

AKRON CITY PLANNING COMMISSION

MEETING OF FEBRUARY 16, 2024 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of January 19, 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) NO NEW BUSINESS

B. **PC-2023-71-CU** – Petition of Alzheimer Special Care Center, LP, for a Conditional Use to construct additional parking for 2330 Smith Road.

C. **PC-2023-72-CU** – Petition of LKQ Corporation for a Conditional Use to expand an auto salvage business at 1483 Triplett Boulevard.

D. **PC-2024-02-CU** – Petition of Summit Toyota for a Conditional Use to place an off-premises hi-rise sign at 1570 Frederick Boulevard.

(3) RENEWALS

KJ/emd

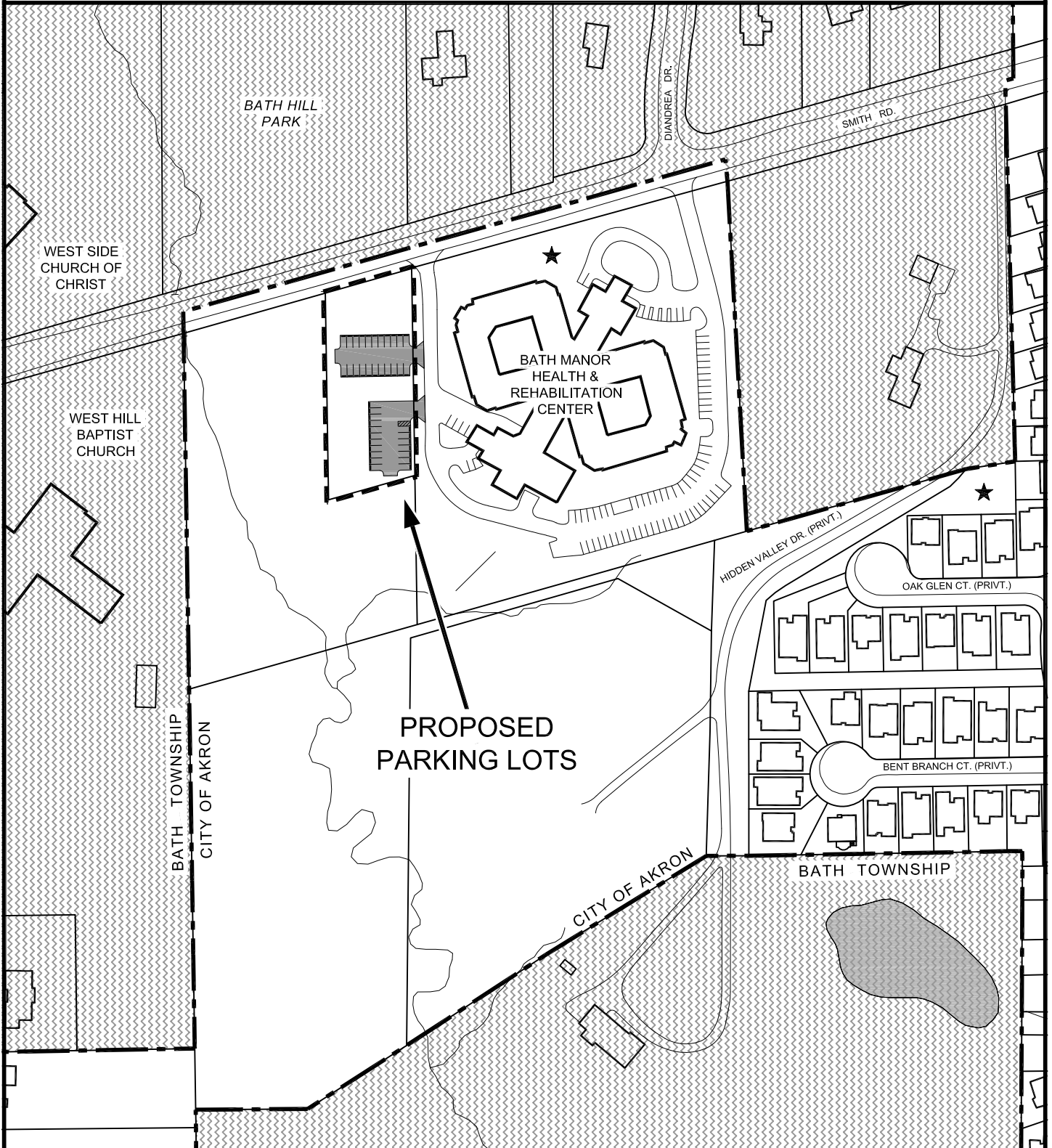
PC-2023-71-CU

Petition of Alzheimer Special Care Center LP for a Conditional Use to construct additional parking for 2330 Smith Road (Parcel 7200474)

