02/28/2025
E-402	ELECTRICAL DETAILS, NOTE, & SCHEDULES	1	PERMIT	02/28/2025
E-501	ELECTRICAL ONE-LINE DIAGRAM	1	PERMIT	02/28/2025
E-601	ELECTRICAL PANEL SCHEDULES & NOTES	1	PERMIT	02/28/2025
E-701	ELECTRICAL SPECIFICATIONS	1	PERMIT	02/28/2025
E-702	ELECTRICAL SPECIFICATIONS	1	PERMIT	02/28/2025
E-703	ELECTRICAL SPECIFICATIONS	1	PERMIT	02/28/2025
E-704	ELECTRICAL SPECIFICATIONS	1	PERMIT	02/28/2025

PROJECT CONTACTS

ARCHITECT:

Oliver Architecture
7100 Euclid Avenue #200
Cleveland, OH 44103
216.245.2651
www.oliverarchitect.com

STRUCTURAL ENGINEER:

Thorson Baker & Associates
330.659.6688
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com

MEP ENGINEER

Thorson Baker & Associates
330.659.6688
3030 W Streetsboro Road
Richfield, OH 44286
www.thorsonbaker.com

CIVIL ENGINEER

Infrastructure & Development Engineering, Inc.
513.671.8144
8899 Brookside Ave Suite 202-A

GENERAL NOTES

VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. IMMEDIATELY NOTIFY ARCHITECT OF ANY DISCREPANCIES.

PERFORM WORK SO AS TO AVOID DISRUPTION OF TENANT OPERATIONS. PROVIDE TEMPORARY DUST/DEBRIS CONTROL, AS REQUIRED. MAINTAIN ACCESS TO ALL MEANS OF EGRESS AND EXITS.

ALL SUB-CONTRACTORS (I.E. FIRE PROTECTION, HVAC FIRE ALARM, ELECTRICAL, ETC.) TO DESIGN AND INSTALL SYSTEM PER TENANT / OWNER REQUIREMENTS AND IN STRICT ACCORDANCE WITH THE REQUIREMENTS OF ALL APPLICABLE CODES.

PROVIDE ANY BRACING, SHORING, AND TEMPORARY SUPPORTS AS REQUIRED.

ALL FLOOR, WALL, CEILING, AND MSC. FIRE RESISTIVE ASSEMBLIES AND CONSTRUCTION SHALL BE OF THE FIRE RATING CALLED FOR ON THE DRAWINGS AND / OR AS REQUIRED BY CODE. FIRE RATED ASSEMBLIES AND CONSTRUCTION INCLUDING ALL FIRE STOPPING, FIRE RATED DOORS AND MSC. FIRE RESISTIVE REQUIREMENTS SHALL BE LEFT UNCONCEALED AS REQUIRED FOR INSPECTION BY THE BUILDING OFFICIAL.

ALL ITEMS SHOWN ARE NEW UNLESS OTHERWISE NOTED.

SEAL ALL PENETRATIONS THROUGH BUILDING ENVELOPE.

SHOULD THE CONTRACTOR ENCOUNTER CONFLICT BETWEEN THESE PLANS AND SPECIFICATIONS, EITHER AMONG THEMSELVES OR WITH THE REQUIREMENTS OF ANY AND ALL REVIEWING AND PERMIT-ISSUING AGENCIES, HE SHALL SEEK CLARIFICATION IN WRITING FROM THE OWNER'S REPRESENTATIVE BEFORE COMMENCEMENT OF CONSTRUCTION. BIDS SHALL OTHERWISE BE BASED ON THE MOST COSTLY INTERPRETATION BY THE OWNERS REPRESENTATIVE AND ARCHITECT. WARRANTY FOR ANY SUBSTITUTIONS OR ALTERNATES SHALL MATCH THAT SHOWN FOR ORIGINAL SPECIFICATION.

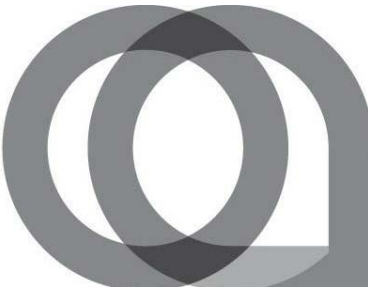
SYMBOL LEGEND

	BUILDING SECTION
	WALL SECTION
	DETAIL SECTION
	CALLOUT VIEW
	ELEVATION VIEW
	STOREFRONT ELEVATION VIEW
	ROOM TAG
	WALL TYPE TAG
	WINDOW TYPE TAG
	DOOR NUMBER
	MATERIAL TAG
	SPECIALTY EQUIPMENT TAG
	CONTROL JOINT
	ELEVATION MARK
	KEYED NOTE
	CENTERLINE
	NORTH ARROW

ABBREVIATIONS

#	POUND OR NUMBER	HR	HOUR
&	AND	HVAC	HEATING, VENTILATING, AND AIR CONDITIONING
@	AT	IRGWB	IMPACT RESISTANT GYPSUM WALL BOARD
ACT	ACOUSTIC CEILING TILE	ILO	IN LIEU OF
AD	AREA DRAIN	INSUL	INSULATED OR INSULATION
AFB	ABOVE FINISHED FLOOR	INT	INTERIOR
ALUM	ALUMINUM	LO	LOW
ANOD	ANODIZED	MAX	MAXIMUM
BSMT	BASEMENT	MO	MASONRY OPENING
BYND	BEYOND	MECH	MECHANICAL
BOT	BOTTOM	MEMBR	MEMBRANE
CIP	CAST IN PLACE	MIN	MINIMUM
CHNL	CHANNEL	MRGWB	MOISTURE-RESISTANT GYPSUM WALL BOARD
CJ	CONTROL JOINT	MTL	METAL
CLG	CEILING	NIC	NOT IN CONTRACT
CLR	CLEAR	NO	NUMBER
CMU	CONCRETE MASONRY UNIT	NOM	NOMINAL
COL	COLUMN	OCFI	OWNER FURNISHED, CONTRACTOR INSTALLED
COMPR	COMPRESSIBLE	OFOI	OWNER FURNISHED, OWNER INSTALLED
CONC	CONCRETE	OC	ON CENTER
CONT	CONTINUOUS	OH	OPPOSITE HAND
CPT	CARPET	OZ	OUNCE
CT	CERAMIC TILE	POC	PRE-CAST CONCRETE
CTYD	COURTYARD	PLUMB	PLUMBING
DBL	DOUBLE	PLYD	PLYWOOD
DEMO	DEMOLISH OR DEMOLITION	PT	PRESSURE TREATED, PAINT OR PAINTED
DIA	DIAMETER	PVC	POLYVINYL CHLORIDE
DIM	DIMENSION	RBR	RUBBER
DIMS	DIMENSIONS	RCP	REFLECTED CEILING PLAN
DN	DOWN	RD	ROOF DRAIN
DR	DOOR	REQD	REQUIRED
DS	DOWNSPOUT	RO	ROUGH OPENING
DWG	DRAWING	ROOM	ROOM
EA	EACH	SIM	SIMILAR
EJ	EXPANSION JOINT	SPEC	SPECIFIED OR SPECIFICATION
EL	ELEVATION	SPK	SPRINKLER OR SPEAKER
ELEC	ELECTRICAL	STL	STAINLESS STEEL
ELEV	ELEVATOR OR ELEVATION	STC	SOUND TRANSMISSION COEFFICIENT
EPDM	ETHYLENE PROPYLENE DIENE M-CLASS (ROOFING)	STL	STEEL
EQ	EQUAL	STRUCT	STRUCTURE OR STRUCTURAL
EXIST	EXISTING	T&G	TONGUE AND GROOVE
EXP JT	EXPANSION JOINT	TELE	TELEPHONE
EXT	EXTERIOR	TLT	TOILET
FD	FLOOR DRAIN OR FIRE DEPARTMENT	TO	TOP OF
FEC	FIRE EXTINGUISHER CABINET	TOC	TOP OF CONCRETE
FIXT	FIXTURE	TOS	TOP OF STEEL
FLR	FLOOR	TPD	TOILET PAPER DISPENSER
FM	FILLED METAL	TID	TELEPHONE/DATA
FO	FACE OF	TYP	TYPICAL
FND	FOUNDATION	UNO	UNLESS NOTED OTHERWISE
GA	GAUGE	US	UNDERSIDE
GALV	GALVANIZED	VIF	VERIFY IN FIELD
GWB	GYPSUM WALL BOARD	VP	VISION PANEL
HC	HOLLOW CORE	WI	WITH
HI	HIGH	WO	WOOD
HM	HOLLOW METAL		
HP	HIGH POINT		

PROJECT TEAM:



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WATERLOO RD DISPENSARY

INTERIOR ALTERATIONS & ADDITION TO EXISTING BUILDING

926 E WATERLOO RD
AKRON, OH 44306

1 PERMIT

02/28/2025

ISSUE

DATE



KEVIN A. OLIVER NO. 1015200
EXPIRES ON: 12/31/2025

TITLE SHEET

SCALE:

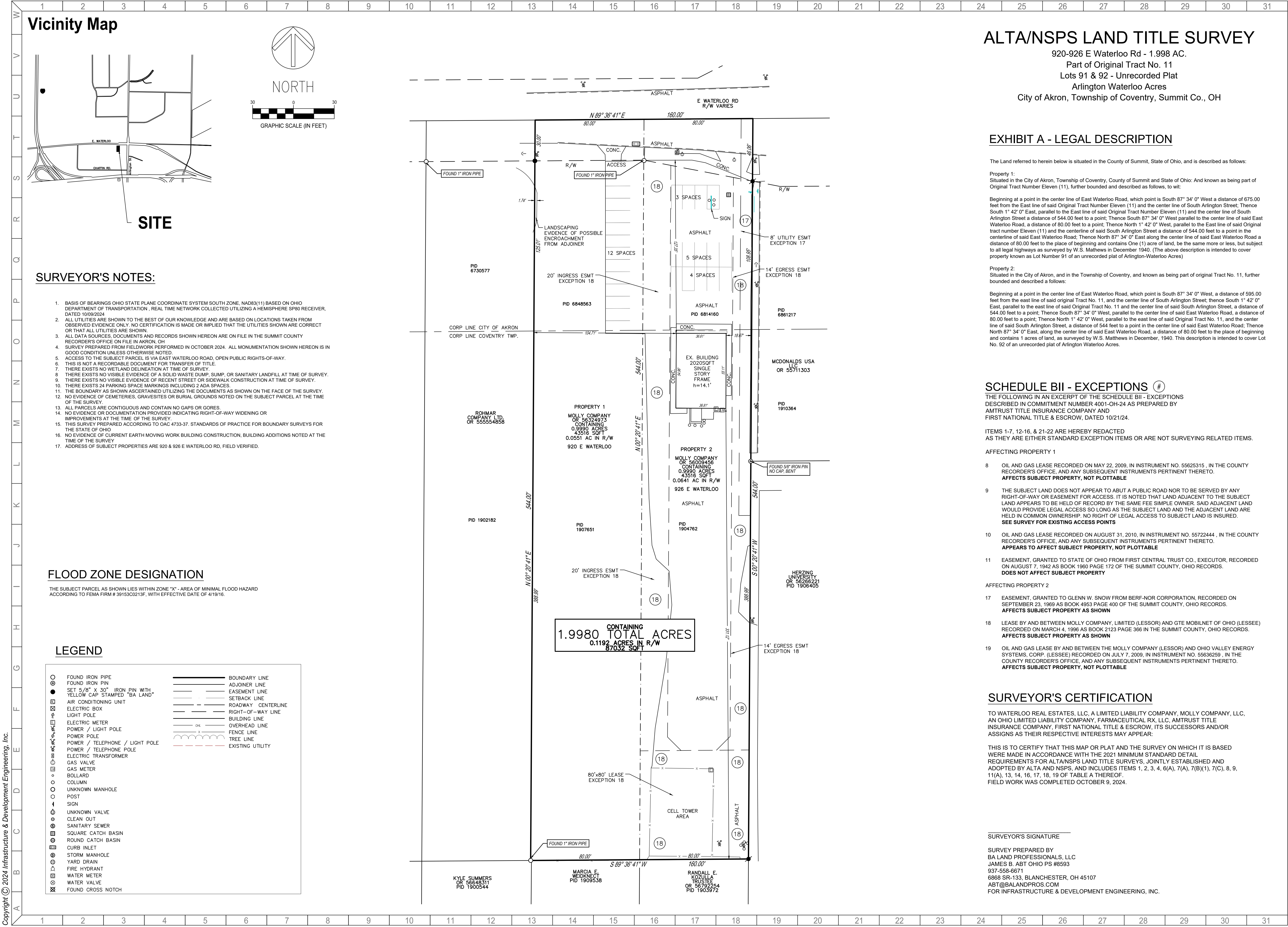
As indicated

DATE:

2/28/2025 5:50:06 PM

SHEET:

