

AKRON CITY PLANNING COMMISSION

MEETING OF JUNE 9, 2023 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of May 12, 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-2023-27-S&D** – Sale of City-owned land to Habitat for Humanity to construct single-family homes (Parcels 6763060, 6763061, 6763062, 6763063, 6763064, 6763065, 6763066, 6763069, 6763070, 6763071, 6763072, 6763073, 6763074, 6763075 and 6763076), and dedication of land for a City park.

C. **PC-2023-28-S** – Sale of City-owned land to Akron Public Schools, United Way, and AMHA.

D. **PC-2023-17-CU** – Petition of Temple Hall Revival Group, LLC, for a Conditional Use to establish apartments at 133 Merriman Road.

E. **PC-2023-21-CU** - Petition of LJFF Property Holdings II, LLC, for Conditional Use to construct an addition to an outpatient medical clinic at 527 W. Market Street (6813421).

F. **PC-2023-26-V&S** – Vacation of portions of Furnace Street and N. Canal Street, west of N. Howard Street, and sale of City-owned land (Parcel No. 6734751).

(3) UNFINISHED BUSINESS:

TIME A. **PC-2021-65-CU** – Petition of EHZ Limited, LLC, for a Conditional Use to establish an auto repair business at 1152 Grant Street.

(4) RENEWALS

TT/emd

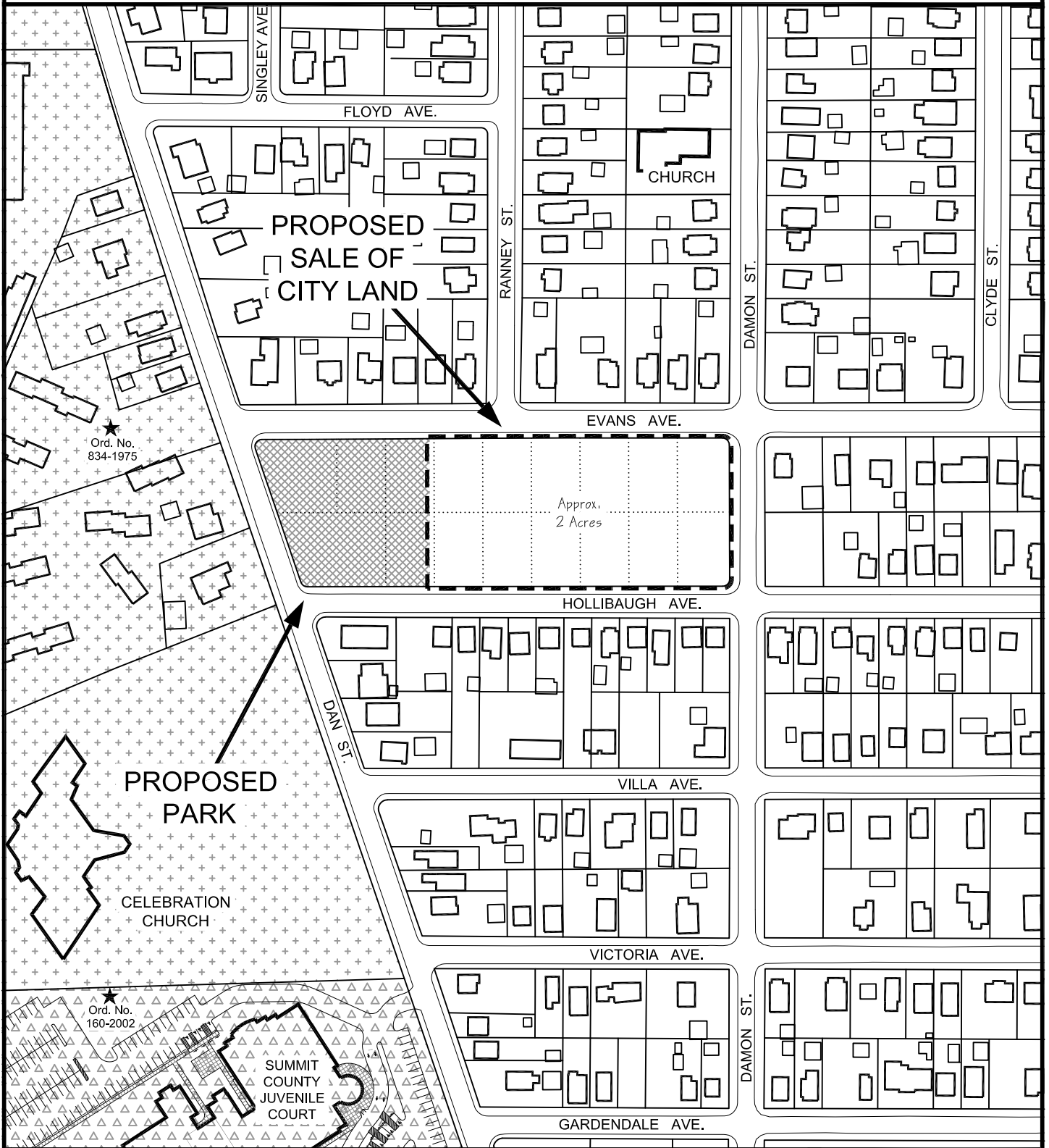
PC-2023-27-S&D

Sale of city-owned land to Habitat for Humanity for the construction of single-family homes, and dedication of a city park

- ★ Conditional Use
- U1 Single Family Residential
- U1 Two Family Residential
- △△△ UG Government



0 200'
Created 05/23/2023 jwh
Revised 05/23/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2023-27-S&D

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 9, 2023 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: PC-2023-27-S&D – Sale of City-owned land to Habitat for Humanity to construct single family homes (Parcels 6763060, 6763061, 6763062, 6763063, 6763064, 6763065, 6763066, 6763069, 6763070, 6763071, 6763072, 6763073, 676,3074, 6763075, and 6763076), and dedication of land for a City park.

GENERAL LOCATION: North of Hollibaugh Avenue and South of Evans Avenue, between Dan and Damon Streets.

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: Approximately 90,720 square feet

COMMENTS:

The City of Akron proposes to sell approximately 2 acres of vacant land bordered by Hollibaugh and Evans Avenues and Dan and Damon Streets to Habitat for Humanity of Summit County. These lots are part of the former Blinn Street Redevelopment. The property is zoned Single Family Residence Use District (U1, H1, A1). The City proposes to retain the western portion of the block to dedicate as a City Park. Habitat for Humanity of Summit County proposes to build up to 16 homes across the entire site.

