

AKRON CITY PLANNING COMMISSION

MEETING OF APRIL 12, 2024 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of March 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-2024-11-S** – Sale of city-owned land to K. Hovnanian Ohio Operations, LLC, or their affiliated land holding company, in the Sherbondy Hill Neighborhood.
 - (2) **PC-2024-13-UR** – Meridian Urban Renewal Area Renewal Plan and Eligibility Report.
- B **PC-2024-03-CU** – Petition of Lamar for a Conditional Use to replace a static billboard with a new digital billboard structure at 236 Annadale Avenue.
- C. **PC-2024-09-T** – Text change to amend the sign code within the form-based Kenmore Urban Overlay Area.
- D. **PC-2024-10-CU** – Petition of HALO Foundation of Akron for a Conditional Use to construct a commercial addition at 134 Western Avenue.

(3) RENEWALS

KJ/emd

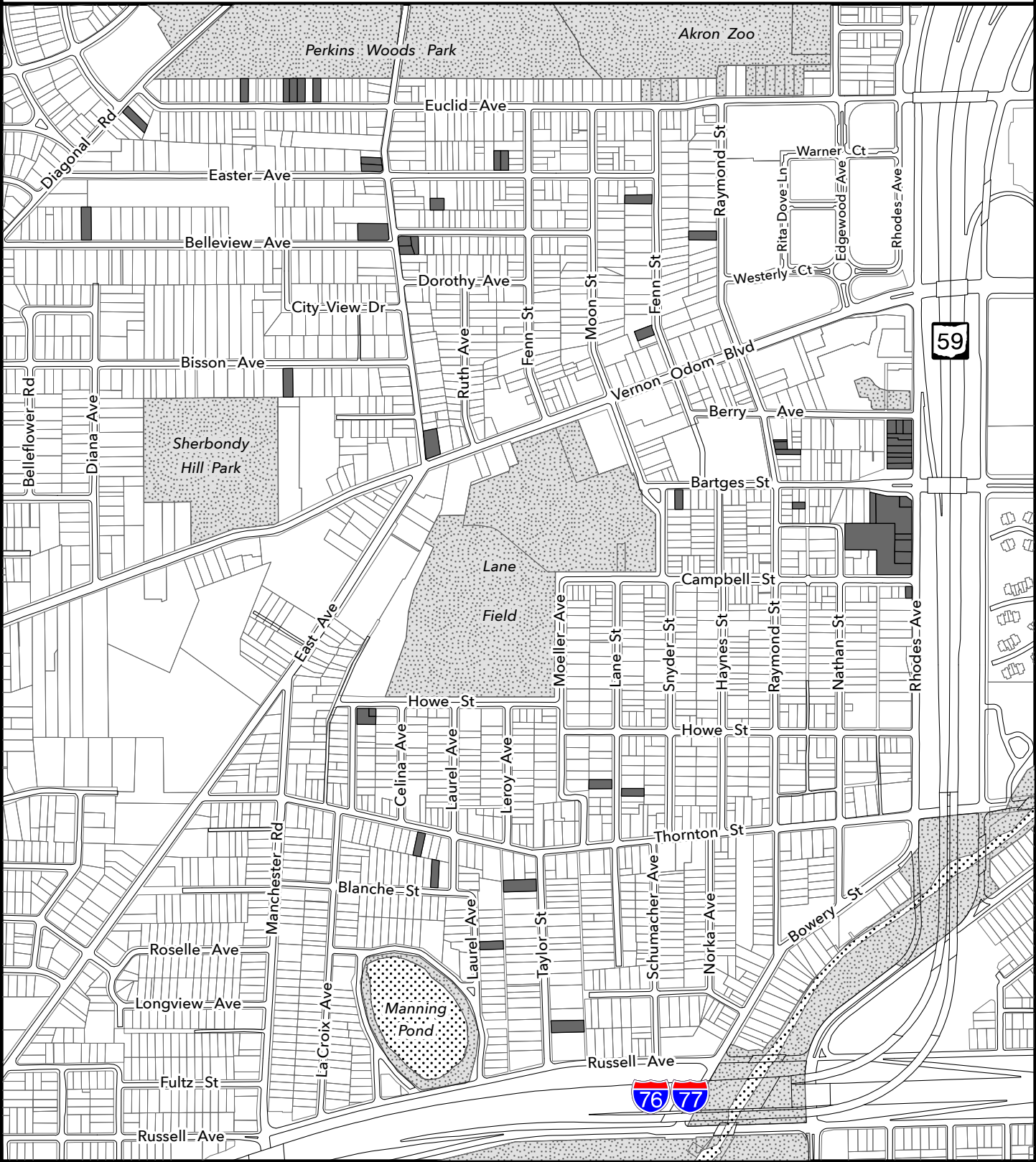
PC-2024-11-S

Sale of city-owned land to K. Hovnanian Ohio Operations, LLC, or their affiliated land hold company, in the Sherbondy Hill Neighborhood.

