

**AKRON CITY PLANNING COMMISSION**

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

**COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING,**

**166 SOUTH HIGH STREET**

(1) **CORRECTION** and **APPROVAL** of Minutes of January 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) **PC-2023-03-S** – Sale of City-owned land at 133 Lake Street (Parcel No. 67-13431).

B. **PC-2022-81-HD** – Akron Historic Landmark designation for the former Federal Warehouse and Storage Company Building at 243 Furnace Street.

C. **PC-2023-02-CU** – Petition of Betty Brazil for a Conditional Use to establish an adult day care at 222 Jewett Street.




(3) **RENEWALS**

(4) **ELECTION OF OFFICERS**

JS/emd

# PC-2023-03-S

Sale of City-owned land at 133 Lake Street  
(Parcel No. 67-13431)

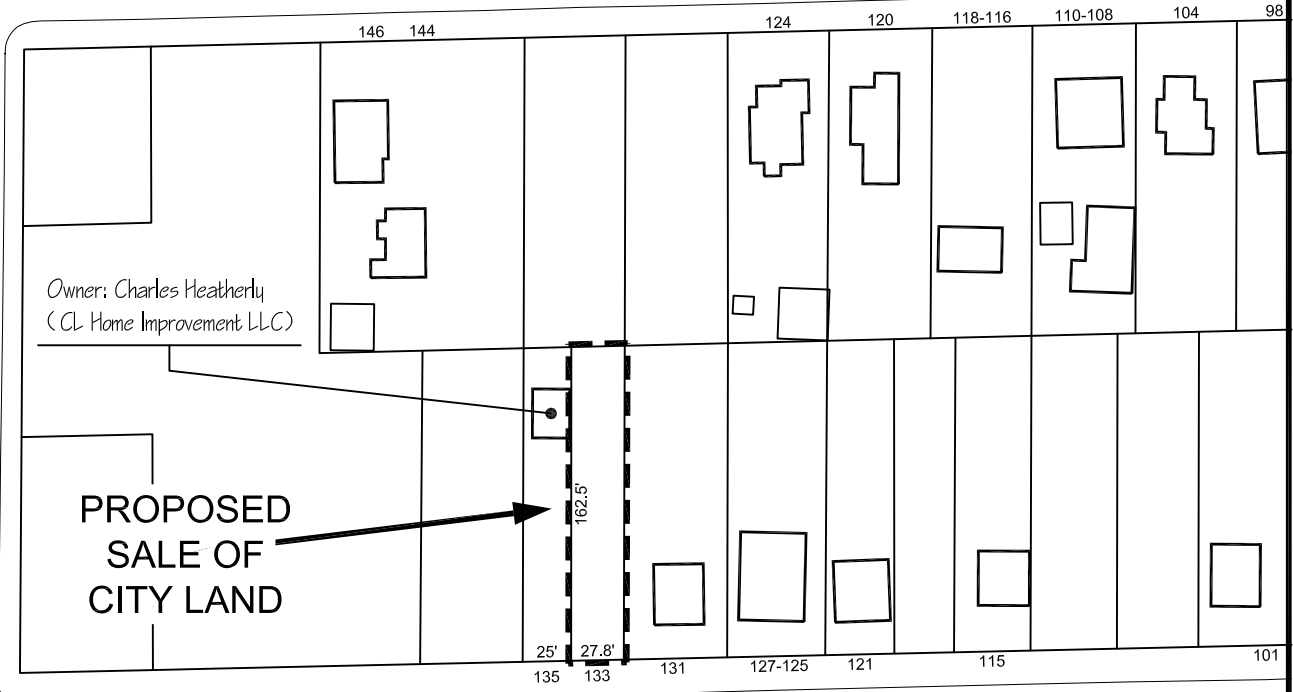
-  U1 Single Family Residential
-  U4 Commercial
-  U5 Ordinary Industry