RECOMMENDATION:

The OID/Planning staff recommends **APPROVAL** of the sale of City-owned land to Habitat for Humanity of Summit County to construct single family homes (Parcels 6763060, 6763061, 6763062, 6763063, 6763064, 6763065, 6763066, 6763069, 6763070, 6763071, 6763072, 6763073, 676,3074, 6763075, and 6763076) and the Dedication of the western portion of the block as a City Park.

DAM/emd

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
PC-2023-28-S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 9, 2023

SUBJECT: **PC-2023-28-S** – Sale of City-owned land to Akron Public Schools, United Way, and AMHA.

LAND USE OF THIS PROPERTY: Vacant Land, Schools, Parking Lots

LAND USE IN THE SURROUNDING AREA: All sides residential

ZONED: Single Family Residence Use District (U1, H1, A1), and Retail Business Use District (U3, H3, A3)

SIZE OF LOTS & AREA: Approximately 128,940square feet

COMMENTS:

The City of Akron proposes to transfer the entirety of parcels 6860717 and 6860718 (Helen Arnold CLC Property), the entirety of parcel 6760004 (STEM Middle School Parking), and a portion of parcels 6758927 (STEM Middle School) and 6716503 (North High School). The STEM Middle School property is zoned Retail Business Use District (U3, H3, A3) while the other parcels are zoned Single Family Residence Use District (U1, H1, A1). In exchange for these properties, the City will receive 21 parcels, or portions thereof, from Akron Public Schools.

The City then proposes to transfer the acquired property associated with the former APS Administrative Building (parcels 6861918, 6755630, 6729501, 6751666, 6755217, 6761843, 6756657, 6831446, and 6763913) to United Way of Summit and Medina County. The City also proposes to transfer the acquired property associated with the former Saint Mary's site (parcels 6708958, 6706076, and 6700987) and the Kenmore Annex (parcels 6708956, 6708957, 6708955, 6708959, 6708959, and 6756724) to AMHA.

This exchange will allow for more direct ownership of City and Akron Public Schools facilities while allowing for strategic redevelopment of the properties no longer needed by Akron Public Schools.

RECOMMENDATION:

The OID/Planning staff recommends **APPROVAL** of the sale of City-owned land to Akron Public Schools, United Way, and AMHA.

