

AKRON CITY PLANNING COMMISSION

MEETING OF JANUARY 20, 2023 - 9:00 A.M.

COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING,

166 SOUTH HIGH STREET

(1) **CORRECTION** and **APPROVAL** of Minutes of December 16, 2022.

(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) **PC-2022-26-CD** – Amendment to the 2021 Consolidated Action Plan.

(2) **PC-2023-01-S** – Sale of city-owned land in the Massillon Road Industrial Park to Stark State College.

B. **PC-2022-78-CU** – Petition of Alfred Bell dba Kiddo Care, LLC, for a Conditional Use to establish a Type A daycare home at 2017 Thurmont Road.

(3) **RENEWALS**

JS/emd

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A1**
PC-2022-26-CD

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JANUARY 20, 2023

SUBJECT: PC-2022-26-CD – Amendment to the 2021 Consolidated Action Plan for an additional HOME-American Rescue Plan (HOME-ARP) Allocation

COMMENTS:

The City of Akron's 2021 Consolidated Plan Annual Action Plan prioritized Federal Department of Housing and Urban Development spending, including Community Development Block Grant funding, HOME Investment Partnership Grant funding and Emergency Solutions Grant funding. The 2021 Plan represented the second year of the Five-Year Consolidated Strategy and Plan for 2020-2024. The five-year strategy identifies the City's need for affordable housing, community development and homeless assistance. The goals of the programs are to assist primarily low- and moderate-income persons, to improve existing housing, develop affordable housing, expand economic opportunity, and aid the homeless. The 2021 Consolidated Action Plan was passed in May 2021.

The American Rescue Plan Act of 2021 designated additional funding to cities specifically intended to provide housing, shelter and supportive services to persons experiencing or at risk of homelessness, fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking or human trafficking and other vulnerable populations at greatest risk of housing instability. The City of Akron will receive an additional \$5,335,558 in HOME-ARP funding for this purpose. In order to receive the funds, amending the 2021 Consolidated Plan is required by the Department of Housing and Urban Development (HUD).

The 2021 Amendment recommends the following key initiatives:

- 1) HOME ARPA will be used to
 - construct new permanent supportive rental housing for occupancy by households of individuals and families that meet the qualifications of the program and are in need of permanent supportive housing
 - provide temporary warming shelter during the city's coldest months
 - assist all tenants facing an eviction with free legal counsel in housing court.

The Amended Plan is due to HUD by March 31, 2023.

RECOMMENDATION:


The Department of Planning and Urban Development recommends **APPROVAL** of the Amendment to the 2021 Consolidated Plan Annual Action Plan for the City's Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Block Grant Programs.

KM/emd

PC-2023-01-S

Sale of city-owned land in the
Massillon Road Industrial Park
to Stark State College

