

**AKRON CITY PLANNING COMMISSION**

**MEETING OF JANUARY 19, 2024 - 9:00 A.M.**

**COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 166 S. HIGH STREET**

**(1) CORRECTION and APPROVAL** of Minutes of November 17 and December 15, 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-2023-68-S** – Sale of city-owned land in the Massillon Road Industrial Park to Hillandale Farms.

B. **PC-2023-50-RZ&T** – Rezoning of property within the Summit Lake Neighborhood.

C. **PC-2023-63-CU** – Petition of Ramkumar Venkat for a Conditional Use to construct an addition to a gas station at 745 E. Archwood Avenue.

D. **PC-2023-67-CU** – Petition of Muhammed Hazim for a Conditional Use to establish an automobile sales lot at 1410 Vernon Odom Boulevard.

E. **PC-2023-69-CU** – Petition of Robin Blaurock for a Conditional Use to establish a 4-unit apartment development in a Single-Family Residence Use District at 1971 16<sup>th</sup> Street, SW.

F. **PC-2023-70-CU** – Petition of Jacob Summers for a Conditional Use to establish a retail baseball / softball training facility at 1277 Home Avenue.

**(3) RENEWALS**

**(4) ELECTION OF OFFICERS**

KJ/emd

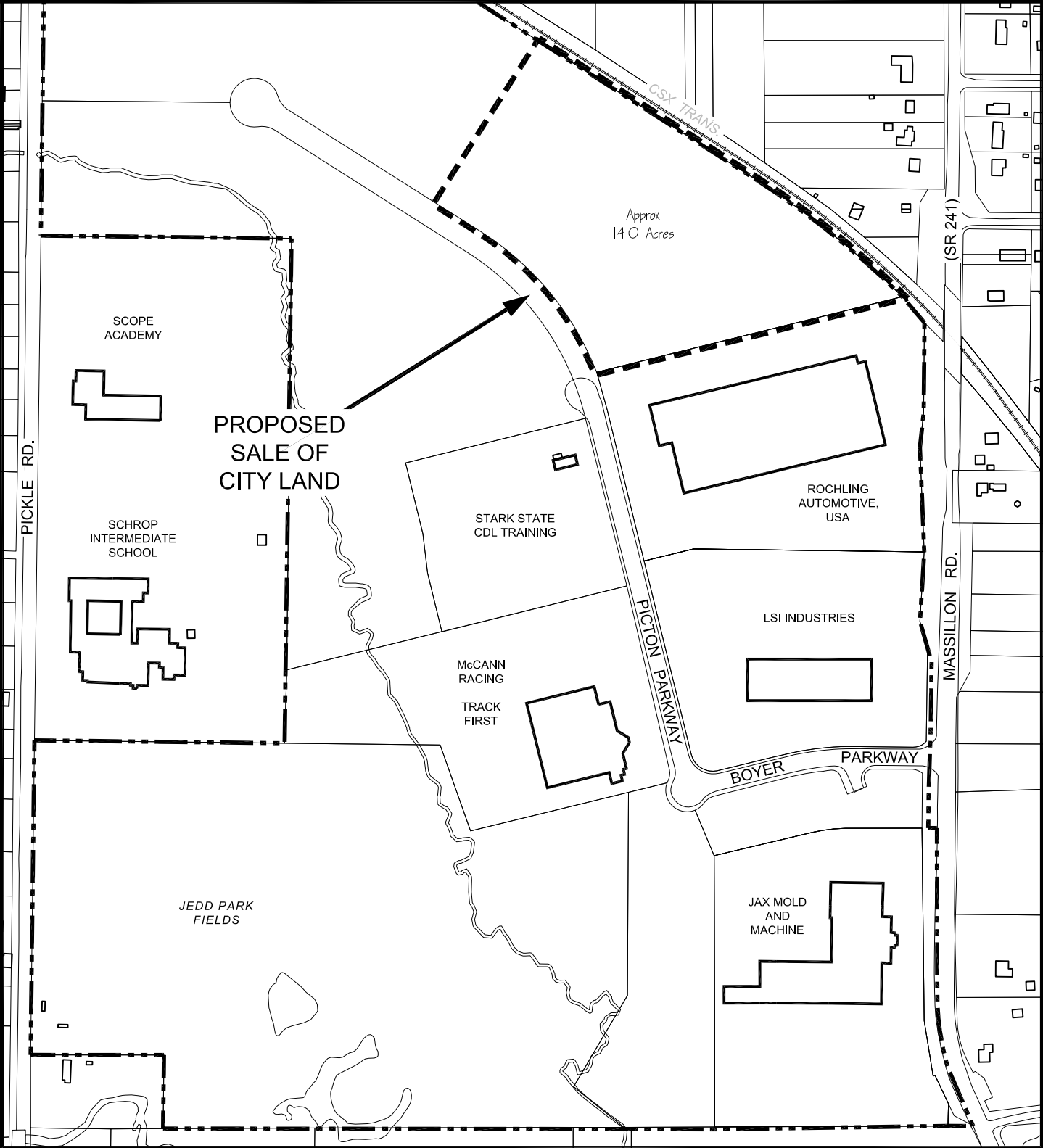
# PC-2023-68-S

Sale of City-owned land in the  
Massillon Road Industrial Park  
to Hillandale Farms

The entire area shown on map  
is within Springfield Township.  
Springfield JEDD



0 400'  
Created 12/14/2023 jwh  
Revised 12/14/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2A1**  
PC-2023-68-S

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

**DATE:** JANUARY 19, 2024

**SUBJECT:** PC-2023-68-S – Sale of City owned land on Picton Parkway to Hillandale Farms, Inc. and Rochling Automotive USA LLP. Portions of Parcel 5110859.

**GENERAL LOCATION:** West of Massillon Rd. between Picton Pkwy. and the B&O Railway.

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

**LAND USE IN THE SURROUNDING AREA:** Commercial Industrial.

**ZONED:** Planned Industrial Park District (PIPD)

**SIZE OF LOT & AREA:** Approximately 14.01 Acres

### **COMMENTS:**

The City of Akron is the owner of approximately 14.01 acres of vacant property located in Springfield Township and within the Massillon Road Industrial Park in the Springfield-Akron Joint Economic Development District. Surrounding land uses include residential to the north of the B&O Railway, commercial-industrial to the south and the west, and an Office Research Park District to the east. The property is zoned PIPD by Springfield Township and the Massillon Road Industrial Park Redevelopment Plan recommends light industrial land uses for the property.