DAM/emd

PC-2023-17-CU

Petition of Temple Hall Revival Group, LLC, for a Conditional Use to establish apartments at 133 Merriman Road

- ★ Conditional Use
- U1 Single Family Residential
- ▨ U2 Apartment House



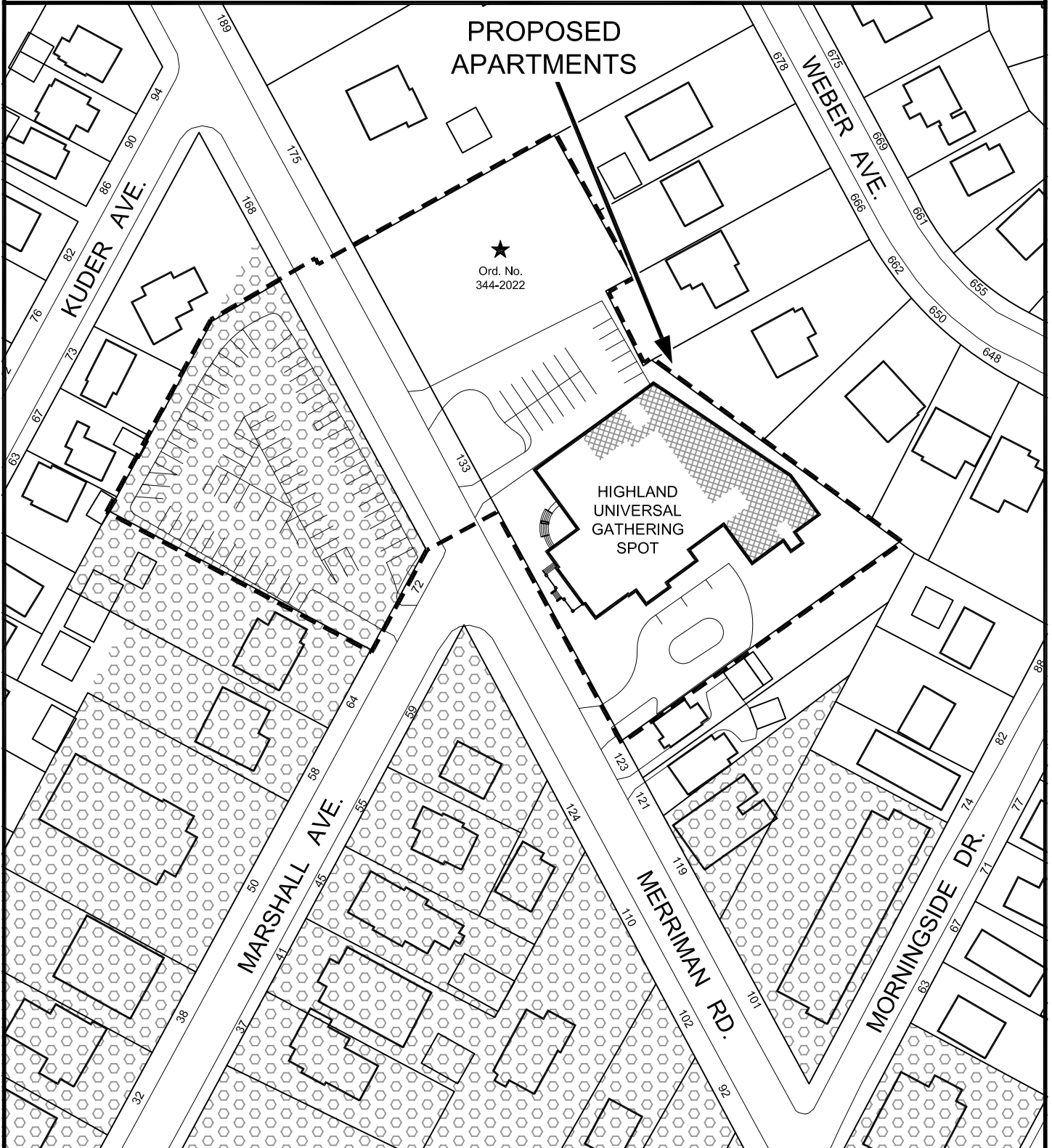
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Revised 04/20/2023 jwh



PROPOSED APARTMENTS

★
Ord. No.
344-2022

HIGHLAND
UNIVERSAL
GATHERING
SPOT



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
PC-2023-17-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 9, 2023 **WARD:** 1
COUNCILPERSON: Holland

SUBJECT: PC-2023-17-CU – Petition of Temple Hall Revival Group, LLC, for a Conditional Use to establish apartments at 133 Merriman Road.

