

AKRON CITY PLANNING COMMISSION

MEETING OF AUGUST 23, 2023 - 10:00 A.M.

MEETING ROOM 2AB, AKRON-SUMMIT COUNTY PUBLIC LIBRARY, 60 S HIGH STREET

(1) CORRECTION and APPROVAL of Minutes of July 7, 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-2023-47-S&V** – Sale of excess land from South Main Street and South Broadway Street reconfiguration for Interstate 76 and Interstate 77, and vacation of portions of East Voris Street, South Broadway Street, and other unneeded rights-of-way.
- B. **PC-2023-29-RZ&T** – Establishment of the City of Akron Form-Based Zoning Code and rezoning the Merriman Valley.
- C. **PC-2023-23-CU** – Petition of Manuel Smart for a Conditional Use to establish a two-family dwelling at 2447 Newton Street.
- D. **PC-2023-31-CU** – Petition of McNik, LLC, for a Conditional Use to construct a solid fence beyond the building line at 1558 Hampton Road.
- E. **PC-2023-33-RZ&V** – Rezoning of certain property on the south side of E. Market Street between Fountain Street and Ivan Place from Apartment House Use District (U2, H2, A2) to Retail Business Use District (U3, H4, A5), extending the East Market Street Urban Overlay, and vacating a portion of Franklin Street south of E. Market Street.
- F. **PC-2023-37-CU** – Petition of Dairy Queen for a Conditional Use to place an oversized pole sign at 725 S. Canton Road.
- G. **PC-2023-38-CU** – Petition of Wayne Powers for a Conditional Use to construct an oversized garage at 1203 Sawyer Avenue.
- H. **PC-2023-39-CU** – Petition of Jeremy Yokum for a Conditional Use to construct an oversized garage at 677 Cuyahoga Street.
- I. **PC-2023-40-S** – Sale of city-owned land on Eastland Avenue to Antoinette Mills-Battles (Parcel 6843112).
- J. **PC-2023-41-S** – Sale of city-owned land on Eastland Avenue to Cassandra Hill-Gunn (Parcel 6843114).

(3) UNFINISHED BUSINESS:

- A. **PC-2021-65-CU** – Petition of EHZ Limited, LLC, for a Conditional Use to establish

PC-2023-47-S&V

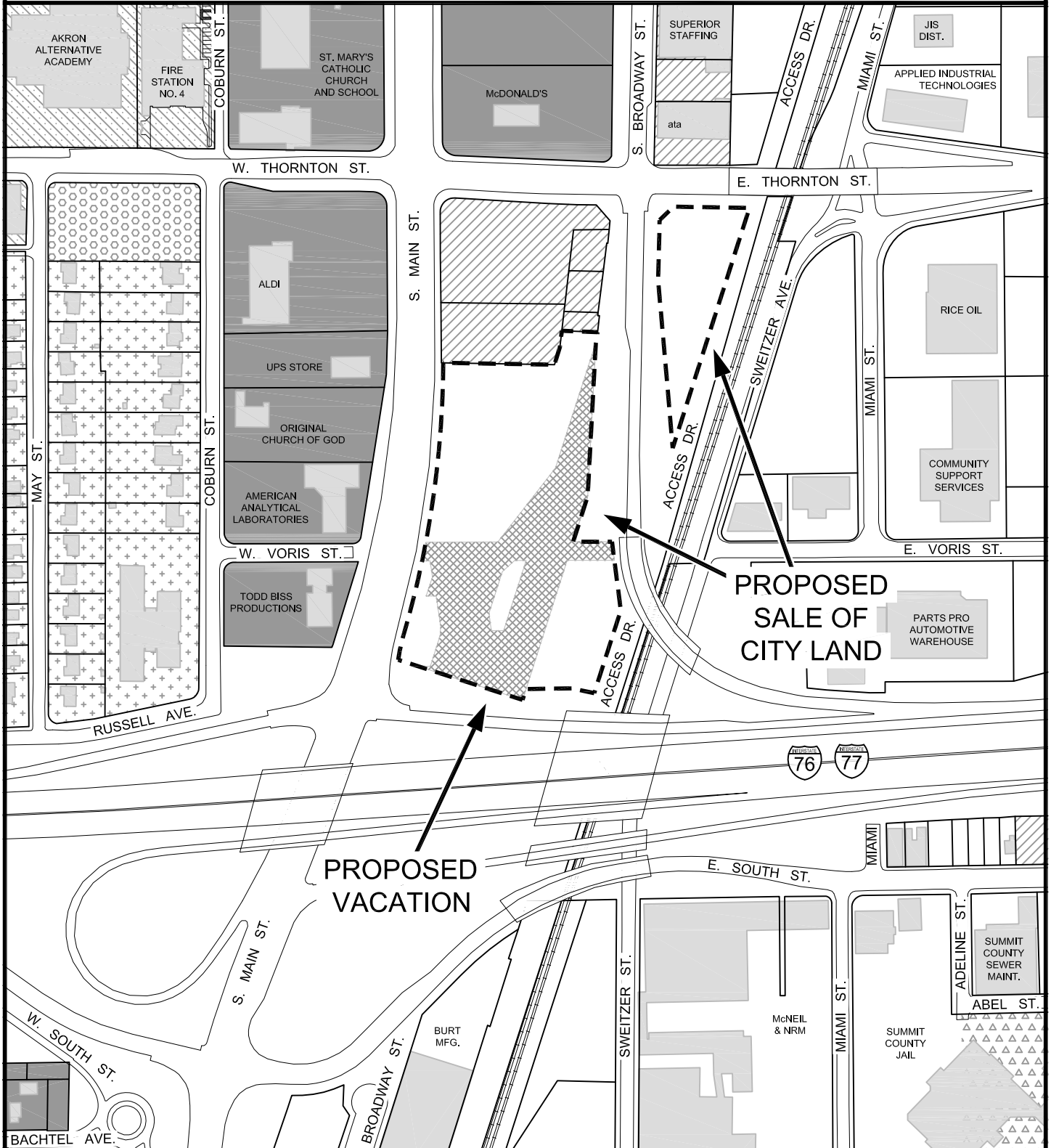
- | | | | |
|--|------------------------------|--|--------------------------|
| | U1 Single Family Residential | | U4 Commercial |
| | U2 Apartment House | | U5 Ordinary Industry |
| | UG Government | | URD-R89 Opportunity Park |
| | U3 Retail Business | | |

Sale of excess land from the S. Main Street and S. Broadway Street reconfiguration for Interstate 76 and Interstate 77, and vacation of portions of E. Voris Street, S. Broadway Street, and other unneeded rights-of-way



0 300'

Created 08/16/2023 jwh
Revised 08/16/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A1**
PC-2023-47-S&V

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD: 3**
COUNCILPERSON: Sommerville

SUBJECT: PC-2023-47-S&V – Sale of excess land from the South Main Street and South Broadway Street reconfiguration for Interstate 76 and Interstate 77, and vacation of portions of East Voris Street, South Broadway Street, and other unneeded rights-of-way.

GENERAL LOCATION: West of Sweitzer Avenue, east of the South Main Street, South of East Thorton Street, and north of Interstates 76 and 77

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: U-3 Retail Business to the West, U-4 Commercial to the North, U-5 Ordinary Industry to the East and South

SIZE OF LOT & AREA: The properties totaled approximately 6.4 acres of land at time of acquisition by Ohio Department of Transportation (ODOT). The total area of right-of-way is approximately 2.7 acres.

COMMENTS:

The reconfiguration of I-76/I-77 access at South Main Street and South Broadway Street resulted in ODOT acquiring a large swath of land for the project. Now that the project is complete, ODOT wishes to transfer the remnant parcels to the city, and the city wishes to transfer them to a redeveloper. Redevelopment of these parcels will be dependent on access to existing roadways and reassembly into a marketable property. This sale and vacation of portions of East Voris Street, South Broadway Street and other sections of rights-of-way will further the goal of redevelopment in the area by affording the opportunity to develop an additional nine acres of otherwise inaccessible land, in a key thoroughfare to the city's downtown.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of the sale of excess land from the South Main Street and South Broadway Street reconfiguration for Interstate 76 and Interstate 77, and vacation of portions of East Voris Street, South Broadway Street, and other unneeded rights-of-way.

DM/emd

PC-2023-29-RZ&T

	U1 Single Family Residential		UG Government
	U1 Two Family Residential		U3 Retail Business
	U2 Apartment House		Unified Planned Development
	ULB Limited Business		City of Cuyahoga Falls

	Conservation Neighborhood
	Neighborhood
	Neighborhood Flex
	Mixed Use - Low
	Mixed Use - Shopfront
	Mixed Use - Flex
	Parks