The City has entered into an agreement with Akron business “Hillandale Farms”, a commercial food company, that is proposing to relocate their business from Austin Avenue to expand operations on City-owned property as part of a \$15 million project. The project consists of the construction of a new cold storage and distribution facility. It is the intent of Hillandale Farms to retain their approximately 54 full-time equivalent jobs with the completion of the initial project and to add 10 to 20 additional FTEs within the next three years. Rochling Automotive USA currently operates an electrical substation on a small portion of this property and will need to acquire the substation and necessary access as a result of the transaction.

The City is in a position to quickly demonstrate a willingness to sell this property and the commercial business conforms to the industrial land use classification. The project also fulfills objectives of the Massillon Road Industrial Park Renewal Area by stimulating financial investment and business development within the area. The potential for the investment by Hillandale Farms at the intersection in the Massillon Road Industrial Park would go far to enhance the development of the industrial property, retain existing employment opportunities, and create future job growth.

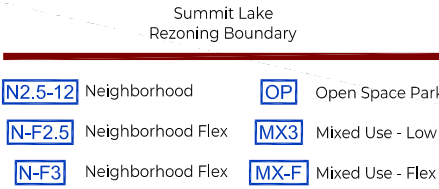
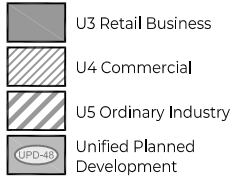
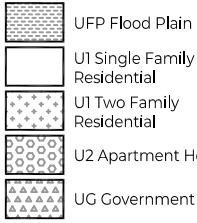
**RECOMMENDATION:**

The Planning Staff recommends **APPROVAL** of the sale of City-owned land in the Massillon Road Industrial Park.

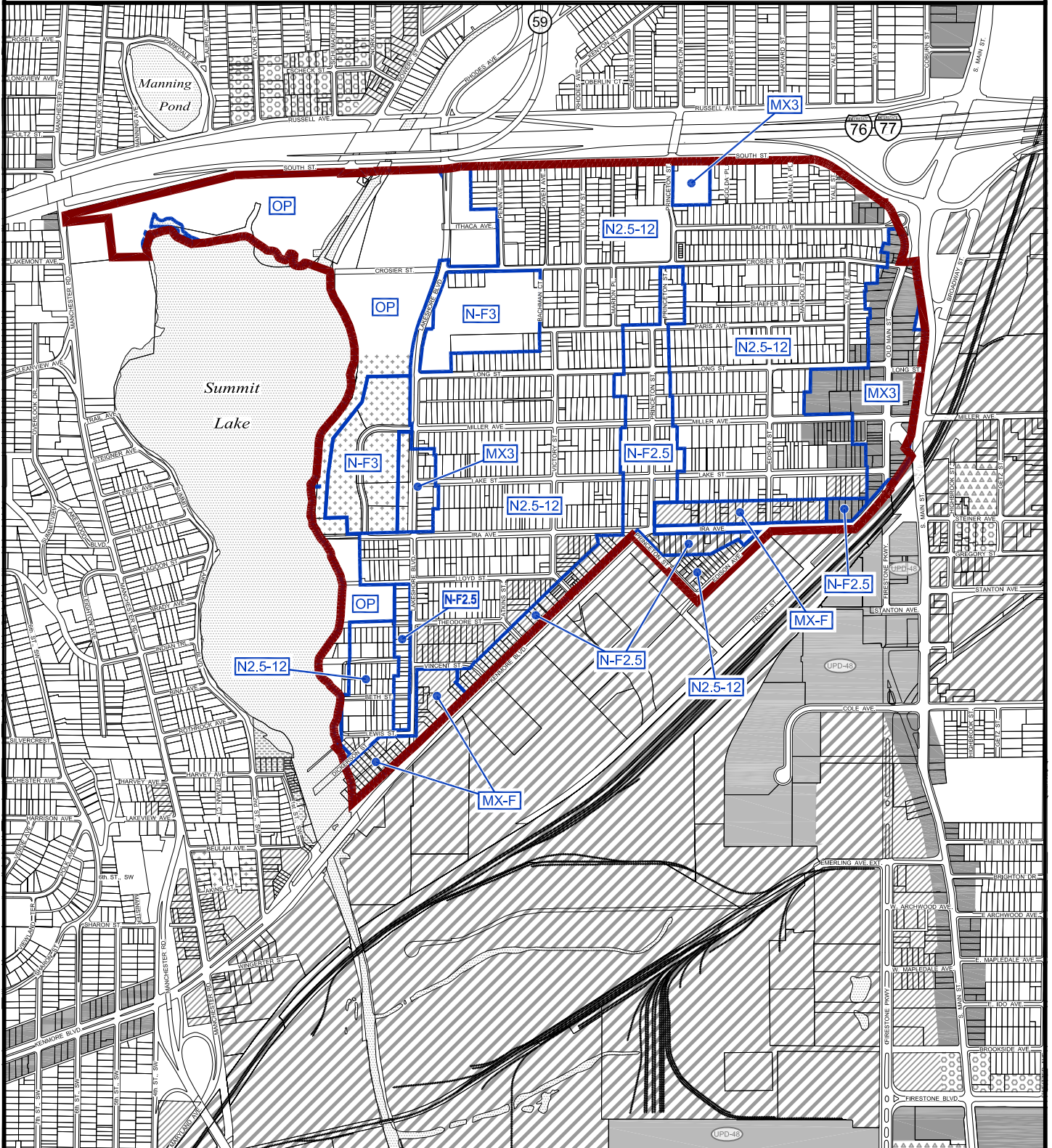
DM/emd

# PC-2023-50-RZ&T

Rezoning of property within the  
Summit Lake Neighborhood



0 500' 1000'  
Created 11/16/2023 jwh  
Revised 12/20/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION      **ITEM # 2B**  
**PC-2023-50-RZ&T**

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

**DATE:** JANUARY 19, 2024      **WARD:** 3  
**COUNCILPERSON:** Sommerville

**SUBJECT:** **PC-2023-50-RZ&T** – Rezoning of the property within the Summit Lake Neighborhood.

**GENERAL LOCATION:** The portion of the Summit Lake neighborhood bounded by Interstate 76 / 77 on the north, Main Street on the east, Ira Avenue and Kenmore Boulevard on the south, and Summit Lake on the west.

