

AKRON CITY PLANNING COMMISSION

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

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

(1) CORRECTION and APPROVAL of Minutes of June 14, 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-2024-29-S** – Sale of city-owned land to Amazon.com Services, LLC, or their affiliated land holding company, for redevelopment (Parcel 5111065 and a portion of parcel 5110859).
 - (2) **PC-2024-33-S** – Sale of city-owned land to Hazel Street Properties, LLC. Parcel 6764602.
- B. **PC-2024-31-CU** – Petition of WM of Ohio for a Conditional Use to operate a refuse and recycling transfer station and trash hauling business at 1400 E. Archwood Avenue.
- C. **PC-2024-28-CU** – Petition of South Plaza Associates, LLC, for a Conditional Use to vary the parking requirement at 360-454 East Waterloo Road.
- D. **PC-2024-32-CU** – Petition of Andrae Martin for a Conditional Use to construct a solid fence beyond the building line at 2016 Cramer Avenue.

(3) UNFINISHED BUSINESS

- A. **PC-2024-24-CD** – 2024 Consolidated Action Plan.

(4) RENEWALS

KJ/emd

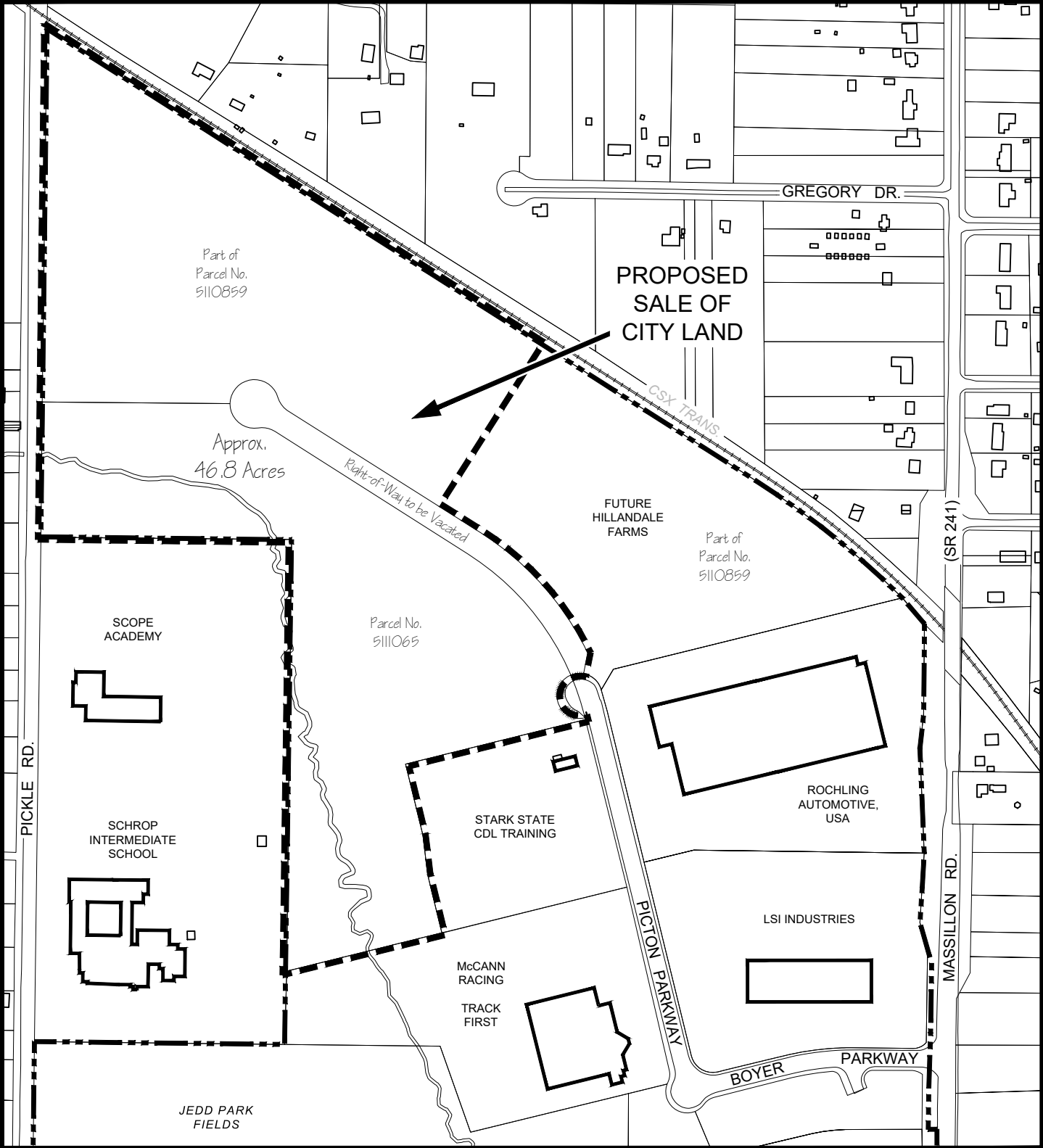
PC-2024-29-S

Sale of City-owned land to Amazon.com Services, LLC, or their affiliated land holding company, for redevelopment (Parcel 5111065 and a portion of parcel 5110859)

The entire area shown on map is within Springfield Township.



