

**AKRON CITY PLANNING COMMISSION**

**MEETING OF NOVEMBER 17, 2023 - 9:00 A.M.**

**COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 166 SOUTH HIGH ST.**

**(1) CORRECTION and APPROVAL of Minutes of October 20, 2023.**

**(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-2023-49-CU** – Petition of KSN LLC for a Conditional Use to establish a laundromat at 147 N. Arlington Street.

C. **PC-2023-51-V** – Councilmatic request to investigate the vacation of a portion of Nicholas Avenue (eastern terminus).

D. **PC-2023-59-CU & S-** Petition of White Pond Holdings, LLC, for a Conditional Use to construct an office, retail and medical marijuana dispensary development; and sale of city-owned property on the west side of White Pond Drive, south of Frank Boulevard (Parcel 6862331).

E. **PC-2023-60-CU** – Petition of Keisha Burney for a Conditional Use to establish a Type A daycare home at 782 Bellevue Avenue.

F. **PC-2023-61-A-** Subdivision approval of the Meridian Street allotment at the southern terminus of Meridian Street, south of E. Tallmadge Avenue.

G. **PC-2023-62-S** - Sale of City-owned land to AMHA to construct a Low-Income Housing Tax Credit (LIHTC) project (Parcels 6749605, 6818122, 6814241, 6811072 & 6814588).

**(3) RENEWALS**

TAT/emd

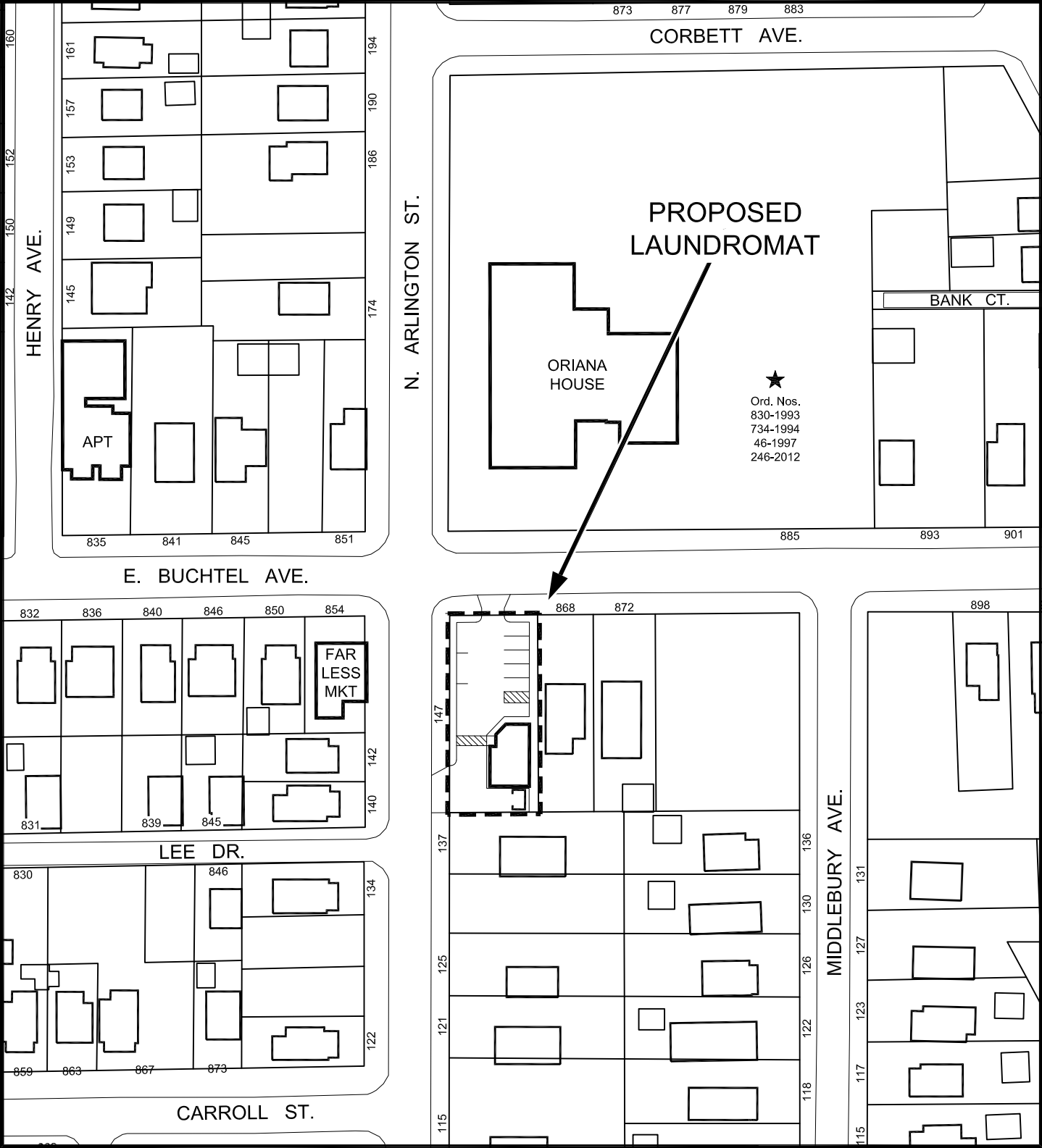
# PC-2023-49-CU

Petition of KSN LLC for a Conditional Use to establish a laundromat at 147 N. Arlington Street

- ★ Conditional Use
- U1 Single Family Residential



0 100'  
Created 10/27/2023 jwh  
Revised 10/30/2023 jwh



## MEMORANDUM

**TO: AKRON CITY PLANNING COMMISSION**

**ITEM # 2B  
PC-2023-49-CU**

**FROM: DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT**

**DATE: NOVEMBER 17, 2023**

**WARD: 10  
COUNCILPERSON: Connor**

**SUBJECT: PC-2023-49-CU** - Petition of KSN LLC for a Conditional Use to establish a laundromat 147 N. Arlington Street.

