

AKRON CITY PLANNING COMMISSION

MEETING OF DECEMBER 13, 2024 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of November 15, 2024.

(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-2024-64-CIP** – 2025 Capital Investment Program

(2) **PC-2024-66-DEV** – Glendale Avenue Redevelopment Plan

B. **PC-2024-61-CU** – Petition of Martinique Tucker for a Conditional Use to establish a Type A daycare home at 1075 Lane Street.

C. **PC-2024-62-CU** – Petition of James Ahlstrom for a Conditional Use to operate a tire sales and repair shop at 1475 Massillon Road.

D. **PC-2024-65-CU** – Petition of Josephine White for a Conditional Use to establish a Type A daycare home at 934 Reed Avenue.

(3) RENEWALS

KJ/emd

MEMORANDUM

TO: AKRON PLANNING COMMISSION **ITEM # 2A1**
PC-2024-64-CIP

FROM: DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT

DATE: DECEMBER 13, 2024

SUBJECT: PC-2024-64-CIP – 2025 Capital Investment & Community Development Program.

COMMENTS:

The City Administration annually prepares a Capital Investment & Community Development Program for City Council consideration. The Capital Investment & Community Development Program specifies the types, locations, costs and general descriptions of capital investments planned for implementation throughout the year. The Capital Investment & Community Development Program includes the following:

- § Street and sidewalk improvements
- § Improvements to parks
- § Improvements to public facilities
- § Economic Development projects
- § Debt service on previously financed Capital projects
- § Water and sewer system upgrades

The objectives of the Capital Investment & Community Development Program are to:

- § Construct or rehabilitate facilities vital to the residents of Akron
- § Reduce long-term operating costs
- § Encourage private investment thereby increasing the City's tax base and annual revenues
- § Leverage federal, state and private funds wherever possible to fund capital projects
- § Provide capital improvements in support of long-term growth consistent with the City's Land Use and Development Guide Plan

The proposed 2025 Capital Investment & Community Development Program represents a total investment of approximately \$365 million. Funding sources include local governmental funds, regional sources, State of Ohio (including revenue from loans to be repaid by local funds), Federal Government (including revenue from the American Rescue Plan Act), and from private sources.






RECOMMENDATION:

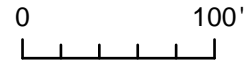
The Planning Staff recommends **APPROVAL** of the 2025 Capital Investment & Community Development Program.

