

**AKRON CITY PLANNING COMMISSION**

**MEETING OF APRIL 14, 2023 - 9:00 A.M.**

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

(1) **CORRECTION** and **APPROVAL** of Minutes of March 17, 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-2023-18-CD** – 2023 Annual Action Plan/Consolidated Plan.

B. **PC-2023-12-CU** – Petition of David McCurry to vary the side yard area requirement to construct a garage at 70 E. Dresden Avenue.

C. **PC-2023-15-T** – Amending Zoning Code Section 153.350(C) Restricted and prohibited signs and locations, Section 153.360(A) Signs in Residence Districts, and Section 153.409 Additional jurisdiction of the Board of Zoning Appeals

(3) **RENEWALS**

JS/emd

## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION **ITEM # 2A1**  
**PC-2023-18-CD**

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

**DATE:** APRIL 14, 2023

**SUBJECT:** **PC-2023-18-CD** – 2023 Consolidated Plan Annual Action Plan for the City’s Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Grant Programs.

### **COMMENTS:**

The City of Akron’s 2023 Consolidated Plan Annual Action Plan prioritizes 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 2023 Plan represents the fourth 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 City anticipates budgeting approximately \$8,275,000 in total program funding to carry out the 2023 Annual Action Plan, which includes approximately \$6,004,000 in Community Development Block Grant funds, \$1,742,000 in HOME funds and \$529,000 in Emergency Solutions Grant funds. An additional \$400,000 is anticipated in program income.

The 2023 Plan has, among its recommendations, the following key initiatives:

- 1) Continuing to support the rehabilitation of existing housing, removal of deteriorated housing, new construction and infrastructure improvements through the Akron Housing Program, a series of programs that provide redevelopment and rehabilitation options for City neighborhoods. This includes the Lead Hazard Reduction Demonstration Grant Program for households with children six and under.
- 2) Emphasize business development opportunities, primarily focusing on Great Streets. Focus on façade improvements and Great Streets comprehensive planning initiatives including, but not limited to connections, walkability, infrastructure and safety.
- 3) Emphasizing continued new housing construction. Activities would include neighborhood infill housing constructed by private contractors and non-profit corporations. The City intends to emphasize home construction on City-owned lots.
- 4) Undertaking public improvements to streets, neighborhood parks and public facilities to support neighborhood redevelopment and rehabilitation activities.

- 5) Continuing support of operations of non-profit community housing development organizations to expand the supply of affordable housing in the non-profit's service area.
- 6) Supporting minor home repair programs operated by the City of Akron and Rebuilding Together.
- 7) Providing funding to assist in the operation of local emergency shelters and provide for physical improvements. Provide rental assistance to prevent homelessness and rapidly re-house those experiencing homelessness. The City also supports continuing the development of a Homeless Management Information System for tracking the homeless as they move from shelter to shelter.
- 8) Supporting the City of Akron Community Gardening Program for re-use of vacant lots as community gardens.

The Consolidated Strategy includes a narrative describing the housing needs of low-income families, homeless families and others with special needs who require supportive services. The Annual Action Plan includes a one-year budget for applying available resources to the needs identified.

**RECOMMENDATION:**

The Department of Planning and Urban Development recommends **APPROVAL** of the 2023 Consolidated Plan Annual Action Plan for the City's Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Block Grant Programs.