Merriman Valley Plan Boundary

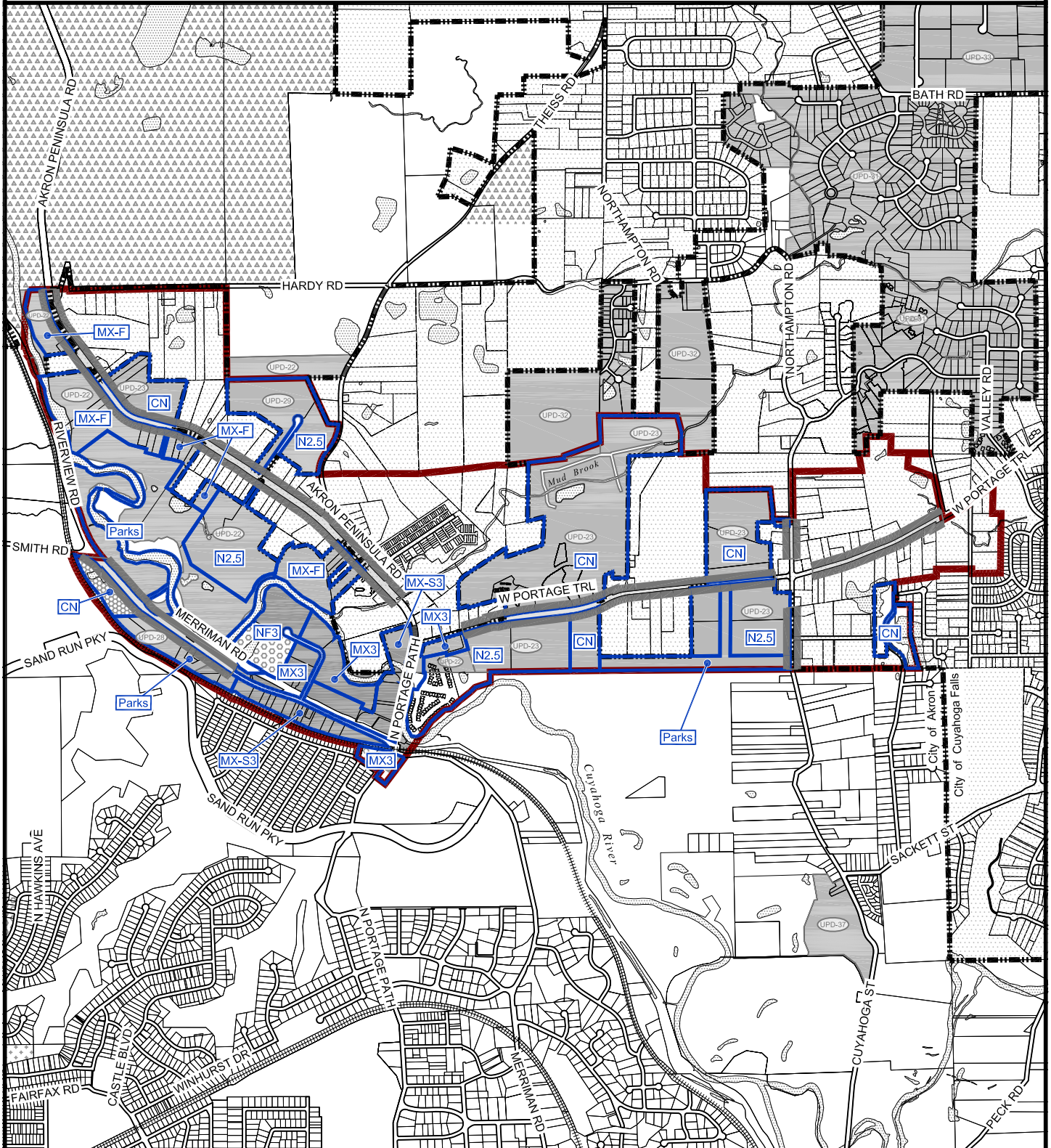
Scenic Buffer Overlay

Establishment of the City of Akron Form-Based Zoning Code and rezoning the Merriman Valley



0 1,000' 2,000'

Created 07/06/2023 jwh
Revised 08/03/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2023-29-RZ&T

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARDS:** 1, 8
COUNCILPERSONS: Holland, Malik

SUBJECT: PC-2023-29-RZ&T – Establishment of the City of Akron Form-Based Zoning Code and rezoning of the Merriman Valley.

GENERAL LOCATION: The Merriman Valley, including Riverview Road, Merriman Road, Weathervane Lane, North Portage Path, Akron-Peninsula Road, and West Portage Trail

COMMENTS:

In 2021, the cities of Akron and Cuyahoga Falls engaged residents, businesses, and other stakeholders in creating a master plan for the Merriman Valley and Schumacher areas of our cities. The master plan was completed in February 2022. The plan envisions the Merriman Valley and Schumacher neighborhoods as more walkable and equitable places, with improved transportation systems for all users. The plan emphasizes protection of the environment through conservation neighborhoods, habitat corridors, and riparian setbacks. And the plan recognizes that the Merriman Valley business district has the potential to serve as a gateway to the Cuyahoga Valley National Park.

Using the master plan as a guide, the City of Akron is taking actionable steps towards realizing the vision laid out in the plan. One of those steps is the adoption of a Form-Based zoning code that will guide conservation and development in the Merriman Valley neighborhood.

The Merriman Valley is located in a natural setting, and it is home to many residents and thriving businesses. But it is not the safe, walkable place, with access to nature, that is envisioned in the master plan. This condition is partly due to current zoning code requirements that result in car-oriented development. Buildings are set far back from the street with large parking lots in front. Sidewalks are narrow and street crossing points are far between.

The original zoning code for the City of Akron was adopted in 1922, and it has been amended many times since then. The proposed Form-Based zoning ordinance will provide a modern zoning code for the city. It will ensure that, going forward, new development in the Merriman Valley adheres to the vision of the master plan.

The City of Akron Form-Based zoning code will foster the creation a vibrant, walkable neighborhood by allowing for a mix of compatible uses. The Form-Based Code

specifies requirements for the physical character and layout of the built environment, rather than focusing on the separation of building uses, such as residential versus commercial. The new code will use simple visual language and diagrams that are easily understood by the general public. The code will ensure predictable results for all stakeholders.

The new Form-Based zoning code will be applied to the properties within the boundaries of the Merriman Valley – Schumacher Area Master Plan study area. The zoning map within the boundaries of the study area will be modified to align existing and future development with the goals of the master plan. Proposed changes to the zoning map are summarized below:

- The businesses located on Merriman Road, Weathervane Lane, and North Portage Path are currently zoned Retail Business (U3,H1,A1). These areas will be rezoned to Mixed-Use District MX3 and Mixed-Use Storefront District MX-S3.
- The western end of Merriman Road, currently zoned Apartment House District (U2, H1,A2), will be rezoned to Neighborhood Flex District NF3.
- The existing businesses in Akron on Akron-Peninsula Road are currently zoned UPD-22. They will be rezoned to Mixed-Use Flex District MX-F.
- Several existing housing developments on Akron-Peninsula Road and West Portage Trail, including Timberland Village, Riverwood, Hampton Knoll, Pheasant Run, Cascade Falls, and Redwood, are currently zoned UPD-22, UPD-23, and UPD-29. The Water's Edge housing development on North Portage Path is zoned Single-Family (U1,H1,A1). These developments will be rezoned to Neighborhood District N2.5.
- Properties on the north side of West Portage Trail, currently zoned UPD-23, will be rezoned to Conservation Neighborhood District CN.
- Properties within the study area on Sackett Hills Drive, currently zoned Single-Family (U1,H1,A1), will be rezoned to Conservation Neighborhood District CN.

The benefits of the Form-Based zoning code include the following:

- Conserves sensitive natural habitat
- Creates walkable, bikeable neighborhoods through urban form requirements
- Walking and biking can lead to improved resident health
- Improved safety and equity for all residents
- Reducing car trips lowers carbon emissions

- Improved business environment for residents as well as for visitors to the Cuyahoga Valley National Park

The Form-Based Zoning Code and rezoning of the Merriman Valley will help accomplish the goals of the Merriman-Valley Schumacher Area Master Plan. Therefore, the following text changes to the zoning code are proposed:

Section 1. That Title 15, “Land Usage”, Chapter 153 “Zoning Code”, Section 153.140 “Definitions” and Section 153.310 “Business and Industry requirements” of the Code of Ordinances of the City of Akron, 2004 be and is hereby amended and/or supplemented to read as follows:

153.205 Use Districts

F. Class UFB Districts:

1. N – Neighborhood Districts
2. MX – Mixed Use Districts

153.297 Form-Based Use District – Class UFB

A. Class UFB districts are subdivided as follows:

1. CN – Conservation Neighborhood
2. N2.5 – Neighborhood 2.5
3. N-F – Neighborhood Flex
4. MX3 – Mixed Use 3
5. MX-S3 – Mixed Use - Shopfront 3
6. MX-F – Mixed Use-Flex
7. SB - Scenic Buffer Overlay

B. For regulations and standards of Class UFB districts please see addendum entitled City of Akron Form-Based Zoning Code.

RECOMMENDATION:

The Planning staff and the Office of Integrated Development recommend **APPROVAL** of the establishment of the City of Akron Form-Based Zoning Code, text changes to Section 153.205, Use Districts, adding Section 153.297, Form-Based Use District, and the rezoning of the Merriman Valley.

DJD/emd

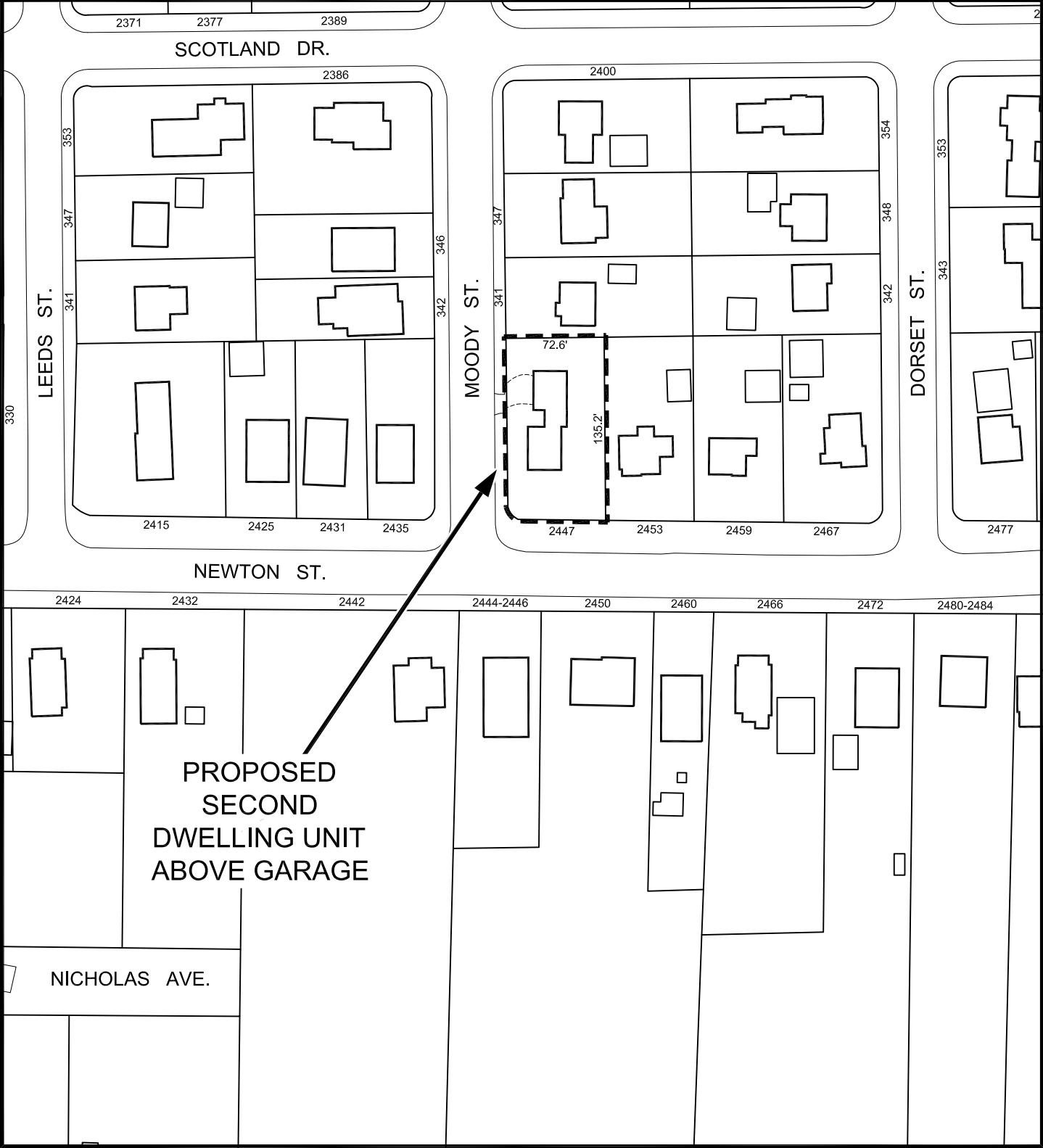
PC-2023-23-CU

Petition of Manuel Smart for a Conditional Use to establish a two-family dwelling at 2447 Newton Street

U1 Single Family Residential



0 100'
Created 06/13/2023 jwh
Revised 06/13/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
PC-2023-23-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023

WARD: 6
COUNCILPERSON: McKitrick

SUBJECT: **PC-2023-23-CU** – Petition of Manuel Smart for a Conditional Use to retain a two-family dwelling at 2447 Newton Street.