G-100



LEGEND OF SYMBOLS

- FOUND IRON PIPE
- ⊙

FOUND IRON PIN
- SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND"
- ☐

AIR CONDITIONING UNIT
- ⊠

ELECTRIC BOX
- ⌚

LIGHT POLE
- ⊞

ELECTRIC METER
- ⚡

POWER / LIGHT POLE
- ⚡

POWER POLE
- ⚡

POWER / TELEPHONE / LIGHT POLE
- ⚡

POWER / TELEPHONE POLE
- ⊞

ELECTRIC TRANSFORMER
- ⊞

GAS VALVE
- ⊞

GAS METER
- BOLLARD
- COLUMN
- UNKNOWN MANHOLE
- POST
- ⚡

SIGN
- ⊞

UNKNOWN VALVE
- CLEAN OUT

⊞

SANITARY SEWER

⊞

SQUARE CATCH BASIN

○

ROUND CATCH BASIN

⊞

CURB INLET

⊞

STORM MANHOLE

⊞

YARD DRAIN

⊞

FIRE HYDRANT

⊞

WATER METER

⊞

WATER VALVE

⊞

FOUND CROSS NOTCH

—

BOUNDARY LINE

—

ADJOINER LINE

—

EASEMENT LINE

—

SETBACK LINE

—

ROADWAY CENTERLINE

—

RIGHT-OF-WAY LINE

—

BUILDING LINE

—

OVERHEAD LINE

—

FENCE LINE

—

TREE LINE

—

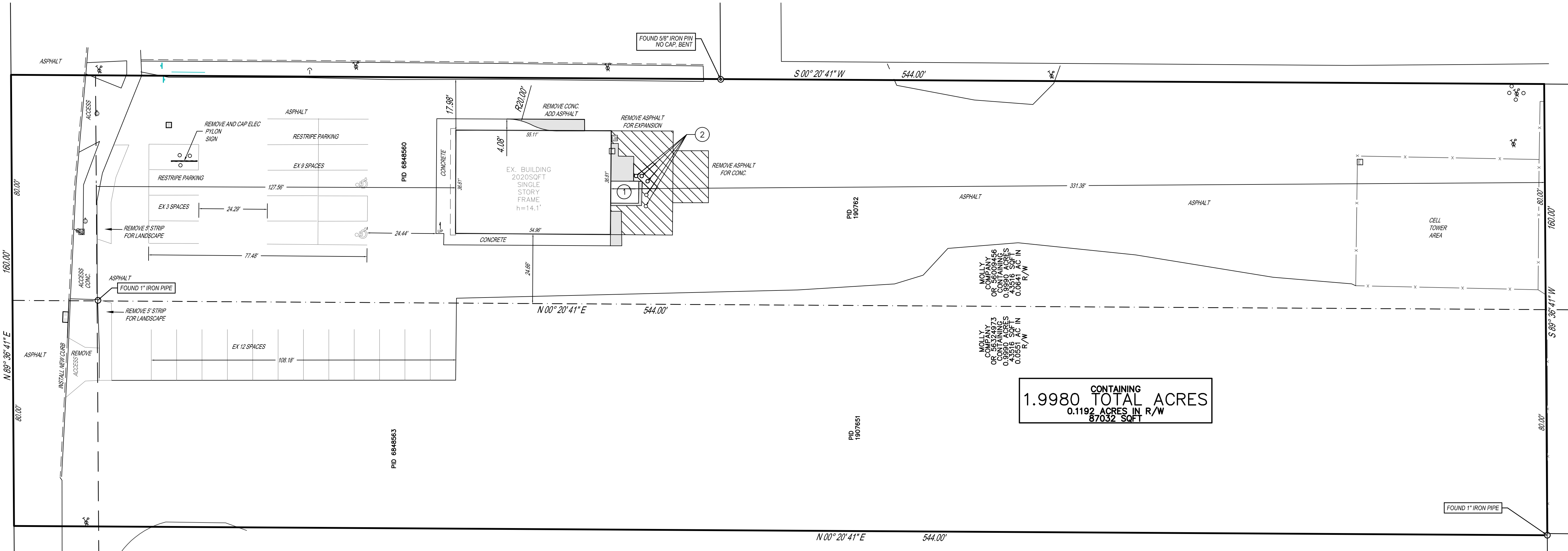
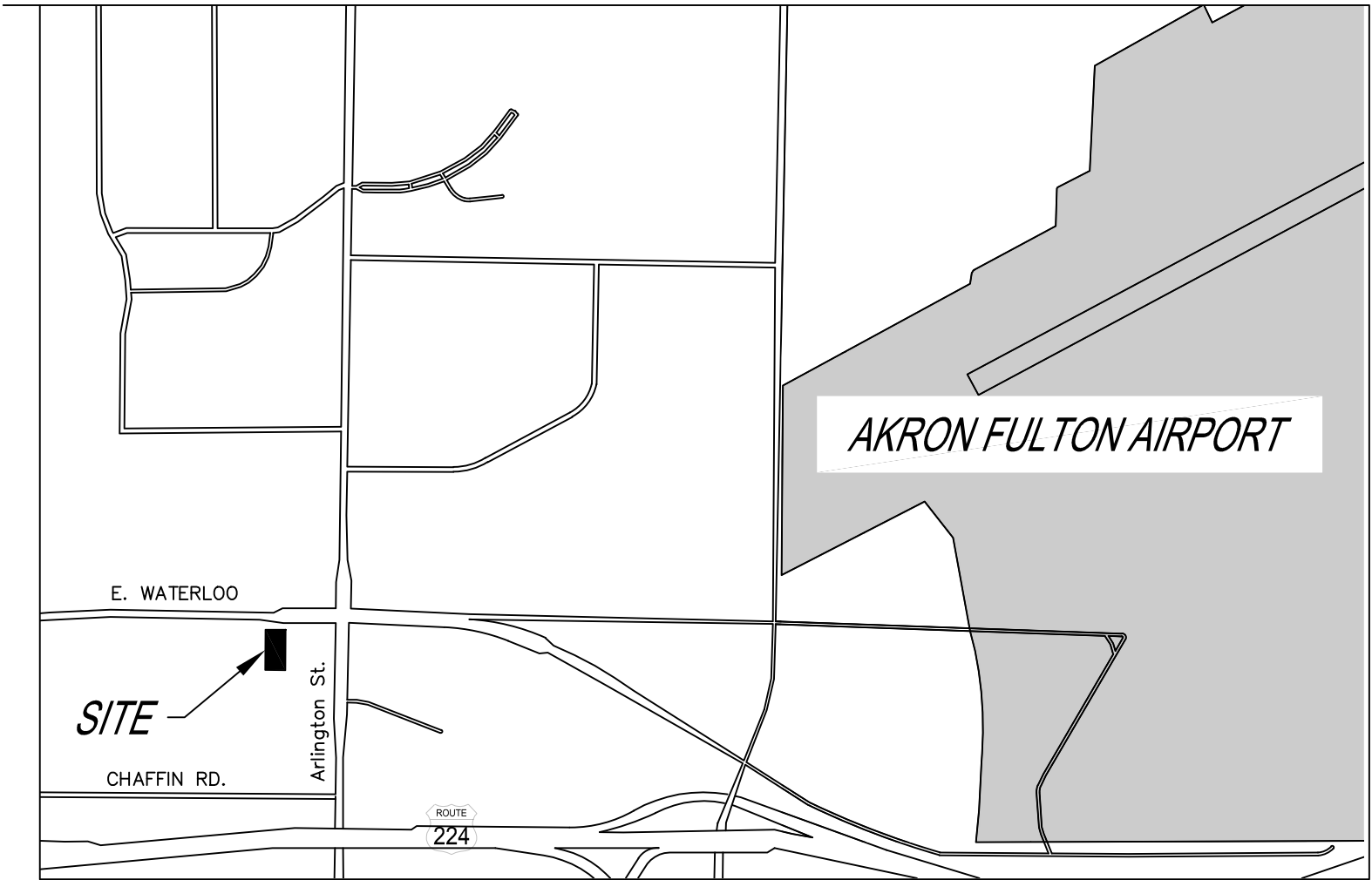
EXISTING UTILITY

PARKING TABLE	
EXISTING SPACES	24
PROPOSED SPACES	52
153.300 MIN.	1/200 SF (14)
ZONING MAX.	N/A
BASED ON	2800 SF RETAIL
EXISTING ADA	2
REQUIRED ADA	2
PROPOSED ADA	2

DEMO NOTES:

- ① REMOVE EXISTING COOLER
- ② REMOVE EXISTING BOLLARDS
- EXISTING CONCRETE TO BE REMOVED

VICINITY MAP
NOT TO SCALE



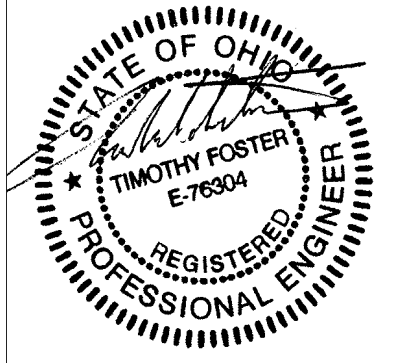
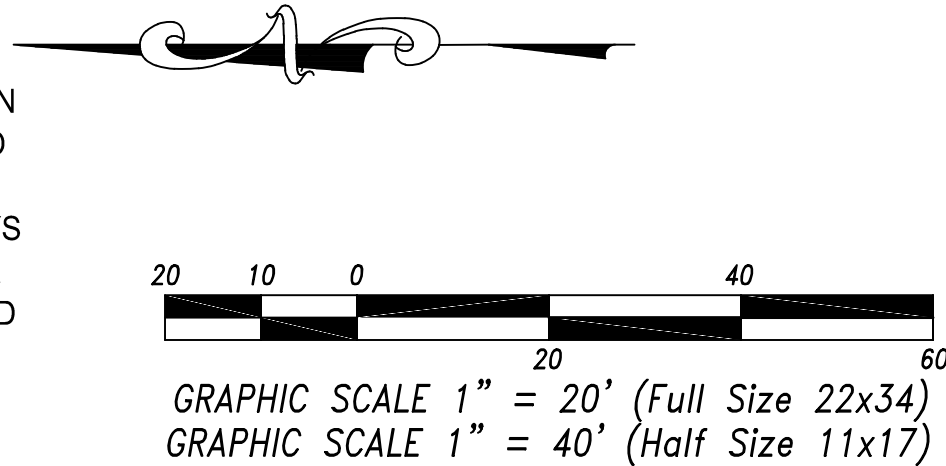
PERMIT ONLY
NOT FOR
CONSTRUCTION



* CALL BEFORE YOU DIG "O.U.P.S." *

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE UTILITIES PROTECTION SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT THE NUMBER BELOW. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS ON THIS MATTER AND NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

1-800-362-2764



8899 BROOKSIDE AVE
WEST CHESTER, OH 46389
Tel: (317) 971-9444
Fax: (317) 971-9150



Designed By: T. FOSTER
Drawn By: M. MARQUET
Checked By: -
Approved By: -

REVISIONS:

REDEVELOPMENT
926 E WATERLOO RD.
AKRON, SUMMIT COUNTY

EXISTING
CONDITIONS &
DEMO PLAN

Scale: 1" = 20'

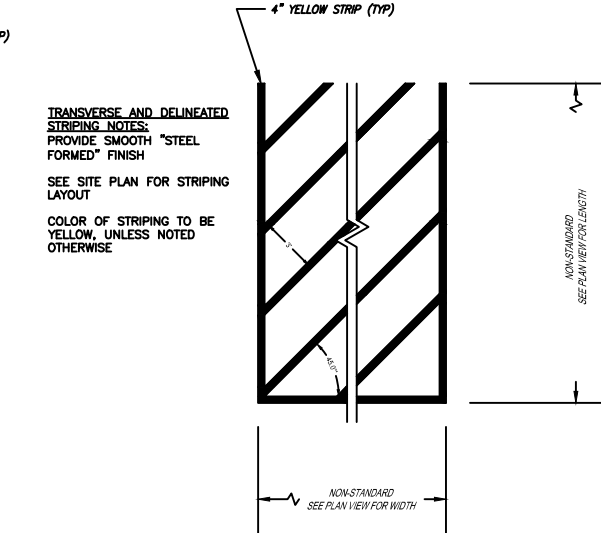
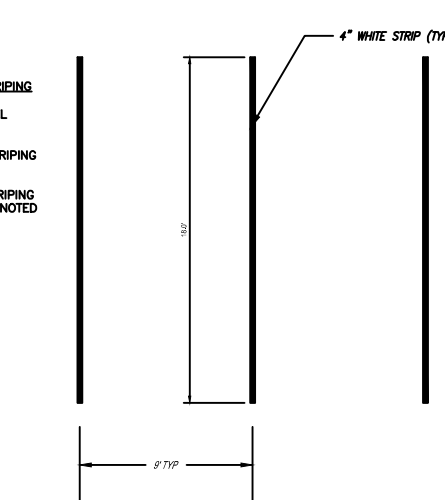
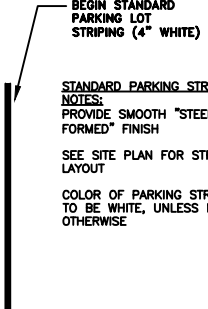
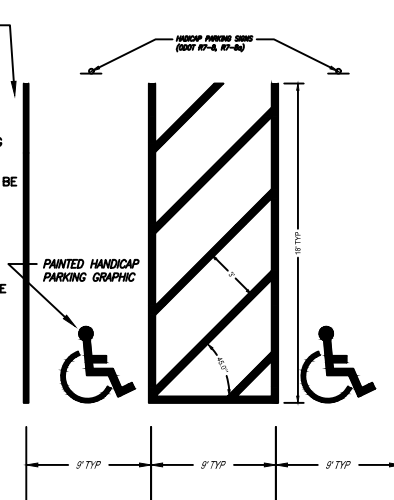
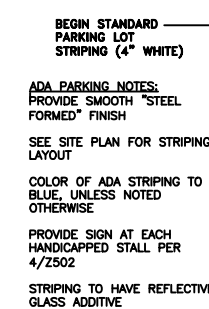
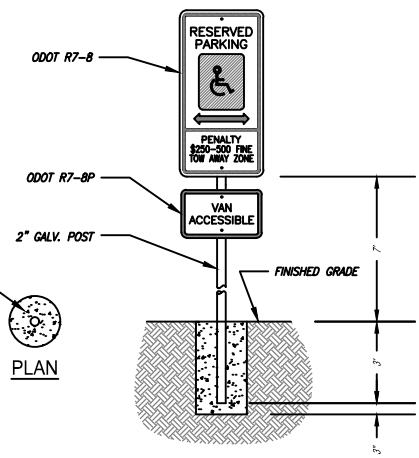
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Sheet 1 of 2