 City-Owned Land For Sale



Created 3/18/2024 mrm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A1**
PC-2024-11-S

FROM: DEPARTMENT OF PLANNING
AND URBAN DEVELOPMENT

DATE: APRIL 12, 2024

WARD: 3
COUNCILPERSON:
Sommerville

SUBJECT: PC-2024-11-S – Sale of city-owned land to K. Hovnanian Ohio Operations, LLC, or their affiliated land holding company, in the Sherbondy Hill Neighborhood (See attached Parcel List)

GENERAL LOCATION: Miscellaneous scattered site infill lots in the Sherbondy Hill Neighborhood

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 7.094 acres (see attached Parcel List for break down)

COMMENTS:

The City of Akron proposes to sell 52 vacant residential parcels (approximately 6.86 acres) in the Sherbondy Hill Neighborhood. Hovnanian Ohio Operations, LLC proposes to purchase these lots at a price of \$0.25 per square foot to build approximately 45 single family market rate homes.

These lots are not needed for municipal purposes. The sale of these lots would divest the city of property it no longer needs to maintain and would allow for new infill residential development.

RECOMMENDATION:

The OI/Planning staff recommends **APPROVAL** of the sale of City-owned land to K. Hovnanian Ohio Operations, LLC.

DM/emd

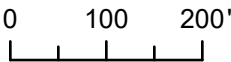
PPN	Address	SQFT
6808187	1045 DIAGONAL RD	5,851
6830039	687 VERNON ODOM BLVD	10,166
6708489	698 MALLISON AVE	6,179
6820102	741 EUCLID AVE	4,681
6820101	741 EUCLID AVE	4,814
6730673	753 EUCLID AVE	4,745
6730674	753 EUCLID AVE	3,735
6846116	773 EUCLID AVE	4,738
6714659	849 BELLEVUE AVE	8,455
6710107	860 EAST AVE	3,706
6732923	894 EAST AVE	13,206
6816338	897 EAST AVE	3,143
6703763	BELLEVUE AVE	2,927
6833351	EAST AVE	3,123
6724412	EAST AVE	3,767
6744166	MALLISON AVE	4,598
6715975	RAYMOND ST	6,439
6706644	EASTER AVE	4,151
6814782	BISSON AVE	7,110
6836943	EASTER AVE	3,880
6745506	EASTER AVE	3,430
6823312	1018 LANE ST	5,395
6725519	354 BERRY AVE	2,422
6725438	356 BERRY AVE	3,189
6736035	462 W BARTGES ST	4,000
6725437	836 RHODES AVE	3,142
6723910	847 RAYMOND ST	3,257
6804200	852 RHODES AVE	3,611
6758317	985 LA CROIX AVE	6,265
6740462	CAMPBELL ST	1,941

PPN	Address	SQFT
6723909	HOWE ST	1,455
6757694	NATHAN ST	50,340
6720095	RAYMOND ST	672
6720094	RAYMOND ST	2,632
6745854	RHODES AVE	3,353
6832057	RHODES AVE	4,265
6823763	RHODES AVE	4,597
6852031	RHODES AVE	2,866
6804199	RHODES AVE	3,746
6835004	RHODES AVE	3,070
6835100	RHODES AVE	2,553
6757693	RHODES AVE	5,058
6834998	RHODES AVE	5,146
6855527	RHODES AVE	26,463
6823762	W BARTGES ST	4,756
6846374	1023 LANE ST	4,515
6841228	BARTGES ST	2,227
6836146	1097 LAUREL AVE	4,947
6740157	1135 TAYLOR ST	10,004
6832409	583 BLANCHE ST	5,358
6847043	592 W THORNTON ST	4,818
6813156	TAYLOR ST	9,846