0 400'
Created 06/28/2024 jwh
Revised 06/28/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

**ITEM # 2A1
PC-2024-29-S**

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

DATE: JULY 12, 2024

SUBJECT: PC-2024-29-S – Sale of city-owned land to Amazon.com Services, LLC, or their affiliated land holding company, for redevelopment (Parcel 5111065 and a portion of parcel 5110859).

GENERAL LOCATION: West of Massillon Road between Picton Parkway. 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 46.8 acres

COMMENTS:

The City of Akron is the owner of approximately 46.8 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 Amazon.com Services, LLC, that is proposing to build an approximately 100,000 square foot facility at the site for use as warehousing and distribution. The project consists of the construction of a new cold storage and distribution facility. Amazon anticipates adding over 100 Full-time Equivalent (FTE) positions at completion.

RECOMMENDATION:

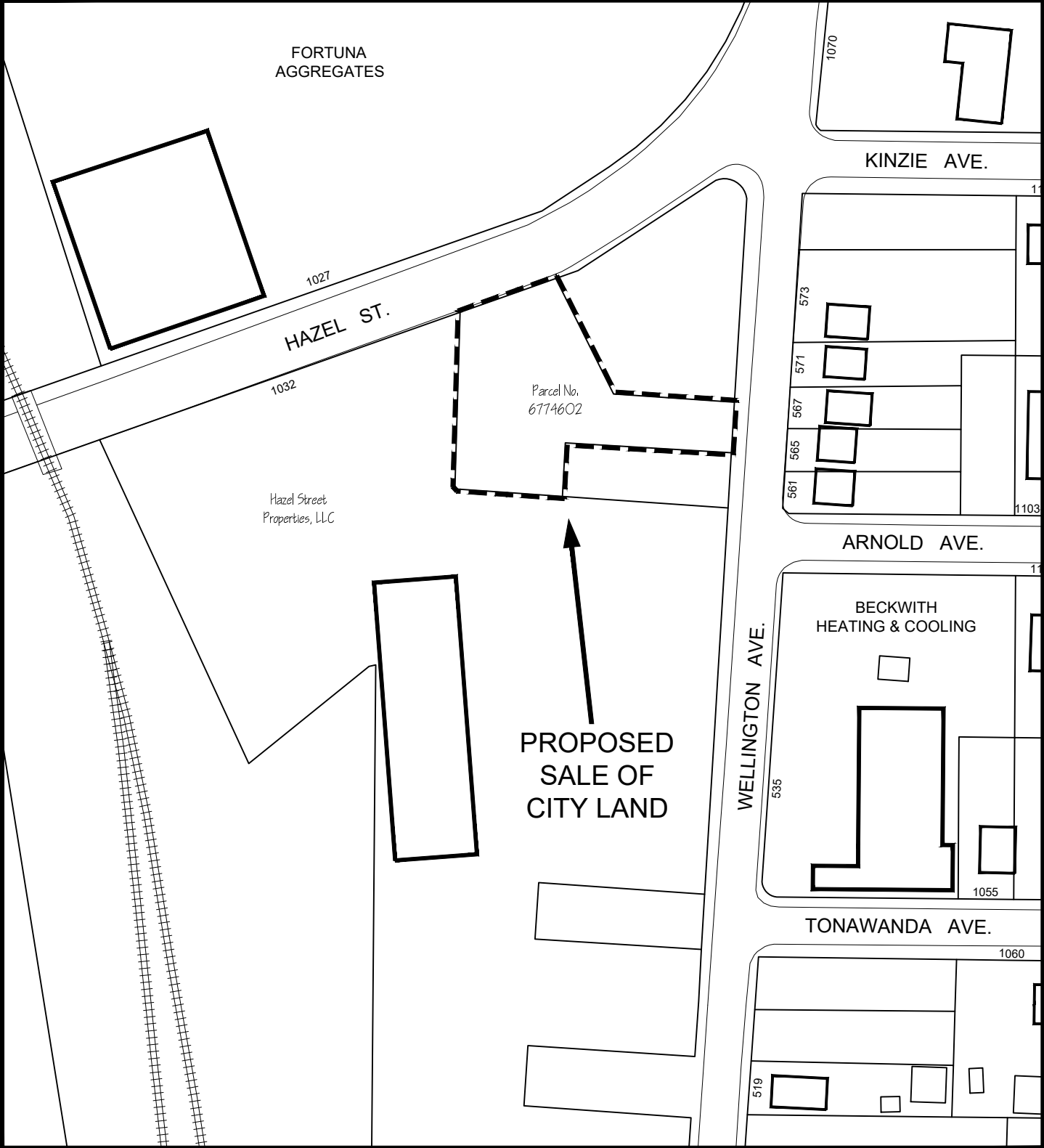
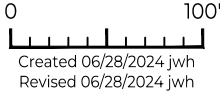
The OID/Planning staff recommends **APPROVAL** of the sale of City-owned land to Amazon.com Services, LLC.

