

AKRON CITY PLANNING COMMISSION

MEETING OF MAY 12, 2023 - 9:00 A.M.

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

(1) **CORRECTION** and **APPROVAL** of Minutes of April 14, 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-2021-65-CU** – Petition of EHZ Limited, LLC, for a Conditional Use to establish an auto repair business at 1152 Grant Street.





C. **PC-2023-16-CU** – Petition of Eudora Graffaree-Robinson for a Conditional Use to establish an insurance agency at 487 Darrow Road.

(3) **RENEWALS**

JS/emd

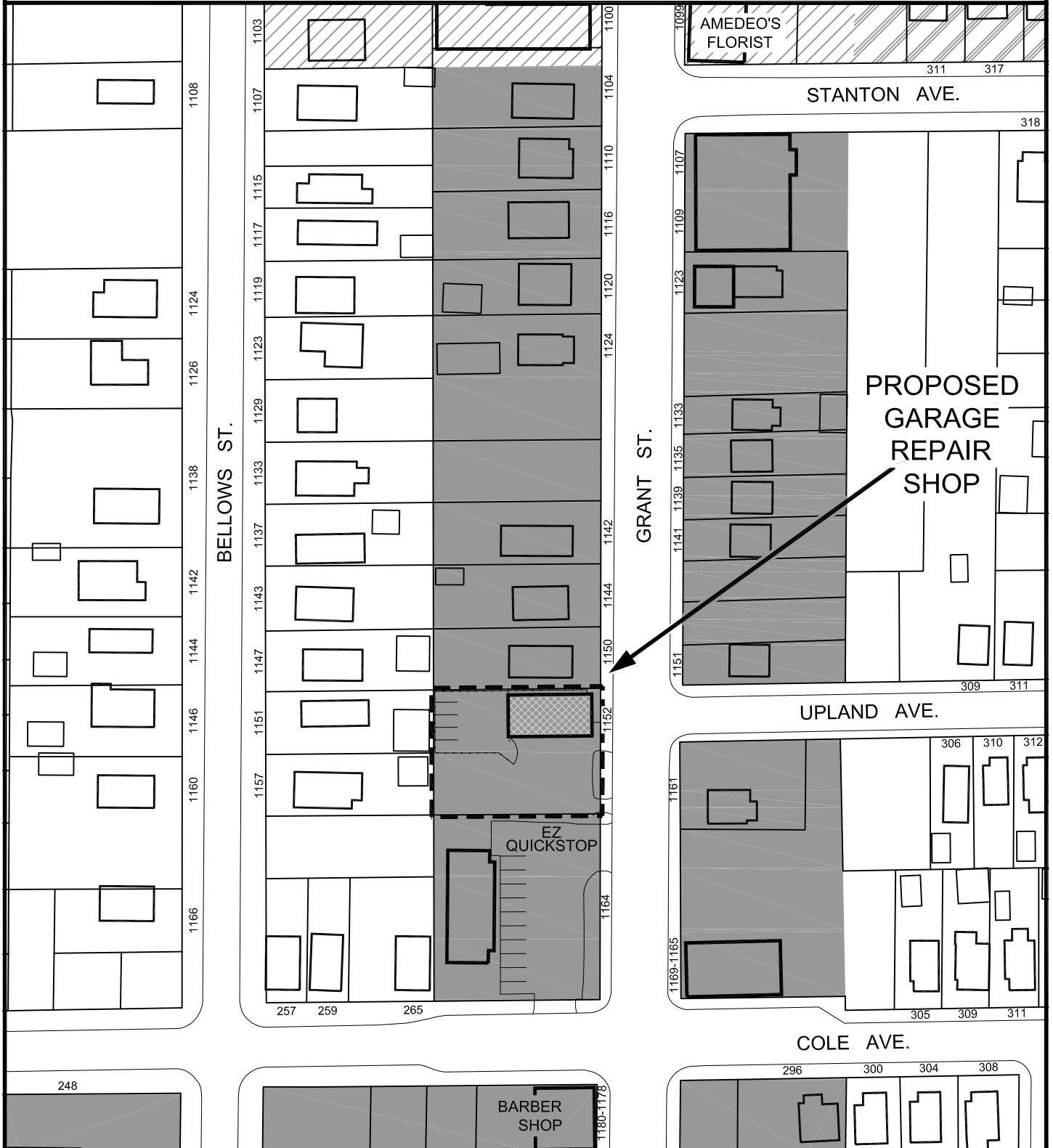
PC-2021-65-CU

Petition of EHZ Limited, LLC,
for a Conditional Use to
establish an auto repair
business at 1152 Grant Street