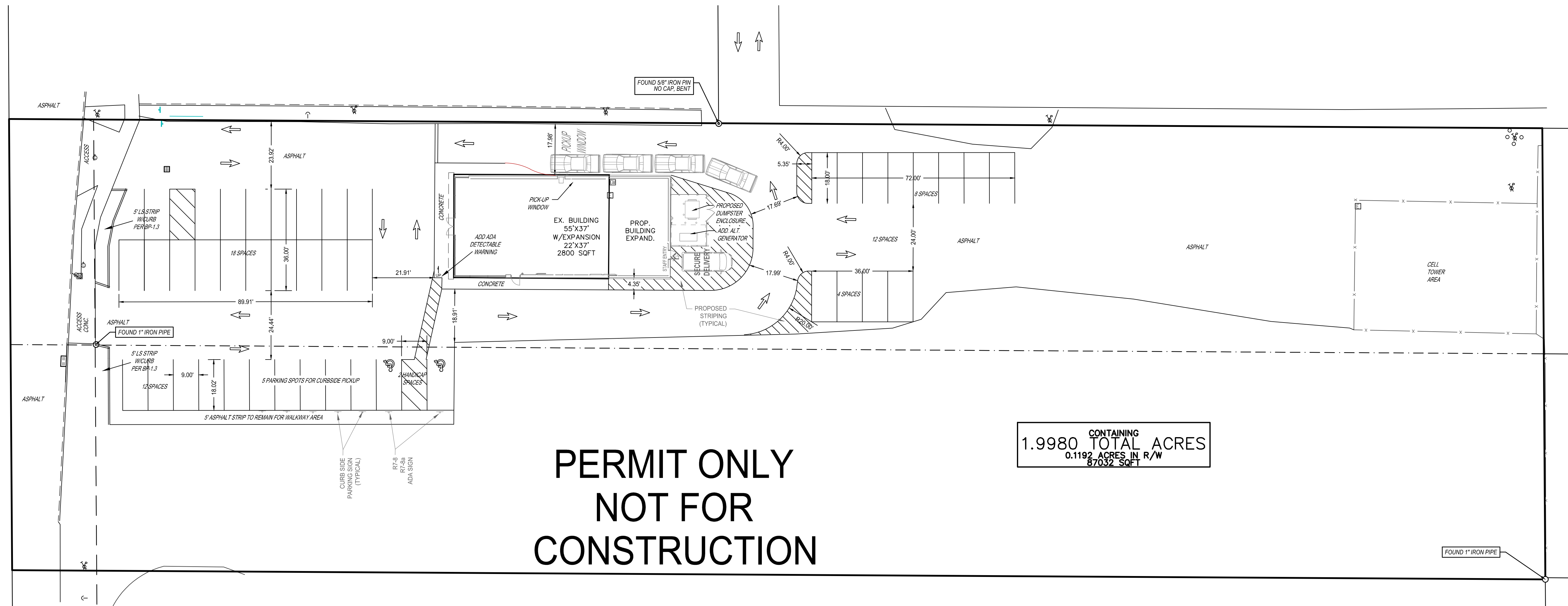
C-101

Project No.
24049A-62

	FOUND IRON PIPE		SANITARY SEWER
	FOUND IRON PIN		SQUARE CATCH BASIN
	SET 5/8" X 30" IRON PIN WITH YELLOW CAP STAMPED "BA LAND"		ROUND CATCH BASIN
	AIR CONDITIONING UNIT		CURB INLET
	ELECTRIC BOX		STORM MANHOLE
	LIGHT POLE		YARD DRAIN
	ELECTRIC METER		FIRE HYDRANT
	POWER / LIGHT POLE		WATER METER
	POWER POLE		WATER VALVE
	POWER / TELEPHONE / LIGHT POLE		FOUND CROSS NOTCH
	POWER / TELEPHONE POLE		
	ELECTRIC TRANSFORMER		
	GAS VALVE		
	GAS METER		
	BOLLARD		
	COLUMN		
	UNKNOWN MANHOLE		
	POST		
	SIGN		
	UNKNOWN VALVE		
	CLEAN OUT		



PARKING TABLE	
EXISTING SPACES	24
PROPOSED SPACES	52
153.300 MIN.	1/200 SF (14)
ZONING MAX.	N/A
BASED ON	RETAIL USE
EXISTING ADA	2
REQUIRED ADA	2
PROPOSED ADA	2



PERMIT ONLY
NOT FOR
CONSTRUCTION

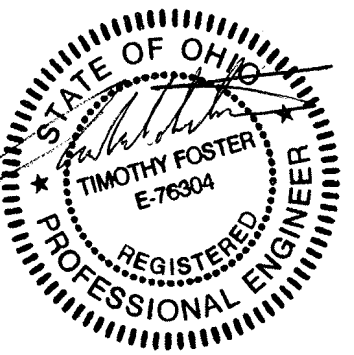
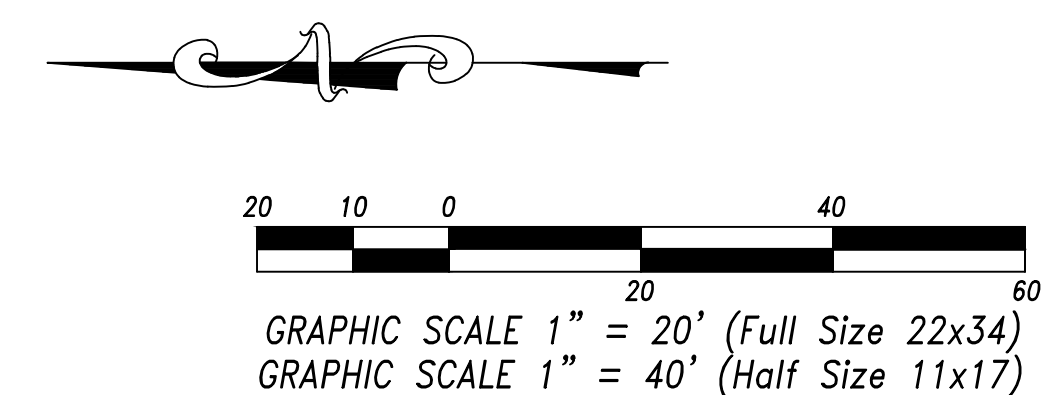
1.9980 TOTAL ACRES
0.1192 ACRES IN R/W
87032 SOFT



*** CALL BEFORE YOU DIG "O.U.P.S." ***

NOTE: THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION AND SHALL CONTACT THE UTILITIES PROTECTION SERVICE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO DIGGING AT THE NUMBER BELOW. THE ENGINEER SHALL BE NOTIFIED OF ANY CONFLICTS ON THIS MATTER AND NO EXCAVATION SHALL COMMENCE UNTIL ALL APPLICABLE UTILITIES HAVE BEEN CLEARED.

1-800-362-2764



SUITE 202-A
WEST CHESTER, OH 45069
Tele: (513) 671-8144
Fax: (513) 671-8150

**DEVELOPMENT
ENGINEERING**



Designed By:
T. FOSTER

Drawn By:
M. MARQUET

Checked By:
-

Approved By:
-

REVISIONS.

REDEVELOPMENT
926 E WATERLOO RD.
AKRON, SUMMIT COUNTY

SITE PLAN

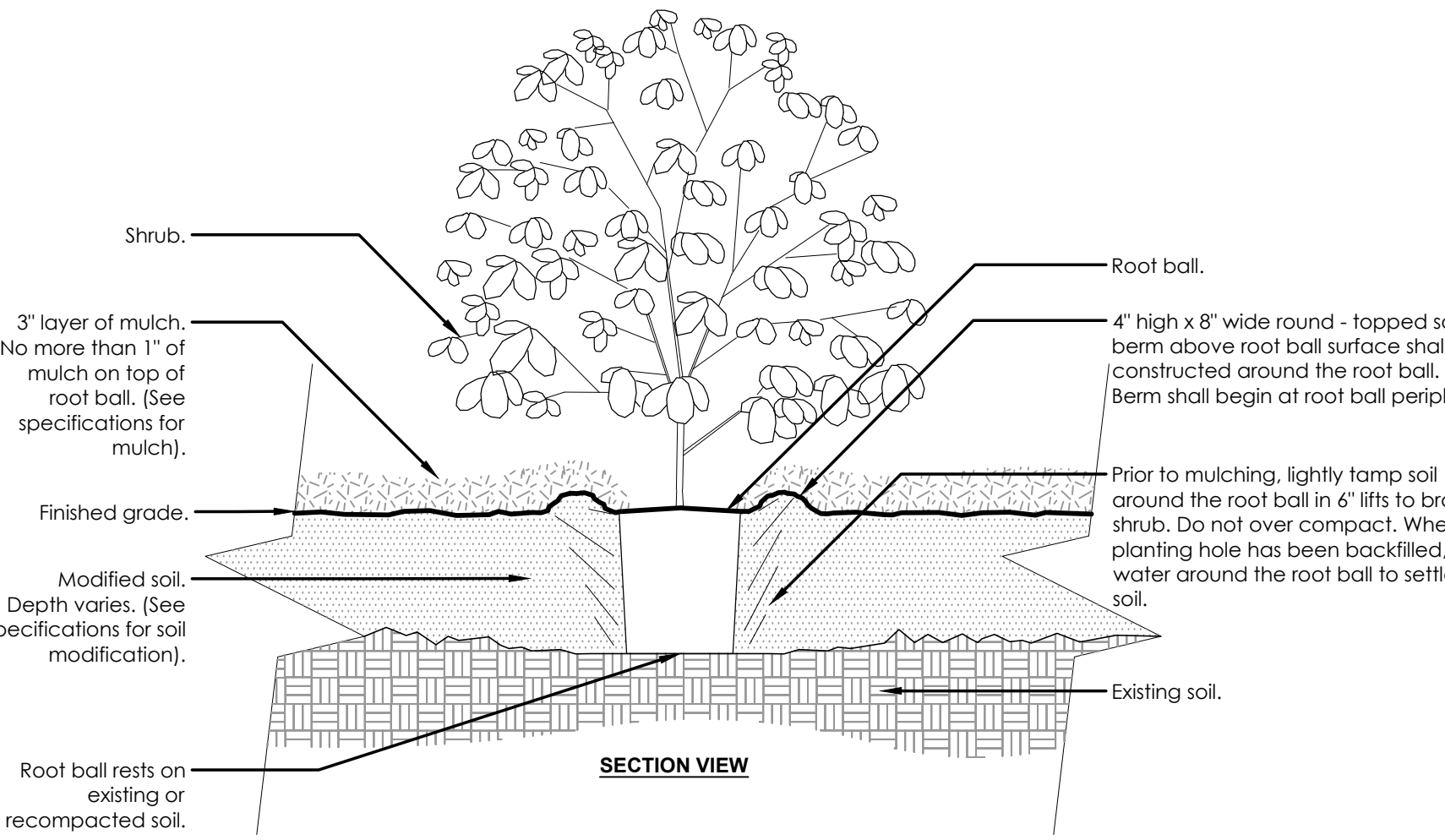
Scale: 1" = 20'

Date: 2/27/25

Page 2 of 2

C-102

Project No.
049A-62

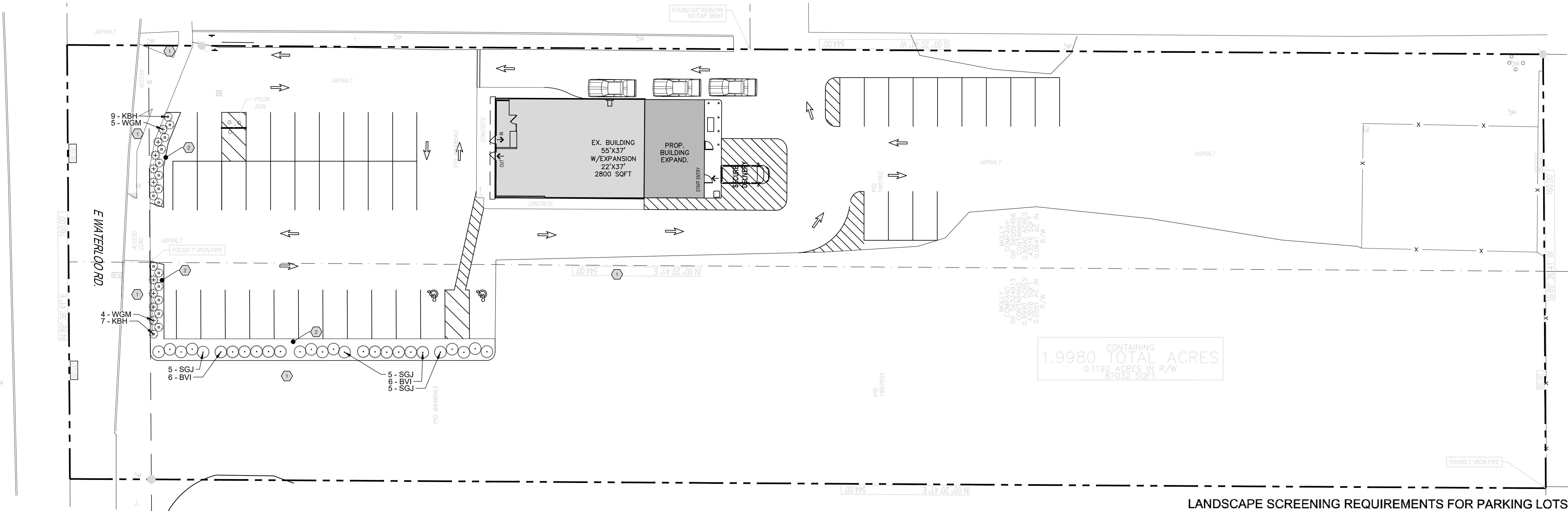


Notes:
1- Shrubs shall be of quality prescribed in the root observations detail and specifications.
2- See specifications, if applicable, for further requirements related to this detail.