GENERAL LOCATION: Northeast and west of the intersection of Merriman Road and Marshall Street

LAND USE OF THIS PROPERTY: Institutional, formerly Temple Israel and their parking lot.

LAND USE IN THE SURROUNDING AREA: All sides residential

ZONED: Conditionally zoned for a special event center and banquet hall (O-344-2022).

SIZE OF LOT & AREA: Temple site is 1.62 acres, and the parking lot is 0.71 acres for a total of 2.33 acres.

COMMENTS:

Temple Hall Revival Group, LLC, is the current owner of the property formerly owned by Akron Hebrew Congregation along the east side of Merriman Road and at the intersection of Marshall Street. The site, formerly known as Temple Israel, is addressed as 133 Merriman Road and the parking lot as 72 Marshall Street. The overall size of the land is 2.3 acres with 1.6 acres containing the temple structure and 0.7 acres containing the parking lot. Surrounding land uses include multi-family residential dwellings to the southwest across Merriman Road and further to the south along Merriman Road. Single family residences are in all other directions from the building and parking lot. The existing zoning for the building is Single Family Residential (U1, H1, A1) and the parking area is Apartment House (U2, H1, A2). The Land Used and Development Guide Plan classifies the area as medium density mixed residential.

The Petitioner is requesting to subdivide portions of the approximately 46,000 square feet building to provide studio apartments for “artist in residency” renters. Conditional Use approval is needed to establish the apartments within the structure that is now conditionally zoned for retail and event space (O-344-2022).

The Temple Hall Revival Group (THRG) refers to the site as the Highland Universal Gathering (HÜG) Event Place. Their mission is to educate and entertain through the

redevelopment of the building as a creative arts collaborative center. They have proposed to use the center for a performance hall and rehearsal spaces in addition to other educational performing art opportunities.

Conditional approval for the HÜG Event Place was passed by Akron City Council (O-344-2022) in November 2022. Since that time the former Temple Israel site has been transitioning into a special event and banquet facility as well as a gathering spot for the public with an auditorium and music rehearsal space. Regularly scheduled events are to start at 4:00 p.m. and end no later than 11:00 p.m., with master classes that are free to the public and performances starting at 7:00 p.m. and ending no later than 11:00 p.m. The facility also has an on-site, “live-in” caretaker suite that was established in 1954. The suite has been updated to accommodate a house manager to provide security and help artists gain access for rehearsals and performances. The on-site manager assists with a 24/7 overview and security of the facility.

Existing classroom spaces in the building are to be converted into 13 Studio apartments with full bathrooms and appliances ranging in size from 400 to 1,100 square feet. The apartments will cater directly to artists that can take up residency while they collaborate with their peers, professionals, and students. New double insulated, low E-glass windows are to be installed in the apartments along the north and east elevations of the building to not only provide energy efficiency but minimize the ambient light and sound from the apartment units. Window shades and coverings will further reduce light transmission from the building.

Access to the site is from Merriman Road. A parking lot situated to the north provides parking for 20 vehicles with individuals being able to access the building from a side entrance. A driveway along the southern building elevation provides access to the event center on the lower level. Sixty additional parking spaces are located across Merriman Road. Lighting in the parking areas has been converted to a low-level, LED lighting so as not to shine into residential areas. The petitioner is also proposing a minimum 10-foot solid fence along the back property line that will extend northwest from the building to screen it from the residences along Weber Avenue. Two enclosed trash containers will be situated on site. The first will be in the parking area north of the building and used by the residents while the other will be in the parking area to the south of the building for use by the event center.

The addition of apartment dwellings to the HÜG Event Place fulfills a goal of the Land Use and Development Guide Plan by promoting a variety of housing types and price ranges to meet the requirements and desires of the City’s population. The structure had been vacant for several years, yet it is large enough and well suited for an adaptive reuse that includes the proposed residential studio apartments along with the approved event center and banquet hall. “Artist in Residence” studios will allow this to become a mixed-use facility specializing in promotion of the arts. It will complement the Highland Square neighborhood and many other cultural institutions and venues within the region. It is located along a major corridor within the neighborhood that

allows for higher density housing, walkable access to the business area, and accommodation for cultural opportunities and special events. The reuse of the site allows for a formerly vacant building to continue to provide opportunities for people in the arts and celebrations for people within the greater Akron area. In addition the redevelopment of the site as mixed-use will provide a diversity of income streams to assure financial sustainability for the property. As such, the Planning Staff is supportive of the Petitioner's request and recommends **APPROVAL**.