**GENERAL LOCATION:** Southeast corner of the N. Arlington Street and E. Buchtel Avenue intersection

**LAND USE OF THIS PROPERTY:** Vacant

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Limited Business  
**SOUTH SIDE:** Residential  
**EAST SIDE:** Residential  
**WEST SIDE:** Retail and Residential

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

**SIZE OF LOT & AREA:** 147 feet in depth by 56 feet in width = 8,232 square feet

**COMMENTS:**

Kevin Nagra, dba KSN LLC is the owner of the property at the southeast corner of the intersection of N. Arlington Street and E. Buchtel Avenue, addressed as 147 N. Arlington Street. The property contains 8,232 square feet of area. Surrounding uses are administrative offices for Oriana House to the north, residential to the south and west, and Far-Less Market and residential to the west. The property is zoned Single Family Residential Use District (U1, H1, A1) and The Land Use and Development Guide Plan recommends apartments of medium density for the property.

The Petitioner, KSN LLC, is requesting approval to establish a retail coin-operated laundry at this property. The establishment of a retail use within this Single-Family Residential Use District (U1, H1, A1) requires Conditional Use approval.

The existing 1,142 square feet irregularly shaped single story masonry building (built in 1954) is sited in the southwest quadrant of the property and features two garage bay doors that face N. Arlington Street, with a wooden deck along the outside northern portion of the building. The Petitioner has stated that the interior of the vacant building would be renovated to establish the proposed The Wash Lab coin laundry facility. The main portion of the building will initially house 21 washers and 20 dryers with a folding counter, while the smaller northern portion of the building will house a restroom, office, and a retail area that will sell laundry products and snacks. The laundromat will be open seven days a week from 9:00 am to 9:00 pm. The entire property is currently paved with no landscaping along the street frontages and has a dilapidated chain-link fence on the northern property line. A combination of chain link and solid wooden fencing runs along the eastern property line, with chain link and foliage along the southern property line. Two curb cuts exist along N. Arlington Street with one curb cut along E. Buchtel Avenue. An enclosed dumpster will be placed in the southeast corner of the property. The Petitioner has stated that the signage will consist of an outdoor poster sign advertising the business name and hours. One full-time employee and one part-time employee are expected to be hired.

One goal of the Land Use and Development Guide Plan is to promote good design standards for buildings, parking, and signage. The exterior of the building contains grey and white vertical siding and appears to be in good condition. The Petitioner has recently repainted the interior and new lighting is proposed to be installed. However, the Water Supply Bureau has noted that this former auto repair facility does not currently have a backflow prevention assembly nor a sufficiently sized water meter to handle the water needs of a laundromat. The Planning Staff has determined that the property has sufficient area for eight parking spaces plus the required five feet in width landscape buffer along the street frontage. While the Planning Staff initially considered the request for bollards sufficing as a buffer, it was concluded that there is sufficient lot space to meet Code requirements. As such, the Planning Staff supports the installation of surface-level landscaped boxes along the street frontage which should greatly enhance this property while still being harmonious with the Code. The number of parking spaces (eight) does not meet Code requirements of one space for every two machines. However, the Planning Staff believes that the proposed amount of parking is sufficient to reflect modern laundromat usage. The Traffic Engineer has reviewed the parking plan and has stated that the curb cut closest to the intersection along N. Arlington Street should be removed due to safety concerns. The other two curb cuts should be narrowed to 24 feet in width to create safer and shorter crossings for pedestrians while still providing sufficient ingress and egress. Further, the empty pole sign at the northwest corner of the property should be removed if it is not refaced.

Another goal of the Land Use and Development Guide Plan is to guide the location of retail development so that it will be convenient to residents served and will have minimal impact on adjacent properties. This heavily traveled intersection contains a

mix of uses, with the most recent use of this property being Carlisle's Used Cars. The previous use had a lot full of cars, so the proposed use should be less intrusive to the abutting residences. To continue to buffer any use from abutting properties, the solid fencing along the eastern property line should remain and three sides of the dumpster be screened from view. The proposed laundromat will provide a much-needed service to this neighborhood since there are no other laundromats in the vicinity. If the building is properly renovated and the lot properly developed, the proposed reuse of this blighted property and vacant building would be an asset to this Middlebury neighborhood. 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 recommends **APPROVAL** of the petition of KSN LLC for a Conditional Use to establish a laundromat at 147 N. Arlington Street in accordance with 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 be installed along N. Arlington Street and E. Buchtel Avenue and fencing be installed along the southern and eastern property line and maintained as shown on the approved plan.
- (2) That the location and sizes of points of ingress and egress be subject to the approval of the Traffic Engineer.
- (3) That all driveways and parking areas be hard surfaced and curbed to Bureau of Engineering specifications.
- (4) That the Petitioner, at his total expense, install, restore and repair curbing, sidewalks, abandoned driveway cuts and approaches along E. Buchtel Avenue and N. Arlington Street and comply with Section 98.21 of the Code of Ordinances.
- (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 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.
- (8) That the dumpster enclosure shall be constructed of masonry or wood and its location subject to the approval of the Department of Planning and Urban Development.
- (9) That the area be kept free of trash and litter.
- (10) 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 otherwise create a nuisance for the surrounding properties.
- (11) That the number, size, and location of all exterior signs shall be subject to the approval of the Department of Planning and Urban Development, and these signs shall conform to Section 153.345-.375 of the Zoning Code.
- (12) That the Petitioner obtains all necessary permits including but not limited to plumbing, electrical, and a Certificate of Occupancy prior to commencing operation.

KEP/emd

# PC-2023-51-V

Councilmatic request to investigate the vacation of a portion of Nicholas Avenue (eastern terminus)