### **COMMENTS:**

The Our Summit Lake Neighborhood Land Plan was developed through a community planning process that included a series of public meetings and workshops, a walking tour, and backyard gatherings throughout 2021 and early 2022. An additional community meeting was held on January 11, 2024, to review the Land Plan and the proposed zoning changes with neighborhood stakeholders.

The Land Plan lays out a vision for the future use of vacant land and potential investments in Summit Lake. The plan envisions the neighborhood as a more walkable and equitable place, with a broader range of housing options, a network of green spaces, and improved transportation systems for all users.

Rezoning the neighborhood is an important step towards making the Land Plan a reality. Right now, there is a mismatch between the zoning and the current and proposed land uses. For example, the majority of the neighborhood is zoned Single Family, but one third of the dwelling units are actually two-family or multi-family units. In addition, some of the corner store retail uses that serve the neighborhood are not allowed in their current Single Family zoning districts.

To address these inconsistencies and encourage development that is complementary to the neighborhood, the Planning Department is proposing to rezone the area using the City's recently adopted Form-Based Zoning Code. Rezoning will allow for the development of new businesses and the construction of housing types at a range of price points. The zoning changes will support the future reconstruction of the AMHA Summit Lake Apartments. Under the proposed zoning, many current legal non-conforming uses will now be allowed by right.

The rezoning utilizes many of the zoning districts that are already in the Akron Form-Based Code. Three new zoning districts will be added to the Code to better calibrate

the zoning code to the specific form and character of the Summit Lake neighborhood. The proposed new zoning districts include:

- **Open Space Park** - which will be mapped onto the existing park and ballfield spaces at the northeast corner of Summit Lake and the new North Shore Park currently under construction.
- **Neighborhood 2.5-12** – allows for a mix of residential housing types, including single-family detached homes, duplexes, townhouses, and small apartment buildings. The front yard setbacks are adjusted to conform with those found in the Summit Lake neighborhood.
- **Neighborhood Flex 2.5** - allows for corner stores on select sites along Lakeshore Boulevard, Kenmore Boulevard, and Princeton Avenue. This will allow residents to reach shops that serve their daily needs within walking distance of their homes.

The Akron Form-Based Zoning Code specifies requirements for the physical character and layout of buildings to help achieve a safer, more walkable, equitable, and welcoming neighborhood. The Form-Based Code uses straightforward language and visual diagrams to make the zoning regulations easy to understand and transparent. The code will ensure predictable results in Summit Lake that are in alignment with the goals of the Neighborhood Land Plan.

The proposed changes to the Zoning Map are summarized below:

- The properties along Old Main Street will be rezoned from Retail Business (U3,H3,A4 and U3,H1,A3) to Mixed-Use MX3.
- The properties on Lakeshore Boulevard between Ira and Miller will be rezoned from Apartment House (U2,H1,A2) and Single Family (U1,H1,A1) to Mixed-Use MX3.
- The properties at the southeast corner of Princeton Street and South Street will be rezoned from Single Family (U1,H1,A1) to Mixed-Use MX3.
- The AMHA property on the west side of Lakeshore Boulevard between Ira and Long will be rezoned from Apartment House (U2,H1,A2) to Neighborhood Flex N-F3.
- The properties at the southeast corner of Lakeshore Boulevard and Crosier Street will be rezoned from Single Family (U1,H1,A1) to Neighborhood Flex N-F3.
- The properties on the west side of Lakeshore Boulevard between Lloyd and Lewis, and those on Princeton Avenue between Ira and Crosier will be rezoned from Single Family (U1,H1,A1) to Neighborhood Flex N-F2.5.

- The properties on the north side of Kenmore Boulevard between Vincent and Ira will be rezoned from Commercial (U4,H2,A2) to Neighborhood Flex N-F2.5.
- The properties on the south side of Ira Avenue between Princeton and Edison will be rezoned from Ordinary Industry (U5,H3,A1) to Neighborhood Flex N-F2.5.
- The properties on the north side of Kenmore Boulevard between Summit Lake and near Vincent, and the properties on the north side of Ira Avenue between Princeton and Old Main, will be rezoned from Commercial (U4,H3,A4 and U4,H2,A2) to Mixed-Use Flex MX-F.
- The balance of the residential properties on the interior of the neighborhood will be rezoned from Single Family (U1,H1,A1) to a residential Neighborhood N2.5-12 district.
- The park spaces at the northeast and north sides of Summit Lake will be rezoned from Single Family (U1,H1,A1) to Open Space Park OP.

The following text changes to the Zoning Code are proposed:

That Title 15, "Land Usage", Chapter 153 "Zoning Code", Article 5 "Accessory Uses in Residence Districts" of the Code of Ordinances of the City of Akron, 2004 be and is hereby amended and/or supplemented to read as follows:

153.297 Form-Based Use District – Class UFB

A. Subdivision of districts. Class UFB districts are subdivided and permitted as follows:

1. OC – Open Space Conservation
- 2. OP – OPEN SPACE PARK**
3. CN – Conservation Neighborhood
4. N2.5 – Neighborhood 2.5
- 5. N2.5-12 – NEIGHBORHOOD 2.5-12**
- 6. N-F2.5 NEIGHBORHOOD FLEX 2.5**
7. N-F3 – Neighborhood Flex 3
8. MX3 – Mixed-Use 3
9. MX-S3 – Mixed-Use - Shopfront 3
10. MX-F – Mixed-Use - Flex
11. SB - Scenic Buffer Overlay

B. For regulations and standards of the new Class UFB districts please see addendum entitled City of Akron Form-Based Zoning Code, dated January 19, 2024.



**RECOMMENDATION:**

The Planning staff and the Office of Integrated Development recommend **APPROVAL** of text changes to Section 153.297, Form-Based Use District, and the rezoning of the Summit Lake neighborhood.