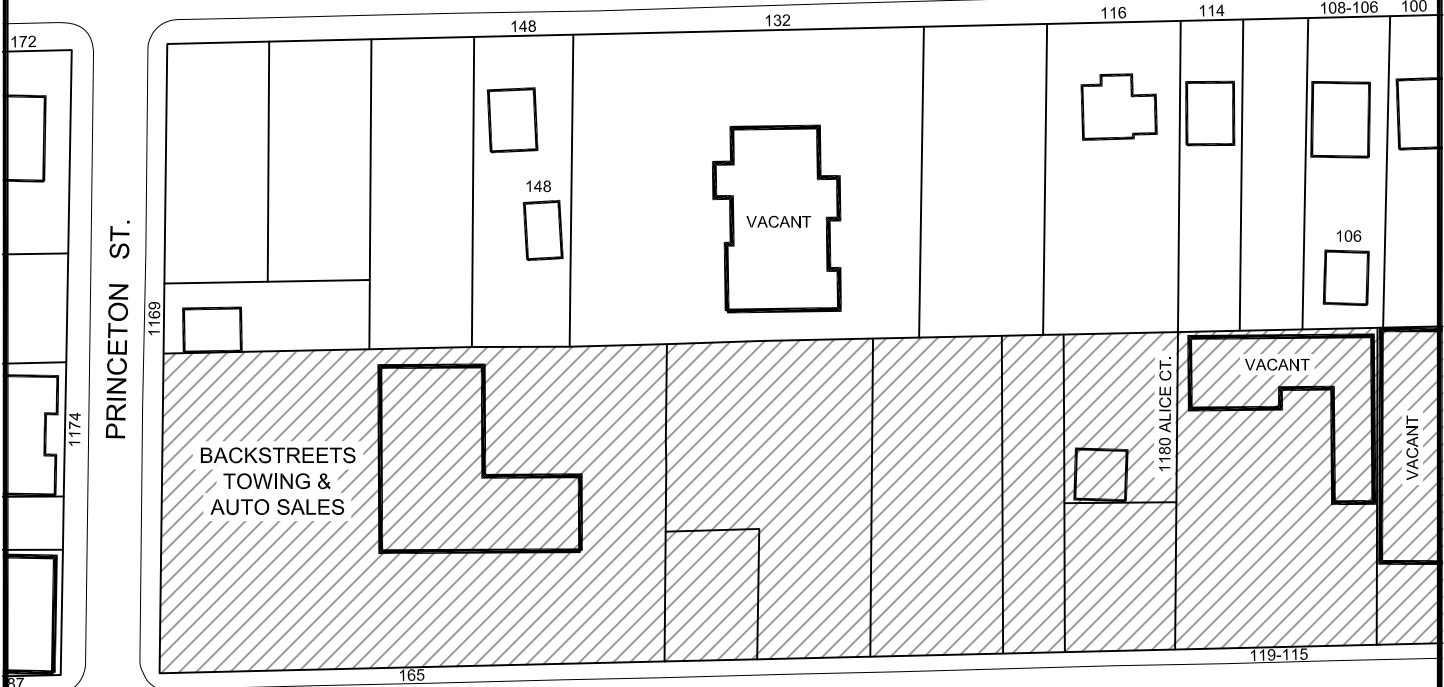
0 100'  
Created 02/06/2023 jwh  
Revised 02/10/2023 jwh



MILLER AVE.



LAKE ST.



IRA AVE.

156 136 130 126 120-118

## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION      **ITEM # 2A1**  
**PC-2023-03-S**

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

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

**SUBJECT:** **PC-2023-3-S** - Sale of city-owned land at 133 Lake Street (Parcel Number 67-13431).

**GENERAL LOCATION:** South of I-76 between South Main Street and Lakeshore Blvd.

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

**LAND USE IN THE SURROUNDING AREA:** Residential

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

**SIZE OF LOT & AREA:** 25' x 162' = 4,050 square feet

**COMMENTS:**

The City of Akron proposes to sell approximately 0.09 acres of vacant land on Lake Street, south of I-76 between South Main Street and Lakeshore Boulevard. This lot is adjacent to the Charles Heatherly land at 135 Lake Street. The property is zoned Single Family Residence Use District (U1, H1, A1). This lot will be sold through the sale of the City of Akron Real Estate Program.

Combining the less than 30' frontage parcels will allow Mr. Heatherly to add a driveway (which he currently lacks) and single car garage. This sale accomplishes multiple goals in the Summit Lake Area - increasing investment, assisting residents, and disposition of property.







**RECOMMENDATION:**

The OID/Planning staff recommends **APPROVAL** of the sale of city-owned land at 133 Lake Street (Parcel No. 67-13431).