★ Conditional Use

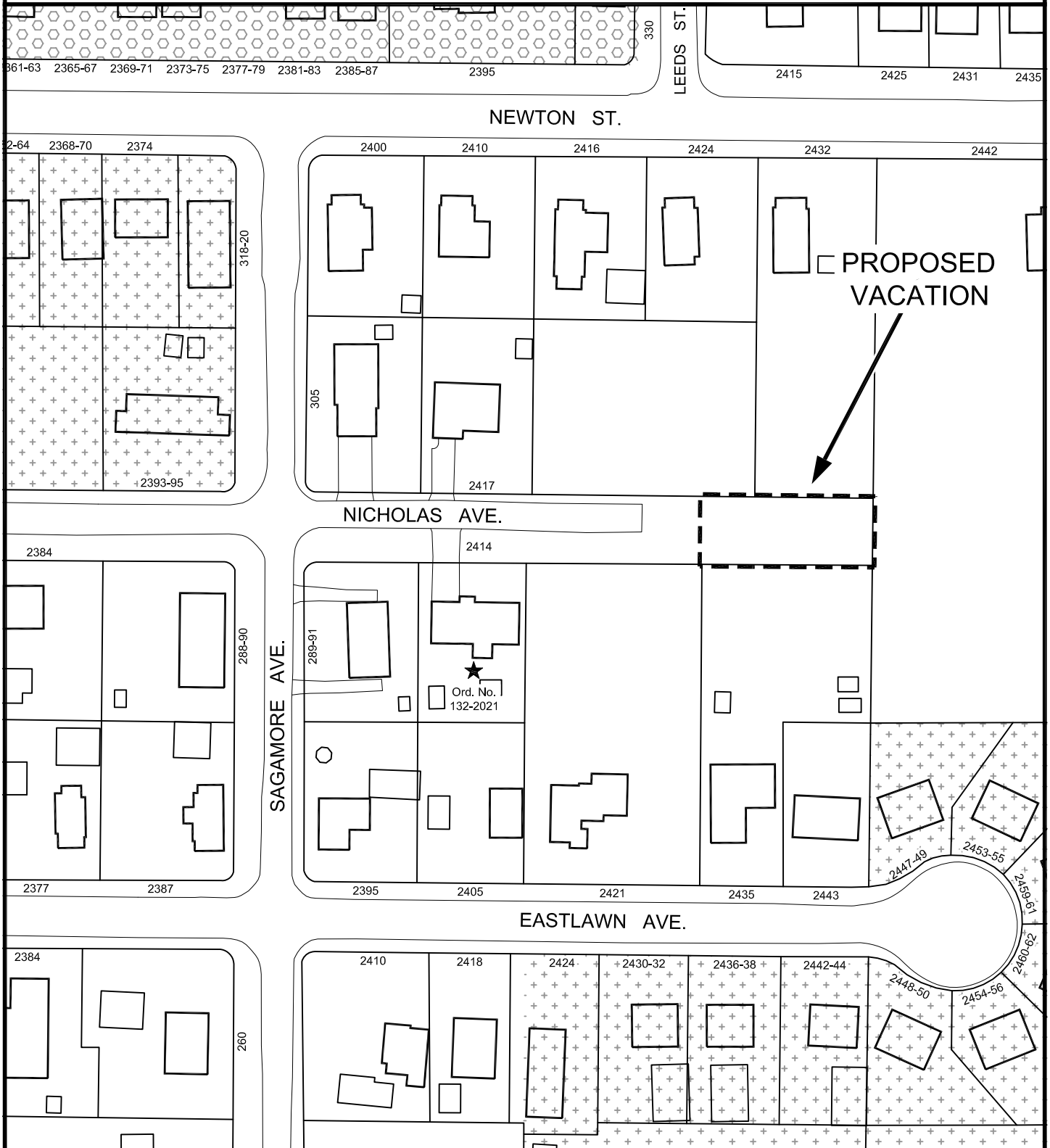
□ U1 Single Family Residential

□ U1 Two Family Residential

□ U2 Apartment House



0 100'  
Created 10/02/2023 jwh  
Revised 11/01/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2C**  
PC-2023-51-V

**FROM:** DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

**DATE:** NOVEMBER 17, 2023    **WARD:** 6  
**COUNCILPERSON:** McKittrick

**SUBJECT:** PC-2023-51-V – Councilmatic request to investigate the vacation of a portion of Nicholas Avenue (eastern terminus)

**GENERAL LOCATION:** South of Newton Street, east of Darrow Road

**LAND USE IN THE SURROUNDING AREA:** All sides residential

### **COMMENTS:**

The Sixth Ward Councilman has requested the Planning Staff investigate the feasibility of vacating a small length of Nicholas Avenue at its eastern terminus. The 50-foot right-of-way is a relatively short street, extending approximately 1,700 feet east from Darrow Road. It is characterized by a mix of residential types, with apartment and two-family uses located toward Darrow Road and single-family dwellings to the east. Lots are a mix of standard configurations and “double frontage” lots, where owners have purchased back-to-back lots, creating lots with twice the standard depth and frontage on two streets. The Land Use and Development Guide Plan recommends low density residential (4-9 dwelling units per acre) uses for this area.

The portion of the street to be vacated measures approximately 122 feet in length. No improvements are located within the extents, as the pavement ends roughly 40 feet to the west and the water line stops at a hydrant and plug 35 feet to the west. Three parties own property adjacent to the length to be vacated. John and Susan Cook own the entire south side and the vacant double lot to the northwest. Richard Blon owns the double frontage lot to the north. Raymond Cook owns the deep lot to the east that fronts Newton Street.

No objections to the request have been received from any City department, and this portion of Nicholas Street is not needed for any municipal purpose. The adjacent owners have indicated that they prefer the extra open space over the potential to develop the lots. Vacating the street would provide additional useable open space and allow the owners to freely access all their property. Additionally, the owners could install a fence or other barrier to prevent unauthorized access or activity at the end of the street. The Planning Staff does not object to this request.



**RECOMMENDATION:**

The Planning Staff recommends **APPROVAL** of the vacation of a portion of Nicholas Avenue at its eastern terminus, subject to the following condition:




- (1) That a vacation plat shall be prepared by the benefitting property owners, subject to the approval of the Director of Public Service and the Law Director, and said plat shall be recorded with the County of Summit Fiscal Office.