HT/JA/emd

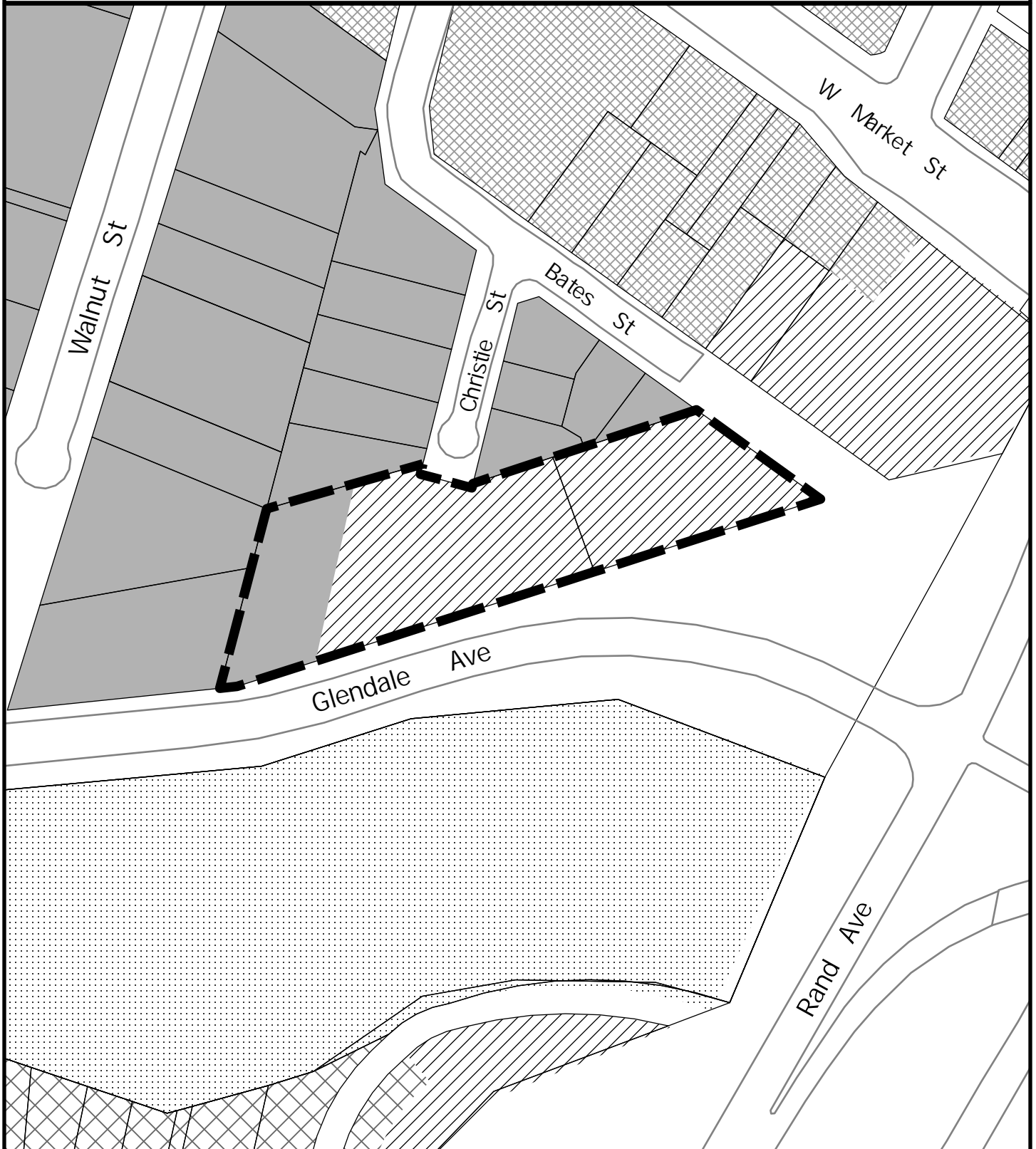
PC-2024-66-DEV

Glendale Avenue Redevelopment Plan.

-  U-1B Two-Family Residential
-  U-4 Commercial Business
-  U-2 Apartment House
-  UPD-40B
-  U-3 Retail Business



Created 11/25/2024 mrm



MEMORANDUM

TO: AKRON PLANNING COMMISSION
FROM: DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
DATE: DECEMBER 13, 2024
SUBJECT: PC-2024-66-DEV - Glendale Avenue Redevelopment Plan

ITEM # 2A2
PC-2024-66-DEV

WARD: 1
COUNCILPERSON: DeShazor

COMMENTS:

The Glendale Avenue Redevelopment Area consists of two parcels (parcels 6721522 and 6816998) occupying approximately .9 acres of land located along the north side of Glendale Avenue immediately west of downtown Akron. The parcels are developed with two vacant commercial buildings with the addresses 55 Glendale Avenue and 65-69 Glendale Avenue.

Of the two parcels in the Redevelopment Area, one is owned by the City of Akron and the other is privately owned. The Redevelopment Area is located immediately west of the abandoned Innerbelt Highway and functioning service roads, including Rand Avenue. Zoning in the Redevelopment Area is Commercial and UPD-40B. Only the westernmost portion of parcel 6816998 is zoned UPD-40B. The UPD-40B district allows specified residential and retail uses.

The Glendale Avenue Redevelopment Plan contains a description of the properties and a statement of objectives. The establishment of the Redevelopment Plan gives the City the ability to utilize tax increment financing in the Plan area under provisions of the Ohio Revised Code.

It is in the interest of the City of Akron to provide opportunities for businesses to create jobs for the residents of the City. A shortage of developable or reusable land within the City of Akron impedes the City's ability to attract jobs and businesses. The proposed Redevelopment Plan will assist in development of parcels in the Plan area.