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 Temple Hall Revival Group, LLC, for a Conditional Use to establish apartments at 133 Merriman Road, in accordance with submitted plans and subject to the following conditions:

- (1) That a 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 a minimum 6 feet high solid fence be erected along the east property line to screen from Weber Avenue residents.
- (2) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.
- (3) That all exterior lighting on the Petitioner's property 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 residential properties.
- (4) That the area be kept free of trash and litter.

MM/emd

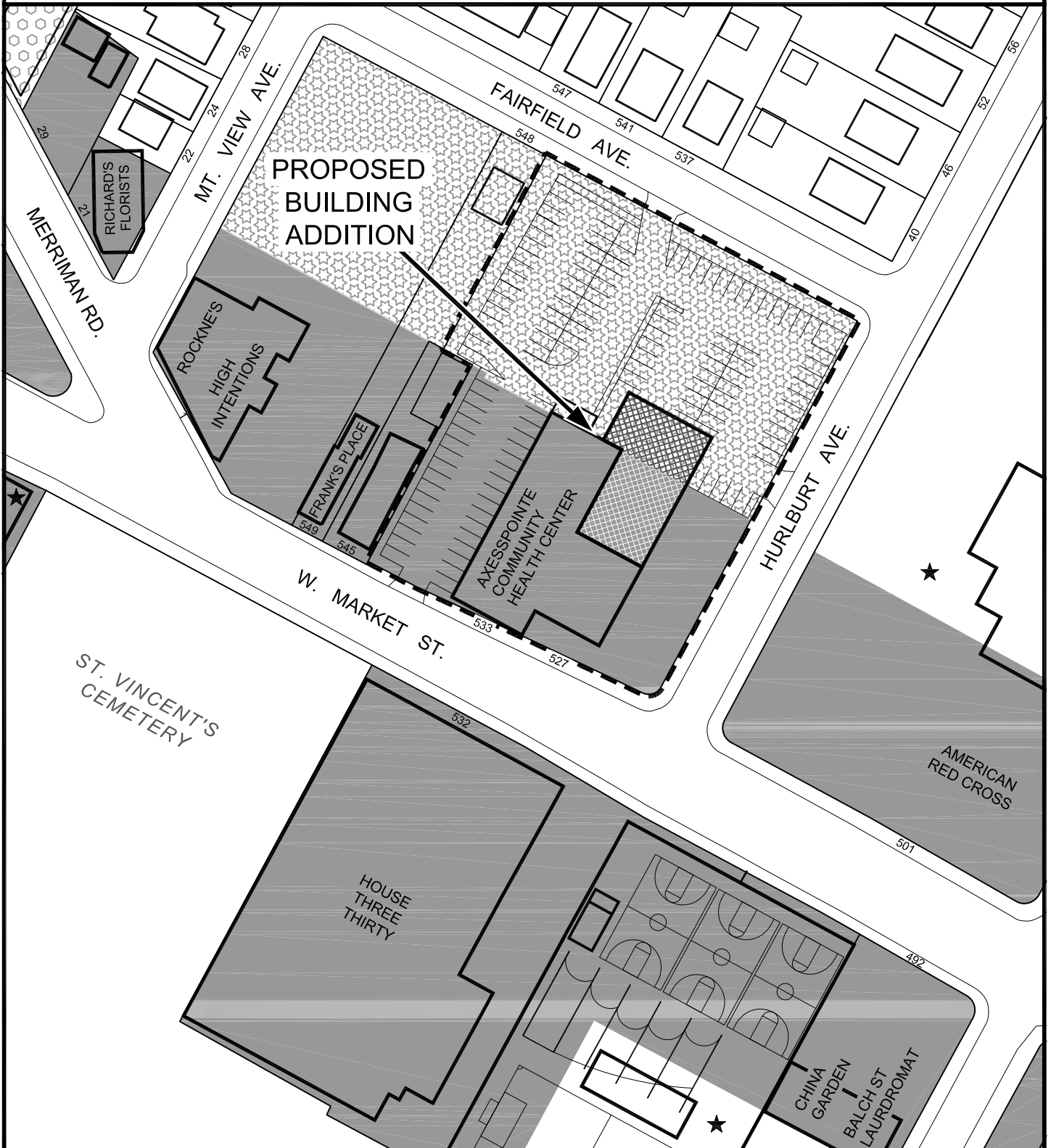
PC-2023-21-CU

Petition of LJFF Property Holdings II, LLC, for a Conditional Use to construct an addition to an outpatient medical clinic at 527 W. Market Street

- ★ Conditional Use
- U1 Single Family Residential
- U2 Apartment House
- U3 Retail Business
- ▨ UPD-2



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Created 05/09/2023 jwh
Revised 05/12/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2E**
PC-2023-21-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 9, 2023 **WARD:** 1
COUNCILPERSON: Holland

SUBJECT: PC-2023-21-CU – Petition of LJFF Property Holdings II, LLC, for a Conditional Use to construct an addition to an outpatient medical clinic at 527 W. Market Street.