DJD/emd

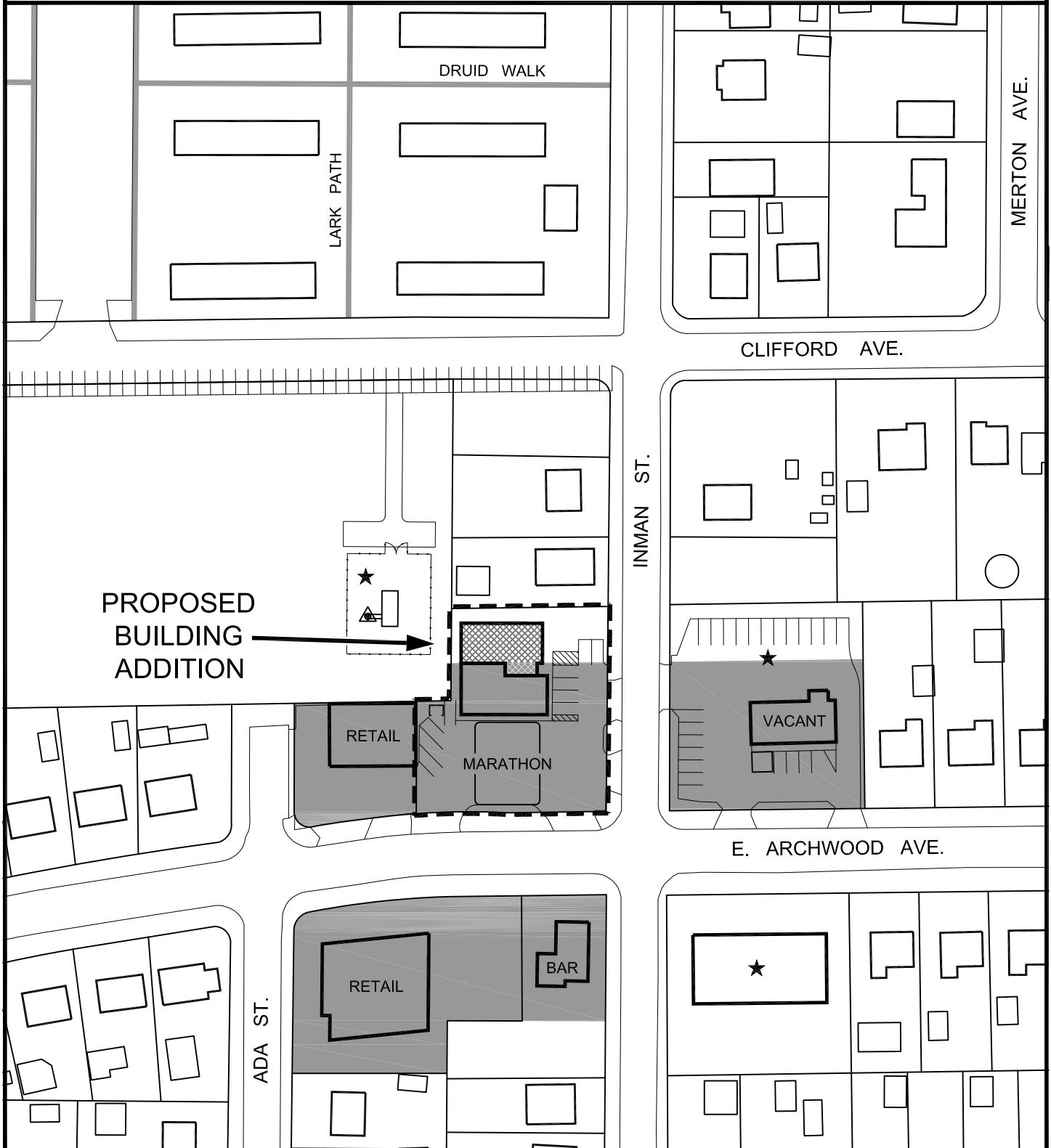
# PC-2023-63-CU

Petition of Ramkumar Venkat for  
a Conditional Use to construct  
an addition to a gas station at  
745 E. Archwood Avenue

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



0 100'  
Created 12/07/2023 jwh  
Revised 12/11/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION **ITEM # 2C**  
**PC-2023-63-CU**

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

**DATE:** JANUARY 19, 2023

**WARD:** 7  
**COUNCILPERSON:** Kammer

**SUBJECT:** **PC-2023-63-CU** – Petition of Ramkumar Venkat for a Conditional Use to construct an addition to a gas station at 745 East Archwood Avenue.

**GENERAL LOCATION:** Northwest corner of the intersection of Inman Street and E. Archwood Avenue

**LAND USE OF THIS PROPERTY:** Retail, vacant Residential

**LAND USE IN THE SURROUNDING AREA:**

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

**ZONED:** Retail Business Use (U3, H1, A2) and Single-Family Residential Use (U1, H1, A1)

**SIZE OF LOT & AREA:** Slightly irregularly shaped, contains 18,736 square feet of area

**COMMENTS:**

Ramkumar Venkat is the owner of a Marathon gas and convenience store at the northwest corner of the intersection of E. Archwood Avenue and Inman Street, addressed as 745 E. Archwood Avenue. He is also the owner of an abutting vacant residentially zoned lot formerly addressed as 1138 Inman Street. The combined parcels encompass 18,736 square feet of area. Surrounding uses are residential to the north, The Pour House and Far East Oriental Market to the south, Pinky's Restaurant (vacant) to the east, and Asian Supermarket to the west. Most of the property is zoned Retail Business Use (U3, H1, A2) District, with the northernmost portion lot zoned Single-Family Residential Use (U1, H1, A1) District, which is in accordance with the Land Use and Development Guide Plan.

The current Marathon gasoline station/convenience store contains four gas islands underneath a canopy in front of the building which faces E. Archwood Avenue. An air pump island is also located between the curb cuts along Inman Street. There are currently four parking spaces along the western property line, with an additional four parking spaces located along the east side of the building. The prior owner received BZA approval (AP-#48-1999-Z) to build an addition onto the eastern end of the building

along with the canopy, which enabled the former automobile service station to become the current gasoline station/convenience store.

The Petitioner is proposing to construct a 1,920 square foot addition to his retail-use building that will extend into the portion of the property that is zoned for single-family use. As such, Conditional Use approval is necessary.