1 SHRUB - MODIFIED SOIL

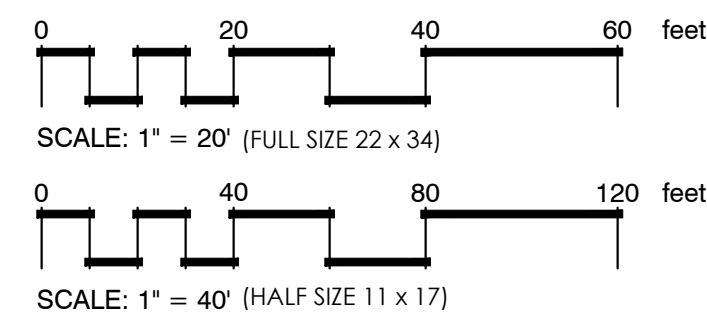
3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE
P-CO-AKR-01



CODED NOTES

- 1 EXISTING LAWN
2 LANDSCAPE BED



PLANT SCHEDULE

CODE QTY BOTANICAL / COMMON NAME

DECIDUOUS SHRUBS

KBH 16 Diervilla rivularis 'Kodiak Black' / Kodiak® Black Diervilla
BVI 12 Viburnum nudum 'Bulky' TM / Brandywine Viburnum

EVERGREEN SHRUBS

WGM 9 Buxus microphylla japonica 'Winter Gem' / Winter Gem Japanese Boxwood
SGJ 15 Juniperus chinensis 'Sea Green' / Sea Green Juniper

INSTALLATION SIZE

#3 CONT. 3'-4" x 3'-4"
30" B&B OR CONT. 5'-6" x 5'-6"

MATURE SIZE

#3 CONT. 3'-4" x 3'-4"
#3 CONT. 3'-4" x 4'-6"

EXPOSURE

Full Sun - Full Shade
Full - Part Sun

Full Sun - Full Shade
Full Sun

REMARKS

Yellow flowers, Summer, green-purple foliage
Deer and wet soil tolerant; white flowers in May-June; foliage turns purple, maroon, and red in fall; showy vivid pink and blue fruit

Deer tolerant, light green new foliage turns dark green, sheers well, protect from winter winds
Deer and dry soil tolerant; bright mint green foliage on arching branches; color holds throughout the winter.

PREPARATION DURING PLANTING NOTES

- GRADING:** THE FINISH GRADE SHALL BE REASONABLY SMOOTH, COMPACTED, AND FREE OF ANY IRREGULAR SURFACE CHANGES. SLOPE ALL PLANTING BEDS AND LAWN AREAS TO PRECLUDE POOLING AND CAUSE RUN-OFF TO FLOW AWAY FROM BUILDINGS AND PAVED SURFACES. THE FINISHED GRADE OF ALL PLANTING SOILS SHALL BE 10" BELOW THE TOP OF BUILDING FOUNDATIONS, AND 1" BELOW FINISH GRADE OF PAVING UNLESS OTHERWISE SPECIFIED BY THE LANDSCAPE ARCHITECT.
- PLANTING BED PREPARATION:**
 - ALL SOD AND UNDESIRABLE PLANT GROWTH SHALL BE REMOVED FROM THE ENTIRE BED AREA. ALL UNDESIRABLE MATERIAL LARGER THAN 2" SHALL BE REMOVED AND DISPOSED OF OFF THE SITE.
 - ROTO-TILL ALL PLANTING BED AREAS TO A DEPTH OF 6" WITH SOIL AMENDMENTS AS SPECIFIED BELOW
 - SOIL AMENDMENTS & PLANTING MIX - PROVIDE PRE-MIXED OR FIELD-PREPARED TOPSOIL MIXTURE CONTAINING NATIVE, WEED-FREE, ORGANIC TOPSOIL AND NOT LESS THAN 10% PINE FINES BY VOLUME.
- PLANT PLACEMENT:** ALL PLANTS TO BE SPACED ACCORDING TO THE PLANS AND SET PLUMB AT A LEVEL OF 2 TO 3" ABOVE THE FINISHED GRADE (PRIOR TO MULCHING). SET EACH PLANT IN THE CENTER OF A PLANTING PIT WHICH IS AT LEAST TWICE THE DIAMETER OF THE ROOT BALL OR CONTAINER. NO FILLING IS PERMITTED OVER TRUNK FLARES, STEMS, OR FOLIAGE. BACKFILL THE PLANT PIT WITH NATIVE SOIL TO WITHIN 12" OF THE TOP OF THE ROOT BALL & BACKFILL TO THE FINISHED ELEVATION WITH THE AMENDED TOPSOIL MIX INDICATED ABOVE. WATER IN EACH PLANT PRIOR TO MULCHING TO ENSURE EVEN SETTLEMENT AND PROPER COMPACTION OF THE BACKFILL. NO BACKFILLING WITH FROZEN OR MUDDY MATERIAL IS PERMITTED.
- FERTILIZATION:** APPLY FERTILIZER PRIOR TO MULCHING TREE PITS AND LANDSCAPE BEDS AT THE FOLLOWING RATES:

TREES: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) BELOW THE MULCHED AREA OF THE TREE AT A RATE OF 4 LBS PER 100 SQ. FT. OF PLANTING AREA.
SHRUBS, PERENNIALS & GROUND COVERS: APPLY 10-10-10 GRANULAR STARTER FERTILIZER (OR SIMILAR ANALYSIS) THROUGHOUT THE MULCHED AREA AT A RATE OF 2 LBS PER 100 SQ. FT. OF PLANTING AREA.

- MULCHING:** PROVIDE A FINELY SHREDDED, DARK, HARDWOOD BARK MULCH TO A DEPTH OF 3" FOLLOWING THE APPLICATION OF A USDA-APPROVED PRE-EMERGENT HERBICIDE TO AID IN WEED CONTROL. FOLLOW THE MANUFACTURER'S LABEL DIRECTIONS FOR ALL APPLICATION. ALL BEDS WITH SHRUBS, PERENNIALS AND GROUND COVERS TO RECEIVE A CONTINUOUS MULCH LAYER.
- WATERING:** THE CONTRACTOR SHALL MAINTAIN ALL PLANTS IN A HEALTHY GROWING CONDITION AND SHALL PERFORM WATERING AS REQUIRED THROUGHOUT THE COURSE OF WORK UNTIL ALL PLANTING OPERATIONS HAVE BEEN COMPLETED AND ACCEPTED BY THE OWNER.
- WARRANTY:** THE CONTRACTOR SHALL WARRANTY ALL PLANTS AGAINST DEATH AND/OR BREAKAGE FOR A PERIOD OF ONE YEAR FROM THE DATE OF JOB COMPLETION AND OWNER ACCEPTANCE. REPLACE ALL DEAD OR DAMAGED PLANT MATERIAL NOT RESULTING FROM ABUSE, NEGLIGENCE OR INCIDENTS BEYOND THE CONTRACTOR'S CONTROL.
- JOB ACCEPTANCE:** THE CONTRACTOR SHALL NOTIFY THE OWNER FOR A FINAL INSPECTION TO CERTIFY ACCEPTANCE OF COMPLETED WORK STAGES PRIOR TO INVOICING.

GENERAL PLANTING NOTES

- STAKE ALL BED LINES AND TREE LOCATIONS FOR THE LANDSCAPE ARCHITECTS REVIEW PRIOR TO INSTALLATION. ALL PLANTING PROCEDURES ARE SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT AND GENERAL CONTRACTOR AND THE LANDSCAPE CONTRACTOR SHALL CORRECT ANY DEFICIENCIES FOUND AT NO ADDITIONAL COST.
- VERIFY THAT ALL PLANTING PRODUCTS, PLANT MATERIAL, AND PLANT QUANTITIES DELIVERED TO THE SITE MATCH WHAT IS INDICATED ON THE PLANS AND SPECIFICATIONS. ANY PROPOSED SUBSTITUTIONS MUST BE PREVIOUSLY APPROVED BY THE OWNER.
- PROTECT ALL PLANT MATERIAL DURING DELIVERY TO PREVENT DAMAGE TO ROOT BALLS, TRUNKS, BRANCHES AND THE DESICCATION OF LEAVES. PROTECT ALL PLANT MATERIAL DURING SHIPPING WITH SHADE CLOTH OR SHIP WITH ENCLOSED TRANSPORT. MAINTAIN PROTECTIONS AND HEALTH OF PLANT MATERIAL STORED ON SITE. HANDLE ALL TREES WITH NYLON STRAPS. NO CHAINS OR CABLES WILL BE ALLOWED. REMOVE UNACCEPTABLE PLANT MATERIAL IMMEDIATELY FROM THE SITE.
- ALL PLANT MATERIALS SHALL CONFORM TO THE MINIMUM STANDARDS FOR SIZE, FORM AND CULTIVATION SET FORTH IN "AMERICAN STANDARDS FOR NURSERY STOCK", ANSI-Z60.1-2014 OR LATEST EDITION PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION.
- ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL FORMED, TRUE TO SPECIES, HARDENED OFF WITH VICEROUS ROOT SYSTEMS, FULL CROWN AND CANOPIES, AND FREE FROM DISEASE, PESTS AND INSECTS, AND DEFECTS SUCH AS KNOTS, SUN SCALD, WINDBURN, LEAF DIS-COLORATION, IRREGULAR BRANCHING OR INJURIES.
- ALL PLANT MATERIAL DELIVERED TO THE SITE IS SUBJECT TO THE REVIEW OF THE LANDSCAPE ARCHITECT BEFORE, DURING AND AFTER INSTALLATION.
- ALL WORK PERFORMED SHALL BE DIRECTED BY A **NATIONAL**

ASSOCIATION OF LANDSCAPE PROFESSIONALS (NALP) CERTIFIED TECHNICIAN OR EXPERIENCED LANDSCAPE CONSTRUCTION SUPERVISOR WITH NOT LESS THAN FIVE (5) YEARS EXPERIENCE IN DIRECTING SIMILAR INSTALLATIONS.

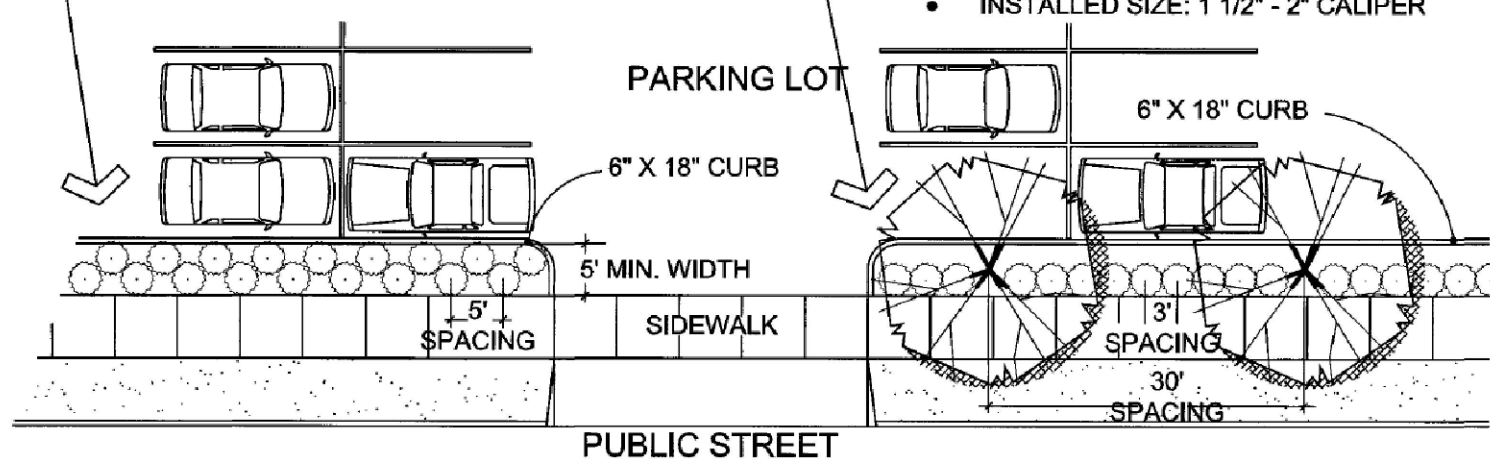
- TEST FILL ALL TREE AND PLANTING PITS BY FILLING WITH WATER PRIOR TO PLANTING TO ENSURE PROPER PERCOLATION AND DRAINAGE. PITS WHICH DO NOT ADEQUATELY DRAIN SHALL BE FURTHER EXCAVATED TO EXTENTS SUFFICIENT TO ENSURE THAT PERCOLATION WILL OCCUR. NO ALLOWANCES SHALL BE MADE FOR PLANT MATERIAL LOSS DUE TO IMPROPER DRAINAGE. CONTRACTOR SHALL CORRECT DEFICIENT SOIL CONDITIONS AND REPLACE LOST PLANT MATERIAL WITH SAME SIZE AND SPECIES AT NO ADDITIONAL COST TO OWNER.
- ALL PLANT MATERIALS, INCLUDING RELOCATED PLANT MATERIAL, SHALL BE PLANTED IN A MANNER CONFORMING TO ACCEPTED **NALP INDUSTRY STANDARDS** AND THOSE NEEDED TO ACCOMMODATE THE SURVIVABILITY AND SUSTAINED GROWTH OF ALL INSTALLED PLANT MATERIALS. THE CONTRACTOR SHALL REFER TO THE PLANTING DETAILS FOR MINIMUM SIZE AND WIDTH OF PLANTING PITS AND BEDS, GUYING AND STAKING, MULCHING, AND OTHER PLANTING REQUIREMENTS.
- ALL PLANTING AREAS SHALL BE WEED FREE PRIOR TO PLANTING INSTALLATION.
- REMOVE ALL SOIL, PLANTING AND LANDSCAPE DEBRIS FROM THE PROJECT WORK SITE AND SWEEP AND/OR WASH CLEAN ALL PAVED AND FINISHED SURFACES AFFECTED BY THE CONTRACTORS OPERATIONS ON A DAILY BASIS THROUGHOUT THE COURSE OF THE CONTRACTOR'S WORK.
- CONTACT THE OHIO UTILITIES PROTECTION SERVICE (DIAL 811 OR SEARCH OHIO811.ORG ONLINE) AND CONTACT ALL LOCAL UTILITY SERVICES TO FACILITATE THE MARK-OUT OF UNDERGROUND UTILITY LOCATIONS WITHIN THE SUBJECT WORK AREA PRIOR TO COMMENCING WITH WORK.