DM/emd

PC-2024-33-S

Sale of City-owned land to
Hazel Street Properties, LLC
(Parcel 6764602)

Location map only



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

**ITEM # 2A2
PC-2024-33-S**

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

DATE: JULY 12, 2024

**WARD: 3
COUNCILPERSON: Sommerville**

SUBJECT: PC-2024-33-S – Sale of City-owned land to Hazel Street Properties, LLC.
Parcel 6764602.

GENERAL LOCATION: Near the intersection of Hazel Street and Wellington Avenue.

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: All sides residential

ZONED: Commercial Use District (U4, H2, A2)

SIZE OF LOT & AREA: 0.35 acres

COMMENTS:

The City of Akron proposes to dispose of 0.35 acres of excess land acquired in the construction of CSO rack 10. This parcel is not needed for municipal purposes and is not easily developable due to its odd shape and proximity to CSO rack 10. The new owner owns land adjacent and would use this for commercial purposes. The disposition of this lot would divest the city of property it currently maintains and would get the property back on the tax rolls.







RECOMMENDATION:

The OID/Planning staff recommends **APPROVAL** of the sale of City-owned land to Hazel Street Properties, LLC.

DM/emd

PC-2024-31-CU

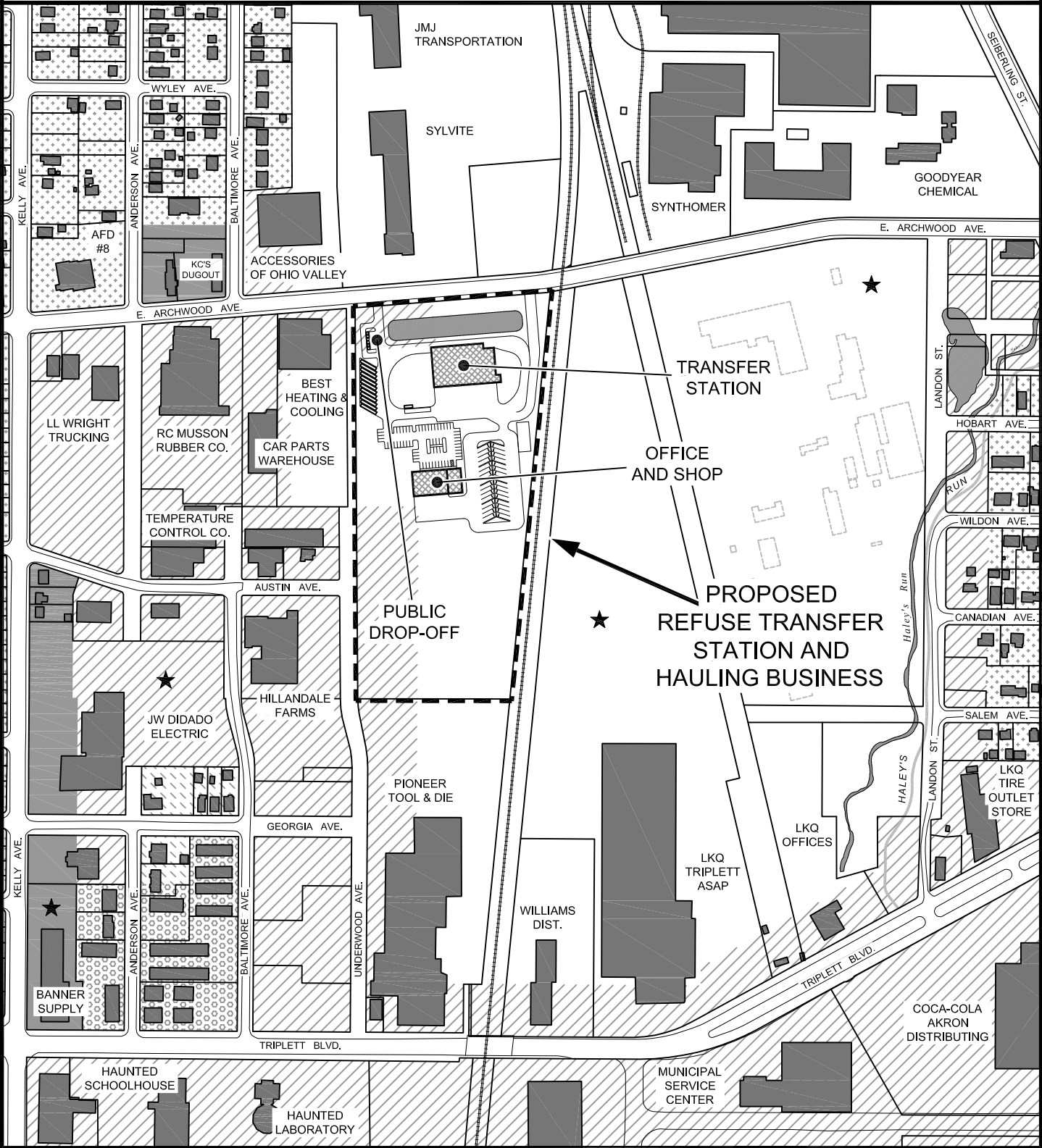
Petition of WM of Ohio for a Conditional Use to operate a refuse and recycling transfer station and trash hauling business at 1400 E. Archwood Avenue