RECOMMENDATION:

The Department of Planning and Urban Development recommends **APPROVAL** of the Glendale Avenue Redevelopment Plan.

KM/emd

PC-2024-61-CU

Petition of Martinique Tucker for a Conditional Use to establish a Type A daycare home at 1075 Lane Street

-  U1 Single Family Residential
-  U2 Apartment House
-  U3 Retail Business



0 100'
Created 11/08/2024 jwh
Revised 11/13/2024 jwh



MEMORANDUM

TO: AKRON PLANNING COMMISSION **ITEM # 2B**
PC-2024-61-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: DECEMBER 13, 2024 **WARD: 3**
COUNCILPERSON: Sommerville

SUBJECT: **PC-2024-61-CU** – Petition of Martinique Tucker for a Conditional Use to establish a Type A daycare home at 1075 Lane Street

GENERAL LOCATION: East side of Lane Street, south of W. Thornton Street.

LAND USE OF THIS PROPERTY: Residential

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 44 feet by 72 feet = 3,168 square feet of area

COMMENTS:

Martinique Tucker is the lessee for a single-family residence located on the east side of Lane Street, south of W. Thornton Street, addressed at 1075 Lane Street. The parcel contains 44 feet of frontage and 72 feet of depth for 3,168 square feet of area. The surrounding uses are residential dwellings to the north and south, and vacant residential land to the west and east. The property is zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is requesting permission to establish a Type A child daycare home at this location. The Zoning Code defines a child daycare business center as any facility in which childcare is provided for 10 or more children, requiring Conditional Use approval in a residence use district.

City of Akron Zoning Code requirements for day cares in residential districts are based on the number of children. Both the City of Akron and the Ohio Department of Jobs and Family Services (ODJFS) stipulate that any home may contain up to six children (Type B home provider) and State of Ohio licensure is only required if the childcare is paid for with public funds. Further, ODJFS childcare rules stipulate that any approved provider with 7-12 children is considered a Type A home provider. Receiving zoning approval through the Conditional Use process is only one of many criteria established by the ODJFS. For example, a childcare provider must also be certified in infant/child CPR and First Aid, be trained in disease management and child abuse/neglect prevention and maintain liability insurance. Additionally, childcare homes must

provide ODJFS-approved outdoor space and meet staff-to-child ratios. Besides obtaining zoning approval, an applicant is also required to complete pre-licensing training, undergo background checks, submit required documents, pay a fee, and pass pre-service inspections.

The proposed daycare home, Smart Start, would occupy both floors of the 1,148 square feet, two-story colonial dwelling. Care would be provided for a maximum of twelve children, ranging in age from six weeks to 12 years. The days of operation are anticipated to be Monday through Friday from 6:00 a.m. to 12:00 a.m., with alternating weekends. The Petitioner has stated that she currently has five children staying overnight for two to three days a week and anticipates that to increase pending Type A approval. If approved, the Petitioner intends to hire one full-time assistant. No changes are proposed for the interior or exterior of the house. The property contains a detached one-car garage and there is on-street parking along Lane Street. The rear yard is enclosed with chain-link fencing and is the location for an outdoor play area. Signage is not proposed.

The Petitioner has stated that she is a credentialed Child Development Associate (CDA) and has operated a similar Type B daycare home at this location since June of 2021. Although overnight services are provided, the peak hours for daycare services are from 8:00 a.m. to 5:00 p.m. Since most of the activities will be indoors and children are dropped off and picked up at varying times of the day, providing care for up to six additional children should not have a detrimental effect on the abutting properties, nor create traffic congestion. This Summit Lake neighborhood property is on a dead-end street, and the Traffic Engineer has no concerns with drop-off and pick-up. This request to move from a Type B to a Type A license will allow the Petitioner more flexibility in meeting her clients' daycare needs. Providing quality daycare service is beneficial to the entire city and the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff in accordance with Section 153.450 recommends **APPROVAL** of the petition of Martinique Tucker for a Conditional Use to establish a Type A daycare home at 1075 Lane Street, subject to the following conditions:

- (1) That care is provided for a maximum of twelve (12) children at one time.
- (2) 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.
- (3) That the Petitioner meet all State of Ohio and City of Akron rules, including but not limited to Building Code, Fire Code, and Health Code requirements.