-  U1 Single Family Residential
-  U3 Retail Business
-  U4 Commercial
-  U5 Ordinary Industry



0 100'
Created 04/14/2023 jwh
Revised 04/19/2023 jwh



been replaced with a solid steel door. The south half of the storefront has been replaced by an overhead door with a glass block transom window above. Two additional overhead doors and a man door are located on the rear wall of the building. The entirety of the structure has been painted a flat black. The Petitioner intends to lay gravel for additional parking on the vacant south half of the property. The submitted application indicates that services to be performed on vehicles include engine and transmission repairs, brake repairs, electrical systems repairs, and general maintenance (including spark plugs, air filters, and wheel alignment).

The Planning Staff is of the opinion that the proposed commercial auto repair shop is not compatible with the surrounding residential and neighborhood-oriented retail uses. Garage repair shops tend to cause undesirable impacts such as noise and odors, and the excessive amount of unfenced and unscreened parking could lead to a blighting influence on the neighborhood. One goal of the Land Use and Development Guide Plan is to preserve and protect sound residential neighborhoods by eliminating present and preventing future conflicts of land use which are detrimental to residential neighborhoods. Another goal of the plan is to encourage the expansion and development of commercial/industrial activities in areas suited to their needs. The Planning Staff recommends the Petitioner find a location conducive to the proposed use. Any number of properties north of Stanton Avenue, within a commercial or industrial zoning district would be appropriate for a garage repair shop.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is not consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan and recommends **DISAPPROVAL** of the petition of EHZ Limited, LLC, for a Conditional Use to establish an auto repair business at 1152 Grant Street.