GENERAL LOCATION: North side of Newton Street, east side of Moody Street

LAND USE OF THIS PROPERTY: Residential

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 72.6 feet in width by 135.2 feet in depth = 9,815.5 square feet of area

COMMENTS:

Manuel Smart is the owner of a dwelling located at the northeast corner of the intersection of Newton Street and Moody Street, addressed as 2447 Newton Street. The corner property contains 9,815.5 square feet of area. Surrounding uses are all residential. The property is zoned Single Family Residential Use (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is requesting permission to retain a two-family dwelling at this address. Since the property is zoned Single-Family, a Conditional Use is necessary.

The one-story Cape Cod dwelling located on the southern end of the property was constructed in 1953 and contains 1,906 square feet of living area. Staff research on the history of the property revealed that the property was owned by the same family from 1953 to 2018. The property was transferred to Nathan Smart, who then transferred the property earlier this year to Smart Real Estate Group (no affiliation). Aerial photos depict that sometime between 1990 and 2006, the breezeway and two-story addition (garages on lower level with living space above) was constructed. However, a search of records failed to find a building permit for the breezeway and addition. The Petitioners have stated that when they bought the home that the multi-family living space was

already established. Unit A consists of the original dwelling plus the breezeway, and contains three bedrooms, one bath, and a kitchen. Access to that unit is via a front or rear door. Unit B consists of the living space above the two-car garage, which contains one bedroom, a bath, and kitchen. This unit is accessed via an entrance door and stairwell located south of the attached garage overhead doors. Each unit is assigned their own garage space.

One goal of the Land Use and Development Guide Plan is to preserve and protect single-family neighborhoods. The current single-family residential zoning was established in 1957, and aerial photographs prove that sometime between 1990 and 2006 the breezeway and garage with upstairs living space were built. However, it wasn't until the 2014 Polk Directory that a different name appeared alongside the name of one of the original owners. Therefore, it is logical to determine that the illegal conversion was done by a previous owner within the past ten years. While this property is well-maintained and meets Housing standards, it has been zoned single-family since the 1950s. Further, the Petitioner did not request zoning certification to determine the legal use prior to buying this property. The Planning Staff is of the opinion that allowing this illegally converted residence to remain as such would establish a negative precedent. Further, there should be no significant hardship to return and rent this property as a single-family use. This stable, well-maintained Ellet neighborhood is dominated by single-family dwellings. As such, the Planning Staff does not support this request.

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 Manuel Smart dba Smart Real Estate Group for a Conditional Use to retain a two-family dwelling at 2447 Newton Street.

KEP/emd

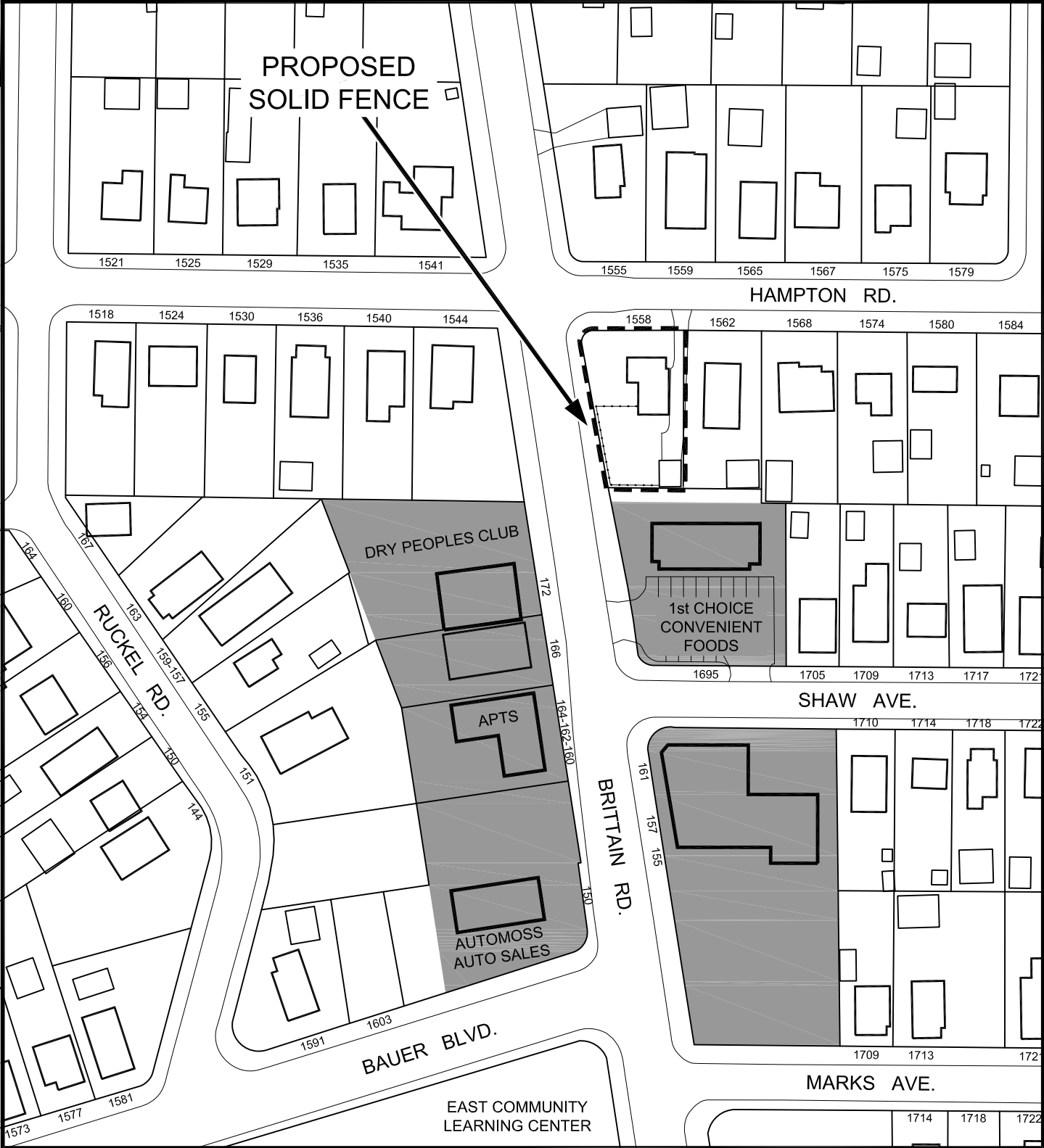
PC-2023-31-CU

Petition of McNik, LLC, for a Conditional Use to construct a solid 6' fence beyond the building line at 1558 Hampton Road

- U1 Single Family Residential
- U3 Retail Business



0 100'
Created 06/14/2023 jwh
Revised 06/14/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
FROM: DEPARTMENT OF PLANNING AND **PC-2023-31-CU**
URBAN DEVELOPMENT
DATE: AUGUST 23, 2023 **WARD:** 10
COUNCILPERSON: Connor
SUBJECT: **PC-2023-31-CU** – Petition of McNik, LLC, for a Conditional Use to construct a solid fence beyond the building line at 1558 Hampton Road.

GENERAL LOCATION: Southeast corner of Brittain and Hampton Roads

LAND USE OF THIS PROPERTY: Single Family residential

LAND USE IN THE SURROUNDING AREA: Single Family residential to the north, east and west. Retail business to the south.

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

SIZE OF LOT & AREA: approximately 70 feet by 115 feet = 8,050 square feet of area.

COMMENTS:

McNik LLC, is the owner of the property on the southeast corner of the intersection of Brittain Road and Hampton Road, addressed as 1558 Hampton Road. The approximately 8,000 square foot lot contains a single-family dwelling. Surrounding uses are all residential to the north, east, and west. There are retail businesses to the south along Brittain Road. The property is currently zoned Single-Family Residential Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner received notice from Traffic Engineering regarding tall shrubs at the corner of the property obstructing traffic visibility, and a solid fence located within the Brittain Road setback. The fence is in violation of Section 153.305(D)(3), which stipulates that any solid fence over 30 inches in height must conform to the setback. The setback along Brittain Road for fences is 20 feet. The Petitioner has recently removed the shrubs and the old fence but would like to replace it with a new six-foot white vinyl privacy fence in the same location.

The white vinyl solid fence, requiring a variance of 20 feet, would be set at their property line along Brittain Road and 55 feet back from the front yard, corner property line. The distance of the fence from the intersection of Brittain and Hampton Roads, and from to the driveway of the convenience store towards the south, would be far

enough so as not to create a visual obstruction for drivers. The previous fence existed for many years at that location without any orders or complaints from neighbors.