DK/emd

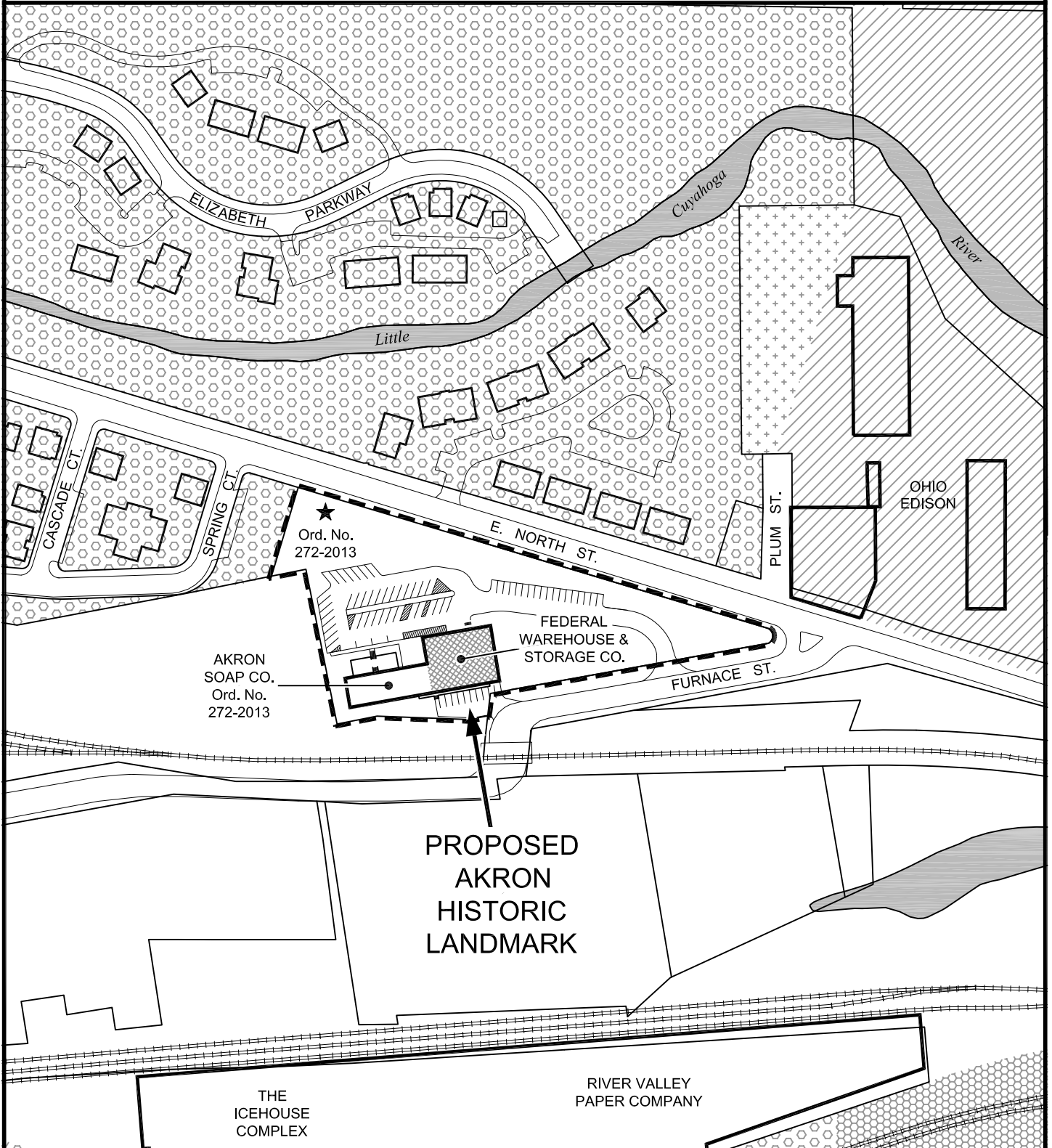
# PC-2022-81-HD

Akron Historic Landmark designation for the former Federal Warehouse and Storage Company Building at 243 Furnace Street

-  U1 Two Family Residential
-  U2 Apartment
-  ULB Limited Business
-  Conditional Use
-  U4 Commercial
-  U5 Ordinary Industry



0 200'  
Created 01/20/2023 jwh  
Revised 01/20/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION      **ITEM # 2B**  
PC-2022-81-HD

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

**DATE:** FEBRUARY 17, 2023      **WARD: 5**  
**COUNCILPERSON:** Mosley

**SUBJECT:** PC-2022-81-HD – Akron historic landmark status for the Federal Warehouse and Storage Company Building located at 243 Furnace Street.