- (4) That the daycare business use of the property shall be discontinued upon the Petitioner transferring title to the subject property.
- (5) That the number, size, and location of all exterior signs should conform to Section 153.345-.375 of the Zoning Code.

KEP/emd

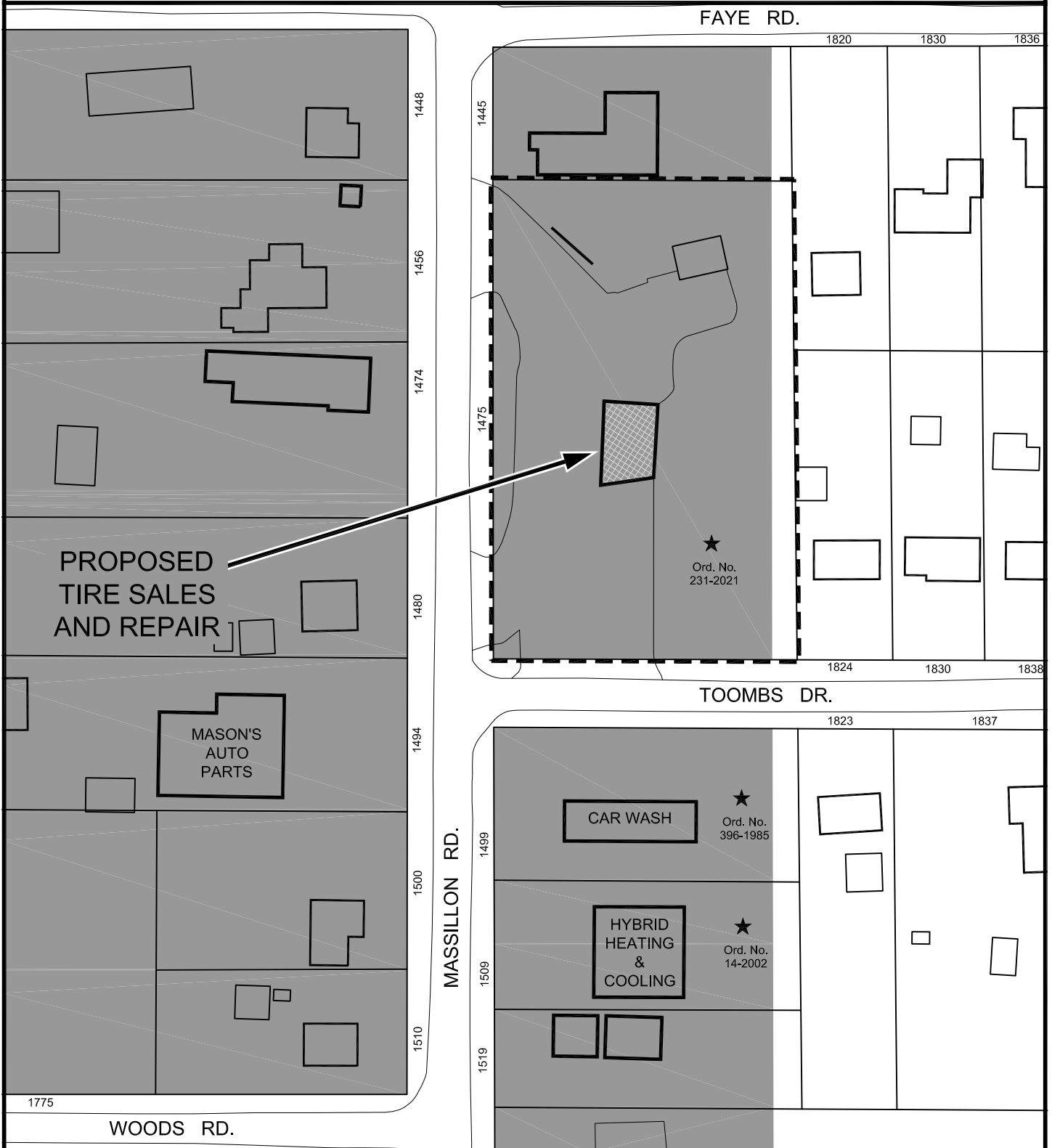
PC-2024-62-CU

Petition of James Ahlstrom
for a Conditional Use to
operate a tire sales and repair
shop at 1475 Massillon Road