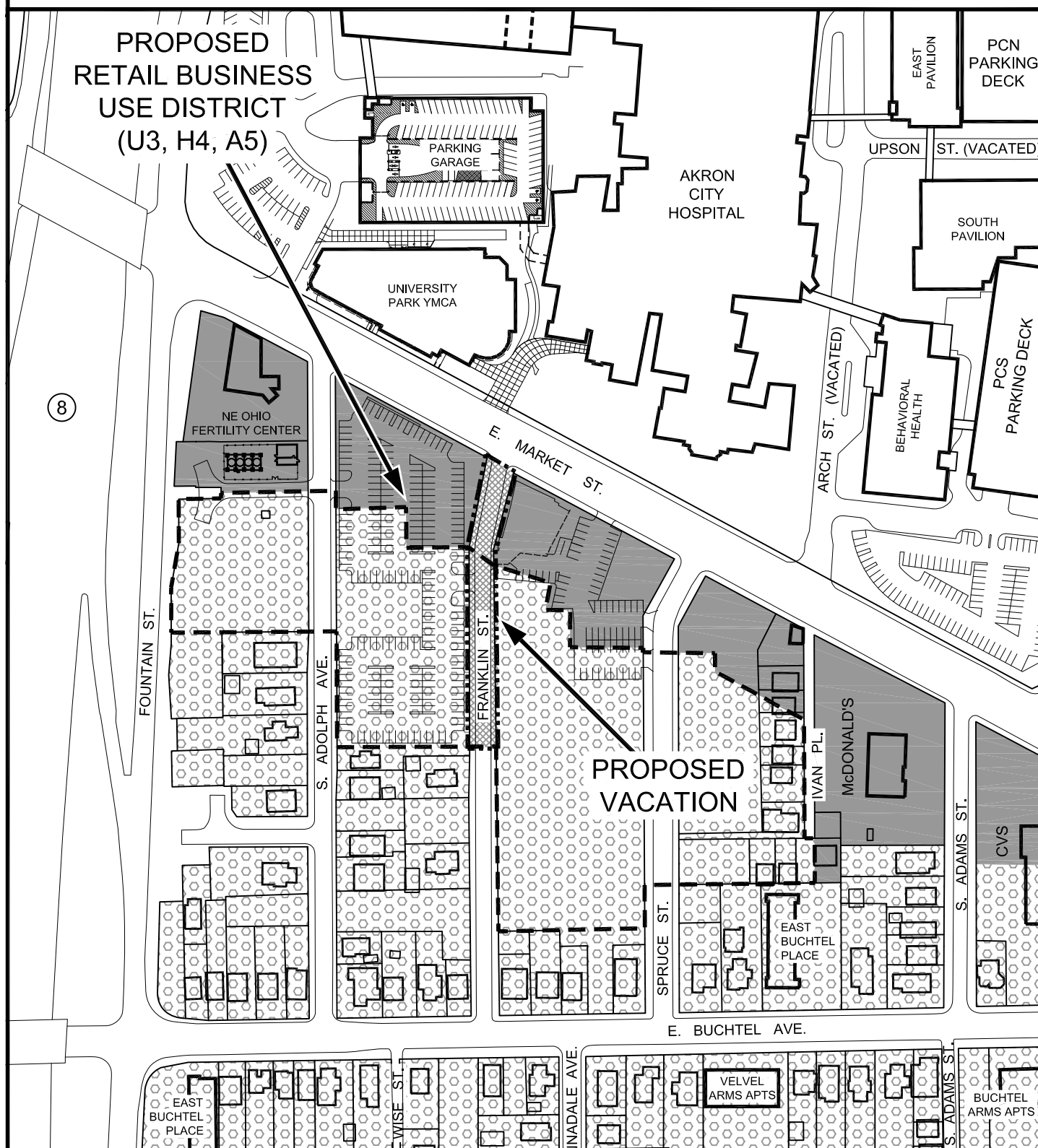
The purpose of the solid fence restriction building line setback is to provide for the safe movement of both pedestrian and vehicular traffic. However, the Planning Staff also does recognize that corner lots are more restrictive due to having two building line setbacks. The Traffic Engineer's office recently conducted an inspection and noted that there were no sight visibility issues caused by the location of the fence. Because the fence is located closer to the southwest corner of the property and over 50 feet from the intersection and not in proximity to a driveway, the requested building line variance does not limit visibility for traffic. As such, the Planning Staff can support the requested fence.

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 McNik, LLC, for a Conditional Use to construct a solid fence 20 feet beyond the building line at 1558 Hampton Road in accordance with submitted plans.

MM/emd

Rezoning of certain property on the south side of E. Market Street between Fountain Street and Ivan Place from Apartment House Use District (U2, H2, A2) to Retail Business Use District (U3, H4, A5), extending the East Market Street Urban Overlay, and vacating a portion of Franklin Street south of E. Market Street



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2E**
PC-2023-33-RZ&V

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD:** 5
COUNCILPERSON: Mosley

SUBJECT: PC-2023-33-RZ&V – Rezoning of certain property on the south side of E. Market Street between Fountain Street and Ivan Place from Apartment House Use District (U2, H2, A2) to Retail Business Use District (U3, H4, A5), extending the East Market Street Urban Overlay, and vacating a portion of Franklin Street south of E. Market Street

GENERAL LOCATION: South side of E. Market Street, east of State Route 8

LAND USE OF THIS PROPERTY: Parking lots, residential, and vacant land

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Parking, medical offices, and hospital
SOUTH SIDE: Residential
EAST SIDE: Residential and retail
WEST SIDE: Residential and transportation

COMMENTS:

The city administration is requesting the rezoning of approximately 5.7 acres of land south of E. Market Street, between State Route 8 on the west and Ivan Place on the east. The included properties are largely owned by Summa Health System and have frontage on Fountain, Adolph, Franklin, and Spruce streets. Over the previous several years, these parcels have been cleared of their residential uses and are now either vacant or developed with parking lots. Several small residential properties along Ivan Place under various ownership are also included. The current zoning classification of all the property is Apartment House Use District (U2, H2, A2), in accordance with the Land Use and Development Guide Plan.

The existing Retail Business Use District (U3, H4, A5) along the south side of E. Market Street would be expanded in a southwesterly direction to include the subject land. Additionally, the East Market Street form-based Urban Overlay, presented (PC-2020-49-T&RZ) to Planning Commission on August 14, 2020, would be extended to include the same land. The proposed rezoning, in conjunction with the form-based

development standards, would provide not only predictability in terms of building massing near the street lines with parking screened within or behind the structures, but also flexibility in terms of the locations of specific uses for the future development of the site. To accomplish the rezoning and better implement the intent of the East Market Street Urban Overlay Area, the Planning Staff recommends the following minor additions to the draft text changes which were previously approved by the Planning Commission, and is pending passage by City Council.

153.140 Definitions

“Urban Overlay Area.” An area or areas **DELINEATED ON THE ZONING MAP** subject to special development conditions required by Section 153.310(O) and ~~delineated~~ **IDENTIFIED** as follows: Kenmore Urban Overlay Area; **EAST MARKET STREET URBAN OVERLAY AREA;**

“Kenmore Urban Overlay Area.” An area bounded by the parcels with street frontage along the north and south side**S** of Kenmore Boulevard, between 12th Street SW and 17th Street SW.

“EAST MARKET STREET URBAN OVERLAY AREA.” AN AREA GENERALLY BOUNDED BY THE PARCELS WITH STREET FRONTAGE ALONG THE NORTH AND SOUTH SIDES OF EAST MARKET STREET BETWEEN FOUNTAIN STREET AND CASE AVENUE;; PARCELS ON THE NORTH AND SOUTH SIDES OF EAST EXCHANGE STREET BETWEEN FOREST STREET AND EAST MARKET STREET;; AND PARCELS WITH STREET FRONTAGE ON THE EAST AND WEST SIDES OF SOUTH ARLINGTON STREET BETWEEN EAST MARKET STREET AND JOHNSTON STREET; AND PARCELS ON FOUNTAIN STREET, ADOLPH STREET, FRANKLIN STREET, SPRUCE STREET, AND IVAN PLACE AS IDENTIFIED IN ORD. NO. _____.

“Liner building.” A building for residential, office or retail use placed between a street and off-street parking in order to activate the streetscape and screen the parking from the street.

Article 6. Development and Area District Requirements

153.310 Business and Industry requirements.

O. Special Development Conditions For Urban Overlay (UO) Areas. The following development requirements shall be in addition and supplemental to those specified in Article 6. Where provisions under this section conflict with those of Article 6, the provisions under this section shall prevail.

1. Purpose: The Urban Overlay Area is established to promote, preserve, and enhance the “urban character” of existing and new buildings and their

relation to the street ensuring a high level of walkability by regulating the placement, form and mass of buildings to be constructed within the overlay area.

2. ALL DEVELOPMENT WITHIN AN URBAN OVERLAY DISTRICT SHALL BE SUBJECT TO REVIEW BY THE URBAN DESIGN AND HISTORIC PRESERVATION COMMISSION (UDHPC) AT THE DISCRETION OF THE DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT.

3. KENMORE URBAN OVERLAY AREA

A. Permitted Uses: All uses permitted in the underlying zoning district shall be permitted in a **THE KENMORE** UO Area, except that the following uses shall be regulated as follows:

- (1) New gas stations shall be prohibited.
- (2) Open sales of vehicles and merchandise shall be prohibited.
- (3) Drive-thru service windows shall be restricted to behind buildings.
- (4) Parking lots as a primary use shall be prohibited.

B. Buildings: Buildings shall contain decorative masonry features on facades. Provide at least one main pedestrian entrance door from a principal or secondary street frontage. Doors shall be recessed to prevent them from swinging over the right-of-way. Buildings shall incorporate vertical elements, spaced at intervals of 22 to 24 feet along frontages with the objective of maintaining proportional continuity with adjacent and nearby buildings. For each primary retail or office building frontage, at least sixty percent of the area between the height of two feet and ten feet above the nearest sidewalk grade shall be clear (non-tinted) window glass and/or door permitting a view of the building's interior to a depth of four feet.

C. Building Mass: No building shall exceed three stories in height. Floor to ceiling heights shall match those of adjacent buildings. Stairwells, elevator penthouse, and decorative elements such as towers may exceed the three-story height, provided such elements encompass less than 50 percent of the building's front elevation width.

D. Building Setbacks: The minimum building setback shall be zero feet and the maximum building setback shall be fifteen feet. The area between the building and public right-of-way shall not be utilized for vehicular parking, stacking or circulation aisles, but may be utilized for seating, outdoor dining, landscaping, hardscaping or artwork. ~~to~~ Buildings shall have a minimum width of 100 percent of the lot width.

- E. Required Parking: Minimum: 0, maximum: 100 percent of the required parking in Sections 153.305 and 153.310.
- F. Surface Parking Location: Parking lots shall be located at the rear of the principal structure.
- G. Parking Decks (Structured Parking/Enclosed Parking): Parking decks shall be behind buildings or constructed with a liner building along principal and secondary street frontages.
- H. Signage: Signage shall be permitted in accordance with requirements for the Downtown under Article 8, on premises exterior signs. New pole signs are prohibited.