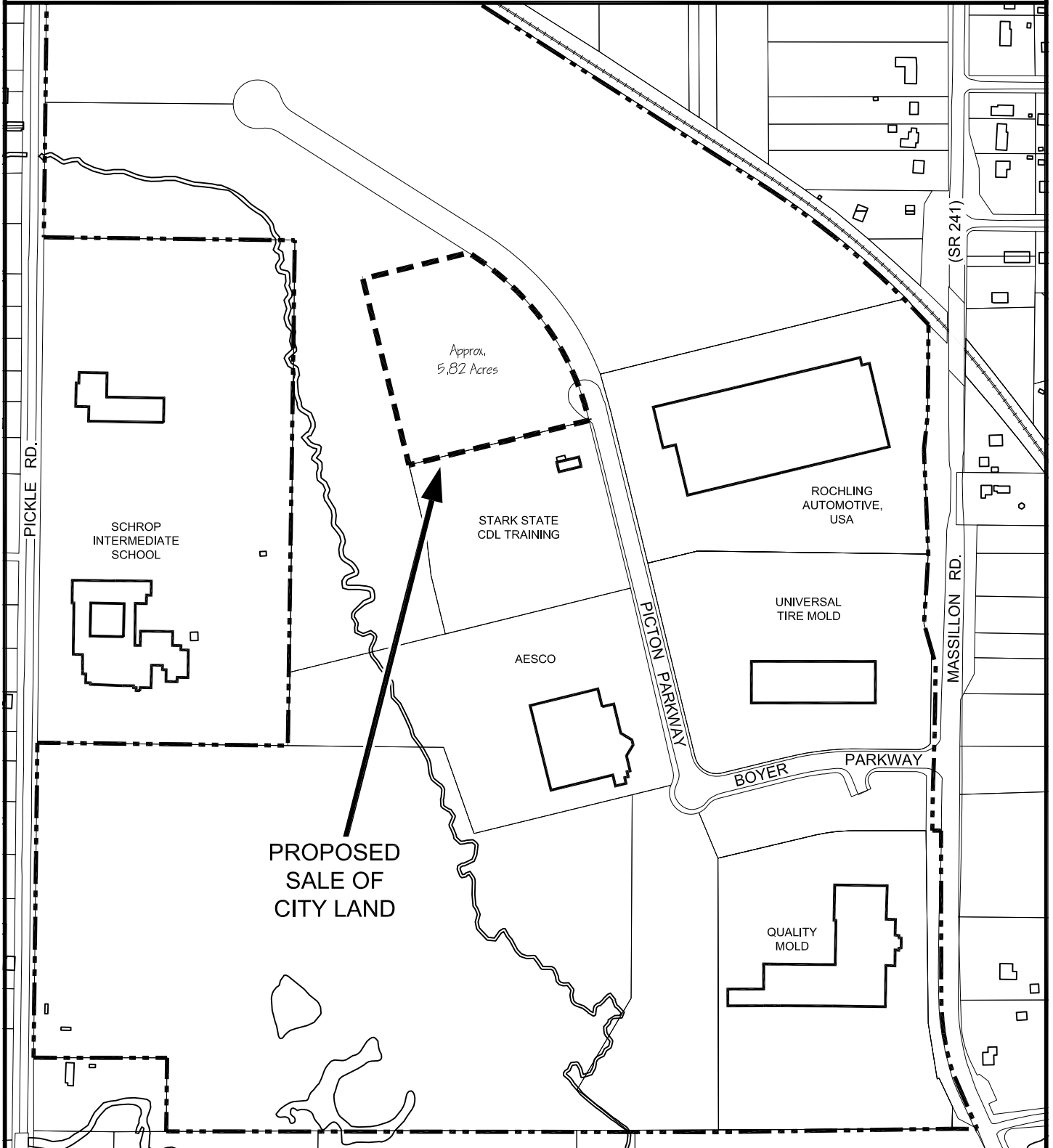
The entire area shown on map
is within Springfield Township.

 Springfield JEDD



0 400'

Created 01/12/2023 jwh
Revised 01/12/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A2**
PC-2023-01-S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JANUARY 20, 2023

SUBJECT: **PC-2023-01-S** - Sale of city-owned land in the Massillon Road Industrial Park to Stark State College.

COMMENTS:

The City of Akron proposes to enter into a contract for sale for an approximate 5.82 acre parcel in the Massillon Road Industrial Park, located in the Akron-Springfield Township Joint Economic Development District (JEDD).

The 5.82 acre parcel of city-owned land in the Massillon Road Industrial Park would be used to construct an addition to the existing CDL driving school and 2 bay garage. The purchaser, Stark State College, would construct a small classroom and expand the driving area.

The need for CDL training has increased and this facility will help to accommodate the additional students.

The proposed land use and development is consistent with the Massillon Road Industrial Park Urban Redevelopment Plan, adopted by the City Planning Commission and City Council in 1991 and also the zoning regulations adopted by Springfield Township in 1999.

RECOMMENDATION:

The Planning staff recommends **APPROVAL** of the sale of 5.82 acres of City-owned land in the Massillon Road Industrial Park at the standard renewal rate of \$25,000 per acre.