LANDSCAPE SCREENING REQUIREMENTS FOR PARKING LOTS

(A) PARKING PARALLEL TO PLANT BED

- OPTION #1**
PROVIDE A DOUBLE, STAGGERED ROW OF SHRUBS.
• SPACE 5' O.C. IN EACH ROW
• INSTALLED SIZE: 18"-24" HT.
• 5' MIN. PLANT BED WIDTH
• APPLY 2"-3" MULCH

- OPTION #2**
PROVIDE A SINGLE ROW OF SHRUBS.
• SPACE 3' O.C.
• INSTALLED SIZE: 18"-24" HT.
• 5' MIN. PLANT BED WIDTH
• APPLY 2"-3" MULCH
PROVIDE SHADE OR ORNAMENTAL TREES.
• SPACE 30' O.C.
• INSTALLED SIZE: 1 1/2" - 2" CALIPER



Disclaimer
These drawings and design intentions presented in these documents are the sole property of EDRK Design, LLC and may not be used, reproduced or copied for any purpose without the prior written authorization of EDRK Design, LLC.

PROJECT NAME REDEVELOPMENT

26 E WATERLOO RD.
City of Akron,
Summit County, Ohio

PRELIMINARY
NOT FOR CONSTRUCTION

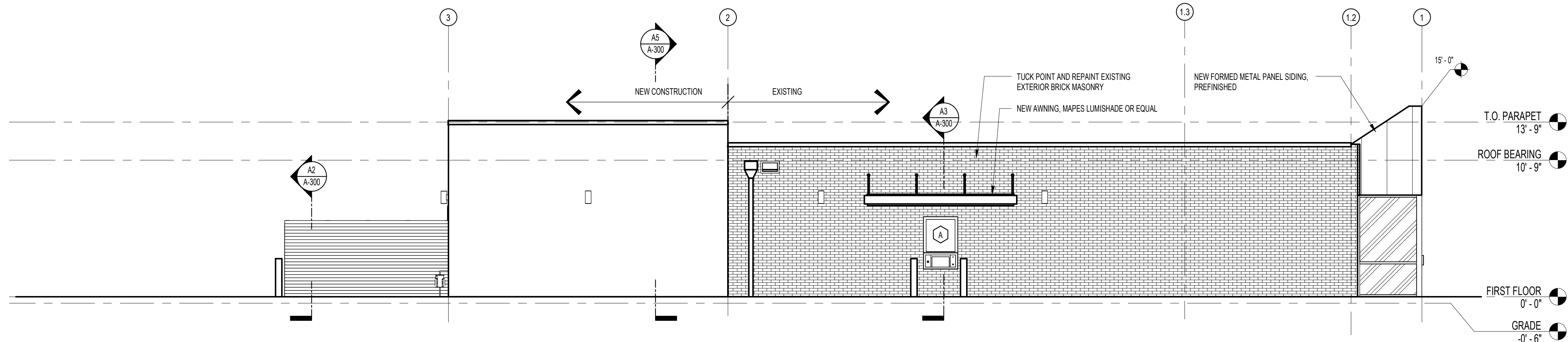
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Project # 25105
Date 02/21/25
By DJF
Scale As Shown

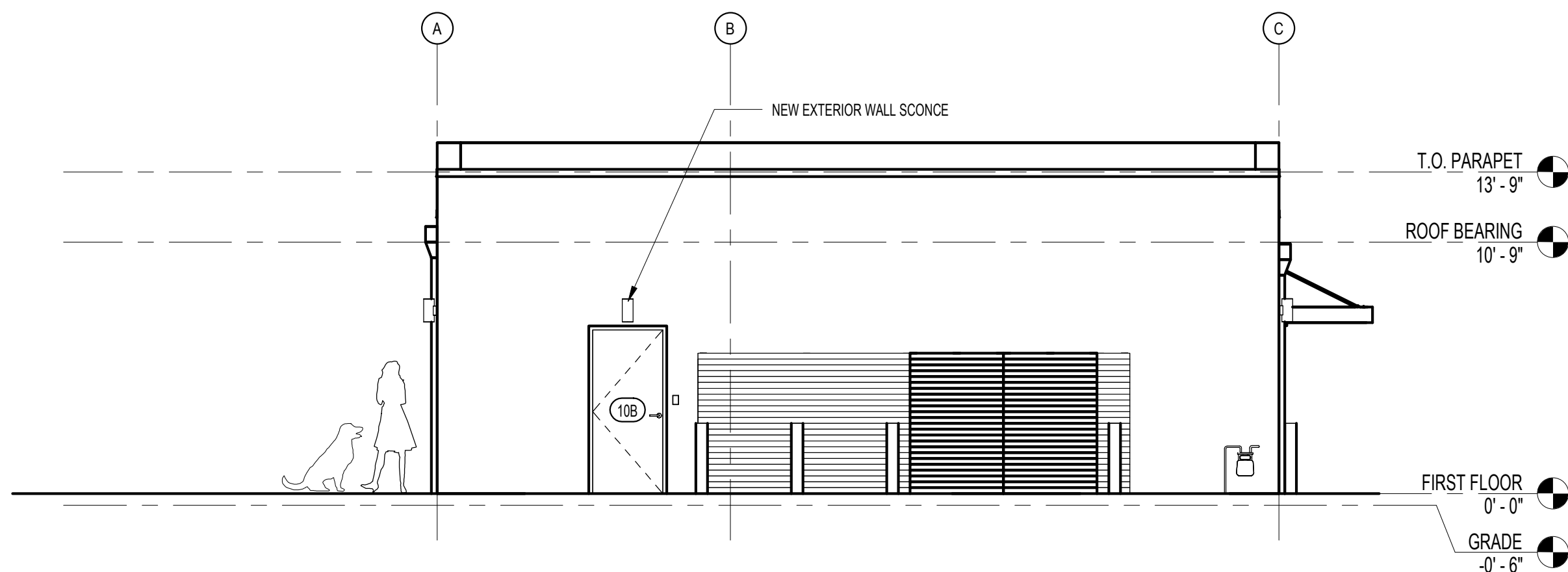
REVISIONS

Addendum Issued

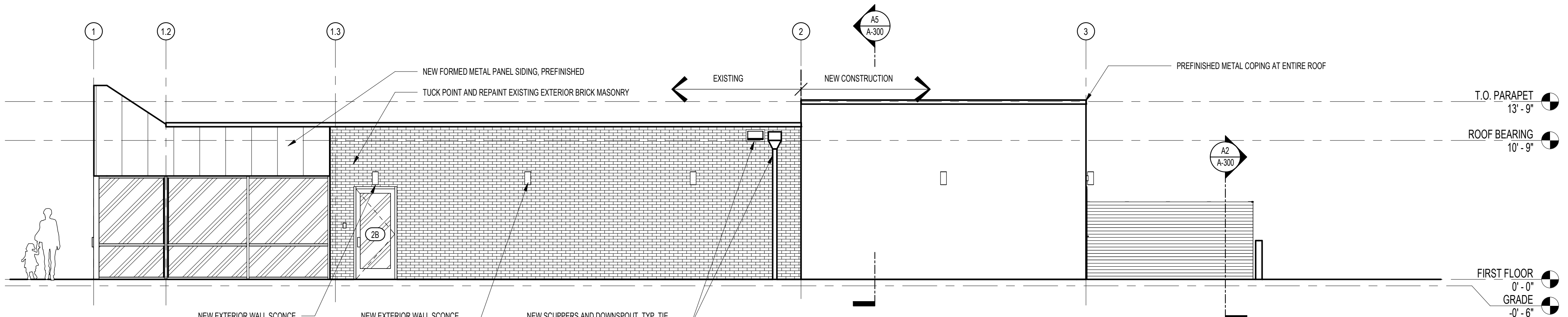
SHEET TITLE PLANTING PLAN



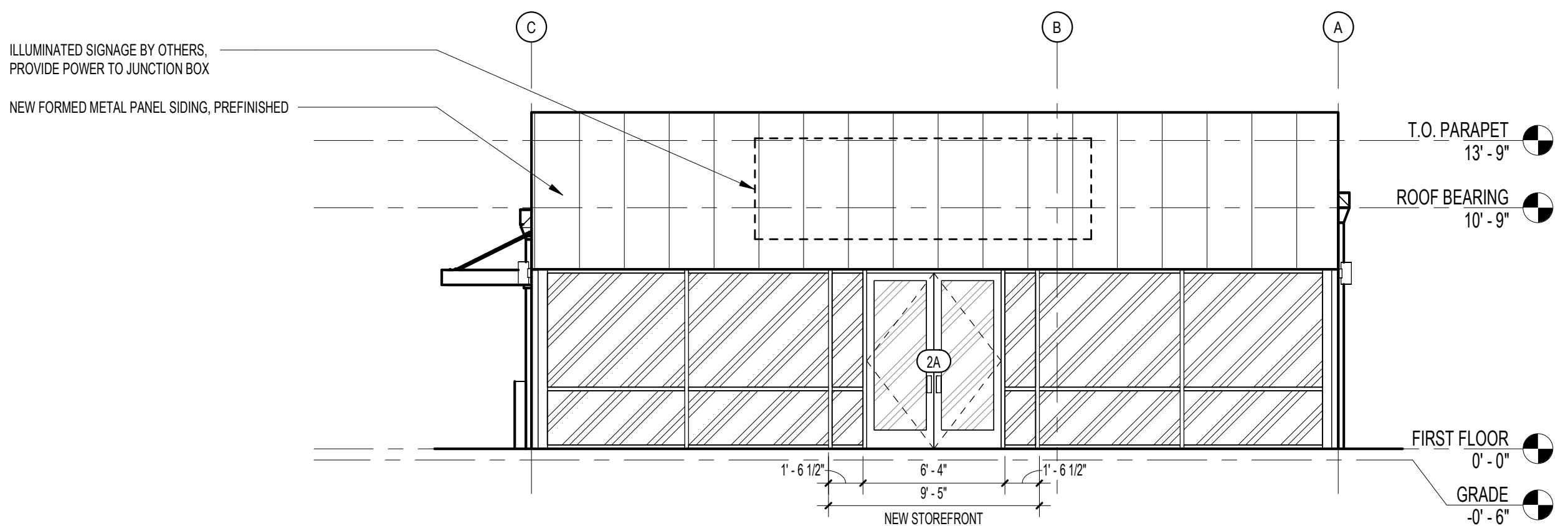
D1 EXTERIOR ELEVATION - EAST
3/16" = 1'-0"



C3 EXTERIOR ELEVATION - SOUTH
3/16" = 1'-0"

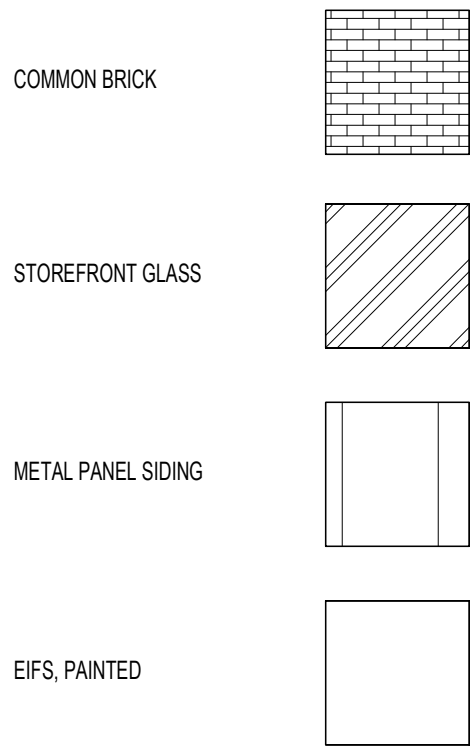


B1 EXTERIOR ELEVATION - WEST
3/16" = 1'-0"

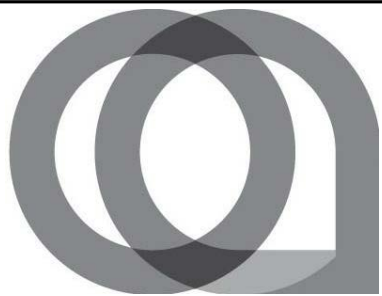


A3 EXTERIOR ELEVATION - NORTH
3/16" = 1'-0"

MATERIAL LEGEND - EXTERIOR



PROJECT TEAM:



ARCHITECT:
Oliver Architecture
7100 Euclid Avenue #200
Cleveland, OH 44103
216.245.2661
www.oliverarchitect.com

STRUCTURAL ENGINEER:
Thorson Baker & Associates
330.659.6686
3030 W Streetsboro Road
Richfield, OH 44266
www.thorsonbaker.com