**GENERAL LOCATION:** The building is located on the north side of Furnace Street and south of E. North Street just east of the intersection of Furnace Road and E. North Street.

**LAND USE OF THIS PROPERTY:** Vacant six-story warehouse

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Residential (apartments)  
**SOUTH SIDE:** Vacant and Commercial  
**EAST SIDE:** Commercial  
**WEST SIDE:** Residential (apartments)

**ZONED:** Conditionally Zoned Ord. No. 272-2013

**SIZE OF LOT & AREA:** .83 acres

**COMMENTS:**

Built in approximately 1920, the Federal Warehouse Storage building is a square in plan, six-story, roughly 97 ft wide x 80 ft deep, concrete frame warehouse structure. It has a neo-Classical influenced façade treatment. The Furnace Street façade is vertical texture brick which has been painted. The other façades of the warehouse are concrete columns with infill brick and were coated with Gunitite in the 1980s. It has a modern entrance with steel railings added at the main front entry, with steel and glass double doors. There is a flat roof with a large elevator penthouse. The basement at the rear (north) has a loading dock and panel doors, its foundation is the remains from a former grain elevator on the site which was destroyed by fire in 1919. Most of the original window openings have been enclosed with concrete block.

The Federal Warehouse and Storage Company Building was constructed as a zero-setback building from the neighboring Akron Soap Company Building complex adjoining to the west and shares a portion of the west wall of the Federal Warehouse building as a party wall. The

adjoining Akron Soap Company building was designated a Local Historic Landmark by Ordinance No. 272-2013. The warehouse does not have a functional relationship to the original Akron Soap Company factory and was constructed at a time when the property was divided into separate parcels with unrelated ownership. The building is located on a sloped site, north of the downtown area. The basement levels of the building open to the north. The Federal Warehouse Storage building sits on an east-west axis, between a rail line immediately to the south and the Little Cuyahoga River downhill and to the north. The building was constructed adjacent a railway a spur for service to the structure. These tracks formerly were part of the Valley Railway and the B&O Railroad.

The Federal Warehouse & Storage Company building and its site is representative of broad patterns of development of industry in Akron from the late 19th to the mid-20th century. The building adjoins other buildings built at different time periods, but all reflecting Akron growth and development of industry and population. It was constructed as a “fireproof” warehouse structure, intended to serve the demand for industries in Akron that needed distribution via railway or truck of finished goods. Early tenants were tire and rubber companies. The building is a cast-in-place concrete frame structure, exposed on the exterior, with infill masonry on its secondary facades to allow for ready expansion of the building. The building type is an open floor plan allowing for flexible use of the space for warehousing. The location is nearby important railway connections for downtown Akron and a spur from the railroad provided direct loading from the building. This direct loading was important for both receiving and sending goods and products efficiently from the buildings.

#### **FINDINGS AND CONCLUSIONS:**

- A. Consistent with the City of Akron Ord. 388-1997, the Department of Planning and Urban Development has determined that the application for Historic Landmark Designation for the Federal Warehouse and Storage Company Building is complete.
- B. If designated, any activity affecting the exterior of the Federal Warehouse and Storage Company Building not covered under an agreement with the State of Ohio Historic Preservation Office will require a Certificate of Appropriateness (COA) from the City of Akron Urban Design and Historic Preservation Commission. Any demolition of the existing structure or additions or additional entranceways will require a Certificate of Appropriateness. Before issuing the Certificate of Appropriateness, the Commission will review the proposed activity for consistency with the Secretary of the Interior’s “Standards for Rehabilitation” and “Guidelines for Rehabilitating Historic Buildings”. Routine repairs and maintenance utilizing appropriate materials will not require a Certificate of Appropriateness.
- C. In reviewing the application, the Department of Planning and Urban Development Staff has found the application meets two (2) of the criteria outlined in the City of Akron Urban Design and Historic Preservation Ordinance to define a Historic Landmark (Ord. 388-1997). The criteria are as follows:

1. *Exemplifies the area, property or site of the cultural, political, economic, social or historic heritage of the city, state or nation; and*

The structure stands on its original site.