BB

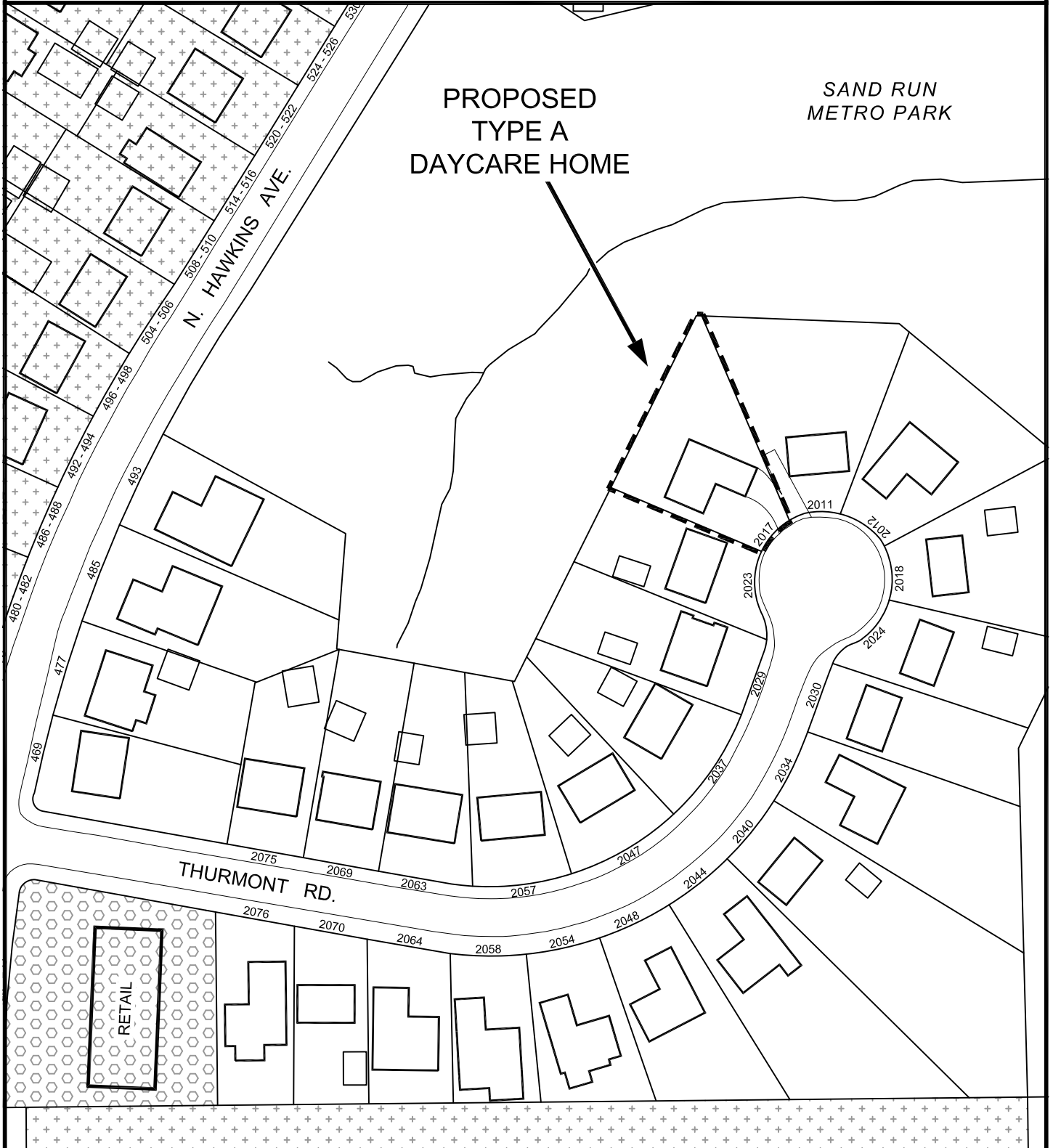
PC-2022-78-CU

Petition of Alfred Bell, dba Kiddo Care, LLC, for a Conditional Use to establish a Type A daycare home at 2017 Thurmont Road

-  U1 Single Family Residential
-  U1 Two Family Residential
-  U2 Apartment House



0 100'
Created 12/01/2022 jwh
Revised 12/02/2022 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2022-78-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JANUARY 20, 2023 **WARD:** 8
COUNCILPERSON: Malik

SUBJECT: **PC-2022-78-CU** – Petition of Alfred Bell dba Kiddo Care, LLC, for a Conditional Use to establish a Type A daycare home at 2017 Thurmont Road.