MEP ENGINEER:
Thorson Baker & Associates
330.659.6686
3030 W Streetsboro Road
Richfield, OH 44266
www.thorsonbaker.com

CIVIL ENGINEER:
Infrastructure & Development Engineering, Inc.
513.671.8144
8889 Brookside Ave Suite 202-A

WATERLOO RD
DISPENSARY

INTERIOR ALTERATIONS & ADDITION TO
EXISTING BUILDING

926 E WATERLOO RD
AKRON, OH 44306

1 PERMIT

02/28/2025

ISSUE

DATE



KEVIN A. OLIVER NO. 1015200
EXPIRES ON: 12/31/2025

ELEVATIONS

SCALE:

As indicated

DATE:

2/28/2025 4:25:27 PM

SHEET:

A-200

Past / Current Builds

Past / Current Exterior Improvements

Before



After (Once Completed)



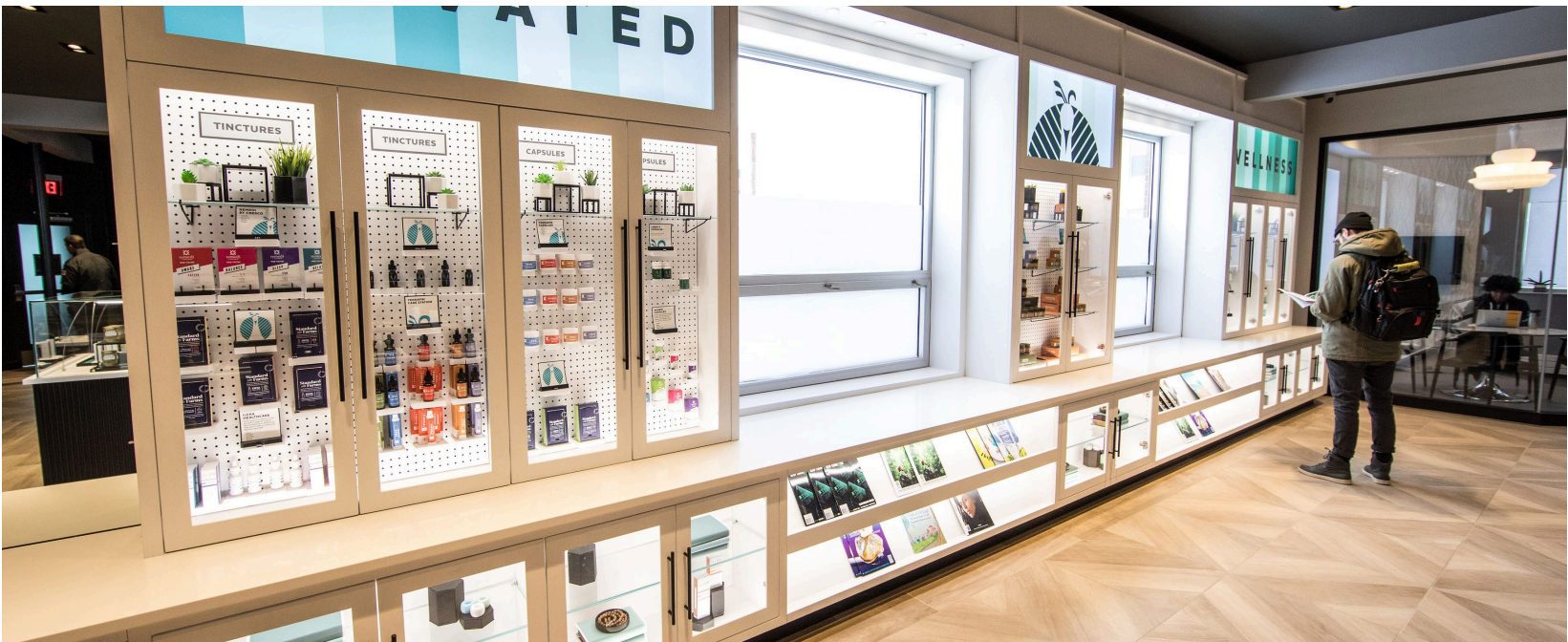
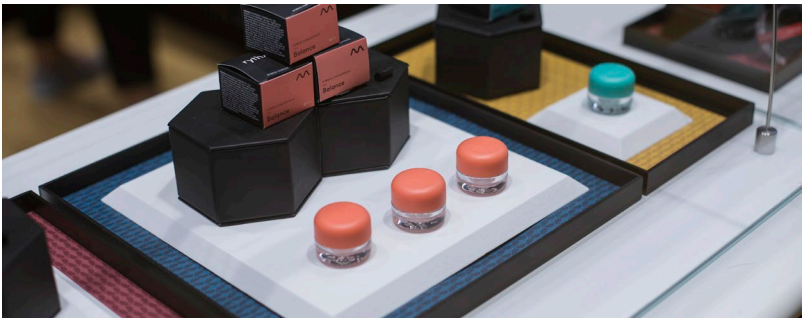
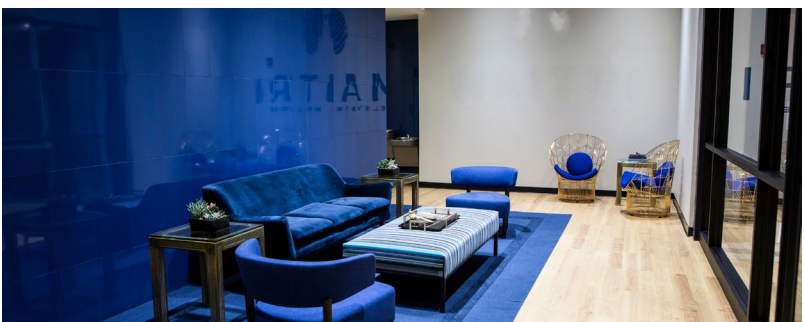
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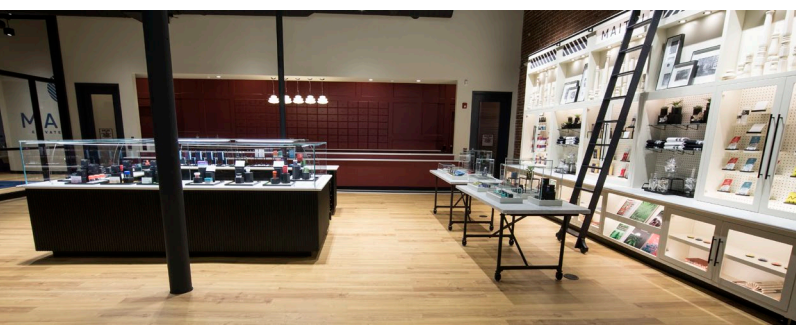


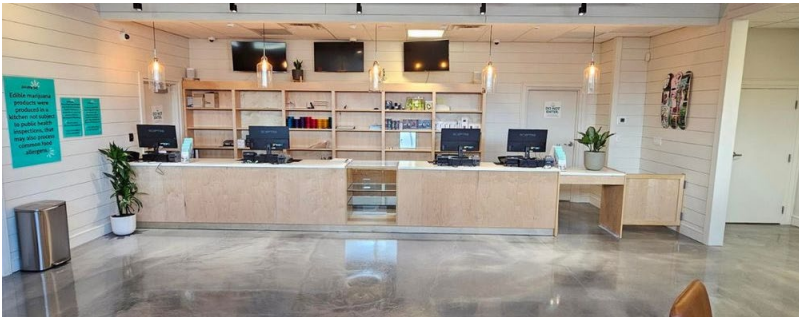
After



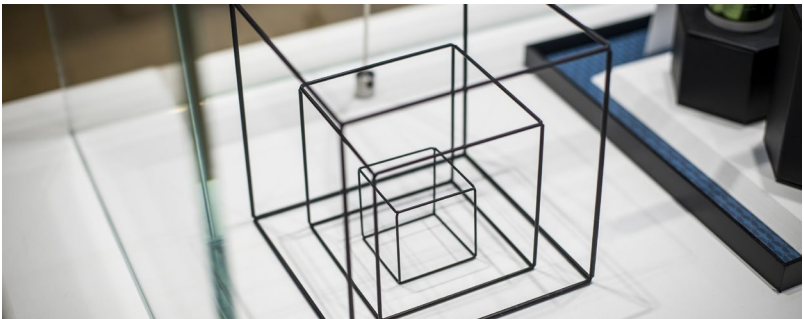
Past / Current Interior Improvements

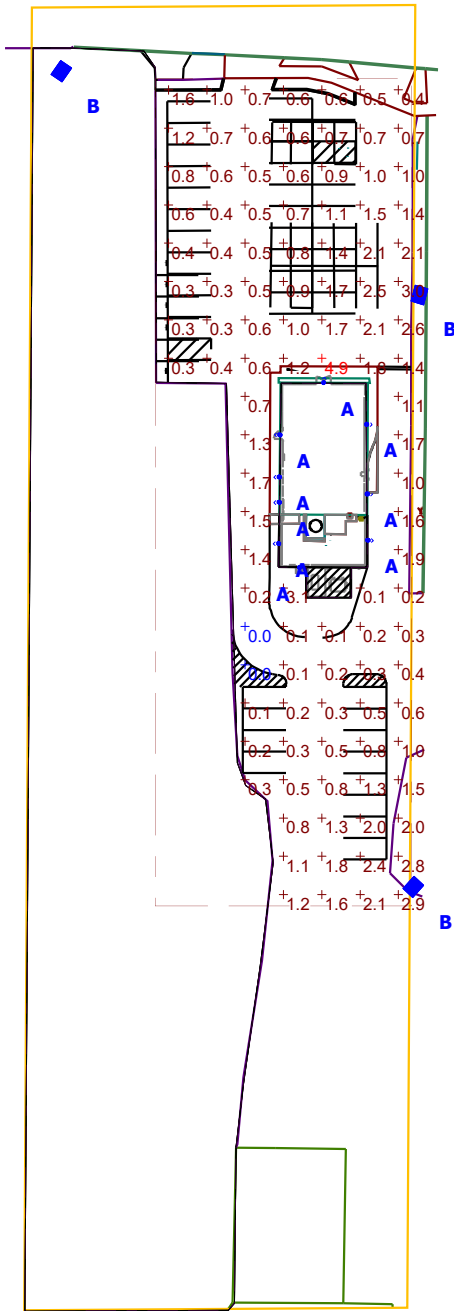












Plan View
Scale - 1" = 80ft

Schedule				
Symbol	Label	Manufacturer	Catalog	Description
⤴ ○	A	Lithonia Lighting	WMCL6 Downlight Only - 3000K 45 Beam	LED lamp
□	B	Existing to remain	Existing to remain	Existing site light fixture.



⋮

Designer

Date
04/18/2025

Scale

Not to Scale

Drawing No.

Summary

1 of 1



OFFICE OF THE CLERK OF COUNCIL

Sara Biviano
Clerk of Council

Michelle Bronowski
Deputy Clerk of Council

Maddison Stephenson
Administrative Assistant III

March 19, 2025

VIA ELECTRONIC MAIL

FarmaceuticalRX, LLC
Greg.gorospe@icemiller.com

Dear PharmaceuticalRX, LLC,

On March 17, 2025, the City of Akron Council reviewed the application for Conditional Use submitted in PC-2024-74-CU regarding property located at 926 E. Waterloo Road.

Pursuant to its authority under Akron Code of Ordinances Section 153.488, Council **GRANTED** the application for Conditional Use, a copy of which is attached.

You are hereby notified.

Sincerely,

Sara R. Biviano
Clerk of Council



January 24, 2025

13-0

Requested by Department of Planning and Urban Development

City Planning Commission
PC-2024-74-CU

Offered By: FUSCO

ORDINANCE NO. 92-2025 authorizing a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road; and declaring an emergency.

The street involved is E. Waterloo Road.

WHEREAS, FarmaceuticalRX, LLC, has petitioned Council for a Conditional Use of property described in Section 1 hereof; and

WHEREAS, under the provisions of Section 153.460-.492 of the Code of Ordinances, the Akron City Planning Commission, at its meeting on January 17, 2025, under file PC-2024-74-CU has reviewed the Conditional Use described in Section 1 hereof; and

WHEREAS, the Planning Staff has found the requested Conditional Use to be consistent with the standards established in Section 153.474; and

WHEREAS, Council, after public notice and hearing, is of the opinion that the Conditional Use described in Section 1 hereof is in the public interest and serves the public good.

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Akron:

Section 1. That, FarmaceuticalRX, LLC, whose address is c/o Ice Miller LLP, 250 West Street, 7th Floor, Columbus, OH 43215, holder of option of the following property described in EXHIBIT A, attached, be and is hereby authorized to under the provisions of Section 153.460-.492 of the Code of Ordinances of Akron, Ohio, to establish a dual-use cannabis dispensary at 926 E. Waterloo Road, based on plans to be filed in the office of the City Planning Commission entitled "Redevelopment, 926 E. Waterloo Rd.; Dated: 11/7/24" and subject to the following conditions:

- (1) That a landscape planting and fencing plan which conforms to the "Akron Development Guide" as referred to in Section 153.300-.310 of the Zoning Code be submitted to the Department of Planning and Urban Development for its review of compliance with said guide, and that the landscaping and fencing be installed and maintained as shown on the approved plan.
- (2) That all walkways, driveways, and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (3) 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.

- (4) 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.
- (5) That any projections above the roof line of the structure, excepting parapets or chimneys, be adequately screened to the satisfaction of the Department of Planning and Urban Development.
- (6) That the outside storage of scrap or display of merchandise be prohibited.
- (7) That the area be kept free of trash and litter.
- (8) That the hours of the operation be limited to 9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 7:00 p.m. on Sunday.
- (9) That any exterior dumpster shall have an enclosure constructed of masonry and its location shall be subject to the approval of the Department of Planning and Urban Development.
- (10) That all exterior lighting on the Petitioner's property 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.
- (11) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code and the State of Ohio Department of Cannabis Control.
- (12) That the Petitioner meet all requirements of the State of Ohio Division of Cannabis Control.
- (13) That the Petitioner shall provide any and all safety and security measures in accordance with the City of Akron Fire and Police department requirements.
- (14) That the Conditional Use be subject to annual renewal by the City Planning Commission. This requirement for annual renewal may be removed by the Planning Commission three years after completion of the project.