KM/emd

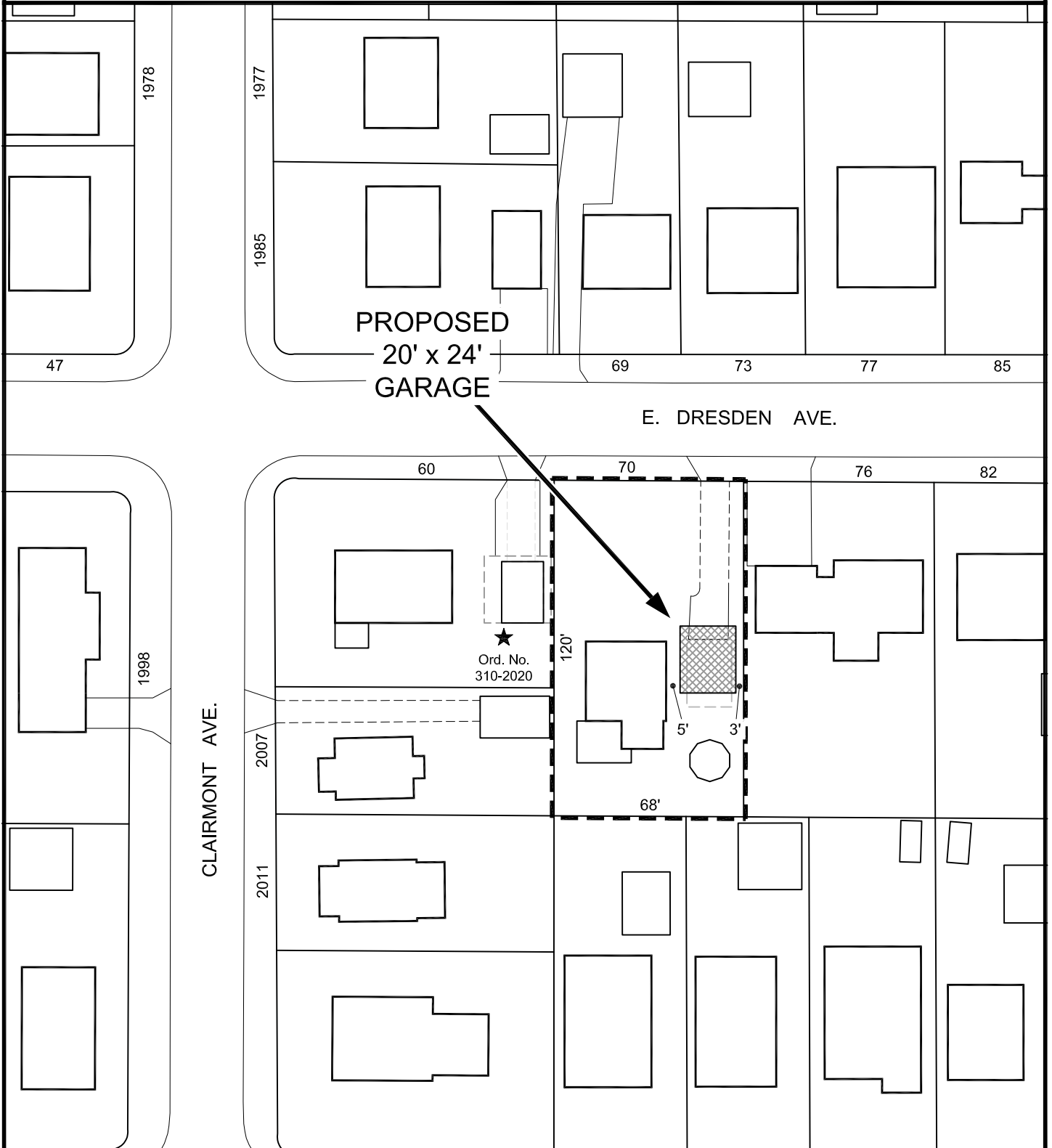
# PC-2023-12-CU

Petition of David McCurry for a Conditional Use to vary the side yard requirement to construct a garage at 70 E. Dresden Avenue

U1 Single Family Residential



0 50'  
Created 03/01/2023 jwh  
Revised 03/02/2023 jwh





surrounding neighborhood. If the Petitioner can meet building code requirements for distances from other structures, 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 David McCurry for a Conditional Use to vary the required side yard area to construct a garage at 70 E. Dresden Avenue, subject to the following condition:

- (1) That the Appellant obtain all necessary building permits.