JH/emd

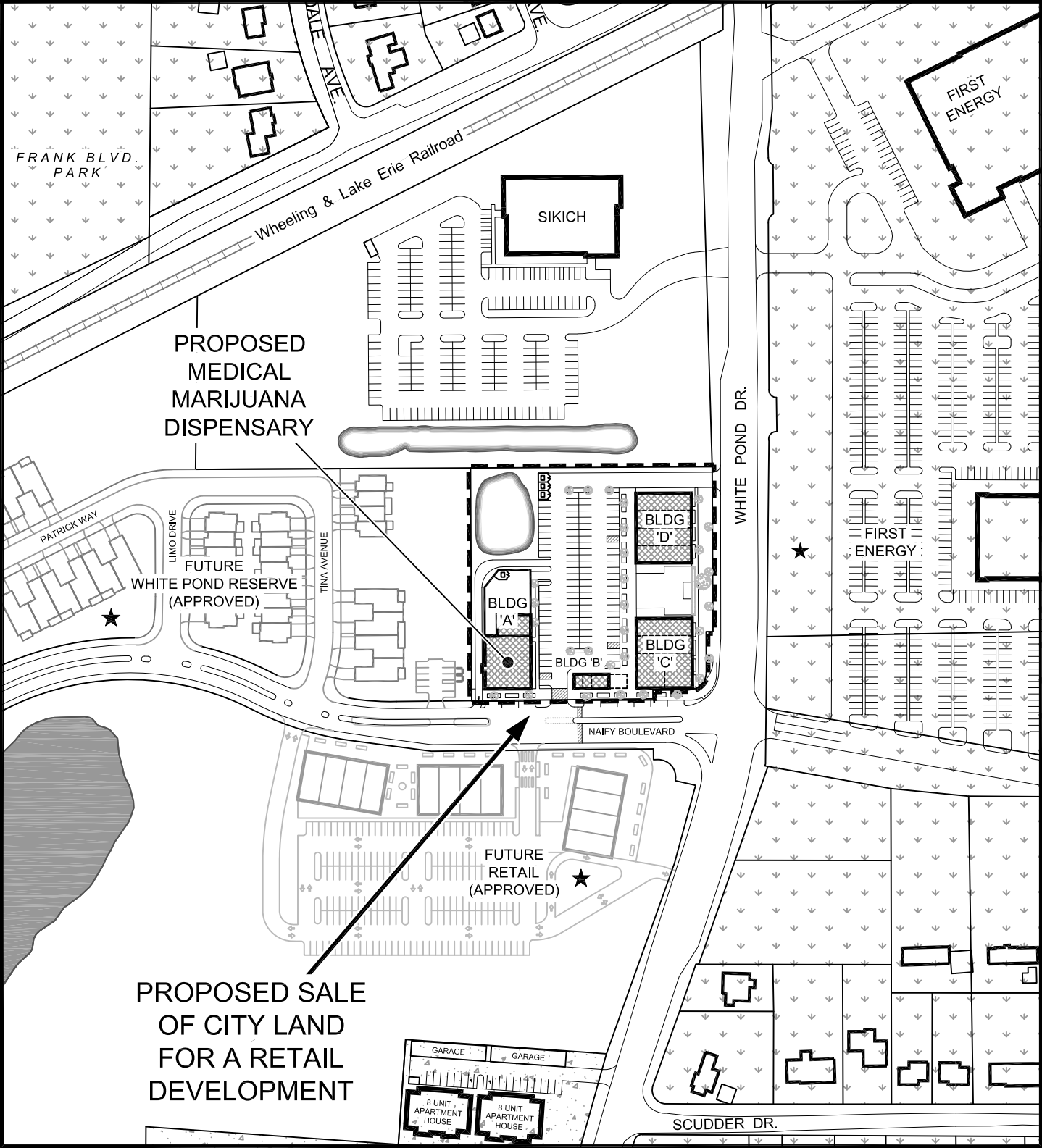
# PC-2023-59-CU&S

Petition of White Pond Holdings, LLC, for a Conditional Use to construct an office, retail and medical marijuana dispensary development and sale of city-owned land on the west side of White Pond Drive, south of Frank Boulevard (Parcel 68-62331)

- ★ Conditional Use
- U1 Single Family Residential
- ULB Limited Business
- Unified Planned Development (UPD-30)



Created 10/20/2023 jwh  
Revised 11/03/2023 jwh



# MEMORANDUM

**TO: AKRON CITY PLANNING COMMISSION      ITEM # 2D**  
**PC-2023-59-CU & S**

**FROM: DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT**

**DATE:** NOVEMBER 17, 2023 **WARD:** 4  
**COUNCILPERSON:** Neal

**SUBJECT: PC-2023-59-CU & S** – Petition of White Pond Holdings, LLC for a Conditional Use to construct an office, retail, and medical marijuana dispensary development; and sale of city-owned property on the west side of White Pond Drive, south of Frank Boulevard (Parcel 6862331).

**GENERAL LOCATION:** Northwest corner of White Pond Drive and Naify Boulevard.

**LAND USE OF THIS PROPERTY:** Vacant land

**LAND USE IN THE SURROUNDING AREA:**

<b>NORTH SIDE:</b>	Office
<b>SOUTH SIDE:</b>	Retail
<b>EAST SIDE:</b>	Office
<b>WEST SIDE:</b>	Residential apartments

**ZONED:** Limited Business Use District (ULB, H3, A1)

**SIZE OF LOT:** 2.63 acres

**COMMENTS:**

The Petitioner, White Pond Holdings, LLC, proposes to develop an office and retail development, which will include a medical marijuana dispensary, on 2.6 acres of city-owned land at the northwest corner of White Pond Drive and Naify Boulevard. Surrounding uses include the Sikich offices to the north, First Energy offices to the east, the White Pond Reserve mixed-use development to the south, and the White Pond Reserve residential apartments to the west. The property is located within the White Pond - Frank Boulevard Urban Renewal Plan area and is zoned Limited Business Use District (ULB,H3,A1). Limited Business Use Districts allow for residential and office uses only. Conditional Use approval is needed for the proposed retail use on the property. In addition, Conditional Use approval is required for the medical marijuana dispensary portion of the project.

In 2017, the City of Akron adopted zoning and licensing laws related to medical marijuana facilities via Ordinance No. 134-2017 and Zoning Code Section 153.476 E. The City of Akron ordinance heavily regulates medical marijuana facilities. Specifically, no medical marijuana dispensary may be located within a residentially zoned area, nor within 500 feet of a school, church, public park, public playground, or public library.

In addition, the State of Ohio requires that dispensaries be located more than 500 feet from a drug or alcohol treatment facility. All facilities must cooperate with the City of Akron Police Department and the City regarding security, inspections, etc. A comprehensive marijuana dispensary licensing program is also required by the city.

The Petitioner proposes to build four buildings on the site with a shared parking lot between them. Two 8,000 square foot, single-story retail buildings are proposed along White Pond Drive. The retail spaces in these buildings will face the parking lot and have their service entrances facing White Pond Drive. The service entrances will be screened by landscaping. Between the two retail buildings on White Pond a common green area is proposed. This space is envisioned as a place for informal gathering and for programmed events such as yoga or live music. On Naify Boulevard, a one-story, 1,000 square foot micro-retail building with covered patio seating is proposed. This building is designed with smaller, more affordable retail spaces to serve as incubators for start-up businesses. This building will also screen the large parking lot from pedestrians on the shopping street along Naify Boulevard.