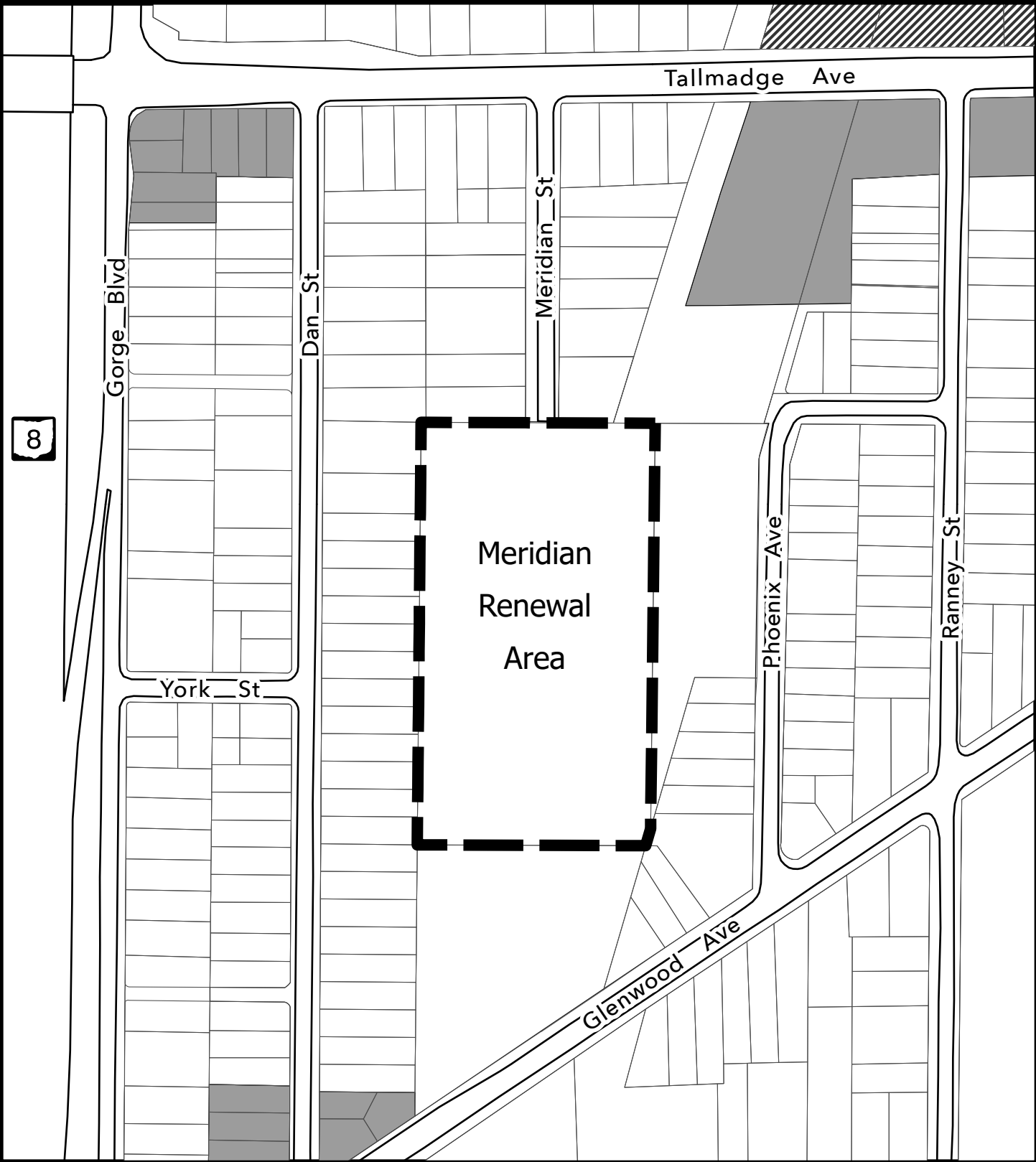
PC-2024-13-UR

Meridian Urban Renewal Area Renewal Plan and Eligibility Report.

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



Created 3/26/2024 mrm



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A2**
PC-2024-13-UR

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: APRIL 12, 2024 **WARD:** 2
COUNCILPERSON: Lombardo

SUBJECT: **PC-2024-13-UR** - Approval of the Meridian Urban Renewal plan and eligibility report

COMMENTS:

The Meridian Renewal Area is located in north central Akron at the south end of Meridian Street. The Renewal Area encompasses approximately 4.77 acres and is approximately bounded by E. Tallmadge Avenue on the north, Phoenix Avenue on the east, Dan Street on the west and E. Glenwood Avenue on the south. The Meridian Renewal Plan contains a description of area boundaries, a statement of objectives, a land use plan and a description of the techniques and standards to accomplish the objectives.

The Renewal Plan is required to justify municipal activity in the area, provide for citizen input and assure coordination with citywide plans. The Meridian Urban Renewal Plan will allow for the redevelopment of the area, including clearing blighting influences, preventing the recurrence of blight, and facilitating the development of new single-family homes.

The Urban Renewal Plan / Eligibility Report describes existing conditions within the area. The specific parcel that makes up the project area is parcel #6764365. The vacant parcel occupies 4.77 acres at the southern terminus of Meridian Street. Up until recently, the lot encompassing the Renewal Area boundary was wooded. In late 2023, the trees on the property were cleared. The current property owner is intending to develop the lot with twenty single-family homes. Meridian Street is a dead end street developed with single-family homes. Meridian Street will be extended south ending in a cul de sac. Surrounding land use in the immediate adjacent area is primarily single-family residential, but retail development is in close proximity to the north and south. North High School is located on the north side of E. Tallmadge Avenue north of the site and Forest Hill CLC is located south of E. Glenwood Avenue south of the site. Akron Fire Station #7 is located northeast of the site along E. Tallmadge Avenue. The subject area parcel lacks infrastructure and suffers from a faulty lot layout in relation to size, adequacy, accessibility, or usefulness. The parcel in its existing condition is full of debris left over from tree removal mixed with scattered litter in specific areas. Pooling

of water is occurring in low spots. These conditions are of sufficient scope and pervasiveness to qualify the area as blighted under Sections 108 and 1728.01 of the Ohio Revised Code. The establishment of the Renewal Plan gives the City the ability to utilize tax increment financing in the Plan area under provisions of the Ohio Revised Code.