The Petitioner is now proposing to construct an addition onto the north end of the existing building. The addition will measure 28 feet, eight inches in depth by 60 feet in width and will allow the Petitioner to make room for a larger cooler, which will allow for the sale of fresh fruits and vegetables to supplement the bread, eggs, and dairy already offered by the store. Furthermore, the Petitioner intends to add new public restrooms, lease space for a cell telephone and internet provider, and a future “ghost kitchen.” Finally, the addition will feature a walk-up window that will look out onto a seating area for patrons. There will also be a sidewalk that will wrap around the addition and the remainder of the building, with nine new arborvitae plantings to screen the addition from the adjacent single-family district. The site plan indicates two additional parking spaces will be added with the removal of an existing apron. This addition will be primarily for workers and restroom space, which makes the two added parking spaces sufficient.

Prior to this submission, the Petitioner had applied for a Conditional Use permit for a smaller addition which would have measured 9 feet by 31 feet, as well as a drive through window. However, it was found that significant changes would need to be made to the property, and that the parcel itself was too small to comfortably accommodate the expected drive-thru traffic while also removing existing parking spaces from the property.

The Petitioner has stated that “the neighborhood and the broader area are in what is known as a “food desert” and this would allow him to provide fresh food to the community. The Petitioner has taken the comments made from their previous submission in PC-2022-22-CU and made the necessary changes. The Planning Staff is of the opinion that the proposed addition is a right-sized improvement which will serve the neighborhood while enhancing the value of the property. 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 Ramkumar Venkat for a Conditional Use construct an addition to a gas station at 745 East Archwood Avenue in accordance with the submitted plans entitled, “Addition and Alteration plans for: RS Petroleum LLC”, dated 11/3/2023, and subject to the following conditions:

- (1) That a landscape planting and 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 the landscaping and fencing be installed 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 driveways and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (5) That all public utility services be installed underground, and their locations suitably marked for safety.
- (6) That the area be kept free of trash and litter.
- (7) 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.
- (8) 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) Hardsurfacing installation as referred to in Item (4) above.
- (9) 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 (8) above.
  - (b) Landscape plan as referred to in Item (1) above.
  - (c) Storm water management plan as referred to in Item (2) above.

BL/emd

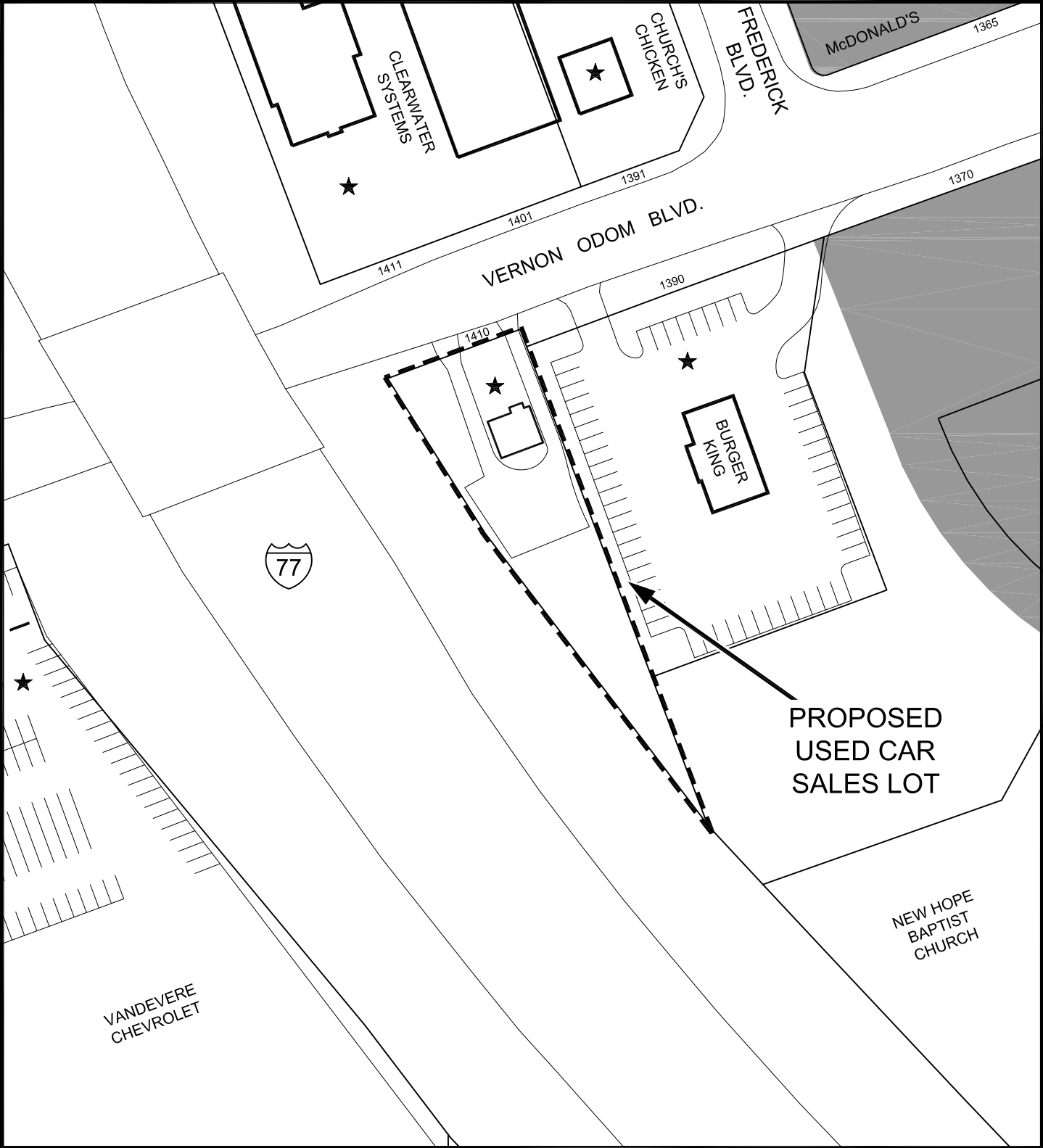
# PC-2023-67-CU

Petition of Muhammad Hazim for a Conditional Use to establish an automobile sales lot at 1410 Vernon Odom Boulevard

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



0 100'  
Created 12/13/2023 jwh  
Revised 12/14/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2D**  
PC-2023-67-CU

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

**DATE:** JANUARY 19, 2024    **WARD:** 3  
**COUNCILPERSON:** Sommerville

**SUBJECT:** PC-2023-67-CU – Petition of Muhammed Hazin for a Conditional Use to establish an automobile sales lot at 1410 Vernon Odom Boulevard.