A two-story, 10,000 square foot building is proposed at the southwest corner of the property. This building will accommodate a medical marijuana dispensary on the first floor and the corporate headquarters of Klutch Cannabis on the second floor. The building will include the required program elements for a dispensary, including a fenced, secure delivery and dumpster area. The building will also include a drive-thru pick-up window, similar to a pharmacy pick-up window. Dispensary hours of operation are limited to between 7 am and 9 pm per State of Ohio regulations. No medical marijuana will be processed or grown on the property.

Per the Zoning Code, 136 parking spaces are required to serve these retail and office uses. 103 on-site parking spaces and 8 on-street parking spaces are provided. The street parking on Naify Boulevard will serve short-term retail customers, buffer sidewalk café uses from street traffic, and calm traffic on the street.

Building materials on the one-story retail buildings include brick veneer, fiber cement siding, corrugated metal, and an aluminum storefront glazing system. Materials on the two-story building include a dark brick veneer, dark metal panels, corrugated metal panels, and aluminum storefront glazing. Metal canopies and fabric awnings adorn the store facades.

The City would sell this property to the Petitioner for approximately \$65,750, with the exact purchase price to equal the product of \$25,000 multiplied times the total area (2.63 acres) of the land.

One of the goals of the Land Use and Development Guide Plan is to guide the location of new retail development so that it will be convenient to the residents served and will have minimal impact on adjacent properties. The intersection of White Pond Drive and Naify Boulevard has a traffic signal and dedicated right and left turn lanes into the property. The Petitioner will be required to perform a traffic study to ensure that the development does not result in adverse traffic impacts.

The proposed development has been designed to be harmonious with the approved retail that is part of the White Pond Reserve mixed-use development. With shops on both sides of Naify Boulevard, this area can serve as a neighborhood shopping destination. The new residents of White Pond Reserve, employees at First Energy across the street, and existing residents in the surrounding neighborhood will be able to walk or bike to local retail, which can reduce car trips and carbon emissions.

Petitioners for a medical marijuana dispensary license must satisfy numerous rigorous State of Ohio requirements in order to be considered for a dispensary license. In addition, Section 153.476 E of the Zoning Code cites specific criteria that should be met when considering Conditional Use approval for a medical marijuana facility. These criteria include considering the impact of the proposed use on the public safety and the economic welfare of the community. Planning staff do not anticipate that the proposed facility will result in these negative impacts. Per the Petitioner, the medical marijuana dispensary will serve patients throughout the region. Since the dispensary serves a regional clientele, and the rest of the retail on the site is intended for local neighborhood users, Planning staff recommend that the dispensary facility be located on White Pond Drive rather than Naify Boulevard. The larger vehicular capacity and dedicated turn lanes on White Pond Drive would better facilitate ingress and egress to the facility.

### **RECOMMENDATION:**

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H) and Section 153.476 E of the Zoning Code, and the Land Use and Development Guide Plan, and recommends **APPROVAL** of the petition of White Pond Holdings, LLC for a Conditional Use to construct an office, retail, and medical marijuana dispensary development; and sale of City-owned property on the west side of White Pond Drive, south of Frank Boulevard, in accordance with submitted plans, and subject to the following conditions:

- (1) That a landscape planting 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 be installed and maintained as shown on the approved plan.
- (2) That the Petitioner submits a storm water management plan to control 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, is to be subject to the approval of the Bureau of Engineering and shall be submitted prior to the issuance of any building permits.
- (3) That the structures and layout of the development conform substantially to the approved plans and renderings; however, minor changes may be approved by the Department of Planning and Urban Development.
  - (a) Exterior cladding materials, sidewalk improvements, street furniture, trees, and landscaping beds shall be provided as shown.
  - (b) The entrance drive location on Naify Boulevard shall be coordinated with the entrance drive location of the White Pond Reserve retail development on the south side of Naify Boulevard.
  - (c) The Petitioner shall provide at their expense crosswalks and curb ramps on both sides of the entrance drive on Naify Blvd., per the approval of the Traffic Engineer.
  - (d) The Petitioner shall provide at their expense a sidewalk with tree lawn and street trees at 50 feet on center along the full length of the White Pond Drive street frontage.
- (4) That the dumpster enclosure shall be constructed of masonry and its location subject to the approval of the Department of Planning and Urban Development.
- (5) 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.
- (6) That the Petitioner connects with, relocates, or extends the necessary sewer facilities to the development at their expense, in accordance with plans approved by the Bureau of Engineering.
- (7) That the Petitioner installs fire hydrants and/or fire alarm boxes at their expense, and to the satisfaction of the Fire Department.

- (8) That all driveways and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (9) That the Petitioner performs a traffic study to determine the impact of the development on White Pond Drive and any required traffic control measures. And that the final location and size of points of ingress and egress be subject to approval of the Traffic Engineer.
- (10) That the Petitioner provides adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (11) That the Petitioner provide any and all safety and security measures in accordance with City of Akron Fire and Police Department requirements.
- (12) That the petitioner shall comply with all local and state laws pertaining to medical marijuana facilities, including all local and state licensing requirements.
- (13) 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.
- (14) That to ensure development as shown on the approved plans, a Performance Bond be placed with the Department of Planning and Urban Development at 100% of the estimated cost of the following:
  - (a) Landscaping installation as referred to in Item (1) above.
  - (b) Hardsurfacing installation as referred to in Item (8) above.
- (15) That as a prerequisite to the issuance of any building or grading permit incident hereto, the following be submitted to the City:
  - (a) Bond as referred to in Item (14) above.
  - (b) Landscape plan as referred to in Item (1) above.
  - (c) Storm water management plan as referred to in Item (2) above.