- ★ Conditional Use
- U1 Single Family Residential
- ▨ UPD-23 Unified Planned Development
- ▨ Bath Township



0 200'
Created 01/30/2024 jwh
Revised 02/02/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2023-71-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: FEBRUARY 16, 2024 **WARD: 8**
COUNCILPERSON: Hardy

SUBJECT: **PC-2023-71-CU** – Petition of Alzheimer Special Care Center LP for a
Conditional Use to construct additional parking for 2330 Smith Road

GENERAL LOCATION: South side of Smith Road, east of N. Revere Road

LAND USE OF THIS PROPERTY: Vacant land

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Residential, park
SOUTH SIDE: Vacant land, residential
EAST SIDE: Institutional, residential
WEST SIDE: Vacant land, church

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

AREA OF LOT: Approximately 0.94 acres of land

COMMENTS:

Alzheimer Special Care Center Limited Partnership is the owner of approximately 0.94 acres of land on the south side of Smith Road, east of N. Revere Road. The largely wooded lot contains two fairly small parking lots along the east side of the lot, accessed from the loop drive for the Bath Manor care facility. Surrounding uses include residential and a park to the north, institutional and residential to the east, vacant land and residential to the south, and vacant land and a church to the west. The property is zoned Single Family Residence Use District (U1, H1, A1), and the Land Use and Development Guide Plan recommends very low density (3 dwelling units per acre) residential for these lots along the south side of Smith Road.

The Petitioner, Alzheimer Special Care Center Limited Partnership, is seeking approval to legally establish the two existing parking lots west of the loop drive surrounding the Bath Manor facility. These lots were not part of the original conditional use (Ord. No. 246-1998), and the present zoning is a Single Family Residence Use District (U1, H1, A1).

Because a parking lot is a retail use and not permitted in a residential district, a separate conditional use is required to establish the parking lots.

The submitted site plans indicate that the current gravel lots would be graded as necessary, and new asphalt pavement would be laid. The lots would be striped and stop blocks installed, creating 22 parking spaces for the north lot and 18 for the south lot. Existing vegetation on the site would be preserved to the greatest extent possible, maintaining the visual screening from surrounding uses. The Petitioner states that the lots would be utilized as additional / overflow parking for both staff and guests.

A review of historical aerial photography indicates that the northern lot was originally created in 2005, while the southern lot appeared in 2011. The north lot sits a minimum of 50 feet from Smith Road, behind dense tree and shrub cover and in line with the front of the adjacent Bath Manor building. The lots have gone unnoticed, and no complaints have been brought to the City's attention over the previous nearly two decades. The two parking lots provide convenient staff and visitor access to the western portion of the facility. While the Land Use and Development Guide Plan recommends residential development for this property, sewer service is not available to the site, and the current installation cost estimate is prohibitively expensive. Consequently, parking may be the highest and best use for this property. Provided that stormwater is controlled and collected in an acceptable manner, the Planning Staff is supportive of 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 Alzheimer Special Care Center LP for a Conditional Use to construct additional parking for 2330 Smith Road, in accordance with the submitted plans entitled "BATH MANOR / PARKING EXPANSION", dated 2023-11-03, and subject to the following conditions:

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

- (3) 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.
- (4) 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.
- (5) That as a prerequisite to the issuance of any building or grading permit incident hereto, the following be submitted to the City:
 - (a) Storm water management plan as referred to in Item (1) above.