GENERAL LOCATION: Northwest side of Thurmont Road cul-de-sac.

LAND USE OF THIS PROPERTY: Residential

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Recreation
SOUTH SIDE: Residential
EAST SIDE: Residential
WEST SIDE: Recreation

ZONED: Single Family Residence Use District (U1, H1, A1)

SIZE OF LOT & AREA: Irregularly shaped, contains .22 acres of area

COMMENTS:

Alfred Bell dba Kiddo Care, LLC, is the lessee of a single-family dwelling located on the northwest side of the Thurmont Road cul-de-sac, addressed as 2017 Thurmont Road. The irregularly shaped parcel contains .22 acres of area. Surrounding uses are Sand Run Park to the north and west, with single-family dwellings to the south and east.

The Petitioner is requesting permission to establish a Type A child daycare home at this location. Any facility in which childcare is provided for 10 or more children is defined as a child day care business center in the Zoning Code, which requires Conditional Use approval in a residence use district.

Current City of Akron Zoning Code requirements for day cares in residential districts are based on the number of children. Both the City of Akron and the State of Ohio stipulate that any home may contain up to six children (aka Type B home provider) without any type of license or additional approval. A Type B home provider only needs to be licensed by the State of Ohio if the childcare is paid for with public funds. State of Ohio childcare rules further stipulate that any approved provider with 7-12 children is now considered to be a Type A home provider, while the City of Akron requires Conditional Use approval for ten or more children. Even though a Type A license permits up to 12 children, each staff member can care for no more than six children (including no more than three children under age two) at a time.

The proposed day care center, aka Kiddo Care, would occupy the attached garage space of the 1,350 square feet brick ranch dwelling. Care would be provided for a maximum of twelve children, ranging in age from birth to 13 years. Services would be provided 24 hours, seven days a week with overnight stays. No additional changes are proposed for the interior or exterior of the house. If approved, the Petitioner intends to hire an additional two part-time employees in addition to the current one full-time and one part-time employee. The rear yard outdoor play area is enclosed by 4.2 feet in height chain-link fencing. A small sign is located near the attached garage. The property contains a two-car wide driveway in front of the attached garage. The Petitioner has stated that drop-off and pick-up will occur either within the driveway or on the cul-de-sac in front of the dwelling.

The Petitioner previously received permission (Ordinance No. 325-2020) to operate a Type A daycare home at 691 Aberdeen Street. But when the property transferred ownership last year the Petitioner was notified to vacate the premises, thus prompting the relocation of Kiddo Care. The Petitioner has seven years of experience operating a daycare. Since many of the activities will be indoors and the outdoor play area is in the rear yard, providing care for up to twelve children should not have a detrimental effect on the neighboring properties. The Petitioner states that they provide transportation for over half their clients. Combine that with varying drop-off/pick-up times, the ample size of the cul-de-sac, and availability of on-street parking along the north side of Thurmont Road, traffic congestion from parents or staff should not be an issue. This Northwest Akron neighborhood property is properly maintained, and the Traffic Engineer does not object to the proposed drop-off/pick-up areas. Providing quality day care services is beneficial to the entire City and 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 Alfred Bell for a Conditional Use to establish a Type A daycare home at 2017 Thurmont Road in accordance with submitted plans and subject to the following conditions:

- (1) That care is provided for a maximum of twelve (12) children at one time.
- (2) 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.
- (3) That the Petitioner meet all State of Ohio and City of Akron rules, including but not limited to Building Code, Fire Code, and Health Code requirements.
- (4) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.

KEP/emd