BL/emd

## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION **ITEM # 2C**  
**PC-2023-15-T**

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

**DATE:** APRIL 14, 2023

**SUBJECT:** PC-2023-15-T – Amending Zoning Code Section 153.350 (C) Restricted and prohibited signs and locations, Section 153.360 (A) Signs in Residence Districts, and Section 153.409 Additional jurisdiction of the Board of Zoning Appeals

### **COMMENTS:**

The City of Akron is proposing to make minor updates to the requirements regarding ground signs in residential districts. These changes are being proposed in support of achieving several of the Office of Integrated Development's core goals: Providing clear requirements, enabling predictable outcomes, and streamlining review processes for residents, businesses, and institutions.

The proposed changes would allow community institutions such as schools, parks, churches, and neighborhood community centers located in residential districts to install modestly sized ground signs in their front yards. Under the current Zoning Code, ground signs for non-dwelling uses in residential districts are only allowed behind the building line. Locating a ground sign behind the building line can often be impractical for a church, school, or park, for example, because it does not allow for enough visibility of the sign. As a result, these institutions often request a variance to locate the sign within the front yard setback. The proposed text changes align the requirements for community institutions with the requirements that apply to establishments in business districts. Ground signs will still be restricted in height and located a minimum distance from the right-of-way so as not to obstruct the necessary view of traffic at the street.

In addition, the proposed text change slightly increases the allowable area for a non-dwelling sign in a residential district. The proposed change increases the allowable sign size from thirty square feet to thirty-two square feet. Thirty-two square feet is the typical four foot by eight foot size of many signage panel materials used by sign fabricators. So this change will be in alignment with typical industry practices. Currently, applicants who request this minor size variation must go through the Conditional Use approval process.

External illumination of signs in residential districts will still be allowed under these text changes. But internally illuminated signs and Electronic Message Centers in a residential district will still be required to be reviewed by the Board of Zoning Appeals.

The City of Akron Planning Staff believe that the proposed changes will not have a negative impact on the character of residential neighborhoods. These changes will help the city to achieve its goal of providing clear, predictable, and streamlined services to its constituents. Therefore, the following text changes to the Zoning Code are proposed:

Section 1. That Title 15, “Land Usage”, Chapter 153 “Zoning Code”, Article 8 “On-Premises Exterior Signs”, Sections 153.350 (C) “Restricted and prohibited signs and locations” and 153.360 (A) “Permitted sign area”; and Article 11 “Board of Zoning Appeals”, Section 153.409 “Additional jurisdiction of board - Applications” of the Code of Ordinances of the City of Akron, 2004, be and is hereby amended and/or supplemented to read as follows:

153.350 - Restricted and prohibited signs and locations

C. Ground Signs.

1. No ground sign nor part thereof shall be erected nor placed nearer the street or right-of-way line, of a public thoroughfare than the building line established by this Zoning Code except that ~~in business and industrial districts~~;
  - a. A ground sign not exceeding two and one-half feet in height shall be allowed up to the public right-of-way.
  - b. A ground sign not exceeding five feet in height shall be permitted up to ten feet from the public right-of-way.

153.360 - Permitted sign area

A. Signs in Residence Districts.

1. In Class U1 and U2 Districts, one sign not exceeding two square feet in area shall be permitted per dwelling unit up to a maximum of fifteen square feet. For schools, parks, community buildings, and other non-dwelling uses, one sign not exceeding thirty-**TWO** square feet shall be permitted. Such sign may be a freestanding **GROUND** sign (~~behind the building line~~) or wall sign, but no **INTERNAL** illumination of the sign shall be permitted, except when approved by the Board of Zoning Appeals on application. If a building line variance is being appealed for the sign in question, then no separate application will be necessary for illumination.

Section 153.409 - Additional jurisdiction of board - Applications

E. Location of **INTERNALLY** illuminated sign in a Class U1 or U2 District for legal non-dwelling uses.

**RECOMMENDATION:**

The Office of Integrated Development and Planning Staff recommend **APPROVAL** of PC-2023-15-T Amending Zoning Code Section 153.350 (C) Restricted and prohibited signs and locations, Section 153.360 (A) Signs in Residence Districts, and Section 153.409 Additional jurisdiction of the Board of Zoning Appeals.

DJD/emd