4. EAST MARKET STREET URBAN OVERLAY AREA

A. PERMITTED USES: ALL USES PERMITTED IN THE UNDERLYING ZONING DISTRICT SHALL BE PERMITTED IN THE EAST MARKET STREET URBAN OVERLAY AREA, EXCEPT THAT THE FOLLOWING USES SHALL BE REGULATED AS FOLLOWS:

- (1) OPEN SALES OF VEHICLES AND MERCHANDISE SHALL BE PROHIBITED.**
- (2) PARKING LOTS AS A PRIMARY USE SHALL BE PROHIBITED.**
- (3) NEW BILLBOARDS SHALL BE PROHIBITED.**
- (4) DRIVE-THRU SERVICE WINDOWS SHALL BE RESTRICTED TO BEHIND BUILDINGS.**
- (5) PUMP ISLANDS FOR A NEW GAS STATION SHALL BE RESTRICTED TO BEHIND THE PRINCIPAL BUILDING.**

B. BUILDINGS: BUILDINGS SHALL CONTAIN DECORATIVE MASONRY FEATURES ON FACADES. PROVIDE AT LEAST ONE MAIN PEDESTRIAN ENTRANCE DOOR FROM A PRINCIPAL OR SECONDARY STREET FRONTAGE. IF THE BUILDING IS PLACED AT THE STREET LINE, DOORS SHALL BE RECESSED TO PREVENT THEM FROM SWINGING OVER THE RIGHT-OF-WAY. BUILDINGS SHALL INCORPORATE VERTICAL ELEMENTS ALONG FRONTAGES WITH THE OBJECTIVE OF MAINTAINING PROPORTIONAL CONTINUITY WITH ADJACENT AND NEARBY BUILDINGS. FOR EACH PRIMARY RETAIL OR OFFICE BUILDING FRONTAGE, AT LEAST SIXTY PERCENT OF THE AREA BETWEEN THE HEIGHT OF TWO FEET AND TEN FEET ABOVE THE NEAREST SIDEWALK GRADE SHALL BE CLEAR (NON-TINTED) WINDOW

GLASS AND/OR DOOR PERMITTING A VIEW OF THE BUILDING'S INTERIOR TO A DEPTH OF FOUR FEET.

C. BUILDING ORIENTATION: BUILDINGS SHALL BE ORIENTED TOWARD ~~EAST MARKET STREET~~ **THE PRINCIPAL STREET** WHERE PRACTICAL.

D. BUILDING MASS: THE MAXIMUM HEIGHT OF BUILDINGS SHALL BE DETERMINED BY THE ESTABLISHED HEIGHT DISTRICT CLASSIFICATION, BUT SHALL CONTAIN AT LEAST TWO STORIES AT THE STREET LINE.

E. BUILDING SETBACKS: THE MINIMUM BUILDING SETBACK SHALL BE ZERO FEET AND THE MAXIMUM BUILDING SETBACK SHALL BE FIFTEEN FEET. THE AREA BETWEEN THE BUILDING AND PUBLIC RIGHT-OF-WAY SHALL NOT BE UTILIZED FOR VEHICULAR PARKING, STACKING OR CIRCULATION AISLES, BUT MAY BE UTILIZED FOR SEATING, OUTDOOR DINING, LANDSCAPING, HARDSCAPING OR ARTWORK. BUILDINGS SHALL HAVE A MINIMUM WIDTH OF 60 PERCENT OF THE LOT WIDTH.

F. REQUIRED PARKING: MINIMUM: 0, MAXIMUM: 100 PERCENT OF THE REQUIRED PARKING IN SECTIONS 153.305 AND 153.310.

G. SURFACE PARKING LOCATION: PARKING LOTS SHALL BE LOCATED AT THE REAR OF THE PRINCIPAL STRUCTURE. AN ACCESS DRIVE WITH A MAXIMUM OF ONE ROW OF PARKING MAY BE LOCATED TO THE SIDE OF THE PRINCIPAL BUILDING IF SUFFICIENT SPACE IS AVAILABLE.

H. PARKING DECKS (STRUCTURED PARKING/ENCLOSED PARKING): PARKING DECKS SHALL BE BEHIND BUILDINGS OR CONSTRUCTED WITH A LINER BUILDING HAVING A MINIMUM HEIGHT OF ONE STORY ALONG PRINCIPAL AND SECONDARY STREET FRONTAGES AND A MINIMUM DEPTH OF 9 FEET. DECORATIVE SCREENING SHALL BE PLACED ON ANY LEVELS ABOVE THE LINER BUILDING.

I. SIGNAGE: SIGNAGE SHALL BE PERMITTED IN ACCORDANCE WITH ARTICLE 8, ON PREMISES EXTERIOR SIGNS. PROJECTING SIGNS ARE PERMITTED.

~~5. All development within the Urban Overlay District shall be subject to review by the Urban Design and Historic Preservation Commission (UDHPC) at the discretion of the Department of Planning and Urban Development.~~

In addition to the rezoning, the administration is recommending the vacation of a portion of Franklin Street, from E. Market Street approximately 400 feet south. The 50 feet in width right-of-way contains a brick street surface in poor condition, sidewalks, and utility poles directly adjacent, a 6-inch water main (installed 1923) throughout, an 8-inch clay pipe sanitary sewer (1896) at the south end, and a 15-inch clay pipe storm sewer (1936) at the north end. The vacation would eliminate the expensive maintenance and repair costs associated with the brick surface and would allow additional flexibility in the placement of future buildings; however, an easement would need to be retained for maintenance of the utilities. A pedestrian access easement should be established by the landowner and/or developer either within the limits of the right-of-way or in close proximity to encourage pedestrian traffic from the neighborhood to the south through to Market Street. Sufficient vehicular alternatives exist via Adolph Street to the west and Spruce Street to the east.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of the rezoning of certain property on the south side of E. Market Street between Fountain Street and Ivan Place from Apartment House Use District (U2, H2, A2) to Retail Business Use District (U3, H4, A5), the extension of the East Market Street Urban Overlay and minor changes to the draft text changes, and the vacation of a portion of Franklin Street south of E. Market Street.

JH/emd

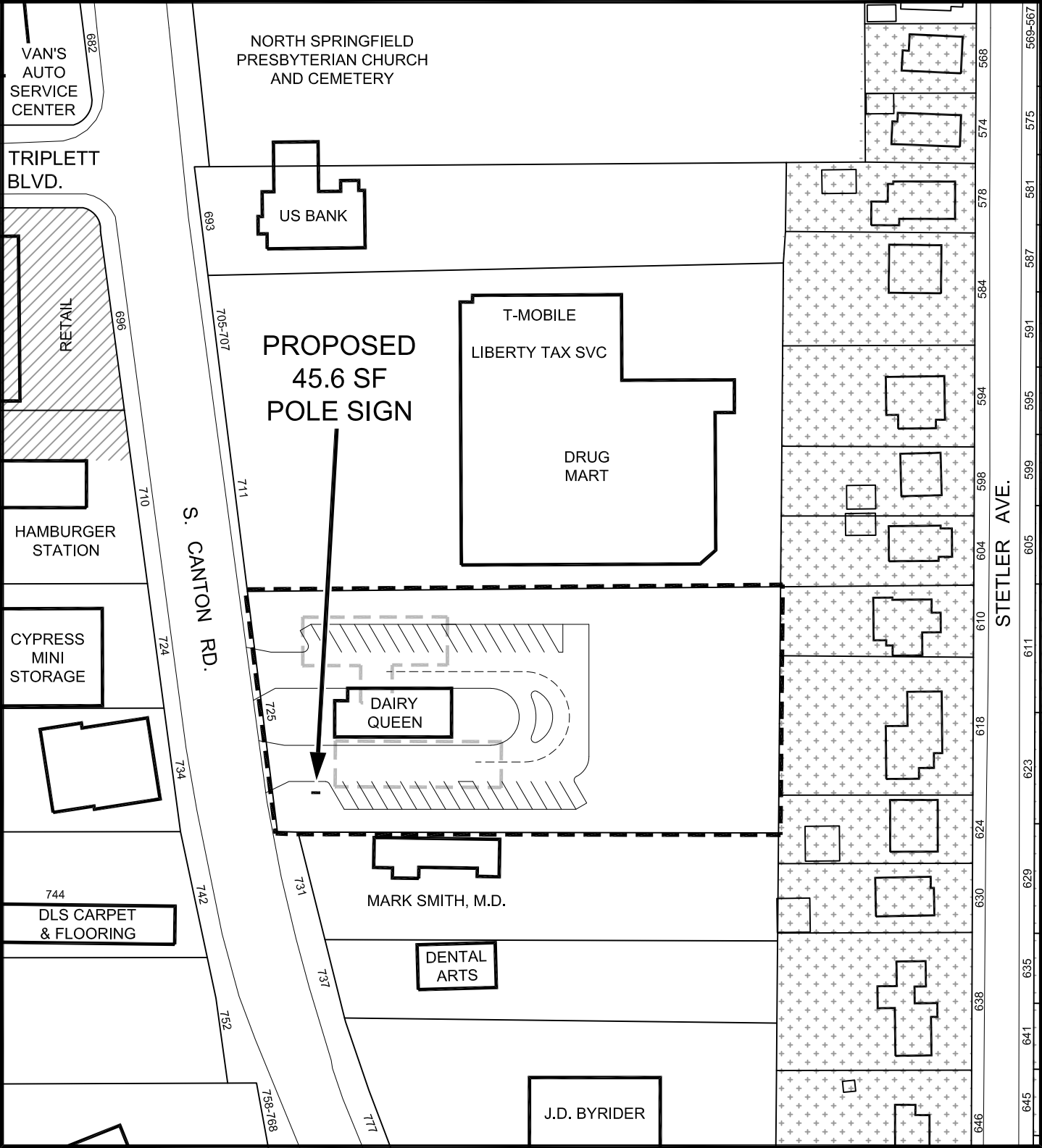
PC-2023-37-CU

Petition of Dairy Queen
for a Conditional Use to
place an oversized pole
sign at 725 S. Canton Road

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



0 100'
Created 07/21/2023 jwh
Revised 07/21/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2F**
FROM: DEPARTMENT OF PLANNING AND **PC-2023-37-CU**
 URBAN DEVELOPMENT
DATE: AUGUST 23, 2023 **WARD:** 6
 COUNCILPERSON: McKitrick
SUBJECT: **PC-2023-37-CU** – Petition of Dairy Queen for a Conditional Use to place an oversized pole sign at 725 South Canton Road.

GENERAL LOCATION: Southeast of the S. Canton Road and Triplett Boulevard Intersection

LAND USE OF THIS PROPERTY: Medical clinics and offices

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Bank/retail
SOUTH SIDE: Medical clinics and offices
EAST SIDE: Single Family
WEST SIDE: Small (under 10,000 sq. ft.) detached retail stores / self-storage

ZONED: Retail Business Use District (U3, H3, A4)

SIZE OF LOT & AREA: Approximately 1.53 acres, irregularly shaped

COMMENTS:

Dairy Queen is the owner of property located at 725 S. Canton Road. The property is southeast of the intersection of S. Canton Road and Triplett Boulevard. It has approximately 176 feet of frontage along Canton Road for an area of approximately 1.53 acres. Surrounding land uses include retail sales, discount stores, medical clinics and offices, and single-family units. The property is zoned Retail Business Use (U3, H3, A4) for office uses, and the Land Use and Development Guide Plan recommends retail business uses for this location.