Existing Zoning will not be changed. The parcel is zoned Single-Family Residence Use District (U1 H1 A1).

RECOMMENDATION:

The Department of Planning and Urban Development recommends acceptance of the Meridian Urban Renewal Area Eligibility Report and **APPROVAL** of the Meridian Renewal Plan to provide for the elimination of blighting conditions, prevent the recurrence of blight and facilitate new residential development.

KM/emd

PC-2024-03-CU


Petition of Lamar for a Conditional Use to replace a static billboard with a new digital billboard structure at 236 Annadale Avenue

★ Conditional Use

 U2 Apartment House

 U4 Commercial

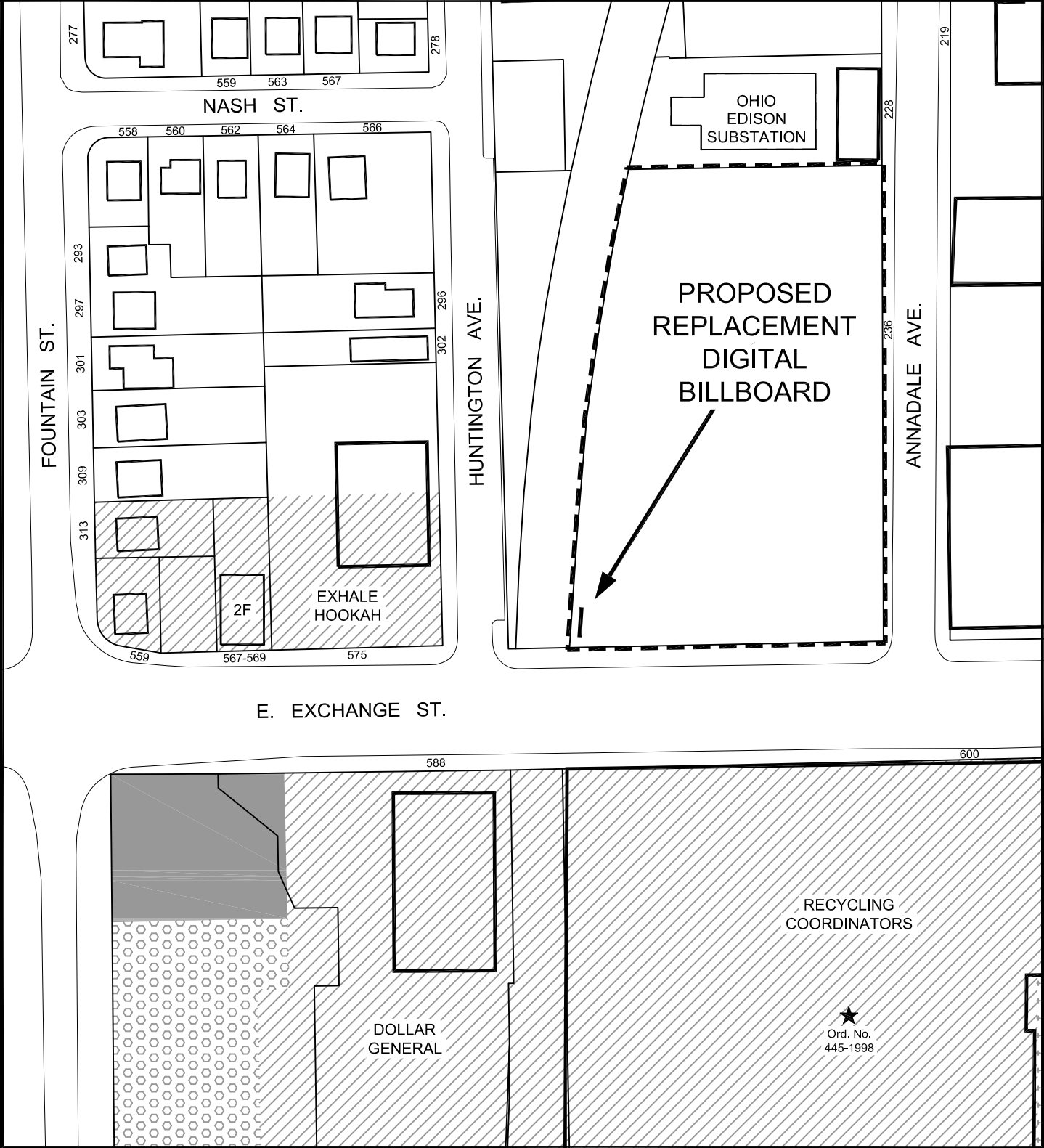
 U3 Retail Business

 U5 Ordinary Industry



0 100'