JH/emd

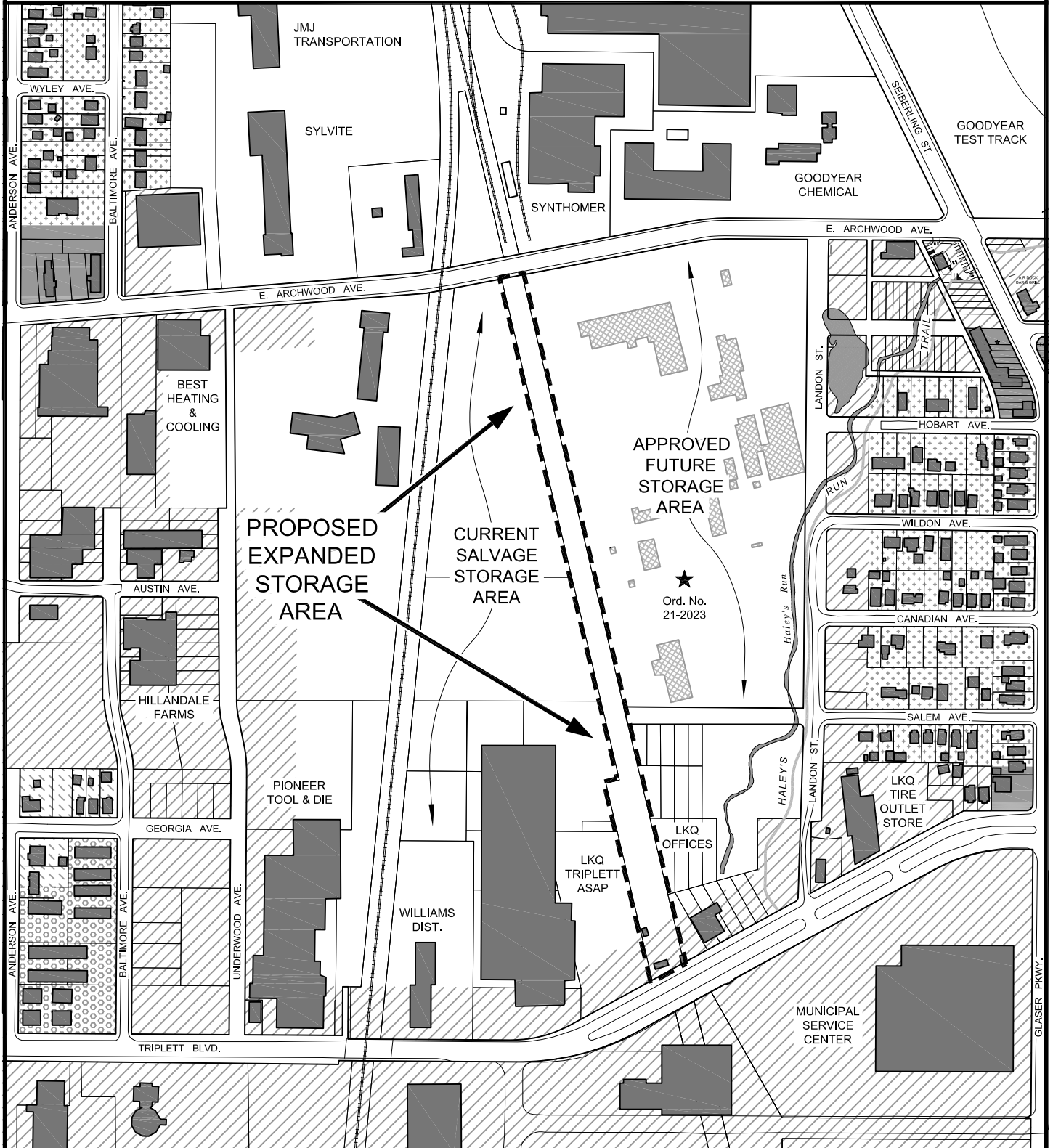
PC-2023-72-CU

Petition of LKQ Corporation for a Conditional Use to expand an auto salvage business at 1483 Triplett Boulevard

- U1 Single Family Residential
- U1 Two Family Residential
- U2 Apartment House
- U3 Retail Business
- U4 Commercial
- U5 Ordinary Industry



0 400'
Created 01/29/2024 jwh
Revised 01/29/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
PC-2023-72-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: FEBRUARY 16, 2024 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: PC-2023-72-CU – Petition of LKQ Corporation for a Conditional Use to expand an auto salvage business at 1483 Triplett Boulevard.