The Petitioner is requesting to install an oversized pole sign with an electronic message center (EMC) on the lower portion. The Petitioner would be permitted to build only a 35 square feet sign. As such, Conditional Use approval is required.

The proposed freestanding pole sign would contain a total of 45.6 square feet of area.

The existing top static portion of the sign which displays the Dairy Queen logo would measure six feet, six inches by four feet, three inches for an area of 27.6 square feet. The bottom electronic message center portion would have an active area that measures three feet by six feet, for an area of 18 square feet. The bottom of the EMC sign would be 10 feet from grade to meet code requirements.

The installation of the oversized signage should not have a negative impact on the surrounding area. The overall square footage being requested (45.6 square feet) is consistent with adjacent building signage. In addition, were the building facing the street with its wider, northern and southern facing walls, this sign would not require Conditional Use approval. Provided the EMC does not flash or scroll and remains static for a period of at least 8 seconds before changing messages, the requested signage would not be out of character along this heavily traveled S. Canton Road business corridor and would help the Petitioner better identify and promote their business.

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 Dairy Queen for a Conditional Use to install electronic message center signage at 725 S. Canton Road subject to the following conditions:

- (1) That the total amount of free-standing signage shall not exceed 45.6 square feet.
- (2) That the electronic messaging center copy shall change at a minimum of 8-second intervals with no flashing, scrolling or animation in accordance with Zoning Code requirements.

BL/emd

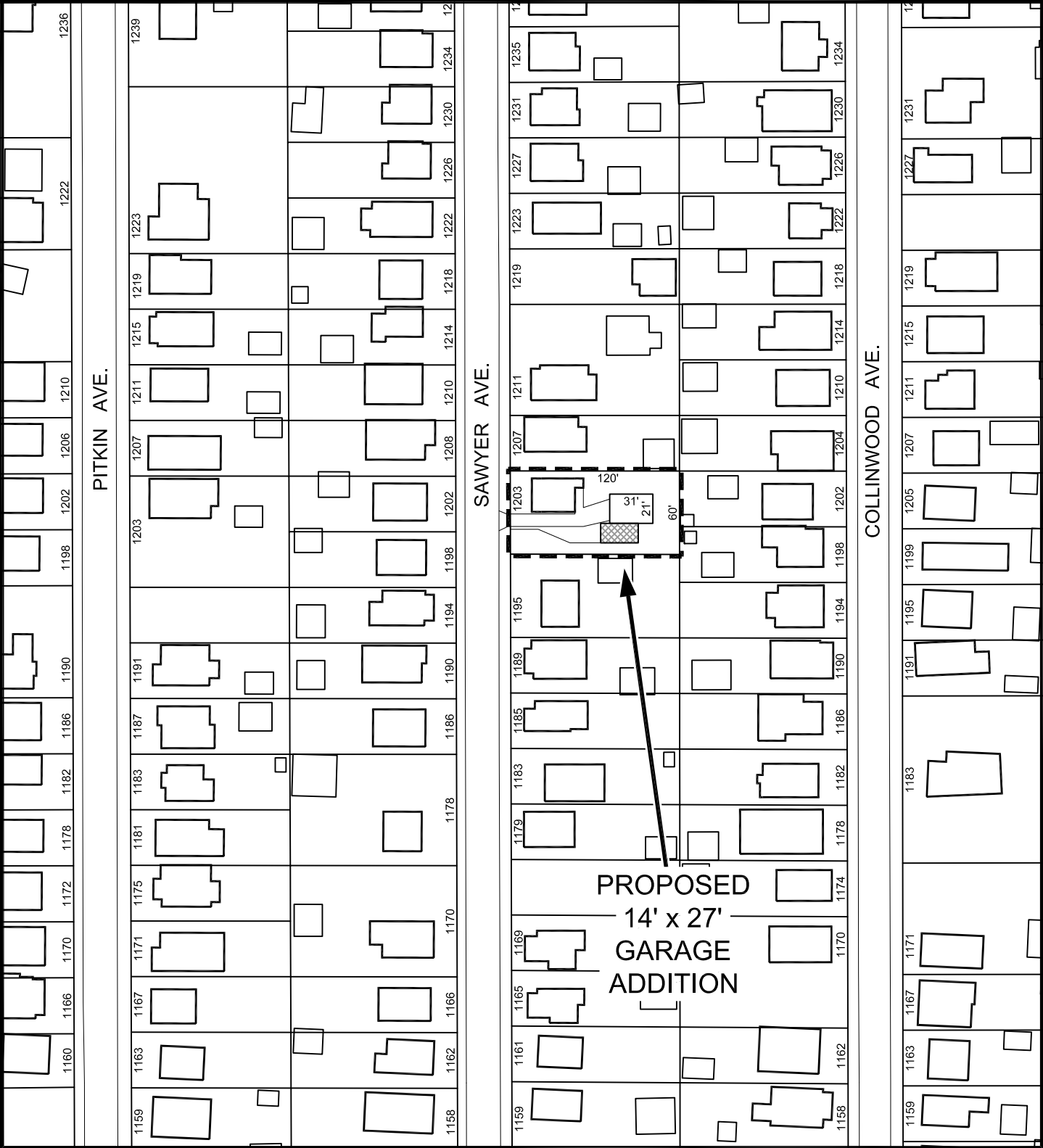
PC-2023-38-CU

Petition of Wayne Powers for a Conditional Use to construct an oversized garage at 1203 Sawyer Avenue

UI Single Family Residential



0 100'
Created 07/31/2023 jwh
Revised 08/01/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2G**
PC-2023-38-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD: 2**
COUNCILPERSON: Lombardo

SUBJECT: PC-2023-38-CU – Petition of Wayne Powers for a Conditional Use to construct an oversized garage at 1203 Sawyer Avenue.

GENERAL LOCATION: East side of Sawyer Avenue, north of Iuka Avenue.

LAND USE OF THIS PROPERTY: Single family residence

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 60 feet x 120 feet = 7,200 square feet of area

COMMENTS:

Wayne Powers is the owner of a single-family residence located on the east side of Sawyer Avenue, north of Iuka Avenue, addressed as 1203 Sawyer Avenue. Surrounding land uses are all single-family residential. The property and surrounding area are zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is seeking approval to construct an addition onto the existing detached garage in the rear yard of their residential property. The existing two-car garage contains 651 square feet of area, and the proposed addition will contain 378 square feet for 1,029 total square feet of area. Since the Zoning Code only permits a 672 square feet accessory use structure on this size of property, Conditional Use approval is required to allow the additional 357 square feet of area.

The proposed one-story garage addition would measure 14 feet in width by 27 feet in width (378 square feet) and be sited 8 feet, 9 inches from the southern property line. The northern elevation of the existing garage contains a window and a man door. While the existing 14 feet, 6 inches in height garage contains a gable roof, the addition will contain a shed roof with a peak height of 8 feet, 6 inches. The addition would not be flush with the western elevation of the existing garage but extend 6 feet, 6 inches towards Sawyer Avenue to provide sufficient space for the length of the

boat trailer. Both east and west elevations of the addition would contain 12 feet by 9 feet overhead doors. The vinyl siding and overhead doors will match the existing materials. The existing drive will also be widened to accommodate the addition.

The Petitioner has stated that the main purpose of the proposed addition will be for boat storage. The overhead door on the east elevation will also allow for easier access to the rear portion of the property for storage or maintenance purposes. When the boat is not on the property, the addition can be utilized as covered space for outdoor activities.

The Petitioner's property slopes upward from the right-of-way and the abutting property to the south. Almost nine feet of area will remain between the addition and the property at 1195 Sawyer Avenue, allowing for the movement of light and air. The proposed addition also does not consume more than 40% of the rear yard area. No objections to the request have been received from any City department. This North Akron neighborhood property is well-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 the Land Use and Development Guide Plan and recommends **APPROVAL** of the petition of Wayne Powers for a Conditional Use to construct an oversized garage addition at 103 Sawyer Avenue, in accordance with submitted plans entitled "Garage Addition" and subject to the following conditions:

- (1) That the garage shall not exceed 1,029 square feet in area and shall not exceed 15 feet in height.
- (2) That the Petitioner shall obtain all necessary building permits.
- (3) That the garage shall be used for residential storage purposes only.
- (4) That the layout of the development conform substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.