Created 02/20/2024 jwh
Revised 02/22/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2024-03-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: APRIL 12, 2024 **WARD:** 5
COUNCILPERSON: Hannah

SUBJECT: PC-2024-03-CU – Petition of Lamar for a Conditional Use to replace a static billboard with a new digital billboard structure at 236 Annadale Avenue

GENERAL LOCATION: North side of East Exchange Street, east of State Route 8

LAND USE OF THIS PROPERTY: Outdoor advertising display

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Vacant land and industrial
SOUTH SIDE: Commercial and retail
EAST SIDE: Vacant land and industrial
WEST SIDE: Vacant land, retail, and residential

ZONED: Ordinary Industry Use District (U5, H3, A1)

SIZE OF LOT & AREA: Approximately 1.64 acres of land

COMMENTS:

Lamar is the lessee of property located at the northwest corner of the intersection of East Exchange Street and Annadale Avenue. The lot, addressed as 238 Annadale Avenue, lies approximately 500 feet east of State Route 8. The structures for the former Diamond Foundry were cleared from the site roughly four years ago, and the property is currently vacant, except for a double-sided, three-poster billboard. Surrounding uses include commercial and retail to the south, retail and residential to the west, and vacant and industrial land to the north and east. The property is zoned Ordinary Industry Use District (U5, H3, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner, Lamar, desires to replace the aging static billboard on the site with a new digital billboard. While the current structure is legal nonconforming, the construction of a new billboard requires Conditional Use approval, regardless of the zoning district in which it is located.

The current billboard is located near the southwest corner of the property, roughly ten feet from the East Exchange Street right-of-way. Four steel posts support three static poster displays—two west-facing and one east-facing—totaling 728 square feet in area.

The aging structure would be removed and replaced with a new west-facing digital display in the same location. The display would measure 21.5 feet in height and width (462 square feet in area). It would be supported by a steel monopole column 30 inches in diameter and would reach an overall height of 34 feet above grade. The Petitioner states that the digital display brightness would adjust to the surrounding ambient light and would meet federal guidelines for lighting standards. The messages displayed will support local businesses as well as communicate public service announcements such as Amber alerts, weather emergencies, and missing persons.

Section 153.385 of the Zoning Code establishes the development requirements for advertising displays permitted as a Conditional Use, and this proposal meets most of the requirements. The Zoning Code does, however, require that a billboard meet the building line setback requirement, which would be approximately 34 feet in this instance. The portion of East Exchange Street, however, is characterized by large commercial/industrial buildings placed at or very near to the street line, consistent with typical urban form. Requiring a deep setback in this case would divert drivers' attention further away from the street and would be inconsistent with the current streetscape. The Zoning Code also requires a minimum distance of 1,000 feet between outdoor advertising displays. A static, double-sided, four-poster display is located 625 feet to the east, at the intersection of Beaver and East Exchange streets. A second static, double-sided, four-poster display is located 725 feet to the west, at the corner of Goodkirk and East Exchange streets. The Planning Staff is of the opinion that it would be better to allow the replacement of the existing static display with a single-sided digital display than to allow the current structure to remain indefinitely. The new billboard would only be oriented toward State Route 8 to the west, rather than toward Mason Community Learning Center and the neighborhood to the east. The digital display would also serve as a better medium to communicate messages in a timely manner when necessary. Moreover, the new display would represent a welcome investment in this neighborhood just beyond the University of Akron campus.

The proposed digital advertising display is along a major arterial street and compatible with the commercial and industrial development in the surrounding area. At a height of 34 feet and located ten feet from the street line, the billboard should not impose on neighboring uses and should contribute to a vibrant business environment by providing an efficient means for local businesses to communicate with consumers.





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 Lamar for a Conditional Use to replace a static billboard with a new digital billboard structure at 236 Annadale Avenue, subject to the following conditions:

- (1) That the outdoor advertising display be located no closer than ten feet from the East Exchange Street right-of-way.
- (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 copy of the digital advertising display 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.
- (5) That the Petitioner obtain all necessary permits.
- (6) That the perimeter at the base of the advertising display be landscaped with shrubbery, or other perennial plantings, properly maintained and free of weeds.