GENERAL LOCATION: North side of Triplett Boulevard, west of Landon Street

LAND USE OF THIS PROPERTY: Industrial

LAND USE IN THE SURROUNDING AREA: All sides Industrial

ZONED: Commercial (U4, H1, A3) & Ordinary Industry Use (U5, H2, A2)

SIZE OF LOT & AREA: 3.27 acres

COMMENTS:

LKQ Corporation is the lessee of 3.27 acres of land running from E. Archwood Avenue to the north and Triplett Boulevard to the south, addressed as 1483 Triplett Boulevard. The site is the former location of Church’s Coal. Surrounding uses include abandoned CXS railroad tracks to the north, the City of Akron Triplett Maintenance facility to the south, and LKQ Corporation to the east and west. Most of the property is zoned Ordinary Industry Use District (U5, H2, A2), with the portion fronting Triplett Boulevard zoned Commercial Use District (U4, H1, A3). The Land Use and Development Guide Plan recommends industrial uses for this property.

The Petitioner is proposing to lease this property for the dual use as a parking lot along Triplett Boulevard and as an access road from E. Archwood Avenue. Since the proposed uses are accessory uses for the prior conditionally zoned auto salvage operation, any expansion requires Conditional Use approval.

LKQ Corporation’s facility (fka LKQ Corp/Triplett ASAP), which encompasses a large area between E. Archwood Avenue to the north and Triplett Boulevard to the south, dismantles end-of-life vehicles and retains parts for resale or processes unsellable parts for scrap and core uses. One goal of the Land Use and Development Guide Plan (LUDGP) is to encourage the expansion and development of commercial/industrial activities in areas suited to their needs. This long, narrow strip of land is sandwiched between property owned/leased by LKQ. Recently, the Petitioner received City Council

approval (Ordinance No. 21-2023) to expand their auto salvage business onto the former Goodyear research site at 1480 E. Archwood Avenue. The leasing of this strip of land will allow LKQ to consolidate operations while providing access to the former Goodyear site. While the buildings have not yet been demolished at the former Goodyear site, LKQ's environmental compliance team is working with that lessee and Ohio EPA for approval of the reuse plan, with an anticipated April 2024 completion date.

The Petitioner has also confirmed that the agreed upon land donation to the Western Reserve Land Coalition to protect Haley's Run is near competition.

Another objective of the LUDGP is to promote good design standards for parking. The wider portion of the land that fronts Triplett Boulevard (former Church's Coal) currently contains a small office building, tanks, and trailers. The Petitioner will remove the blighted structures and redevelop the area into a paved parking area capable of housing 50-75 employee vehicles. Existing fencing will be extended parallel with Triplett Boulevard. The employee parking area will only be accessible from Triplett Boulevard. The removal of the blighted structures will improve the aesthetics of the property along with providing needed parking spaces and improving internal traffic flow.

LKQ's Akron location currently has 210 employees with over \$11 million in annual payroll. The Planning Staff is of the opinion that the new proposal is an appropriate land use and will allow LKQ to consolidate their operations in this East Akron neighborhood. If the Petitioner submits a detailed parking plan, the Planning Staff recommends approval.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H), the Land Use and Development Guide Plan, and recommends **APPROVAL** of the petition of LKQ Corporation to expand an auto salvage business at 1483 Triplett Boulevard in accordance with submitted plans and subject to the following conditions:

- (1) That a landscape planting, fencing, and parking 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, fencing, and parking be installed along Triplett Boulevard 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 hard surfaced and curbed to Bureau of Engineering specifications.
- (5) That the structures and layout of the development conform substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.
- (6) That the area be kept free of trash and litter.
- (7) 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.
- (8) That all exterior lighting on the Petitioner's property, if any, be installed so as not to impair in any way the safe movement of traffic on any street or highway or so as not to intrude on the surrounding properties.
- (9) That the number, size, and location of all exterior signs should conform to Section 153.345-.375 of the Zoning Code.
- (10) 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, fencing, and parking installation as referred to in Item (1) above.
- (11) 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 (10) above.
 - (b) Landscape, fencing, and paving plan as referred to in Item (1) above.