KEP/emd

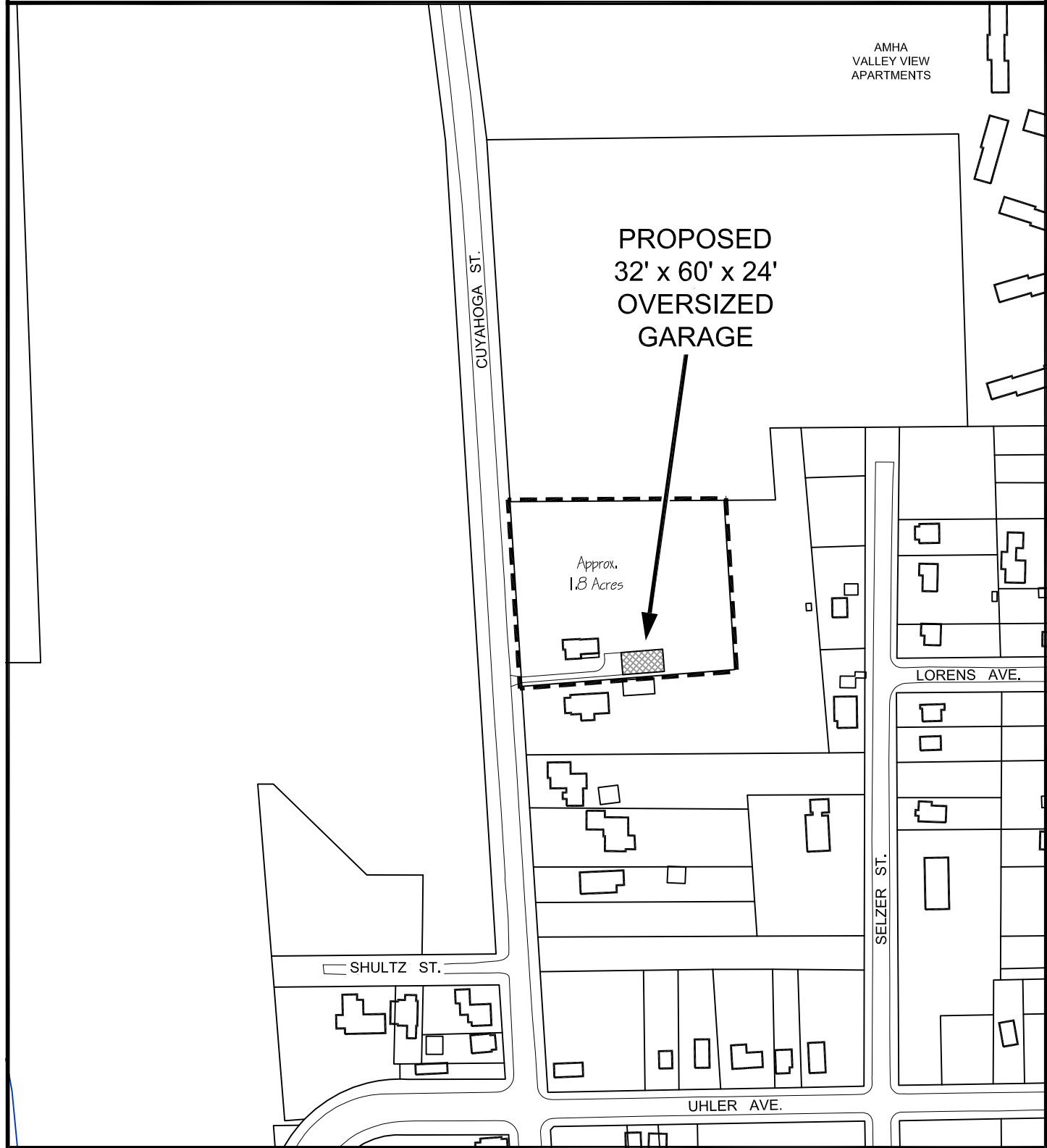
PC-2023-39-CU

Petition of Jeremy Yokum for a Conditional Use to construct an oversized garage at 677 Cuyahoga Street

U1 Single Family Residential



0 200'
Created 08/01/2023 jwh
Revised 08/01/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2H**
PC-2023-39-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD:** 2
COUNCILPERSON: Lombardo

SUBJECT: **PC-2023-39-CU** – Petition of Jeremy Yokum for a Conditional Use to construct an oversized garage at 677 Cuyahoga Street.

GENERAL LOCATION: West side of Cuyahoga Street, north of Uhler Avenue

LAND USE OF THIS PROPERTY: Single family residence

LAND USE IN THE SURROUNDING AREA:

NORTH: Summit County Metro Park

SOUTH: Single family residential

EAST: Single family residential

WEST: Open Space

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

SIZE OF LOT & AREA: 260 feet x 310 feet for an area of approximately 1.8 acres

COMMENTS:

Jeremy Yokum is the owner of a single-family residence at 677 Cuyahoga Street. Surrounding land uses are single-family residential to the east and the south and undeveloped open space to the north and the west. The property and surrounding area are zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is seeking approval to construct an accessory structure in the rear yard of their residential property. There is currently an existing single car garage on site measuring approximately 15 feet by 20 feet (300 square feet). The proposed garage will measure 32 feet in width, 60 feet in length (1,920 square feet), to a height of 24 feet. The zoning code permits accessory structures of not more than 900 square feet for this property; therefore, Conditional Use approval is required to allow the additional 1,020 square feet of area.

The proposed one-story garage would be situated over 160 feet back from the front property line, and the required minimum 5 feet from the south, side yard property

line. The garage will be set on a poured concrete foundation and constructed as a metal frame structure with steel siding. The front elevation will feature a man door, a 16 feet by 8 feet garage door, and an 8 feet by 12 feet garage door. The back elevation will have one 8 feet by 8 feet garage door.

No objections to the request have been received from any City department. The petitioner states that the accessory structure will be used for parking their personal vehicles, storage, and as a workshop for their hobby. Noise will be minimal, and the structure will not be used for activities that create odors. The structure will have minimal visibility from the road as it will be set back over 160 feet from Cuyahoga Street. It will be situated close to the southern neighbor's accessory structure to help aid in its compatibility with the adjacent property. The construction of an oversized garage structure should not have a negative impact upon the neighborhood nor on the large, 1.8 acre lot. Instead, it will be a solution to provide for personal storage of vehicles and will add value to the property and neighborhood, without imposing on surrounding neighbors. As such, the Planning Staff supports this request.

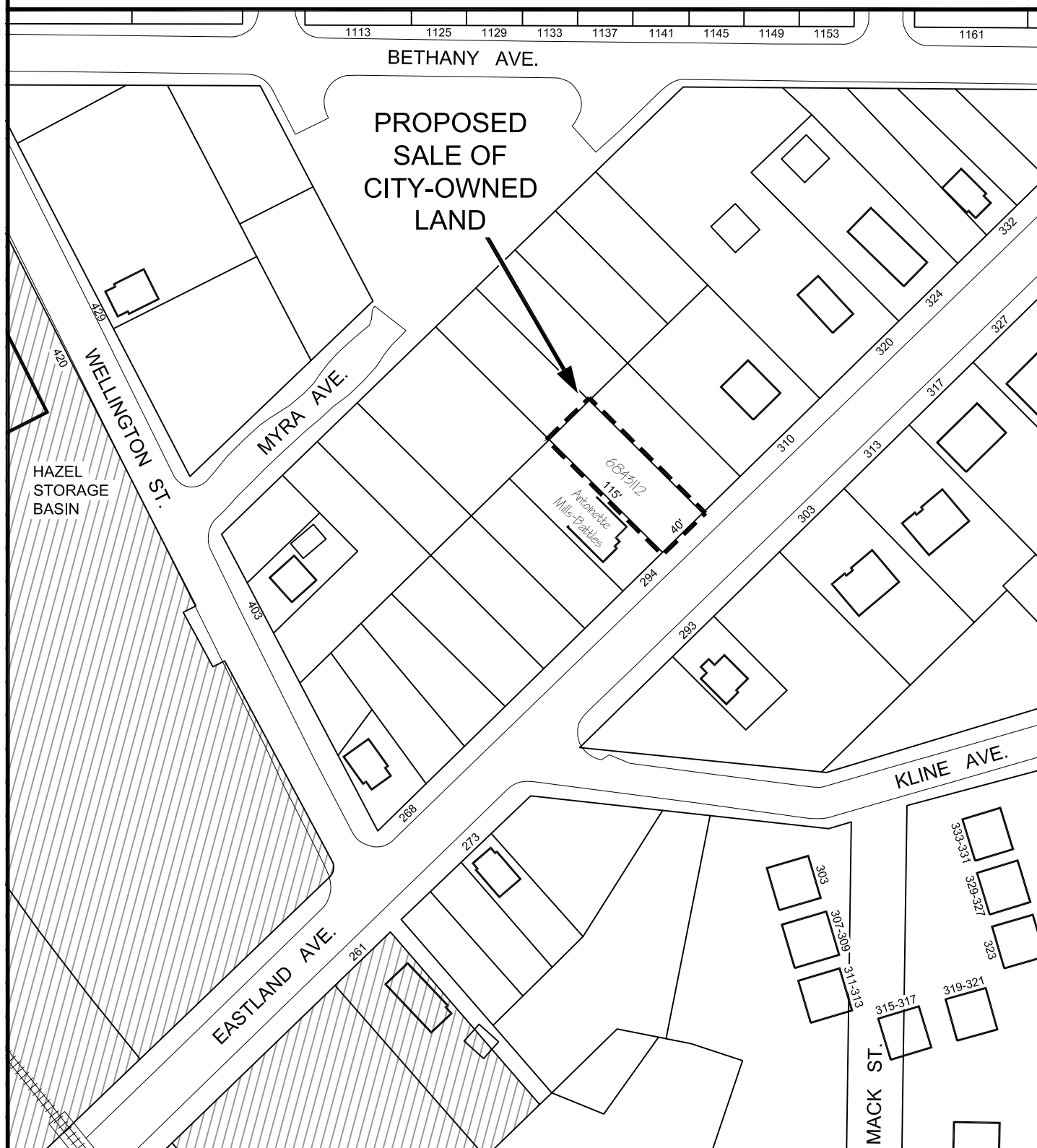
RECOMMENDATION:

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 Jeremy Yokum for a Conditional Use to construct an oversized garage at 677 Cuyahoga Street, in accordance with submitted plans and subject to the following conditions:

- (1) That the garage shall not exceed 1,920 square feet in area and shall not exceed 24 feet in height.
- (2) That the Petitioner shall obtain all necessary building permits.
- (3) That the garage shall be used for residential storage purposes only.
- (4) That the garages 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.

MM/emd

Sale of city-owned land on Eastland Avenue to Antoinette Mills-Battles (Parcel No. 6843112)



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2I**
PC-2023-40-S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: PC-2023-40-S – Sale of City-Owned land on Eastland Avenue to Antoinette Mills-Battles (Parcel 6843112)

GENERAL LOCATION: North of East Market St between Wellington and Bethany Ave.

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: Residential Housing

ZONED: Residential (U1, H1, A1)

SIZE OF LOT & AREA: Approximately 4,600 square feet

COMMENTS:

The City of Akron proposes to sell approximately 0.10 acres of vacant land on Eastland Avenue between Wellington Avenue and Bethany Avenue through the Mow to Own program. This lot is adjacent to the property owner, Antoinette Mills-Battles at 294 Eastland Avenue. The property is zoned Residential (U1, H1, A1). This lot will be combined with parcel 6843115. Combining the heavily wooded parcel with Ms. Mills-Battles' property will give her more privacy and allow her to clean-up the parcel by removing dead limbs, debris, and pests. The cleanup and improvements to the lot will eliminate the blighting influence on neighboring properties.

The OI/Planning staffs have concluded that this matter accomplishes multiple goals in the Goodyear Heights Area - assisting residents, adding property back into the tax rolls, and disposition of property.

RECOMMENDATION:

The OI/Planning staff recommends **APPROVAL** of the sale of City-owned land on Eastland Avenue to Antoinette Mills-Battles (Parcel 6843112) through the City of Akron's Mow-to-Own Program.