JH/emd

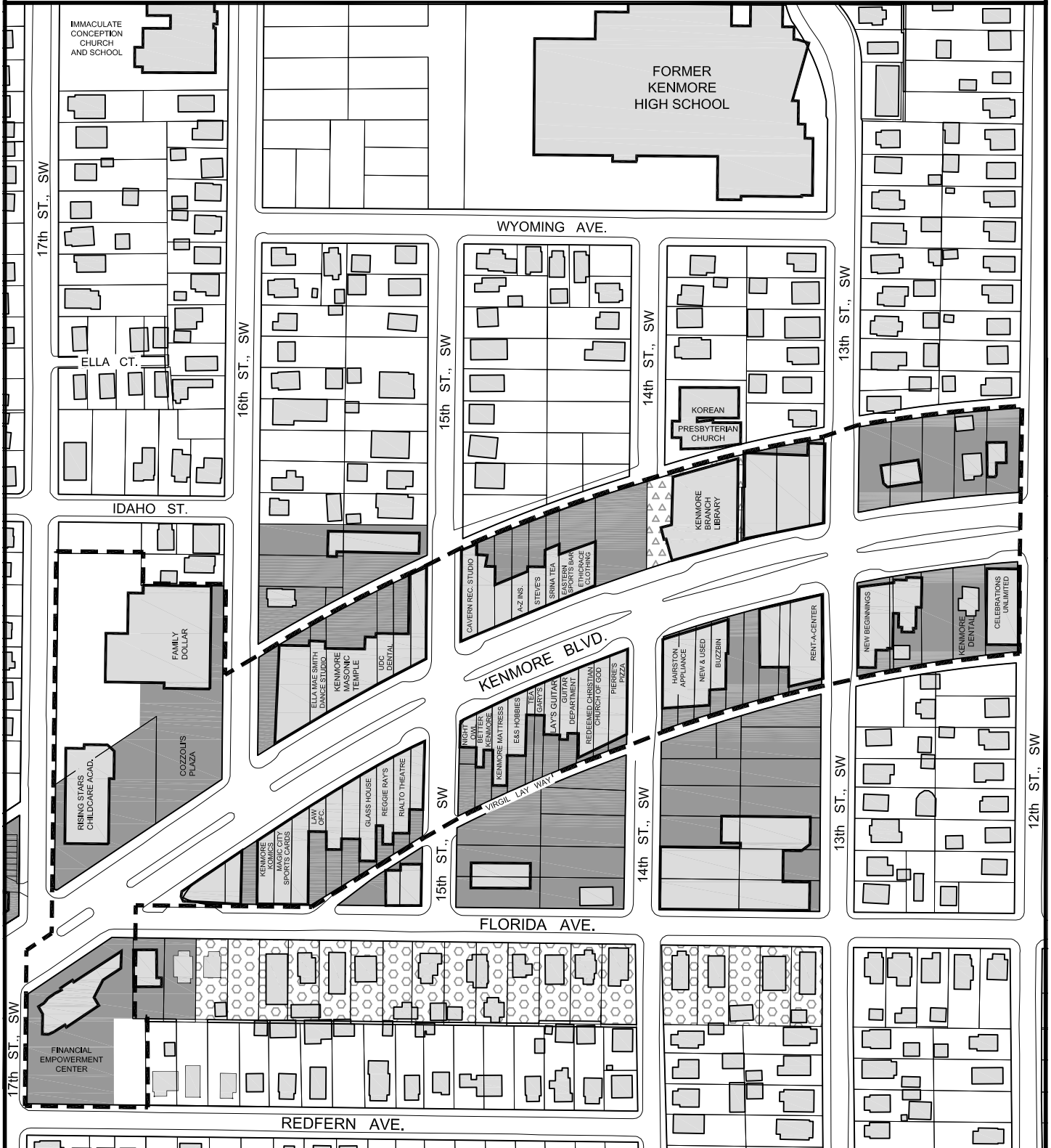
PC-2024-09-T

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

Text change to amend the sign code within the form-based Kenmore Urban Overlay Area.



0 200'
Created 03/14/2024 jwh
Revised 03/15/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

**ITEM # 2C
PC-2024-09-T**

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

DATE: APRIL 12, 2024

**WARD: 9
COUNCILPERSON: Boyes**

SUBJECT: PC-2024-09-T – Text change to amend the sign code within the form-based Kenmore Urban Overlay Area.

COMMENTS:

The City of Akron is proposing to amend the Zoning Code requirements regarding signage in the Kenmore Urban Overlay Area. The proposed changes would align the district with sign standards applied in other recently adopted form-based districts within the City, and enable businesses located within the Kenmore Urban Overlay Area to install projecting signs over the right-of-way on their facades by right, with reasonable form-based design standards.

Projecting signs are a desirable type of business identification because they contribute to the visual interest and overall character of the neighborhood. Currently, signs projecting over the right-of-way require Board of Zoning Appeals approval. Projecting signs are featured prominently among several Kenmore businesses: The Nite Owl, The Guitar Department, Live Music Now!, and most recently Srina Teahouse. Permission to place these signs within the Kenmore Business Corridor was appealed by business owners to the Board of Zoning Appeals and these signs were approved. It is anticipated that more businesses will want projecting signs to conform to the look and feel of the Kenmore business corridor.