DD/emd

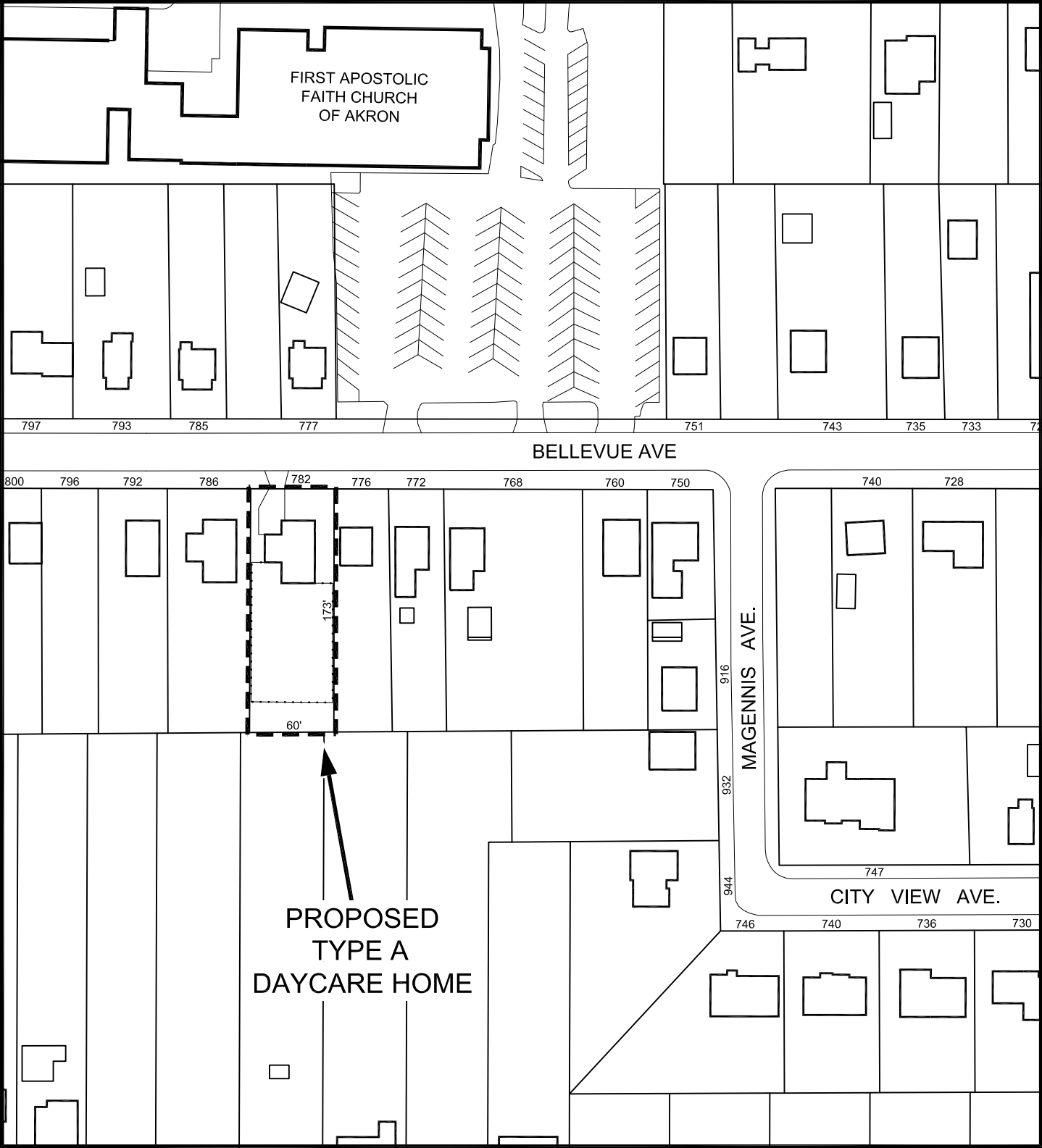
# PC-2023-60-CU

Petition of Keisha Burney for a Conditional Use to establish a Type A daycare home at 782 Bellevue Avenue

U1 Single Family Residential



0 100'  
Created 10/26/2023 jwh  
Revised 10/27/2023 jwh





## MEMORANDUM

**TO:** AKRON PLANNING COMMISSION **ITEM # 2E**  
**FROM:** DEPARTMENT OF PLANNING AND **PC-2023-60-CU**  
**URBAN DEVELOPMENT**  
**DATE:** NOVEMBER 17, 2023 **WARD:** 3  
**COUNCILPERSON:** Sommerville

**SUBJECT:** **PC-2023-60-CU** – Petition of Keisha Burney for a Conditional Use to establish a Type A daycare home at 782 Bellevue Avenue.

**GENERAL LOCATION:** South side of Bellevue Avenue, west of East Avenue.

**LAND USE OF THIS PROPERTY:** Residential

**LAND USE IN THE SURROUNDING AREA:** All sides residential

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

**SIZE OF LOT & AREA:** 50 feet by 173 feet = 8,650 square feet of area

### **COMMENTS:**

Keisha Burney is the owner of a single-family residence located on the south side of Bellevue Avenue, west of East Avenue, addressed as 782 Bellevue Avenue. The parcel contains 50 feet of frontage and 173 feet of depth for 8,650 square feet of area. The surrounding uses are all residential. The property is zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

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 daycare home, aka Watch Me Grow Children's Learning Center, would mainly occupy the living and dining room and the basement area of the 1,628 square foot two-story Colonial dwelling. Care would be provided for a maximum of twelve children, ranging in age from six weeks to 12 years. The days of operation will be from Monday through Friday, from 6:30 a.m. to 6:30 p.m. There will be overnight stays. No changes are proposed for the interior or exterior of the house. If approved, the Petitioner intends to hire one full-time assistant besides herself. The property contains an attached one-car garage, with a wide driveway. There is also on-street parking along Bellevue Avenue. The rear yard is enclosed with solid wooden fencing and will be the location for an outdoor play area.

The Petitioner has stated that she has over eight (8) years of experience working at daycares. Since most of the activities will be indoors and the outdoor play area is enclosed with solid fencing, providing care for up to twelve children should not have a detrimental effect on the abutting properties. Since the children are dropped off and picked up at varying times of the day, traffic congestion should not be an issue. This Sherbondy Hill neighborhood property is well-maintained, and the Traffic Engineer has no concerns with drop-off and pick-up. Providing quality daycare service is beneficial to the entire City and the Planning Staff supports this request.

**RECOMMENDATION:**

The Planning Staff in accordance with Section 153.450 recommends **APPROVAL** of the petition of Keisha Burney for a Conditional Use to establish a Type A daycare home at 782 Bellevue Avenue, 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 meets 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 daycare business use of the property shall be discontinued upon the Petitioner transferring title to the subject property.
- (5) That the number, size, and location of all exterior signs should conform to Section 153.345-.375 of the Zoning Code.