JH/emd

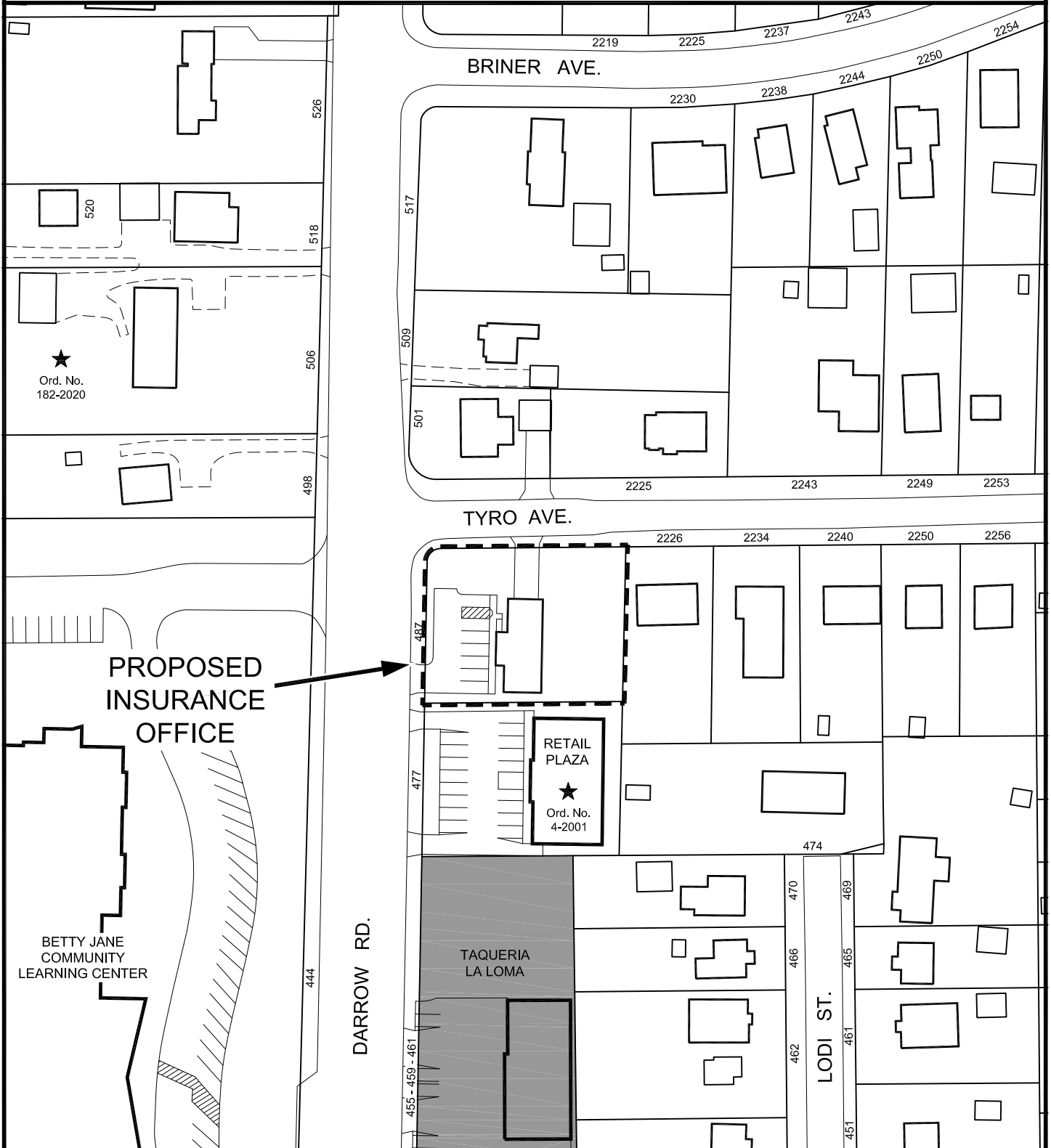
PC-2023-16-CU

Petition of Eudora Graffaree-Robinson for a Conditional Use to establish an insurance office at 487 Darrow Road

- ★ Conditional Use
- U1 Single Family Residential
- U3 Retail Business



0 100'
Created 03/28/2023 jwh
Revised 04/19/2023 jwh



by appointment only. A seven-space asphalt-paved parking lot will be sited between Darrow Road and the dwelling, with vehicle parking in front of the building. A five feet landscape buffer will separate the parking area from the sidewalk. Ingress and egress to the parking area will be via a curb cut at the southwest corner of the property. Neither signage nor dumpster enclosure were noted on the site plan.

One goal of the Land Use and Development Guide Plan is to guide the location of office development so that it will be convenient to residents served and will have minimal impact on adjacent properties. All business activity will occur along the west (Darrow Road) side of the dwelling, thus shielding any business activity from the neighboring property to the east. With the building and proposed parking area sited 100 feet from the dwelling at 501 Darrow Road, any intrusion would be minimal. The proposed seven-space paved parking area will be harmonious with similar retail parking areas to the south along Darrow Road. Currently, the Petitioner has her State Farm Insurance agency located in the southernmost store front of the retail building (Ordinance No. 4-2001) located south of this property. Relocating the business to the dwelling will offer the Petitioner more operational space. Since the insurance office will generate minimal traffic the proposed limited business use will be an appropriate buffer between the residential uses to the north and east and the retail uses to the south. This Ellet property is properly maintained, 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 recommends **APPROVAL** of the petition of Eudora Graffaree-Robinson for a Conditional Use to establish an insurance agency at 487 Darrow Road in accordance with plan entitled "487 Darrow Road Parking Lot Layout; Dated: 04.19.23" 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 along Darrow Road 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 only limited business uses are permitted.
- (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 dumpster enclosure should be constructed of masonry or wood and its location subject to the approval of the Department of Planning and Urban Development.
- (8) 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.
- (9) 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.
- (10) 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.
- (11) 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) Hard surfacing installation as referred to in Item (3) above.
- (12) 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 (11) above.
 - (b) Landscape plan as referred to in Item (1) above.

KEP/emd