The new form-based code standards would allow a total area for flush mounted wall and projecting signage not to exceed 1.5 square feet per lineal foot of building frontage, or 32 square feet, whichever is greater. The maximum size for an individual projecting sign would be 50 square feet, whereas the current maximum is 36 square feet.

The purpose of the Kenmore Urban Overlay Area is to promote and enhance a vibrant walkable business corridor with traditional store fronts placed at the sidewalk. The proposed text changes will allow building signage to help achieve this goal. The signage requirements will conform to the form-based signage allowances recently approved for the business districts within the Merriman Valley and Summit Lake. In all other areas of the city that have not been updated with the Form Based Code projecting signs will still be held to the current zoning code standards.

The City of Akron Planning Staff believe that the proposed changes will enhance the character of the Kenmore business corridor. Furthermore, these changes will help the city to achieve its goal of providing clear, predictable, and streamlined services to its constituents. Therefore, the following text changes to the Zoning Code are proposed:

Section 1. That Title 15, "Land Usage", Chapter 153 "Zoning Code", Article 6 "Development and Area District Requirements", Sections 153.310 (O) "Special Development Conditions for Urban Overlay (UO) Areas" of the Code of Ordinances of the City of Akron, 2004, be and is hereby amended and/or supplemented to read as follows:

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.

3. Kenmore Urban Overlay Area

h. Signage: Signage shall be permitted in accordance with requirements for the

~~Downtown under Article 8, On-Premises Exterior Signs.~~ **THE CITY OF AKRON FORM BASED ZONING CODE DIV. 4.5 SIGNS, (MIXED-USE STOREFRONT DISTRICT)** New pole signs are prohibited.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of a text change to amend the sign code within the form-based Kenmore Urban Overlay Area.