Section 2. This ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety for the reason that the dual cannabis dispensary is a compatible land use, and if this ordinance receives the affirmative vote of two-thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

Passed March 17, 2025

Wanda R. Biviano

Clerk of Council

Clayton Summell

President of Council

Approved March 18, 2025

Shirley Hall

MAYOR

RECEIVED

2025 JAN 24 AM 11:58

AKRON CITY COUNCIL

PART I

Subject/Project: PC-2024-74-CU DUAL-USE CANNIBIS DISPENSARY AT 926 E. WATERLOO RD.

Department of Origin: DEPT. OF PLANNING & URBAN DEVELOPMENT Date: 01/22/2025

Bureau of Origin: _____

Division of Origin: ZONING

Fact Sheet Prepared by: MICHAEL ANTENUCCI, ZONING MANAGER Date: 01/22/2025

Financial Data:

	Budgeted Cost		Current Estimate of Cost		Additional Appropriation Over Budgeted Cost
	Source	Amount	Source	Amount	
Current Request: N/A	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
Total Project: (if applicable) N/A	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____

PART II

Purpose of Legislation: Authorize a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road.

Impact of Objective of the Legislation: N/A

Alternatives: N/A

Earlier Legislation on this Subject: N/A

Additional Comments/Remarks (as appropriate): The Planning Staff and the Planning Commission recommended approval of this request.

Exhibits: Map, legal

Instructions: This report must be completely filled out and must accompany all Ordinances, resolutions, and documents sent by City Council. Part I should be filled out in the space provided. Part II will require additional pages. The entire report must not exceed a total of 5 pages.

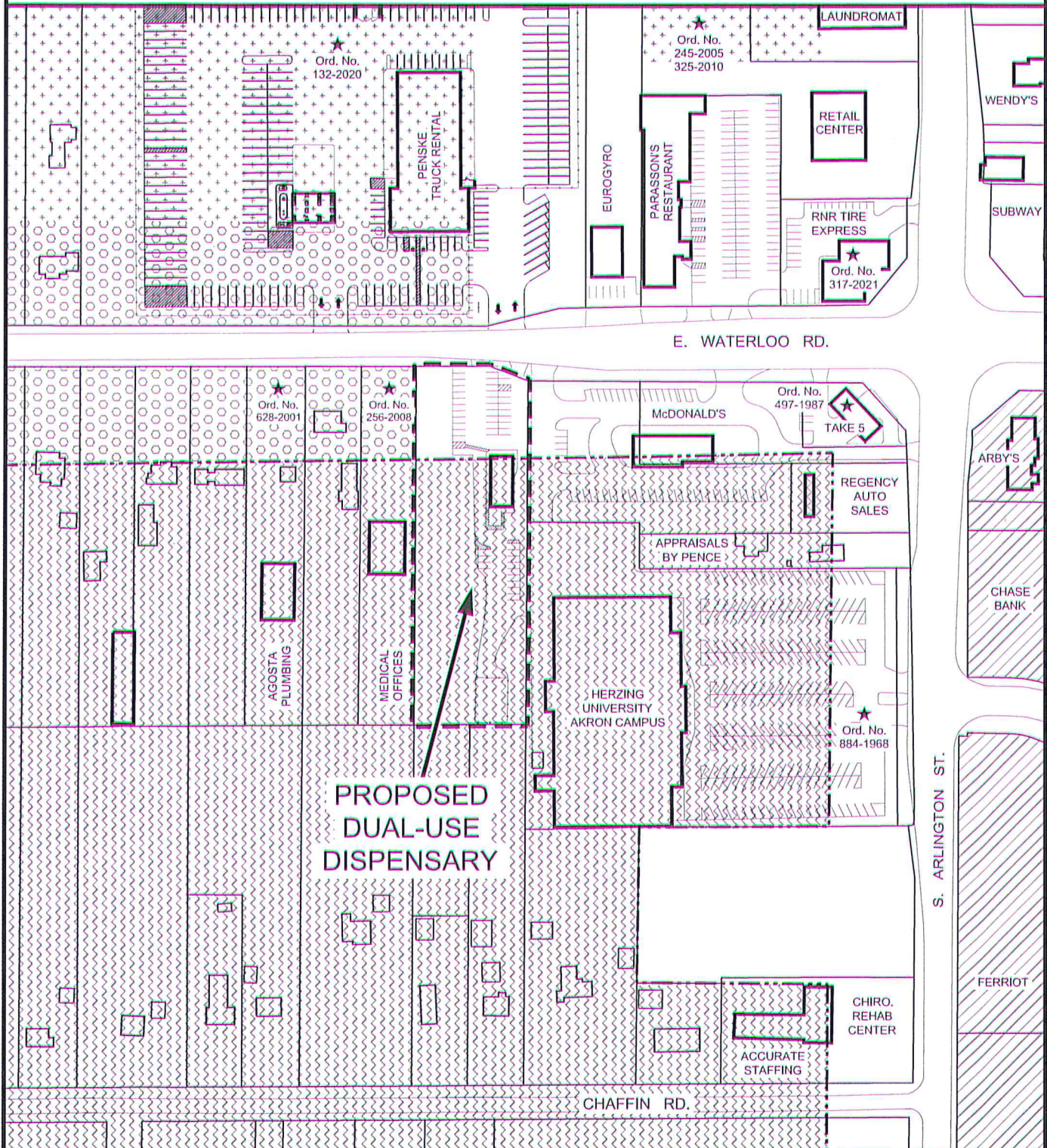
PC-2024-74-CU

- U1 Two Family Residential
- U2 Apartment House
- U3 Retail Business
- U4 Commercial
- Conditional Use
- Coventry Township

Petition of FarmaceuticalRX, LLC,
for a Conditional Use to establish
a dual-use cannabis dispensary
at 926 E. Waterloo Road



0 200'
Created 12/19/2024 jwh
Revised 12/27/2024 jwh



LEGAL DESCRIPTION

The Land referred to herein below is situated in the County of Summit, State of Ohio, and is described as follows:

Property 1:

Situated in the City of Akron, Township of Coventry, County of Summit and State of Ohio: And known as being part of Original Tract Number Eleven (11), further bounded and described as follows, to wit:

Beginning at a point in the center line of East Waterloo Road, which point is South 87° 34' 0" West a distance of 675.00 feet from the East line of said Original Tract Number Eleven (11) and the center line of South Arlington Street; Thence South 1° 42' 0" East, parallel to the East line of said Original Tract Number Eleven (11) and the center line of South Arlington Street a distance of 544.00 feet to a point; Thence South 87° 34' 0" West parallel to the center line of said East Waterloo Road, a distance of 80.00 feet to a point; Thence North 1° 42' 0" West, parallel to the East line of said Original tract number Eleven (11) and the centerline of said South Arlington Street a distance of 544.00 feet to a point in the centerline of said East Waterloo Road; Thence North 87° 34' 0" East along the center line of said East Waterloo Road a distance of 80.00 feet to the place of beginning and contains One (1) acre of land, be the same more or less, but subject to all legal highways as surveyed by W.S. Mathews in December 1940. (The above description is intended to cover property known as Lot Number 91 of an unrecorded plat of Arlington-Waterloo Acres)

Property 2:

Situated in the City of Akron, and in the Township of Coventry, and known as being part of original Tract No. 11, further bounded and described as follows:

Beginning at a point in the center line of East Waterloo Road, which point is South 87° 34' 0" West, a distance of 595.00 feet from the east line of said original Tract No. 11, and the center line of South Arlington Street; thence South 1° 42' 0" East, parallel to the east line of said Original Tract No. 11 and the center line of said South Arlington Street, a distance of 544.00 feet to a point; Thence South 87° 34' 0" West, parallel to the center line of said East Waterloo Road, a distance of 80.00 feet to a point; Thence North 1° 42' 0" West, parallel to the east line of said Original Tract No. 11, and the center line of said South Arlington Street, a distance of 544 feet to a point in the center line of said East Waterloo Road; Thence North 87° 34' 0" East, along the center line of said East Waterloo Road, a distance of 80.00 feet to the place of beginning and contains 1 acres of land, as surveyed by W.S. Matthews in December, 1940. This description is intended to cover Lot No. 92 of an unrecorded plat of Arlington Waterloo Acres.

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION ITEM # 2D
PC-2024-74-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JANUARY 17, 2025

WARD: 7
COUNCILPERSON: Kammer

SUBJECT: PC-2024-74-CU – Petition of FarmaceuticalRX, LLC, for a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road

GENERAL LOCATION: South side of E. Waterloo Road, west of S. Arlington Street

LAND USE OF THIS PROPERTY: Vacant retail structure and associated parking

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Retail and commercial
SOUTH SIDE: Residential
EAST SIDE: Retail, commercial, and institutional
WEST SIDE: Office, commercial, and residential

ZONED: Retail Business Use District (U3, H2, A3) in Akron;
B-3 General/Regional Business District in Coventry Township

SIZE OF LOT & AREA: Approximately 160 feet by 514 feet = 82,240 square feet (1.89 acres)

COMMENTS:

FarmaceuticalRX, LLC, holds an option to purchase approximately 1.89 acres of land on the south side of E. Waterloo Road, west of S. Arlington Street. The vacant retail structure on the lot is addressed as 926 E. Waterloo Road and is located just beyond the corporate boundary in Coventry Township. Surrounding uses include a mix of retail and commercial uses to the north and east, residential to the south, and a mix of offices, commercial, and residential to the west. The front portion of the property in Akron is zoned Retail Business Use District (U3, H2, A3) in accordance with the Land Use and Development Guide Plan, while the rear portion of the lot in Coventry Township is zoned B-3 General/Regional Business District.

The Petitioner is seeking permission to establish a dual-use cannabis dispensary at this location. Ordinance No. 275-2024, passed on July 22, 2024, requires any medical, dual-use, or adult-use marijuana cultivation, processing, dispensing or testing facility in the City of Akron to receive Conditional Use approval. As such, the proposed use requires

approval by City Council. Additionally, the project must be reviewed and approved by Coventry Township and the State of Ohio Division of Cannabis Control (DCC).

The Petitioner intends to remodel the currently vacant retail building on the site to be utilized as a dual-use dispensary. The structure would receive a modest addition at the rear of the structure (in Coventry Township), a new aluminum and glass storefront system would be installed, and fresh paint would be applied to the masonry exterior. Parking for 30 vehicles is available to the front of the building (in Akron), and a dozen additional spaces are available to the rear of the structure (in Coventry). The 2,751 square feet building would require no more than 14 parking spaces. A drive-thru lane would encircle the building, allowing products to be picked up through a window on the east side of the facility. Deliveries would occur within a secure, fenced area at the rear of the building.

No objections to the proposed use have been received from any City department. Lighting and video surveillance, in addition to other DCC requirements for packaging and prohibited activities on the property, should mitigate any negative effects on the surrounding neighborhood. The proposed use is in a heavily traveled retail district with highway access and is more than a mile from any other cannabis facility. One goal of the Land Use and Development Guide Plan is to guide the location of new retail development so that it will be convenient to residents served and will have minimal impact on adjacent properties. The proposed dual-use dispensary would reactivate a vacant retail structure and is adjacent to compatible uses. The Planning Staff is supportive of 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 FarmaceuticalRX, LLC, for a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road, in accordance with the submitted plans and subject to the following conditions:

- (1) That a landscape planting and fencing plan which conforms to the "Akron Development Guide" as referred to in Section 153.300-.310 of the Zoning Code be submitted to the Department of Planning and Urban Development for its review of compliance with said guide, and that the landscaping and fencing be installed and maintained as shown on the approved plan.
- (2) That all walkways, driveways, and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (3) 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.

- (4) 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.
- (5) That any projections above the roof line of the structure, excepting parapets or chimneys, be adequately screened to the satisfaction of the Department of Planning and Urban Development.
- (6) That the outside storage of scrap or display of merchandise be prohibited.
- (7) That the area be kept free of trash and litter.
- (8) That the hours of the operation be limited to 9:00 a.m. to 9:00 p.m. Monday through Saturday and 10:00 a.m. to 7:00 p.m. on Sunday.
- (9) That any exterior dumpster shall have an enclosure constructed of masonry and its location shall be subject to the approval of the Department of Planning and Urban Development.
- (10) That all exterior lighting on the Petitioner's property 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.
- (11) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code and the State of Ohio Department of Cannabis Control.
- (12) That the Petitioner meet all requirements of the State of Ohio Division of Cannabis Control.
- (13) That the Petitioner shall provide any and all safety and security measures in accordance with the City of Akron Fire and Police department requirements.
- (14) That the Conditional Use be subject to annual renewal by the City Planning Commission. This requirement for annual renewal may be removed by the Planning Commission three years after completion of the project.

JH/emd



LEGAL NOTICE

Notice is hereby given that the following open comment public hearings will be held by the Council of the City of Akron on Monday, February 10, 2025, during a special meeting to be held at 5:00 p.m. (EST):

- Ordinance authorizing a Conditional Use to create additional parking at 1990 Parkgate Avenue.
- Ordinance authorizing a Conditional Use to construct a two-family dwelling at 161 Hilbish Avenue.
- Ordinance authorizing a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road.