2. *Embodies the distinguishing characteristics of an architectural type or specimen.*

The structure is an example of industrial buildings constructed during the boom years of Akron's Rubber Industry.





**RECOMMENDATION:**

The Planning Staff recommends **APPROVAL** of the Designation Application and Report for the Federal Warehouse and Storage Company Building and the designation of the Federal Warehouse and Storage Company Building located at 243 Furnace Street as a City of Akron Landmark.

KM/emd

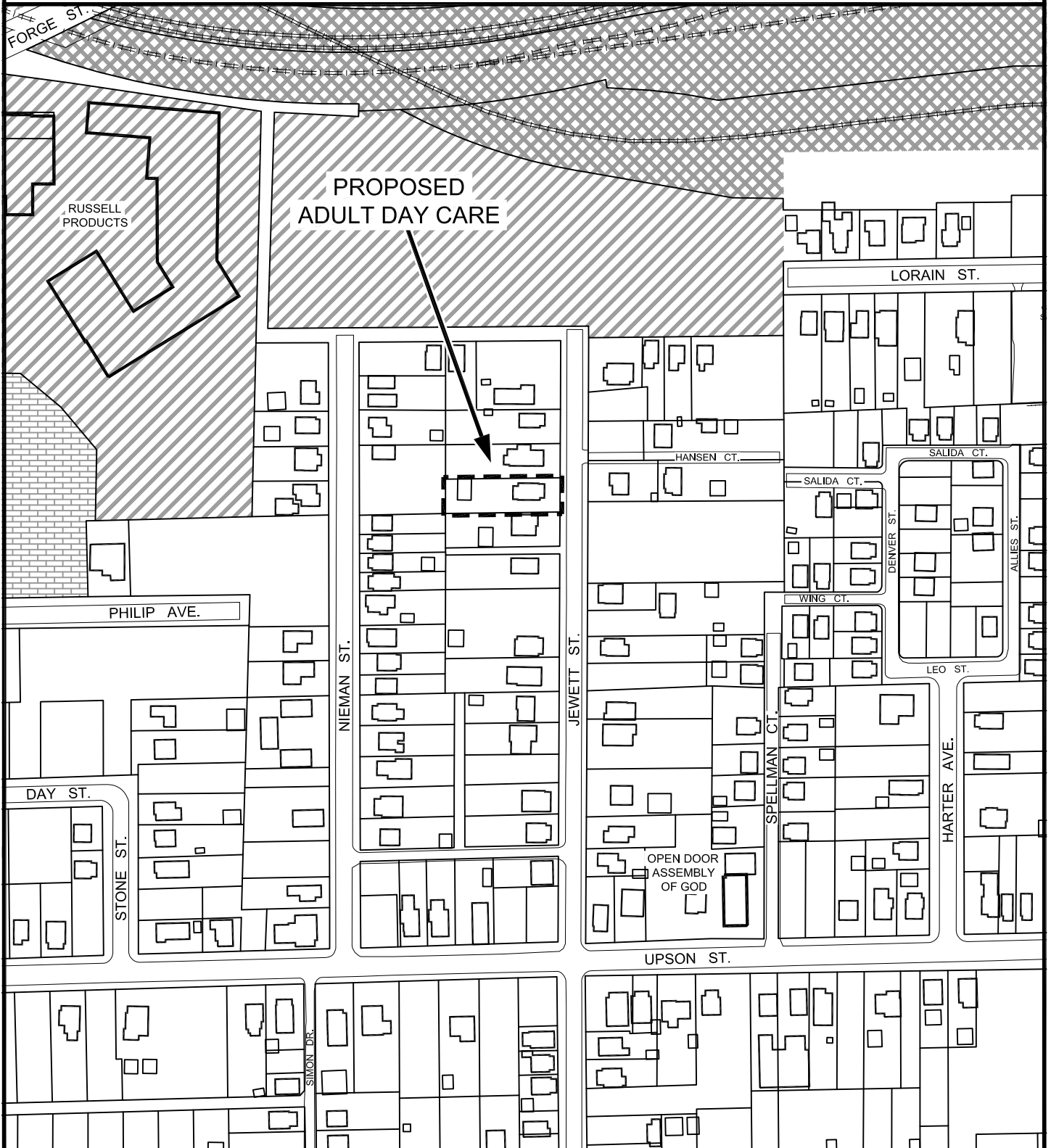
# PC-2023-02-CU

Petition of Betty Brazil for a Conditional Use to establish an adult day care at 222 Jewett Street