KEP/emd

PC-2024-02-CU

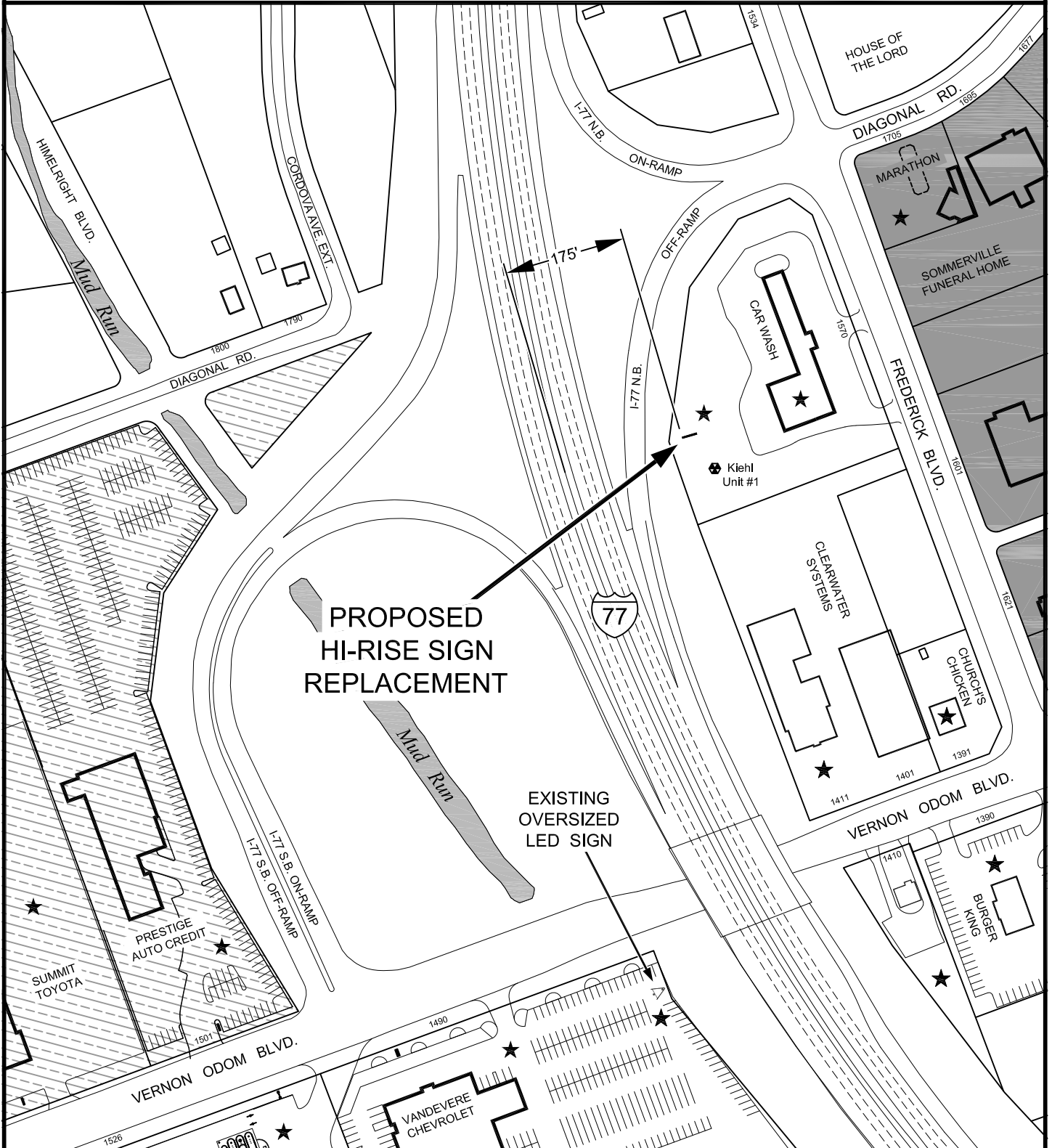
Petition of Summit Toyota for a Conditional Use to place an off-premises hi-rise sign at 1570 Frederick Boulevard

★ Conditional Use

- UPD-4
- U1 Single Family Residential
- U3 Retail Business



0 200'
Created 01/31/2024 jwh
Revised 01/31/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
PC-2024-02-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: FEBRUARY 16, 2024 **WARD: 3**
COUNCILPERSON: Sommerville

SUBJECT: PC-2024-02-CU – Petition of Summit Toyota for a Conditional Use to place an off-premises hi-rise sign at 1570 Frederick Boulevard.