KEP/emd

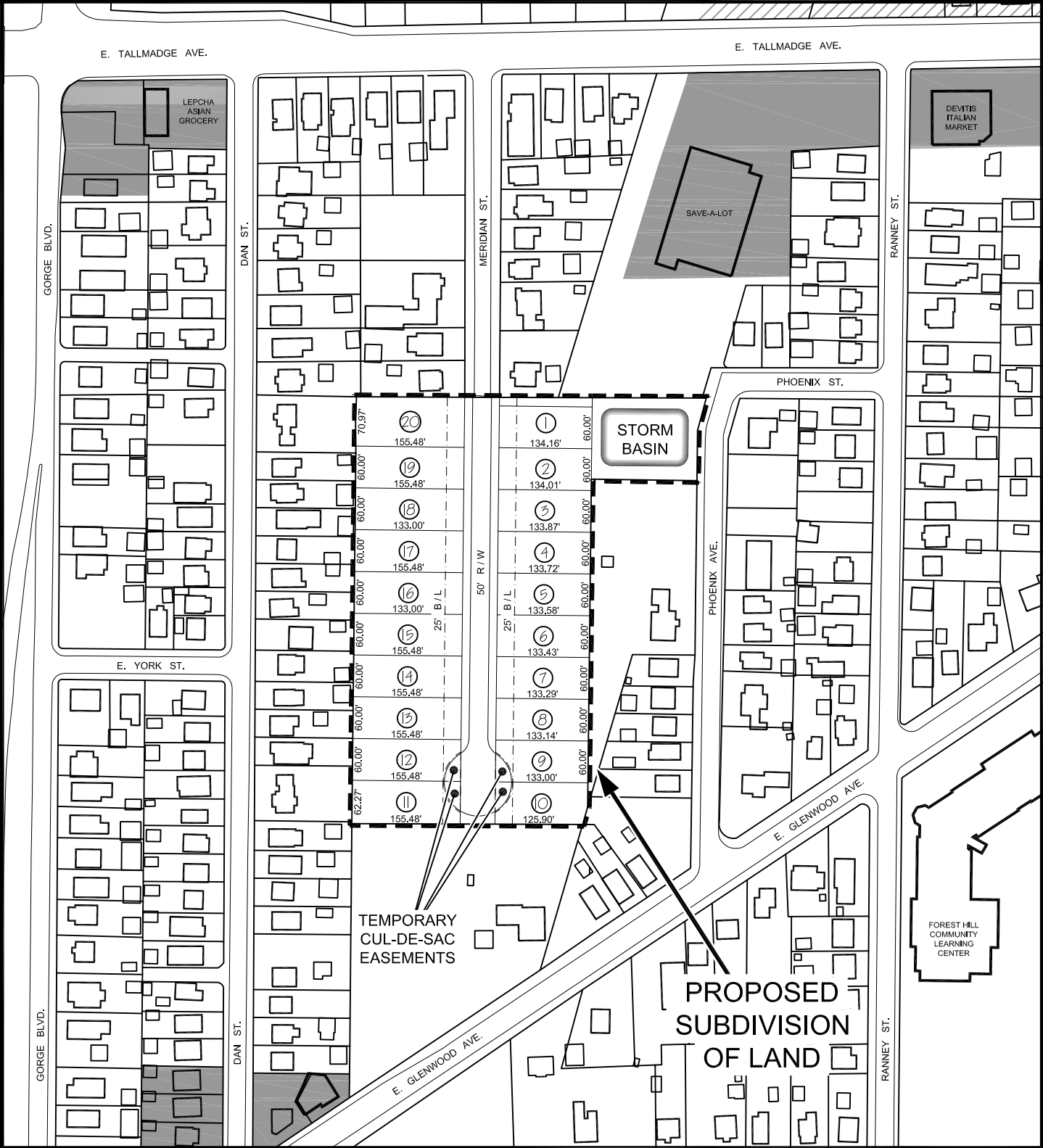
# PC-2023-61-A

Subdivision approval of the Meridian Street allotment at the southern terminus of Meridian Street, south of E. Tallmadge Avenue

- U1 Single Family Residential
- U3 Retail Business
- U4 Commercial



0 200'  
Created 10/19/2023 jwh  
Revised 10/20/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2F**  
PC-2023-61-A

**FROM:** DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

**DATE:** NOVEMBER 17, 2023    **WARD:** 2  
**COUNCILPERSON:** Lombardo

**SUBJECT:** PC-2023-61-A – Preliminary and final subdivision approval of the Meridian Street allotment at the southern terminus of Meridian Street, south of E. Tallmadge Avenue

**GENERAL LOCATION:** South of E. Tallmadge Avenue, east of Dan Street

**LAND USE OF THIS PROPERTY:** Vacant land

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Residential and retail  
**SOUTH SIDE:** Residential  
**EAST SIDE:** Residential  
**WEST SIDE:** Residential

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

**SIZE OF LOT & AREA:**

**COMMENTS:**

Testa Enterprises, Inc., is the owner of 4.77 acres of vacant land at the south end of Meridian Street, which extends south from E. Tallmadge Avenue east of Dan Street. Additionally, it has an option to purchase 0.4161 acres of vacant land from the adjoining property owner to the east (on Phoenix Avenue). The total assembled area equals 5.1861 acres of land. Surrounding uses are primarily residential, with a retail grocery store located to the northeast, in accordance with the Land Use and Development Guide Plan.

The proposed allotment would see Meridian Street, a right-of-way 50 feet in width, extend south approximately 600 feet. Twenty lots with a minimum width of 60 feet would be evenly distributed, 10 per side. Lots on the west side would measure approximately 155.5 feet front to back, while those on the east would vary slightly, averaging roughly 134 feet. The proposed 25-foot building line setback, streetlights,

and sidewalks would all provide continuity with the existing homes to the north. Side and rear yard setbacks would adhere to standard Zoning Code requirements. The street would terminate in a temporary cul-de-sac at the south end, allowing for a possible future extension while allowing for proper street maintenance and maneuverability of service and safety vehicles. Catch basins in the street will collect and direct stormwater to a stormwater basin at the northeast corner of the site, near the bend in Phoenix Avenue.

Homes to be offered would be 1½ or 2 stories and would contain 3 or 4 bedrooms, a full basement, and an attached two-car garage. Exterior materials will include a mix of horizontal siding, shake and masonry veneers, and front porches would feature decorative columns. Dwelling sizes could range from 1,144 – 2,400 square feet, with price points between \$325,000 and \$400,000. Testa Companies has a tradition of creating quality projects, several of them being in the North Hill neighborhood. In fact, it is presently constructing two infill homes of a similar style on the current portion of Meridian Street.