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



0 100'
Created 11/13/2024 jwh
Revised 11/21/2024 jwh



MEMORANDUM

TO: AKRON PLANNING COMMISSION
FROM: DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
DATE: DECEMBER 13, 2024
SUBJECT: PC-2024-62-CU – Petition of James Ahlstrom for a Conditional Use to establish a tire sales and repair shop at 1475 Massillon Road

ITEM # 2C
PC-2024-62-CU

WARD: 6
COUNCILPERSON: McKittrick

GENERAL LOCATION: East side of Massillon Road between Faye Road and Toombs Drive

LAND USE OF THIS PROPERTY: Vacant Retail

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Retail
SOUTH SIDE: Retail and Commercial
EAST SIDE: Single-Family Residential
WEST SIDE: Commercial, Residential

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

SIZE OF LOT & AREA: 1.7 acres

COMMENTS:

James Ahlstrom is the owner of property along the east side of Massillon Road, north of Toombs Drive and addressed as 1475 Massillon Road. The 1.7 acre property contains a vacant gasoline service station and accessory building. Surrounding uses include a vacant retail business to the north, a car wash and other retail businesses to the south, single-family residences to the east, and a mix of residential and small commercial businesses to the west. The majority of the property is zoned Retail Business Use District (U3, H1, A2) while a 15 foot wide strip along the eastern edge of the parcel is zoned Single-Family Use District (U1, H1, A1). The existing zoning is consistent with the Land Use and Development Guide Plan (LUDGP).

The Petitioner is requesting permission to establish a tire sales and repair shop at this location, which is a Commercial (U4) use. Since the property is zoned Retail and Single-Family use, Conditional Use approval is necessary.

The property contains two buildings. The main building, an approximate 50 feet by 40 feet (2,000 square feet) brick structure is centered within the parcel. A 25 feet by 35 feet (875 square feet) metal accessory building is located close to the northeast corner of the property. The main building is constructed of brick and contains a garage bay door, two man doors along the western elevation, and two man doors on the northern elevation. It will be utilized as the main shop where work will be performed and for the selling and repairing of tires. The back half of the property along the east is open space except for a driveway leading to the accessory structure which will be utilized for storage. The front section of the property is paved, with access from curb cuts along Massillon Road. No additional exterior changes to the building are proposed. The Petitioner has stated the hours of operation to be Monday through Saturday, from 8:00 a.m. to 6:00 p.m. The Petitioner states that three to five new employees will be hired for the business.

The former gasoline station, constructed in 1953, has been vacant for many years. A Conditional Use (PC-2021-33-CU) was approved in 2021, for auto exhaust repair, but the project did not come to fruition. The proposed reuse of the property as a tire sales and repair shop is consistent with other surrounding businesses in the area. One goal of the LUDGP is to encourage the expansion and development of commercial/industrial activities in areas suited to their needs. The Planning Staff believes the size of the lot and buildings are sufficient to allow for interior auto repair work and the proper storage of tires. As such, the Planning Staff supports the proposed use.

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 James Ahlstrom for a Conditional Use to establish a tire sales and repair shop at 1475 Massillon Road, subject to the following conditions.

- (1) That all driveways and parking areas be hard surfaced 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 outside storage of tires or scrap be prohibited.
- (5) That the area be kept free of trash and litter.
- (6) 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.
- (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 the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code.
- (9) 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.