GENERAL LOCATION: North side of W. Market Street, west of Hurlburt Avenue

LAND USE OF THIS PROPERTY: Retail

LAND USE IN THE SURROUNDING AREA: All sides Retail

ZONED: Retail Business (U3, H2, A4) and UPD-2 (which allows the existing parking areas and Single-Family uses)

SIZE OF LOTS & AREA: Irregularly shaped, contains 1.67 acres of area

COMMENTS:

LJFF Property Holdings II, LLC, are the owners of two buildings and parking areas on property on the north side of W. Market Street and west of Hurlburt Avenue, addressed as 533 and 537 W. Market Street. The combined ten parcels total 1.67 acres of area. Surrounding uses are a parking lot to the north, House 330 to the south, Red Cross to the east, and a vacant building to the west. The property fronting W. Market Street is zoned Retail Business Use District (U3, H2, A4), with the rear properties zoned UPD-2. The Land Use and Development Guide Plan recommends Retail Business Uses for these properties.

The Petitioner is proposing to construct an addition that will extend northward into the UPD-2 zoning district classification. Since the UPD-2 zoning district requires expansions to be developed as if they were zoned Single-Family, the proposed addition for the Retail Use requires Conditional Use approval.

The Petitioner owns the abutting buildings addressed as 527 and 533 W. Market Street, which have a combined total of 12,035 square feet of area. The proposed addition will contain 5,912 square feet of area and be sited to the north and east of the existing

buildings. While the façade of the current brick veneer building at 533 W. Market Street will remain, the existing wood trim will be sanded and painted. The existing southern and eastern façade of 527 W. Market Street, along with the façade of the addition facing Hurlburt Avenue, will be resurfaced with an external insulated finishing system (EIFS). The color of the stucco-like exterior will match the abutting red brick building, along with white and grey accents. Additional exterior features include pre-manufactured metal coping, an insulated aluminum storefront glazing system along W. Market Street, and an insulated aluminum sliding entry system with a standing seam metal canopy fronting Hurlburt Avenue. The visible portions of the brick walls on the existing buildings will be painted. The construction materials for the remaining rear portion of the addition that faces the west (Mt. View Avenue) and north (Fairfield Avenue), will consist of cement masonry units with painted block filler. The site plan depicts a loading dock with a man and overhead door along the northern elevation of the addition, with a man door and outdoor stairwell along the western elevation. Interior doorway openings will provide interior access to all areas of the buildings. Furthermore, the site plan indicates that there will be future signage along the south and east elevations, with a mural along the north elevation.

Ingress/egress to the parking areas will be via existing curb cuts along W. Market Street, Hurlburt Avenue, and Fairfield Avenue. The approximately 110 parking spaces will be improved with a new asphalt wearing course and striping. However, a dumpster enclosure is not indicated on the site plan. The existing chain link fencing along Hurlburt and Fairfield Avenues will be removed and replaced with landscaping. The grassy area at the intersection of W. Market Street and Hurlburt Avenue will remain but could be redeveloped if a future crosswalk from the clinic to House 330 is installed.

The proposed iPromise Healthquarters will provide a wide range of outpatient services that will be available to the public. The Petitioner has stated that the building currently addressed as 533 W. Market Street will house administrative offices and Popeye's Gym. The existing building and addition addressed as 527 W. Market Street will provide medical, dental, optometry, pharmaceutical, and behavioral health services. The clinic will be open Monday through Friday from 8:00 a.m. to 6:00 p.m. (with possible hours of operation on Saturday) and provide between 50 to 60 employment opportunities.