BL/emd

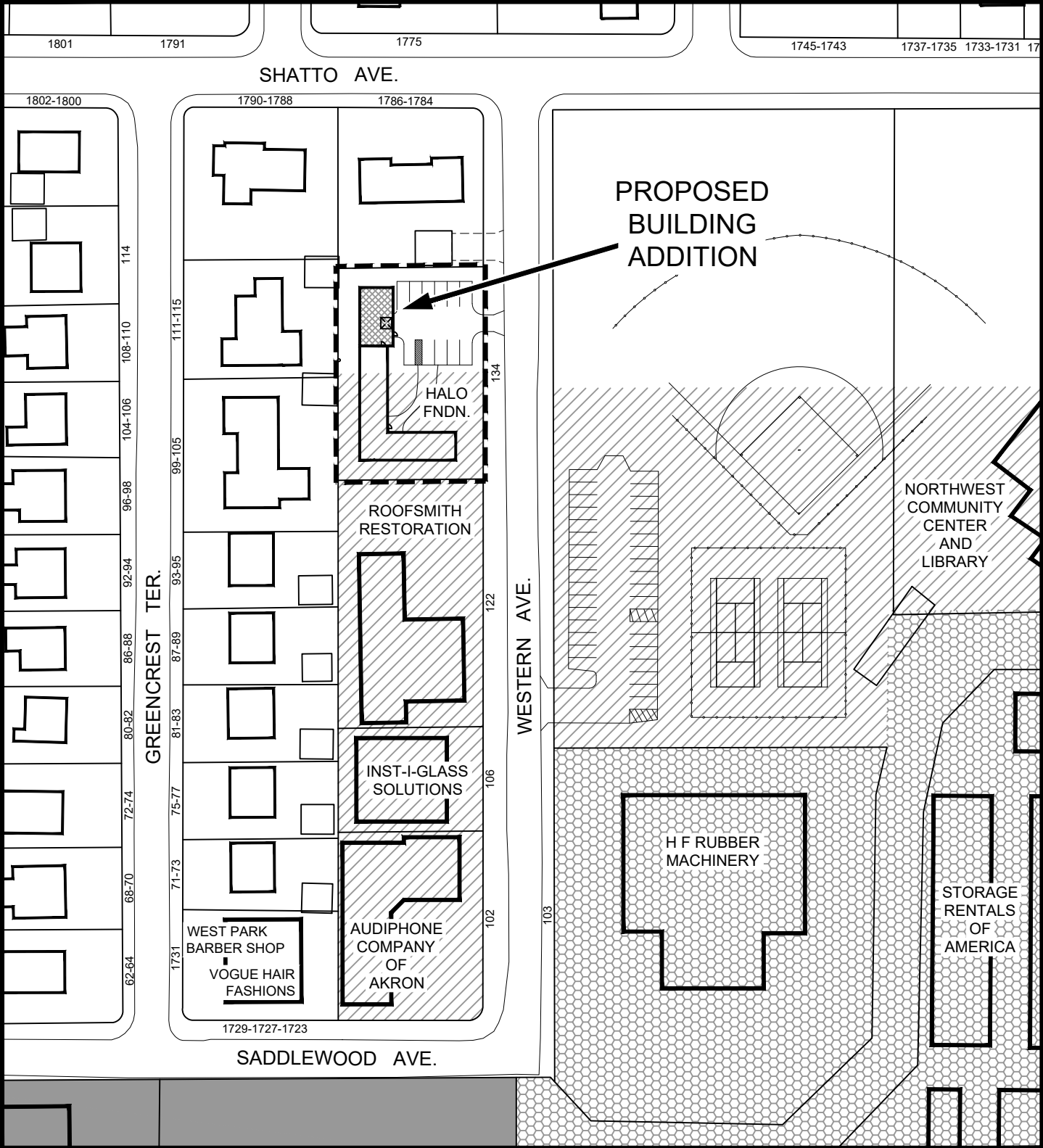
PC-2024-10-CU

-  U1 Two Family Residential
-  ULB Limited Business
-  U3 Retail Business
-  U4 Commercial

Petition of HALO Foundation of Akron for a Conditional Use to construct a commercial addition at 134 Western Avenue



0 100'
Created 03/12/2024 jwh
Revised 03/14/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
PC-2024-10-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: APRIL 12, 2024 **WARD: 8**
COUNCILPERSON: Hardy

SUBJECT: **PC-2024-10-CU** – Petition of HALO Foundation of Akron for a Conditional Use to construct a commercial addition at 134 Western Avenue.

GENERAL LOCATION: West side of Western Avenue, between Shatto Avenue and Saddlewood Avenue.

LAND USE OF THIS PROPERTY: Limited Business.

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Two-Family
SOUTH SIDE: Commercial
EAST SIDE: Recreational
WEST SIDE: Two-Family

ZONED: Commercial Business (U4, H1, A2) and Two-Family Residential (U1, H1, A2)

SIZE OF LOT & AREA: Approximately 150 feet by 104 feet for an area of 15,800 square feet

COMMENTS:

HALO Foundation of Akron is the lessee of an existing office building at 134 Western Avenue. The property contains approximately 15,800 square feet with a 2,550 square feet office building on site. Surrounding land uses include Two-Family residential to the north and west, commercial businesses to the south, and Northwest Park across the street to the east. The property is zoned Commercial Business (U4, H1, A2) and Two-Family Residential (U1, H1, A2). The Land Use and Development Guide Plan recommends Two-Family and Apartment Use.

The Petitioner, The HALO Foundation of Akron, is requesting permission to construct a 1,008 square feet expansion to the north end of the existing building, within the Two-Family residential zoning district. The expansion of a commercial use into a Two-Family district requires Conditional Use approval.

The HALO Foundation of Akron was founded in 2003 as a not-for-profit organization to honor the heroes of Flight 93 during the events of September 11, 2001. HALO Foundation exists to develop students as service leaders by recognizing specific overlooked needs in the community and illuminating the selfless example of the heroes of Flight 93 as their model. They are seeking to expand their space on Western Avenue so they may have a larger area to be used for storage of donations and the packaging of items. In the past, they have kept a 16 feet storage container on-site for the collection and storing of donations, therefore a larger space will allow them to undertake their tasks inside of their own facility. As part of their student training, several times a year they hold service projects where donated items kept at the facility are organized, repacked, and distributed to persons in need. They also desire to utilize the space as a workroom for the assembly of gift baskets that are auctioned at fundraisers held within the community.

The expansion will extend directly from the northernmost section of the existing building with a footprint of 42 feet by 24 feet. It will continue to maintain the 15 feet distance from the western property line and a 12 feet distance from the northern property line. It will be constructed to a height of 15 feet with a hip roof. There will be a man door and seven by eight feet garage door and window on the front elevation, with another window on the northern elevation. Roof shingles and siding will match the existing building. A parking lot for 11 vehicles will continue to serve the property and existing dense landscaping will continue to be maintained except for the five pine trees along the western property line that have overgrown the site.

The allowance of the commercial space addition into the Two-Family residential district should not negatively affect the surrounding area. The foundation has occupied the site since 2014 with their activities taking place during daytime hours. The addition will be harmonious with the existing structure on the property and will allow the foundation to conduct their programs more efficiently. There is currently a dense amount of landscape screening that buffers the site from the residential property to the north. Daily activities should not have an impact on lighting, noise, or odors that would negatively impact the neighborhood, but will allow the foundation to continue their essential work for the community. 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 HALO Foundation of Akron for a Conditional Use to construct a commercial addition at 134 Western Avenue, 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 Petitioner provide adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (4) 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.
- (5) That all public utility services be installed underground and their locations suitably marked for safety.
- (6) That the Petitioner connect with, relocate or extend the necessary sewer facilities to his development at his own expense in accordance with plans approved by the Bureau of Engineering.
- (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 as a prerequisite to the issuance of any building or grading permit incident hereto, the following be submitted to the City:
 - (a) Landscape plan as referred to in Item (1) above.
 - (b) Storm water management plan as referred to in Item (2) above.