**GENERAL LOCATION:** South side of Vernon Odom Boulevard, west of Frederick Blvd.

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

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Commercial  
**SOUTH SIDE:** Retail  
**EAST SIDE:** Retail  
**WEST SIDE:** Commercial

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

**SIZE OF LOT & AREA:** Irregularly shaped, contains 19,800 square feet of area

**COMMENTS:**

Muhammed Hazin is the owner of property containing a vacant dwelling with a rear yard parking area located on the south side of Vernon Odom Boulevard, west of Frederick Boulevard. The triangular shaped property contains 19,800 square feet of area. Surrounding uses are Clearwater Systems to the north, I-77 and New Hope Baptist Church to the south, Burger King to the east, and I-77 and Vandevere Chevrolet to the west. The property is zoned Single Family Residence Use District (U1, H1, A1) while the Land Use and Development Guide Plan (LUDGP) recommends Mixed Business uses for this property.

The Petitioner is requesting permission to establish an automobile sales lot on the premises. Since the proposed use is a Commercial use, Conditional Use approval is necessary.

The Petitioner has stated that the existing dwelling will be the sales office for Best Auto Sales. The paved parking area to the rear of the building will house approximately 25 vehicles for sale, along with spaces dedicated to customer parking. The business will be open Monday through Saturday, from 8:00 a.m. to 5:00 p.m. with two employees. Two small curb cuts exist on the property – one along the eastern property line and the other just west of the structure. A chain link fence is adjacent to the elevated I-77 along the western property line. The Petitioner has stated that a pole sign will be sited near the westernmost curb cut.

One goal of the LUDGP includes guiding development so that it will be convenient to residents served and have minimal impact on adjacent properties. This location is along a major arterial and adjacent to I-77. There are also several larger vehicle dealerships to the west of I-77. Most of the development in this area has changed from residential to retail/commercial since the expansion of I-77. This vacant dwelling was built in 1950 and has been conditionally zoned over the last 50 years for office use and then a beauty salon. All the adjacent properties have also been conditionally zoned. Since the existing drives are narrow, directional traffic signs should be installed to promote efficient traffic flow. Further, all vehicles should be parked upon the paved portion of the rear yard to prevent overdevelopment. The Planning Staff acknowledges that usage of the property as a single-family dwelling is not practical and that a small automobile sales lot would be harmonious with the surrounding uses. If directional signage is installed and vehicle storage/parking limited to the paved rear yard area, 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 Muhammed Hazim for a Conditional Use to establish an automotive sales lot at 1410 Vernon Odom Boulevard in accordance with submitted plans and subject to the following conditions:

- (1) That all driveways and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (2) 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.
- (3) 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.

- (4) That the area be kept free of trash and litter.
- (5) 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.
- (6) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.
- (7) That there shall be no repairs of vehicles on site.
- (8) 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.