-  U1 Single Family Residential
-  UHD Institutional
-  U5 Ordinary Industry
-  U6 Heavy Industry



0 200'  
Created 01/27/2023 jwh  
Revised 01/31/2023 jwh





## MEMORANDUM

**TO:** AKRON PLANNING COMMISSION  
**FROM:** DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT  
**DATE:** FEBRUARY 17, 2023  
**SUBJECT:** PC-2023-02-CU—Petition of Betty Brazil for a Conditional Use to establish an adult day care at 222 Jewett Street.

**ITEM # 2C**  
**PC-2023-02-CU**

**WARD:** 10  
**COUNCILPERSON:** Connor

**GENERAL LOCATION:** West side of Jewett Street, north of Upson Street

**LAND USE IN THE SURROUNDING AREA:**

**NORTH:** Residential  
**SOUTH:** Residential  
**EAST:** Residential, Recreational  
**WEST:** Residential

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

**SIZE OF LOT & AREA:** 50 feet by 165 feet = 8,250 square feet of area

**COMMENTS:**

Betty Brazil is the lessee of a dwelling located on the west side of Jewett Street, north of Upson Street, addressed as 222 Jewett Street. The property measures 50 feet in width by 165 feet in depth for a total of 8,250 square feet of area. Surrounding uses are all residential, with Jewett Park also to the east. 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 an adult day care home at this location. Since the non-residential adult day care home is classified as a retail use and the property is zoned Single-Family, Conditional Use approval is necessary.

The proposed daycare (dba Faith and Mercy Homes) would occupy two floors of the three-story colonial dwelling. Living and dining room areas on the first floor would be utilized for educational and recreational activities, while bedrooms on the first and second floor would be utilized as rest areas, if needed. The daycare would be staffed from 9:00 a.m. to 5:00 p.m., Monday through Friday. The Petitioner has stated there will always be at least two staff members on site during operation hours.

The adult daycare center will offer individually-centered programs designed to enhance daily living skills for up to five adults. Although the day care will specialize in patients with Alzheimer's, it can

accommodate people with other needs. Besides providing daily breakfast and lunch, clients will be taken on weekly community-based outings to places such as the Akron Art Museum, Akron Zoo, and nature walks. The recently renovated Jewett Park, which is across the street, will also be used for outdoor activities. There will be no overnight stays at the facility. No changes to the exterior of the building nor signage are proposed. The Petitioner has stated that transportation will be provided for their clients, whom are either referred from Medicaid or families with private insurance. A two-car garage with a lengthy driveway will provide ample off-street parking.

The Petitioner has stated that she has over 20 years of experience working with Alzheimer's patients, which includes employment at Blick Clinic and Hope Homes. One objective of the Land Use and Development Guide Plan is to encourage the location of special care facilities to be dispersed throughout all sections of Akron. Since transportation will be provided for the clients and all activities will occur during daytime hours, the proposed use should not be intrusive to the abutting properties. However, this properly maintained Middlebury property is in a dense neighborhood near the terminus of Jewett Street. As such, the number of clients on-site should not exceed five (5), which would be consistent with the maximum number of un-related people permitted in a single-family dwelling. Providing quality adult day care services is beneficial to the entire City and as such the Planning Staff supports this request.

**RECOMMENDATION:**

The Planning Staff in accordance with Section 153.426 recommends **APPROVAL** of the petition of Betty Brazil for a Conditional Use to establish an adult day care at 222 Jewett Street, in accordance with submitted plans and subject to the following conditions:

- (1) 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.
- (2) That the Petitioner meet all State of Ohio/City of Akron rules, including but not limited to Building Code, Fire Code, ADA, and Health Code requirements.
- (3) That the number of clients on-site at the property does not exceed the amount of five.

KEP/emd