This legislation will also be discussed during the Planning & Economic Development Committee meeting at 1:00 p.m. Participants may attend in person at the Akron City Council Chambers, 166 South High Street or remotely by joining the meeting via videoconference. All public hearing participants that would like to join **remotely** must provide contact information including an email address and phone number at which they can be reached to sbiviano@akronohio.gov by no later than February 7, 2025.

Those who do not appear, but wish to express their support or opposition to the subject conditional use requests may do so, in writing, by emailing their remarks to sbiviano@akronohio.gov by no later than 4:00 p.m. on February 7, 2025. In order to be included in the record, please submit any documentation for consideration by the Council no later than 4:00 p.m. on February 7, 2025. The meetings may also be accessed for viewing via livestream, which will be available at: www.akroncitycouncil.org.

Any changes to the time, location, venue/forum of the aforementioned meetings will be posted on Akron City Council's website: www.akroncitycouncil.org.

Sara Biviano
Clerk of Council

The City of Akron is committed to ensuring that individuals with disabilities are able to fully participate in public programs, services and activities. Anyone who is in need of an accommodation from any City department is invited to contact the HR Department at 330-375-2780 at least seven (7) days in advance. If you require TDD phone service call Ohio Relay at 800-750-0750 and they will assist in coordinating with the City of Akron.

**advertised in Akron Beacon Journal 1/25/2025 and on the Akron City Council website beginning 1/22/2025*



OFFICE OF THE CLERK OF COUNCIL

Sara Biviano
Clerk of Council

Michelle Bronowski
Deputy Clerk of Council

Maddison Stephenson
Administrative Assistant III

January 23, 2025

NOTICE

Notice is hereby given that an open comment public hearing will be held by the Council of the City of Akron on **Monday, February 10, 2025**, during the Special Council meeting at **5:00 p.m.** upon an Ordinance authorizing a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road. This meeting is to afford you a chance to present your opinion on this matter; however, attendance is not mandatory.

This legislation will also be discussed at the Planning & Economic Development Committee meeting to be held at **1:00 p.m. on Monday, February 10, 2025.**

Participants may attend in person at the Akron City Council Chambers, 166 South High Street or remotely by joining the meeting via videoconference. All public hearing participants that would like to join **remotely** must provide contact information including an email address and phone number at which they can be reached to sbiviano@akronohio.gov by no later than 4:00 p.m. on February 7, 2025.

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Any changes to the time, location, or venue/forum of the aforementioned meetings will be posted on Akron City Council's website: www.akroncitycouncil.org.

Sincerely,

Sara R. Biviano
Clerk of Council

The City of Akron is committed to ensuring that individuals with disabilities are able to fully participate in public programs, services and activities. Anyone who is in need of an accommodation from any City department is invited to contact the HR Department at 330-375-2780 at least seven (7) days in advance. If you require TDD phone service call Ohio Relay at 800-750-0750 and they will assist in coordinating with the City of Akron.





OFFICE OF THE CLERK OF COUNCIL

Sara Biviano
Clerk of Council

Michelle Bronowski
Deputy Clerk of Council

Maddison Stephenson
Administrative Assistant III

January 22, 2025

NOTICE

Notice is hereby given that an open comment public hearing will be held by the Council of the City of Akron on **Monday, February 10, 2025**, during the Special Council meeting at **5:00 p.m.**, upon an Ordinance authorizing a Conditional Use to establish a dual-use cannabis dispensary at 926 E. Waterloo Road.

The Planning & Economic Development Committee will meet on Monday, February 10, 2025, at 1:00 p.m. to discuss the above zoning. Councilman Jeff Fusco, Chair of the Committee, requests that you attend.

Participants may attend in person at the Akron City Council Chambers, 166 South High Street or remotely by joining the meeting via videoconference. All public hearing participants that would like to join **remotely** must provide contact information including an email address and phone number at which they can be reached to sbiviano@akronohio.gov no later than 4:00 p.m. on February 7, 2025.

Those who do not appear, but wish to express their support or opposition to the subject conditional use request may do so, in writing, by emailing their remarks to sbiviano@akronohio.gov by no later than 4:00 p.m. on February 7, 2025. In order to be included in the record, please submit any documentation for consideration by the Council no later than 4:00 p.m. on February 7, 2025. The meetings may also be accessed for viewing via livestream, which will be available at: www.akroncitycouncil.org. For further information, please contact the Council Clerk's Office at 330-375-2256.

Any changes to the time, location, or venue/forum of the aforementioned meetings will be posted on Akron City Council's website: www.akroncitycouncil.org.

Sincerely,

Sara R. Biviano
Clerk of Council

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Council Chambers • Municipal Building • 166 South High Street • Akron, Ohio 44308
Phone 330-375-2256 • www.akroncitycouncil.org



PC-2027-74-CU – Petition of
FarmaceuticalRX, LLC, for a Conditional
Use to establish a marijuana dispensary at
926 E. Waterloo Road
Page 1 of 1 – 4 Petitioners / 18 labels

ARCHLAND PROPERTY I LLC
55 FURNACE ST
AKRON, OH 44308-1914

ARCP LS AKRON EAST WATERLOO
OH LLC
440 S CHURCH ST STE 700
CHARLOTTE, NC 28202

BCP DEVELOPMENT LP
5555 SAN FELIPE ST STE 1135
HOUSTON, TX 77056

HERZING UNIVERSITY LTD
275 W WISCONSIN AVE STE 210
MILWAUKEE, WI 53203

HUNTINGTON NATIONAL BANK
TRUSTEE
959 E WATERLOO RD
AKRON, OH 44306

ISTOCKI PROPERTIES LLC
2703 SANTA ANITA DR
STOW, OH 44224

KOZULLA RANDALL E TRUSTEE
1079 SELLMAN DR
AKRON, OH 44333

MCDONALDS USA LLC
55 FURNACE ST
AKRON, OH 44308-1914

MOLLY COMPANY LLC
1798 KING JAMES PKWY
WESTLAKE, OH 44145

NADIA BLACK
2237 S ARLINGTON RD
AKRON, OH 44319

OCCUPANT
921 CHAFFIN RD
AKRON, OH 44306

PENSKE TRUCK LEASING CO LP
2675 MORGANTOWN RD
READING, PA 19607

PROPERTY MANAGER
946 E WATERLOO RD
AKRON, OH 44306

ROHMAR CO LTD
C/O HALA NEMER
534 W FAIRLAWN BLVD
AKRON, OH 44313

SEVEN STAR SOLUTIONS LLC
2237 S ARLINGTON RD
AKRON, OH 44319

SUMMERS KYLE
903 CHAFFIN RD
AKRON, OH 44306

WATERLOO RENTALS LLC
894 E WATERLOO RD
AKRON, OH 44306

WEIDKNECHT MARCIA E
921 CHAFFIN RD
AKRON, OH 44319

papoutsug@gmail.com
Greg.gorospe@icemiller.com
jennifer.milliken@icemiller.com

MOLLY COMPANY, LLC
1798 KING JAMES PKWY
CLEVELAND OH 44145
PC-2024-74-CU

FARMACEUTICALRX, LLC
C/O ICE MILLER LLP
250 WEST ST., 7TH FL
COLUMBUS OH 43215
PC-2024-74-CU

GREG GOROSPE
ICE MILLER LLP
250 WEST ST, 7TH FL
COLUMBUS OH 43215
PC-2024-74-CU

JENNIFER MILLIKEN
ICE MILLER LLP
250 WEST ST, 7TH FL
COLUMBUS OH 43215
PC-2024-74-CU

D-3

AKRON CITY PLANNING COMMISSION

REF. SECTIONS 153.460-.492 OF
THE CODE OF ORDINANCES OF
AKRON, OHIO 2004

RECEIVED

2025 JAN -3 PM 1:42

To: City Council, Akron, Ohio

Date: 12/6/24 AKRON CITY COUNCIL

The undersigned (circle one) owner / holder of option / lessee / OWNER of the property herein involved, does hereby petition for a Conditional Use as provided under the Code of Ordinances, Section 153.460-.492 for purposes set forth below.

SUPPORTING INFORMATION

IF ALL THE APPLICABLE PROVISIONS BELOW ARE NOT SUPPLIED WITH THIS PETITION, NORMAL PROCESSING WILL NOT OCCUR UNTIL ALL ITEMS ARE SUBMITTED.

1. The property is addressed as (or has frontage on): 926 Waterloo Road
2. The proposed use is: Marijuana Dispensary
3. Estimated **TOTAL** project cost: \$1 million
4. Attach two (2) sets of plans **drawn to scale** including:

Street names and addresses	Parking	Landscaping	Building elevations
Location of property	Circulation drives	Yards	Signs
Location of building(s)	Traffic access	Open space	Utilities
Dimensions of property and building(s)	Loading areas	Interior arrangement	Refuse & service areas

5. If plans were created by computer, please submit an electronic copy (.dwg or .pdf) on a thumb drive or via email to zoning@akronohio.gov. **All drawings, scanned or otherwise, must be legible.**
6. Attach a copy of the **property deed** for all parcels involved in this Conditional Use or a **legal description** prepared by a registered surveyor.
7. Attach **photographs** of the existing site, sufficiently labeled.
8. Attach a **letter/narrative statement** containing: (a) comments relating to the above requirements; (b) explanation of economic impact and mitigation of noise, glare and odor effects on adjoining property; and (c) general compatibility with adjacent and other properties in the district.

MOLLY COMPANY, LLC
PRINT / TYPE name of **OWNER(S)**

SIGNATURE: [Signature], Director

Address: 1798 King James Pkwy

City, State: Cleveland, Ohio

Zip: 44145 Phone: (440) 823-2959

Email: pepoutsug@gmail.com

FarmaceuticalRX, LLC

PRINT / TYPE name of **Holder of option**

SIGNATURE: [Signature]

Address: c/o Ice Miller LLP, 250 West St., 7th Floor

City, State: Columbus OH

Zip: 43215 Phone: (614) 462-1042

Email: Greg.Gorospe@icemiller.com

ALSO NOTIFY:

Attorney

Relationship to Petitioner (agent, attorney, principal, etc.)

Greg Gorospe, Ice Miller LLP

PRINT / TYPE

SIGNATURE: Greg Gorospe

Address: 250 West St., 7th Floor

City, State: Columbus OH

Zip: 43215 Phone: (614) 462-1042

Email: Greg.Gorospe@icemiller.com

ALSO NOTIFY:

Zoning Specialist

Relationship to Petitioner (agent, attorney, principal, etc.)

Jennifer Milliken, Ice Miller LLP

PRINT / TYPE

SIGNATURE: _____

Address: 250 West St., 7th Floor

City, State: Columbus OH

Zip: 43215 Phone: (317) 236-2248

Email: Jennifer.Milliken@icemiller.com

DO NOT WRITE BELOW THIS LINE

A NON-REFUNDABLE FILING FEE shall accompany this petition upon submittal to
Office of Integrated Development, Zoning Division
Municipal Building Room 405, 166 S. High Street, Akron, OH 44308-1628

Please make CHECKS PAYABLE to City of Akron.

Estimated TOTAL Project Cost	Applicable Fee
\$0 - \$20,000	\$250
\$20,001 - \$100,000	\$750
\$101,001 - More	\$1,500

This is to certify that a fee of
\$ 1,500.00 has been
received for investigation
incident to this proposal.
Receipt # 4529

PC - 2025 - 4 - 74 - CU

Councilperson Kammer Ward 7

[Signature]
Signature of City Employee
Admin. Asst.
Title

COUNCIL TIME STAMP

AMKON CITY COUNCIL
2024 DEC -9 AM 8:47
RECEIVED

ZONING TIME STAMP

DEC 9 2024 AM 8:37



COVENTRY TOWNSHIP ZONING DEPARTMENT

Rob Henwood, Zoning Inspector

68 Portage Lakes Drive, Akron, Ohio 44319 Phone: 330-644-0785 Ext. 695

Email: r.henwood@coventrytownship.com

May 3, 2025

This letter is to inform you that a neighboring property has submitted a conditional zoning application and is requesting approval from the Board of Zoning Appeals (BZA). This is a public hearing and you are welcome to attend; however, your attendance is not required.

The public hearing will be held on Tuesday, May 13, 2025, at 6:00 PM at the Coventry Township Community Center, 335 E Willowview Drive, Akron, Ohio 44319.

The BZA will review a conditional zoning application for a property which is located at 926 East Waterloo Road, Akron, Ohio 44306. The proposal is for a marijuana dispensary which is conditionally permitted (Section 12.01.B.2). The property is comprised of two parcels located in a B-3 General/Regional Business and are lots of record. The proposal will be reviewed for compliance with Section 3.06 and 23.21 of the Zoning Resolution.

The full text and drawings of the proposed variance requests are available for public viewing in the Coventry Township Zoning Office, from 8:30 am to 4:30 pm Monday through Friday, at 68 Portage Lakes Drive, Coventry Township, Ohio 44319. You must contact the Coventry Township Zoning Office at 330-644-0785 ext. 695 or r.henwood@coventrytownship.com to make other arrangements to view the plans or learn more about the variance.

Sincerely,

Rob Henwood, AICP
Zoning Inspector
Coventry Township

ownername1	pstladdress	pstlcity__pstlstate__pstlzip5
HERZING UNIVERSITY LTD ,	275 W WISCONSIN AVE STE 210 ,	MILWAUKEE , WI 53203
ROHMAR CO LTD ,	C/O HALA NEMER 534 W FAIRLAWN BLVD ,	AKRON , OH 44313
MCDONALDS USA LLC ,	55 FURNACE ST ,	AKRON , OH 44308
WATERLOO RENTALS LLC ,	894 E WATERLOO RD ,	AKRON , OH 44306
PENSKE TRUCK LEASING CO LP ,	2675 MORGANTOWN RD ,	READING , PA 19607
ISTOCKI PROPERTIES LLC ,	2703 SANTA ANITA DR ,	STOW , OH 44224