KEP/emd

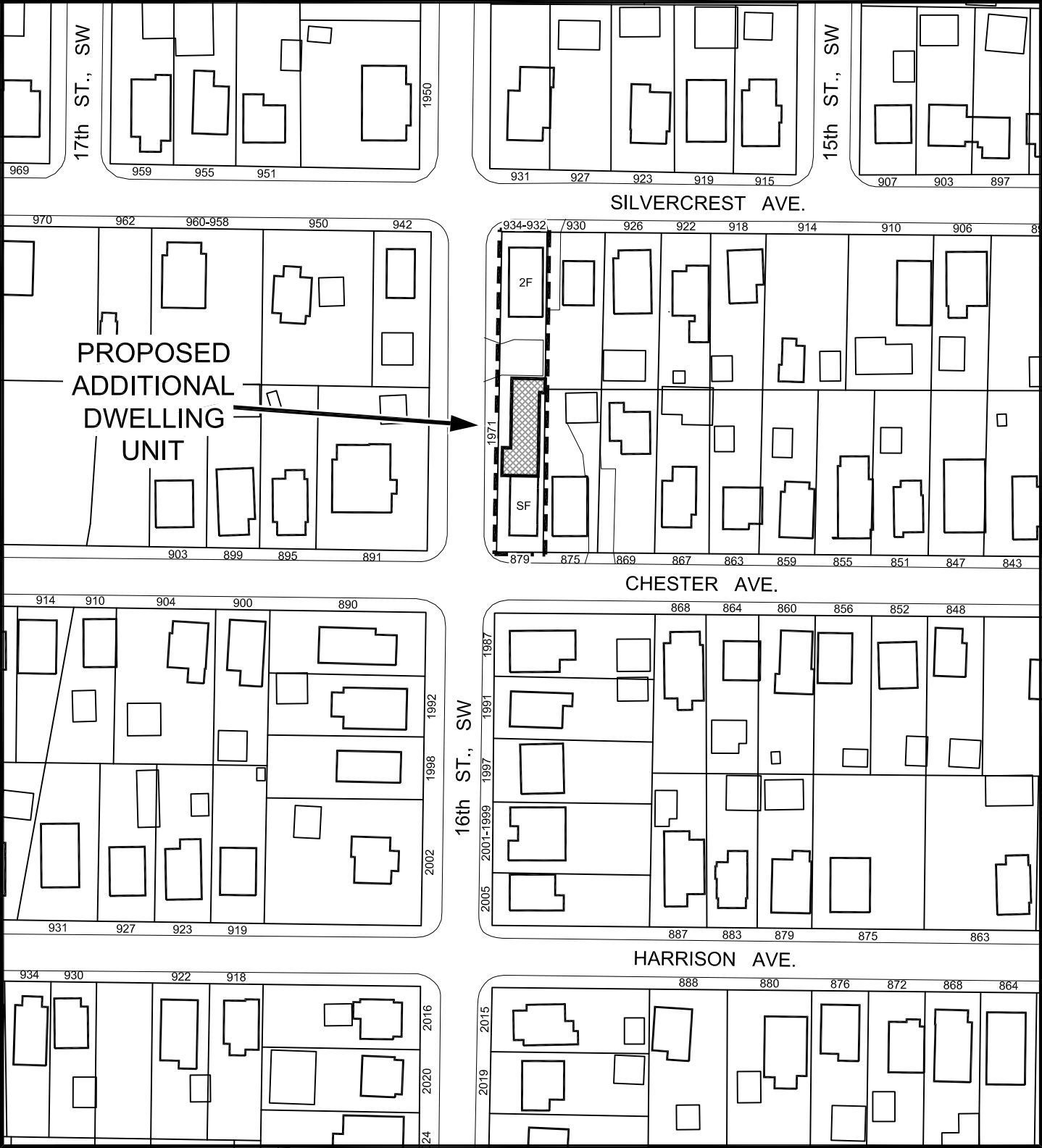
# PC-2023-69-CU

Petition of Robin Blaurock for a Conditional Use to establish a 4-unit apartment development in a Single Family Residence Use District at 1971 16th Street, SW

UI Single Family Residential



0 100'  
Created 12/12/2023 jwh  
Revised 12/15/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2E**  
**PC-2023-69-CU**

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

**DATE:** JANUARY 19, 2023

**WARD:** 9  
**COUNCILPERSON:** Boyes

**SUBJECT: PC-2023-69-CU** – Petition of Robin Blaurock for a Conditional Use to establish a 4-unit apartment development in a Single-Family Residence Use District at 1971 16<sup>th</sup> Street, SW.

**GENERAL LOCATION:** Northeast intersection of 16<sup>th</sup> Street SW, and Chester Avenue.

**LAND USE OF THIS PROPERTY:** Residential and vacant retail business

**LAND USE IN THE SURROUNDING AREA:** Residential in all directions

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

**SIZE OF LOT & AREA:** 33 feet in width by 150 feet in depth = 4,950 square feet of area

### **COMMENTS:**

Robin Blaurock is the owner of a mixed-use building located at the northeast corner of the intersection of 16<sup>th</sup> Street, SW and Chester Avenue, addressed as 1971 16<sup>th</sup> Street, SW. The corner property contains 4,950 square feet of area. Surrounding uses are residential in all directions. 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 convert the mixed-use structure into a two-family dwelling. Since the property is zoned Single-Family, a Conditional Use application to the Zoning Division is necessary.

The structure was constructed in Kenmore in 1926 prior to being annexed to the city of Akron in 1929. The property contains a single-family dwelling facing Chester Avenue, with a retail establishment attached to the back of the dwelling with access from 16<sup>th</sup> Street, SW. The retail portion formerly contained the business "Showcase Meats" who were able to operate at that site within the residential neighborhood under a legal non-conforming status. In 2019 Showcase Meats moved from the site to their current location on Manchester Road. The retail portion of the building has remained vacant, while the dwelling has been continually used as a rental unit. The legal non-

conforming status expired in 2021, two years after relocating. Within that time, the Petitioner attempted to fill the space with another business but was unable to find a tenant. Instead, the Petitioner is requesting to convert the retail space into a two-bedroom with single bathroom dwelling unit.

The Petitioner is also the owner of a residential two-unit dwelling adjacent directly to the north, intersecting at 16<sup>th</sup> Street, SW, and Silvercrest Avenue. A portion of the former retail building encroaches onto that parcel, including the parking lot. For that reason, the Zoning Division recommends that the properties be combined, with the end result being the creation of a four-unit dwelling complex on the single property. The parking lot will be available for two vehicles while also utilizing on-street parking.

The Petitioner's request to downgrade the structure to a two-family dwelling will lessen the intensity of land use in the neighborhood and bring it closer to conformance with the overlying single-family residential zoning. Parking for two vehicles is available on their property, directly next to the former retail store. The Zoning Division also recommends that the conversion of the space meets housing code regulations. Because the property is being converted to residential use, a less intensive land use than the former retail business, 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 Robin Blaurock, for a Conditional Use to establish a 4-unit apartment development in a Single-Family Residence Use District at 1971 16<sup>th</sup> Street, SW, subject to the following conditions.




- (1) The Petitioner combines both properties into one parcel.
- (2) That the new dwelling unit complies with applicable health and housing codes and/or building codes.
- (3) That all retail signage shall be removed.