An online concept plan meeting was held on January 12, 2023. The developer presented his plan, and all departments were able to offer guidance. The proposed allotment is not out of character with the surrounding uses and meets the subdivision and zoning requirements of the City of Akron. The Planning Staff is supportive of additional housing options at various price points to attract and retain a variety of residents within the greater Akron area.

**RECOMMENDATION:**

The Planning Staff recommends **PRELIMINARY** and **FINAL APPROVAL** of the Meridian Street allotment at the southern terminus of Meridian Street, south of E. Tallmadge Avenue.

JH/emd

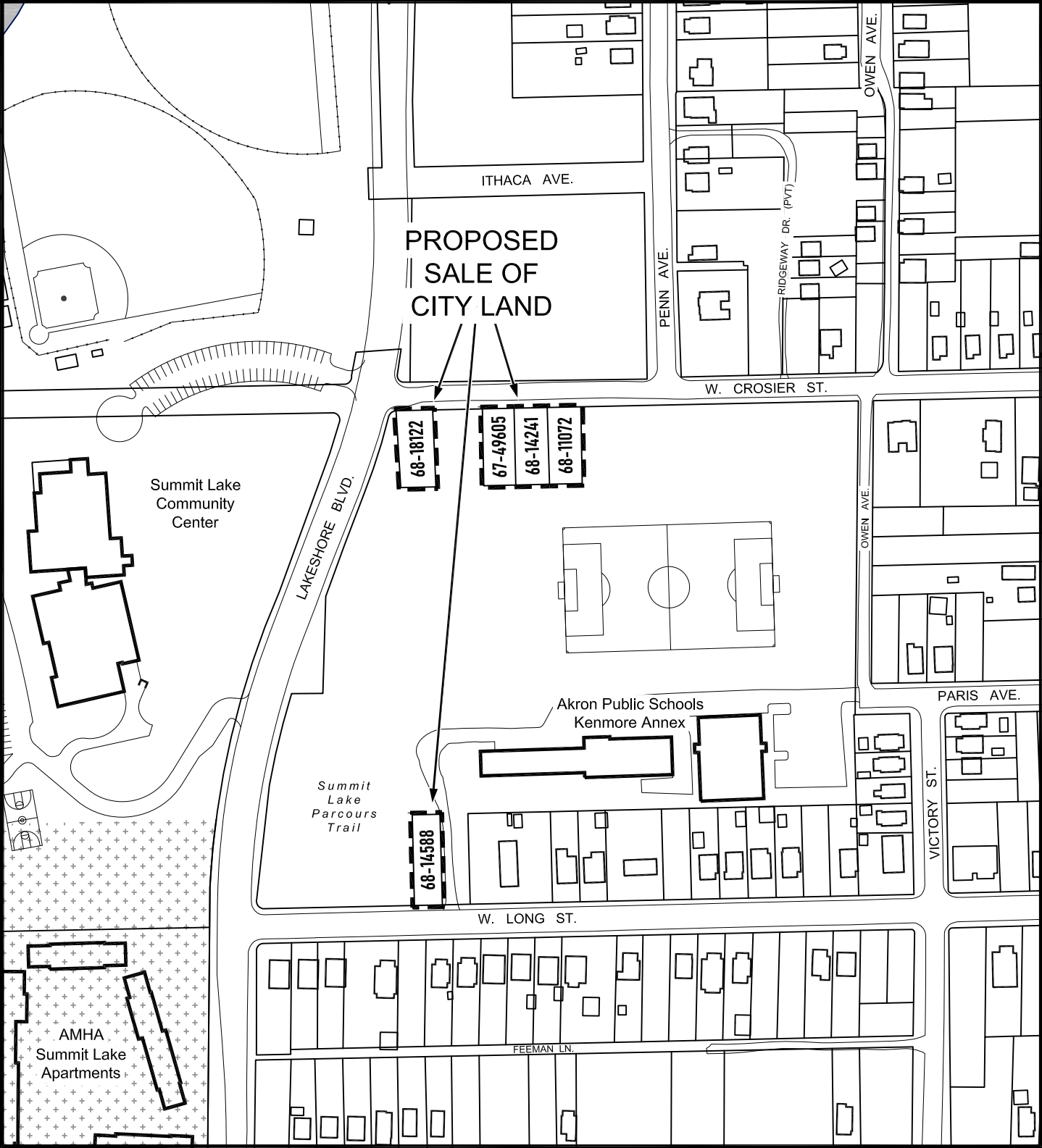
# PC-2023-62-S

Sale of City-owned land to AMHA to construct a Low-Income Housing Tax Credit (LIHTC) project (Parcels 67-49605, 68-18122, 68-14241, 68-11072, and 68-14588)

- U1 Single Family Residential
- U1 Two Family Residential



0 200'  
Created 10/30/2023 jwh  
Revised 10/31/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION **ITEM # 2G**  
**PC-2023-62-S**

**FROM:** DEPARTMENT OF PLANNING AND  
URBAN DEVELOPMENT

**DATE:** NOVEMBER 17, 2023 **WARD:** 3  
**COUNCILPERSON:** Sommerville

**SUBJECT:** **PC-2023-62-S** – Sale of City-owned land to Akron Metropolitan Housing Authority to construct a Low-Income Housing Tax Credit (LIHTC) project. Parcels 6749605, 6818122, 6814241, 6811072, & 6814588.

**GENERAL LOCATION:** East of Lakeshore Boulevard, South of W. Crosier Street, North of W. Long Street and West of Owen Avenue.

**LAND USE OF THIS PROPERTY:** Vacant Land

**LAND USE IN THE SURROUNDING AREA:** Government Use to the West, Residential to the North, East, and South

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

**SIZE OF LOT & AREA:** Approximately 28,100 square feet

**COMMENTS:**

The City of Akron proposes to sell approximately 0.65 acres of vacant land to the Akron Metropolitan Housing Authority (AMHA). These lots abut land authorized for sale to AMHA under a previously approved sale (PC-2023-28-S). The City is in a position to demonstrate support for AMHA's Low-Income Housing Tax Credit application and future development of the property.

**RECOMMENDATION:**

The OI/Planning staff recommends **APPROVAL** of the sale of City-owned land AMHA.

DAM/emd