MM/emd

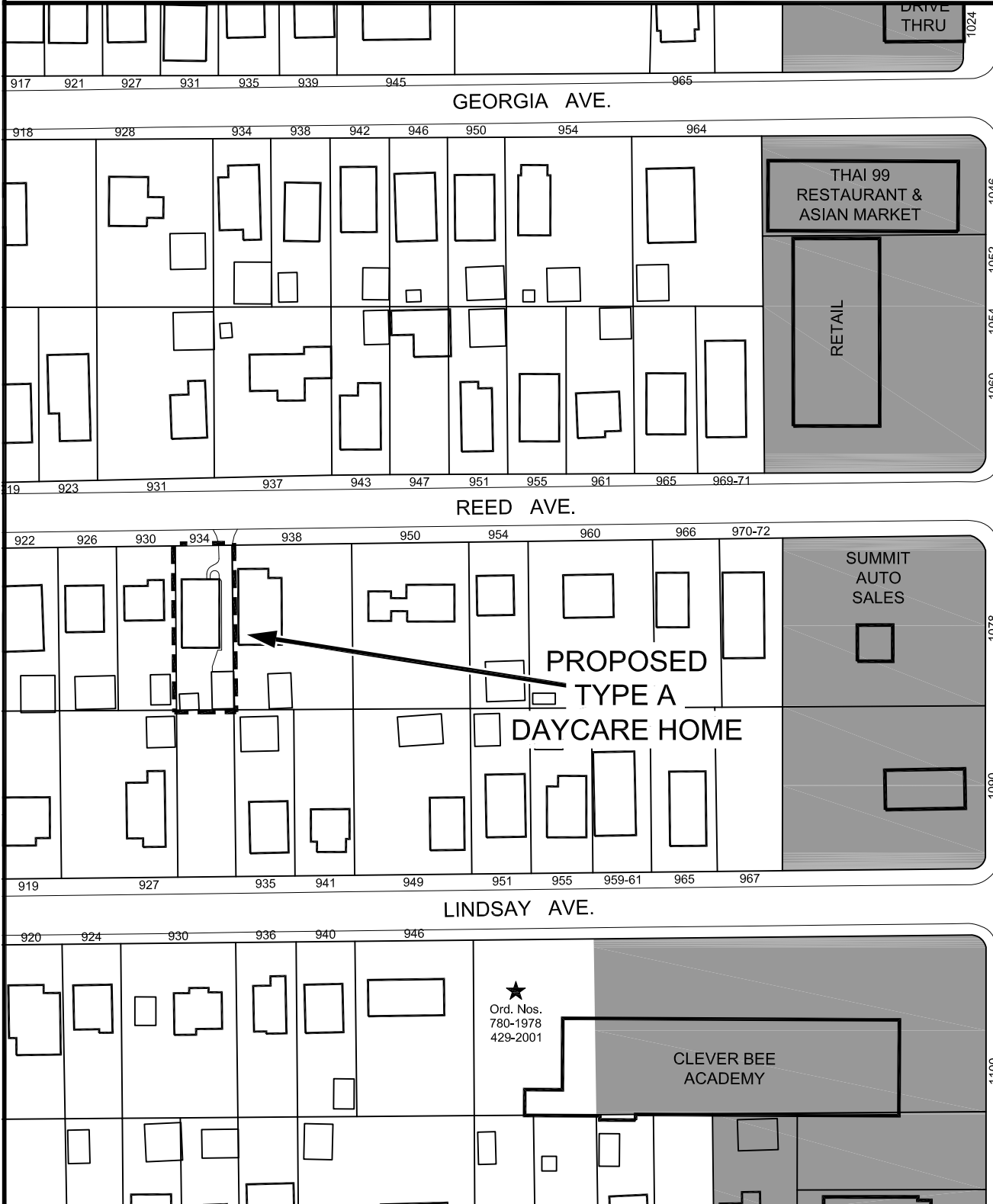
PC-2024-65-CU

Petition of Josephine White for a Conditional Use to establish a Type A daycare home at 934 Reed Avenue

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



0 100'
Created 11/18/2024 jwh
Revised 11/18/2024 jwh



★
Ord. Nos.
780-1978
429-2001

CLEVER BEE
ACADEMY

S. ARLINGTON ST.

MEMORANDUM

TO: AKRON PLANNING COMMISSION **ITEM # 2D**
PC-2024-65-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: DECEMBER 13, 2024 **WARD:** 7
COUNCILPERSON: Kammer

SUBJECT: **PC-2024-65-CU** – Petition of Josephine White for a Conditional Use to establish a Type A daycare home at 934 Reed Avenue.