MM/emd

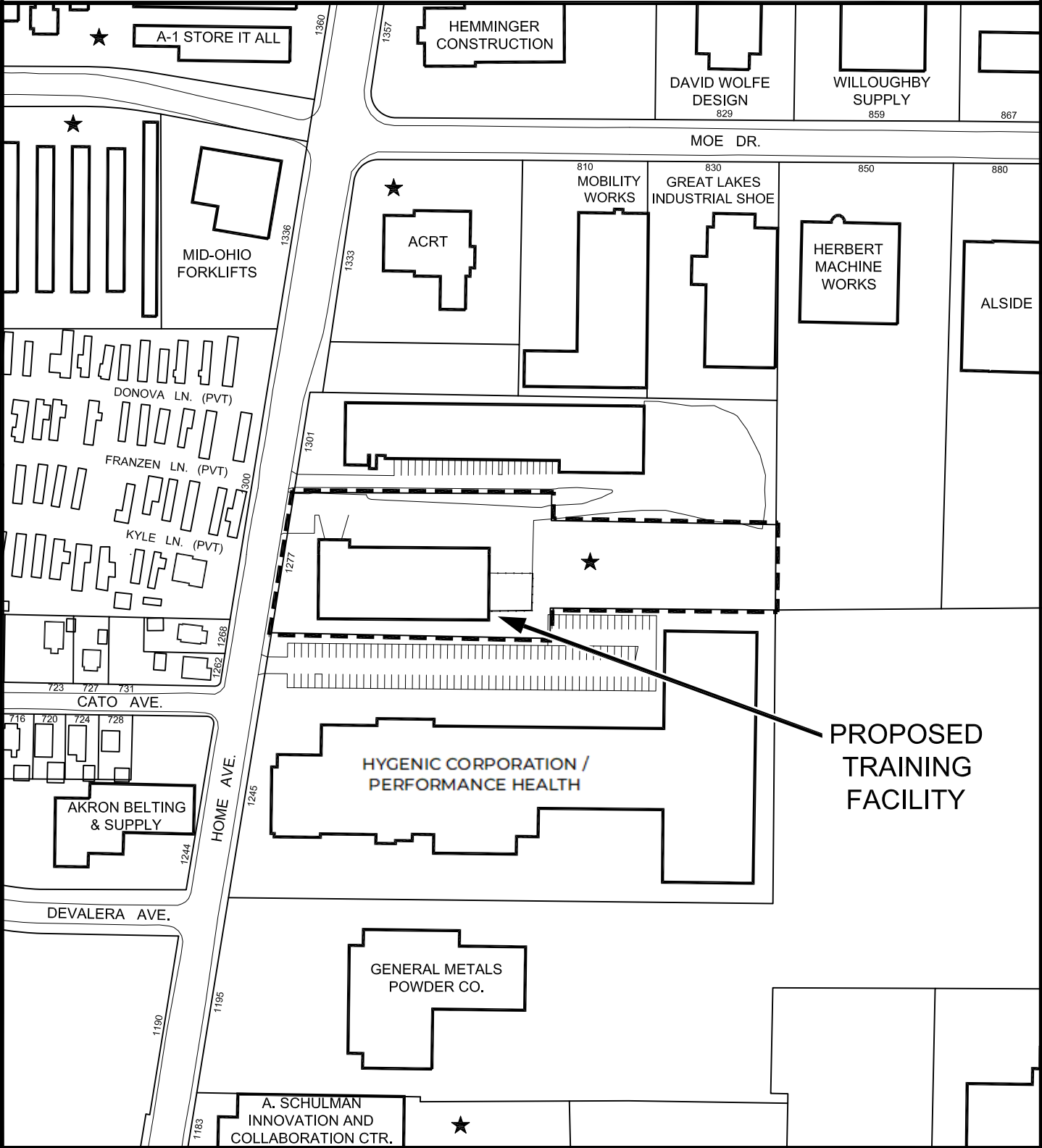
# PC-2023-70-CU

Petition of Jacob Summers for  
a Conditional Use to establish a  
retail baseball/softball training  
facility at 1277 Home Avenue

- ★ Conditional Use
- U5 Ordinary Industry



Created 12/12/2023 jwh  
Revised 12/12/2023 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2F**  
**PC-2023-70-CU**

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

**DATE:** JANUARY 19, 2024    **WARD: 2**  
**COUNCILPERSON:** Lombardo

**SUBJECT: PC-2023-70-CU** – Petition of Jacob Summers for a Conditional Use to establish a retail baseball/softball training facility at 1277 Home Avenue

**GENERAL LOCATION:** East side of Home Avenue, south of Moe Drive

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

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Commercial  
**SOUTH SIDE:** Commercial  
**EAST SIDE:** Commercial  
**WEST SIDE:** Residential

**ZONED:** Ordinary Industry Use (U5, H2, A2)

**SIZE OF LOT & AREA:** Irregularly shaped, containing 2.84 acres of land

**COMMENTS:**

Jacob Summers is the owner of the property on the east side of Home Avenue, south of Moe Drive, addressed as 1277 Home Avenue. The irregularly shaped property contains 2.84 acres and contains a large commercial structure plus a parking area. Surrounding uses include Bonnot Company to the north, Performance Health to the south, commercial to the west, and a residential trailer park and single-family homes to the west. The property is zoned Ordinary Industry Use District (U5, H2, A2) and the Land Use and Development Guide Plan (LUDGP) recommends commercial and light industrial uses for the area.

The Petitioner is requesting permission to establish an indoor baseball/softball training facility at this location. Since such a use is classified as retail and not permitted in an Ordinary Industry Use District, Conditional Use approval is required.

The proposed "Summers Sports" baseball/softball training facility will occupy the former home of Legacy Indoor Auto. The 64-year-old commercial structure contains 24,000 square feet of area. Paved parking for 50 spaces is located north of the building. The existing landscaping will remain. Ingress/egress is via a curb cut at the northwest corner of the property. A small wall sign reading "Summers Sports" is above the Home Avenue entrance door. The free-standing sign near the northwest corner of the building has been refaced to read the same along with a logo. Except for the installation of new signage, there will be no new changes to the building exterior or parking area. The only interior renovations needed will be the installation of artificial turf and moveable nets. The Petitioner has stated that the facility will provide training space for baseball/softball players ranging in age from eight to adult. Submitted plans note space for six indoor batting cages, a team area, and a practice field. However, the high ceilings and netting system will allow for reconfiguration of the indoor space to meet the needs of their participants. The facility will be open during the week from 3:00 p.m. to 10:00 p.m. and from 8:00 a.m. to 9:00 p.m. on weekends. The Petitioner anticipates that there will be an average number of 25 people per hour, with the weekends having a peak number of participants. Since the participants will be bringing their own instructors, only a few employees are needed for facility management.

One objective of the LUDGP is to encourage the adaptive reuse of older, vacant industrial buildings no longer appropriate for modern production processes. Until recently, the building was the home of a conditionally zoned (O.N. 202-2015) indoor auto sales showroom. The Petitioner has stated that there is a demand for such services not only in the Greater Akron area but in NE Ohio. The Planning Staff conducted an internet search and only found similar facilities located to the south in Canal Fulton and North Canton, or to the north in Valley View. As such, the proposed use will not only revitalize a vacant building, but neighboring Chapel Hill retail businesses should also benefit. The well maintained property meets all development conditions of the Zoning Code. The Planning Staff is of the opinion that the nature of the proposed business along a major arterial should not have a negative impact on the surrounding area. All activities will be indoor, so the use will be compatible and harmonious with the abutting commercial uses and residential uses to the west. 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 recommends **APPROVAL** of the petition of Jacob Summers for a Conditional Use to establish an indoor baseball/softball training facility at 1277 Home Avenue in accordance with submitted plans entitled "Summers Sports, Baseball/Softball Training Center; Dated: 12-7-23" and subject to the following conditions:

- (1) 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.
- (2) 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.
- (3) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.

KEP/emd