GENERAL LOCATION: West side of Frederick Boulevard, south of Diagonal Road, and adjacent to the Interstate 77 NB exit ramp

LAND USE OF THIS PROPERTY: Vacant rear yard of a car wash

LAND USE IN THE SURROUNDING AREA:

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

ZONED: Conditionally zoned by Ord. No. 708-1985 for a self-serve car wash;
Ord. No. 364-2012 for the current hi-rise sign

SIZE OF LOT & AREA: Irregularly shaped, containing approximately 2.27 acres

COMMENTS:

Summit Toyota is the lessee of property located at the southwest corner of the intersection of Frederick Boulevard and Diagonal Road. The property is addressed as 1570 Frederick Boulevard and is developed with a multiple bay, self-serve car wash, an oil/gas well, and an off-premises hi-rise sign for Summit Toyota, which currently operates a new car dealership at 1535 Vernon Odom Boulevard. Surrounding uses include a church and residential to the north, retail to the east and south, and Interstate 77 to the west. The property is conditionally zoned by Ord. No. 708-1985 to allow the multiple bay car wash and by Ord. No. 364-2012 for the current hi-rise sign. The Land Use and Development Guide Plan recommends retail uses east of the interstate and south of Diagonal Road.

The Petitioner is requesting permission to install a new, larger high-rise digital changeable copy (LED) sign at this location to replace the original LED sign that was

conditionally approved in 2012 (Ordinance No. 364-2012). As such, Conditional Use approval is needed for the new upgrade.

The current hi-rise sign, measuring 15' x 15' and at an overall height of 70 feet, is no longer functioning properly and replacement parts are not available to repair it. The Petitioner, therefore, intends to replace it with a new LED sign on the existing pole, approximately 175 feet from the centerline of the interstate. The new sign has a viewable screen size of 19' in height by 22' in width (418 square feet sign area) and a cabinet size of 19'-4" in height by 23' in width. The proposed replacement sign will be an 86% increase in area from the original sign. The dual sign faces would be 100 percent digital, except for the narrow cabinet frame. Engineering load calculations require a portion of the existing monopole mount to be removed, resulting in an overall sign height of approximately 53'-8" above grade. The lowered sign will still provide adequate sight visibility. The digital sign would be used to advertise only products sold at the Petitioner's dealership on the opposite side of the highway.

Over the past several years, the Planning Commission and City Council have approved several LED billboards and hi-rise signs in this vicinity along Interstate 77. Most recently, VanDevere Chevrolet received approval (Ord. No. 134-2022) to replace its hi-rise sign with a 423 square feet sign to a height of 70 feet. Although the upgrade to the proposed sign is an 86 percent increase over the original design, it is in keeping with recent approvals and would lower the overall height by more than 16 feet. One goal of the Land Use and Development Guide Plan is to promote the preservation and revitalization of viable business districts by promoting good design standards for buildings, signage, and parking areas. This heavily traveled interchange along Interstate 77, with multiple car dealerships, is important to the local economy. LED signs, when properly placed, can be an attractive use of current sign technology and are used to effectively promote businesses within the city. The larger sign will help increase the business's visibility and attract and guide both local and regional customers. The Planning Staff is supportive of 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 Summit Toyota for a Conditional Use to place an off-premises hi-rise sign at 1570 Frederick Boulevard in accordance with submitted plans and subject to the following conditions:

- (1) That the proposed high-rise sign shall not exceed a height of 54 feet above grade and a sign area of 418 square feet.

- (2) That the copy of the electronic message center shall not flash, rotate or have the appearance of moving, and the message and the image shall remain illuminated and unchanged a minimum of eight seconds at a time.
- (3) That the sign shall advertise goods and services for the Summit Toyota of Akron dealership located at 1535 Vernon Odom Boulevard only.

JH/emd