One goal of the Land Use and Development Guide Plan (LUDGP) is to promote the preservation and revitalization of viable business districts. Most buildings within this block were built in the 1920s, except for 527 W. Market Street, which was built in 1960. The two vacant buildings that are proposed to be renovated into an outpatient clinic are currently graffitied and blighted. The proposed \$3.6 million investment by the LeBron James Family Foundation will not only revitalize this corner but be harmonious with the mission of the nearby House 330, a community space that provides job

training, financial guidance, and additional services. This proposed use will be harmonious with the abutting uses and the LUDGP, along with being a significant investment for this West Hill 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 the Land Use and Development Guide Plan and recommends **APPROVAL** of the petition of LJFF Property Holdings II, LLC for a Conditional Use to construct an addition to an outpatient medial clinic at 527 W. Market Street in accordance with plans entitled "Site Plan, Axesspointe Community Health Centers; Dated: 04-05-2023" 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 all street frontages and maintained as shown on the approved plan.
- (2) That the Petitioner submit a storm water management plan to control the 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 and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.
- (3) That the location and sizes of points of ingress and egress be subject to the approval of the Traffic Engineer.
- (4) That all walkways, driveways, and parking areas be hard surfaced and curbed to Bureau of Engineering specifications.
- (5) That the Petitioner provide adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (6) 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.
- (7) 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.

- (8) That the construction material of the exterior walls of the structures shall be subject to the approval of the Department of Planning and Urban Development.
- (9) That any projections above the roof line of the structure, except parapets or chimneys, be adequately screened to the satisfaction of the Department of Planning and Urban Development.
- (10) That all public utility services be installed underground, and their locations suitably marked for safety.
- (11) That the Petitioner connect with, relocate, or extend the necessary sewer facilities to his development at his own expense in accordance with plans approved by the Bureau of Engineering.
- (12) 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.
- (13) 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.
- (14) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.
- (15) That the Petitioner, at his total expense, install fire hydrants and/or fire alarm boxes to the satisfaction of the Fire Department.