GENERAL LOCATION: South side of Reed Avenue, west of S. Arlington Street.

LAND USE OF THIS PROPERTY: Residential

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 40 feet by 115 feet = 4,600 square feet of area

COMMENTS:

Josephine White is the owner of a single-family residence located on the south side of Reed Avenue, west of S. Arlington Street. The parcel contains 40 feet of frontage and 115 feet of depth for 4,600 square feet of area. The surrounding uses are all residential dwellings, except for a vacant residential lot to the south. The property is zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is requesting permission to establish a Type A child daycare home at this location. The Zoning Code defines a child daycare business center as any facility in which childcare is provided for 10 or more children, requiring Conditional Use approval in a residence use district.

City of Akron Zoning Code requirements for day cares in residential districts are based on the number of children. Both the City of Akron and the Ohio Department of Jobs and Family Services (ODJFS) stipulate that any home may contain up to six children (Type B home provider) and State of Ohio licensure is only required if the childcare is paid for with public funds. Further, ODJFS childcare rules stipulate that any approved provider with 7-12 children is considered a Type A home provider. Receiving zoning approval through the Conditional Use process is only one of many criteria established by the ODJFS. For example, a childcare provider must also be certified in infant/child CPR and First Aid, be trained in disease management and child abuse/neglect prevention and maintain liability insurance. Additionally, childcare homes must

provide ODJFS-approved outdoor space and meet staff-to-child ratios. Besides obtaining zoning approval, an applicant is also required to complete pre-licensing training, undergo background checks, submit required documents, pay a fee, and pass pre-service inspections.

The proposed daycare home, Circle of Life Child Enrichment Center, would mainly occupy the main floor and basement area of the 1,056 square foot one-story dwelling. Care would be provided for a maximum of twelve children, ranging in age from six weeks to 12 years. The days of operation will be from Monday through Friday, from 7:00 a.m. to 6:15 p.m. There will be no overnight stays. No changes are proposed for the interior or exterior of the house. If approved, the Petitioner intends to hire two full-time assistants. The southeast corner of the property contains a detached one-car garage. There is also on-street parking along Reed Avenue. The rear yard contains space for an outdoor play area and is enclosed with chain-link fencing. No additional signage besides the current window signage is proposed.

The Petitioner has stated that she is a credentialed Child Development Associate (CDA) and has over thirty (30) years of experience working in the daycare field and currently operates a Type B daycare home at this location. Since most of the activities will be indoors and the children are dropped off and picked up at varying times of the day, providing care for up to six additional children should not have a detrimental effect on the abutting properties nor create traffic congestion. This East Akron neighborhood property is well-maintained, and the Traffic Engineer has no concerns with drop-off and pick-up. This request to move from a Type B to Type A license will allow the Petitioner more flexibility in meeting her clients' daycare needs. Providing quality daycare service is beneficial to the entire city and the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff in accordance with Section 153.450 recommends **APPROVAL** of the petition of Josephine White for a Conditional Use to establish a Type A daycare home at 934 Reed Avenue, subject to the following conditions:

- (1) That care is provided for a maximum of twelve (12) children at one time.
- (2) 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.
- (3) That the Petitioner meet all State of Ohio and City of Akron rules, including but not limited to Building Code, Fire Code, and Health Code requirements.
- (4) That the daycare business use of the property shall be discontinued upon the Petitioner transferring title to the subject property.

- (5) That the number, size, and location of all exterior signs shall be limited to two (2) square feet in area in conformance with Section 153.345-.375 of the Zoning Code.

KEP/emd