DLK

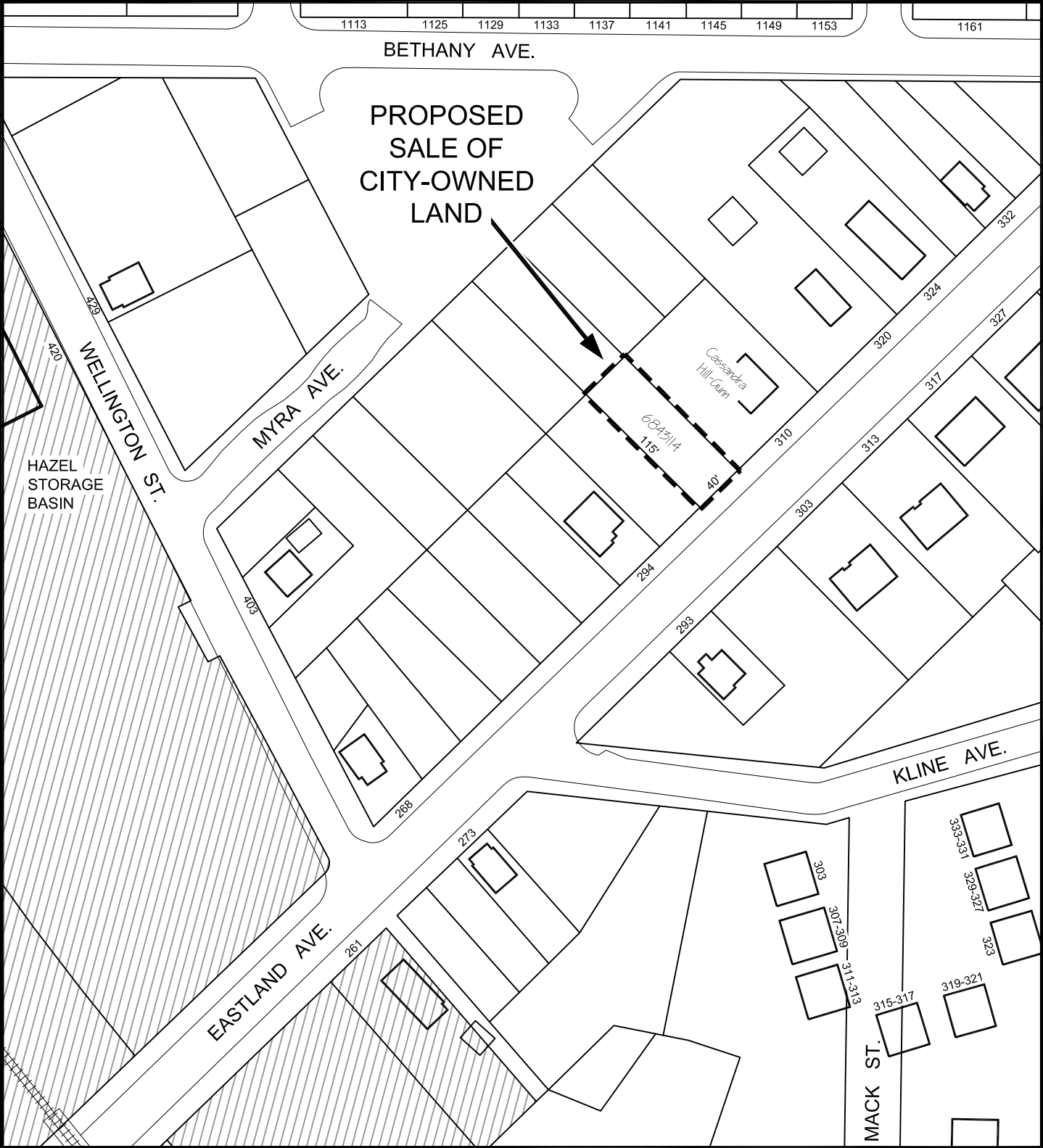
PC-2023-41-S

Sale of city-owned land on Eastland Avenue to Cassandra Hill-Gunn (Parcel No. 6843114)

- U1 Single Family Residential
- U4 Commercial



0 100'
Created 08/02/2023 jwh
Revised 08/02/2023 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2J**
PC-2023-41-S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23,2023 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: **PC-2023-S** – Sale of City-Owned land ON Eastland Avenue to Cassandra Hill-Gunn (Parcel 6843114)

GENERAL LOCATION: North of East Market St between Wellington and Bethany Ave.

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: Residential Housing

ZONED: Residential (U1, H1, A1)

SIZE OF LOT & AREA: Approximately 4,600 square feet

COMMENTS:

The City of Akron proposes to sell approximately 0.10 acres of vacant land on Eastland Avenue between Wellington Avenue and Bethany Avenue through the Mow to Own program. This lot is adjacent to the property owner, Cassandra Hill Gunn at 310 Eastland Avenue. The property is zoned Residential (U1, H1, A1). This lot will be combined with parcel 6763700. Combining the heavily wooded parcel with Ms. Cassandra Hill-Gunn's property will give her more privacy and allow her to clean-up the parcel by removing dead limbs, debris, and pests. The cleanup and improvements to the lot will eliminate the blighting influence on neighboring properties.

The OI/Planning staffs have concluded that this matter accomplishes multiple goals in the Goodyear Heights Area - assisting residents, adding property back into the tax rolls, and disposition of property.

RECOMMENDATION:

The OI/Planning staff recommends **APPROVAL** of the sale of City-owned land on Eastland Avenue to Cassandra Hill-Gunn (Parcel 6843114) through the City of Akron's Mow-to-Own Program.

DLK/emd

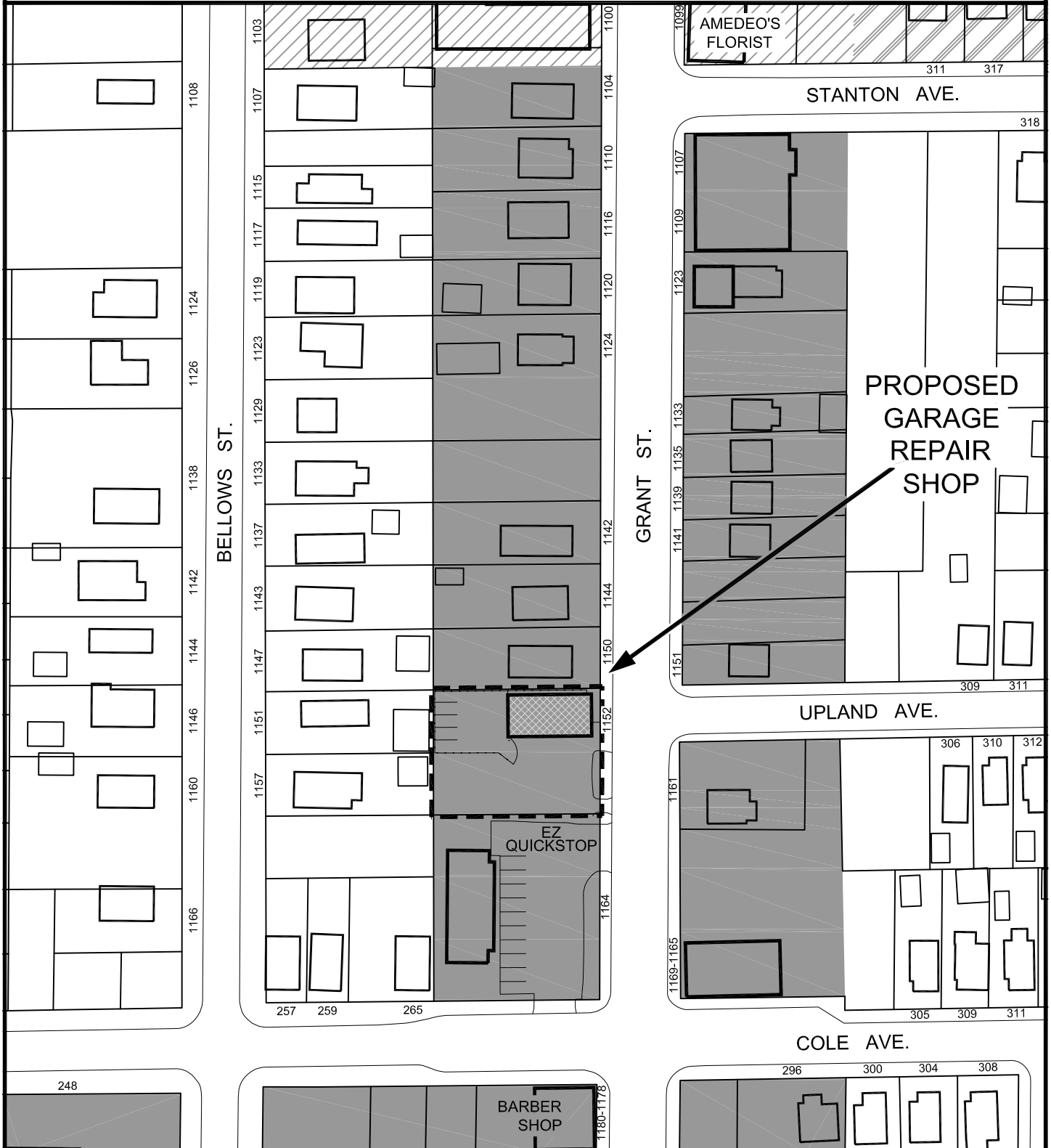
PC-2021-65-CU

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

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



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



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 3A**
PC-2021-65-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: AUGUST 23, 2023 **WARD:** 5
COUNCILPERSON: Mosely

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

GENERAL LOCATION: West side of Grant Street, north of Cole Avenue

LAND USE OF THIS PROPERTY: Vacant retail structure

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Residential
SOUTH SIDE: Retail
EAST SIDE: Residential
WEST SIDE: Residential

ZONED: Retail Business Use District (U3, H1, A3)

SIZE OF LOT & AREA: 90' x 120' = 10,800 square feet of land

COMMENTS:

EHZ Limited, LLC, is the owner of property addressed as 1152 Grant Street, located just north of Cole Avenue. The property measures 90 feet in width and 120 feet in depth, for a total area of 10,800 square feet of land. A retail structure is situated on the northern portion of the property, and the southern portion is vacant. A small, paved parking area, enclosed by a chain link fence is located behind the building. Surrounding uses are residential to the west, north, and east, with retail shops to the south. The property is zoned Retail Business Use District (U3, H1, A3) and is at the northwest corner of a small area designated by the Land Use and Development Guide Plan for retail business, with the surrounding area being designated for single family residential development.

The Petitioner is requesting permission to establish an auto repair shop within the existing building at this location. The garage repair shop, as it is classified by the zoning code, is a commercial (U4) use and is not permitted in a Retail Business Use District (U3, H1, A3). As a result, Conditional Use approval is required.

The Petitioner recently converted the retail structure into a garage. The north half of the structure's storefront window system has been filled in with aluminum siding and the door has 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 asphalt grindings as pavement for additional parking on the vacant south half of the property. Additionally, he has agreed to install a landscape buffer within the front five feet of the property and solid fencing as needed along the rear of the property, adjacent to the residences to the west. 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 parking for vehicles waiting to be serviced 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