KEP/emd

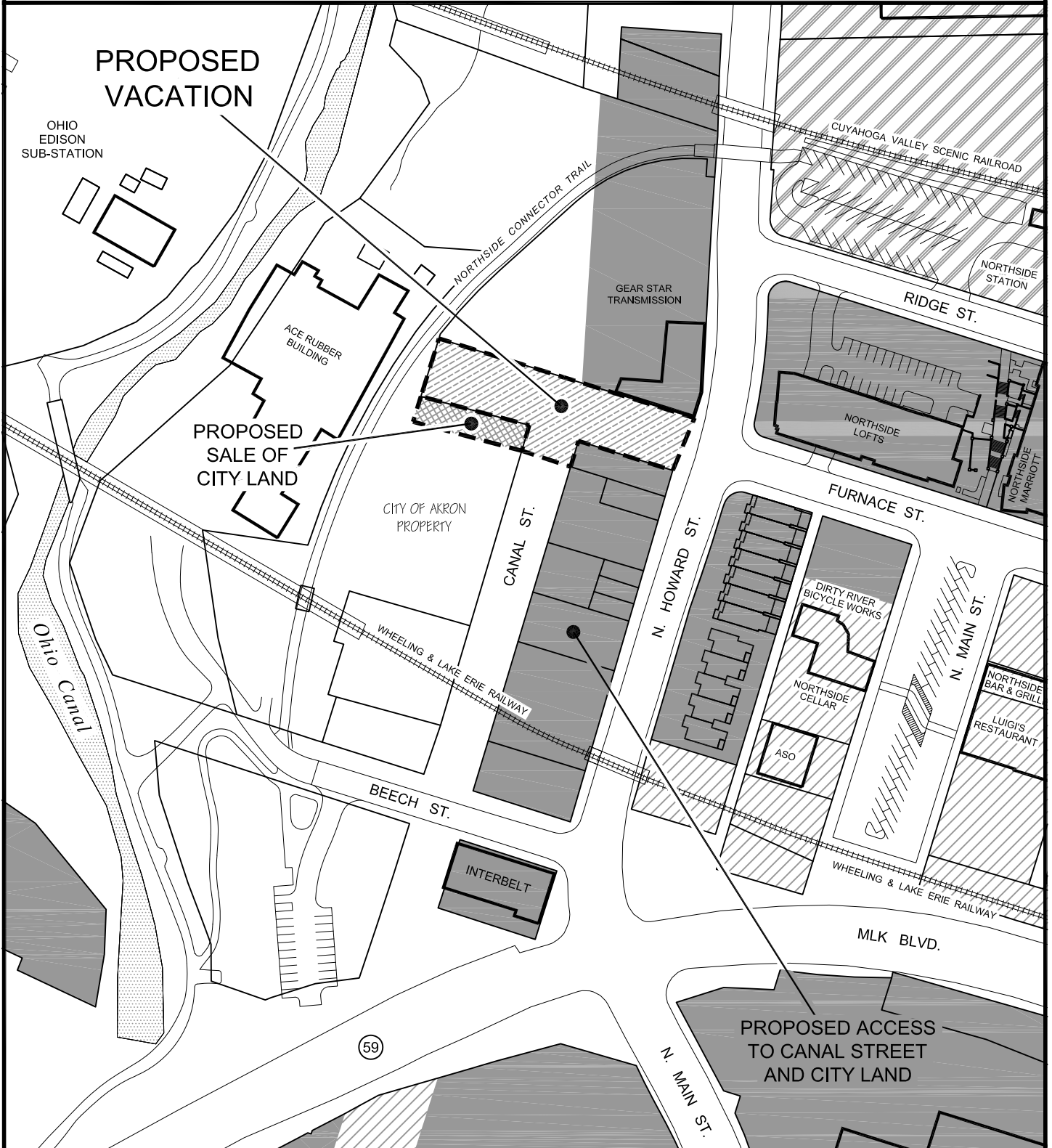
PC-2023-26-V&S

Vacation of portions of Furnace Street and N. Canal Street, west of N. Howard Street, and sale of City-owned land (Parcel No. 6734751)

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



0 160'
 Created 05/22/2023 jwh
 Revised 05/23/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2F**
PC-2023-26-V&S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 9, 2023

WARD: 5
COUNCILPERSON: Mosley

SUBJECT: PC-2023-26-V&S – Vacation of portions of Furnace Street and N. Canal Street, west of N. Howard Street, and sale of City-owned land (Parcel No. 6734751)

GENERAL LOCATION: West side of N. Howard Street, between SR 59 and North Street

LAND USE OF THIS PROPERTY: Vacant land

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Commercial, recreation, and transportation
SOUTH SIDE: Vacant land and transportation
EAST SIDE: Residential and retail
WEST SIDE: Recreation and vacant industrial

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

SIZE OF LOT & AREA: Right-of-way to be vacated = 0.50 acres
Land to be sold = 0.09 acres

COMMENTS:

Gearstar Performance Transmissions is a manufacturer of high-performance transmissions located at 132 N. Howard Street, on the west side of N. Howard Street, just north of Furnace Street. The City of Akron owns several parcels of vacant land in the vicinity of Gearstar's property, generally south of Furnace Street and west of Canal Street. Surrounding uses include residential and retail to the east, the Northside Connector Trail and Cuyahoga Valley Scenic Railroad to the north, the trail and vacant former Ace Rubber Products building to the west, and vacant land and the Wheeling & Lake Erie Railway to the south. The property to be sold is zoned Single Family Residence Use District (U1, H1, A1), while the Land Use and Development Guide Plan recommends commercial uses.

Gearstar Performance Transmissions is contemplating a building addition and parking lot expansion at its facility. To accommodate the project, Furnace Street west of N. Howard Street, as well as a short portion of Canal Street, must be vacated. The total area to be vacated is half an acre, consisting of approximately 300 linear feet of Furnace Street and 30 feet of Canal Street. Neither right-of-way has surface improvements, and the elevation differential from Canal Street to Furnace Street is not conducive to installing a street. The vacation of Furnace Street would negate the need for a setback variance for the building addition. A small 0.09-acre parcel of City land at the southwest corner of this intersection would be transferred to Gearstar at a sales rate of \$25,000/acre to assemble the property needed for the parking lot. This small, narrow parcel is a non-essential part of a group of parcels owned by the City of Akron in this area that would still have valuable development potential.

The vacation of Furnace Street would have the potential to eliminate access to several parcels of land on Canal Street because the Wheeling RR recently backfilled under its track at Canal Street, preventing any access from the south. To circumvent this, Gearstar would donate to the City of Akron a parcel it owns just north of the railroad. This land would be used to provide an access drive to the remaining portion of Canal Street and the adjacent parcels.

One goal of the Land Use and Development Guide Plan is to encourage the expansion and development of commercial/industrial activities in areas suited to their needs. One way to do this is to actively promote Akron's vacant land for use by the City's existing industries. The proposed vacation and transfers of properties would allow this valued commercial employer to proceed with a needed expansion while preserving the future development potential of other nearby properties. Neither the streets to be vacated nor the parcel to be sold is needed for any municipal purpose. The Office of Integrated Development is supportive of this request.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of the vacation of portions of Furnace Street and N. Canal Street, west of N. Howard Street, and sale of City-owned land (Parcel No. 6734751).

JH/emd