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



0 400'

Created 06/18/2024 jwh
Revised 06/20/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

ITEM # 2B
PC-2024-31-CU

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

DATE: JULY 12, 2024

WARD: 5
COUNCILPERSON: Hannah

SUBJECT: PC-2024-31-CU – Petition of WM of Ohio for a Conditional Use to operate a refuse and recycling transfer station and trash hauling business at 1400 E. Archwood Avenue

GENERAL LOCATION: South side of E. Archwood Avenue, east of Kelly Avenue

LAND USE OF THIS PROPERTY: Vacant land

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Commercial

SOUTH SIDE: Commercial

EAST SIDE: Industrial

WEST SIDE: Commercial

ZONED: Ordinary Industry Use District (U5, H2, A2) and Commercial Use District (U4, H2, A2)

SIZE OF LOT & AREA: Irregularly shaped, containing approximately 14.4 acres of land

COMMENTS:

Crown Enterprises, Inc., is the owner of approximately 14.4 acres of vacant land on the south side of E. Archwood Avenue, east of Kelly Avenue. Specifically, the property is situated between Underwood Avenue and a railroad right-of-way, extending south an average distance of 1165 feet. Surrounding uses include trucking companies to the north, auto salvaging and chemical processing to the east, a tool and die manufacturer to the south, and various commercial enterprises to the west. The property is primarily zoned Ordinary Industry Use District (U5, H2, A2), with the northwest and southwest corners being zoned Commercial Use District (U4, H2, A2). The Land Use and Development Guide Plan recommends commercial uses for this property.

The property owner has authorized WM of Ohio, Inc., to petition the City of Akron for a Conditional Use to operate a trash hauling business and transfer station for refuse and recyclable materials at the subject location. While a trash hauling business alone is a permitted use within a Commercial (U4) or Ordinary Industry (U5) district, a refuse transfer station requires Conditional Use approval, regardless of the zoning district within which it is located.

WM, formerly known as Waste Management, is proposing the WM Akron Eco-Center. The development would see a transfer station building measuring roughly 180 feet in width by 100 feet in length placed centrally on the lot, approximately 130 feet south of the street. The low-sloped roof would reach a peak height of under 35 feet, well below the allowable height of 50 feet. Six overhead doors along the rear side of the building would provide access to the tipping floor for trash and recycling trucks. Single overhead doors on the east and west sides of the structure would allow a transfer truck to enter and exit the building. Exterior materials would include a split face masonry base, vertical metal siding in green with yellow accent, and a gray metal roof. All traffic would enter from a 25 feet in width drive at the west end of the site and circulate in a counter-clockwise direction, exiting via a 30 feet in width drive at the east end of the site. The western edge of the property would contain space for public drop-off of materials and a staging area for a 12 transfer trailers.

A complimentary office and shop building measuring 140 feet in width by 70 feet in length would be located to the rear of the transfer operation. The 100-ft wide shop area would reach a peak height of 31 feet, while the 40-ft wide office area would receive a lower roof height of approximately 16 feet. Three large overhead doors and a single smaller overhead door on the rear side would allow access to the shop for equipment maintenance. Man doors and windows are located on the north, south, and east sides of the office. A CNG time-fill lot for 32 fleet trucks is located east of the office, while 64 parking spaces for employees and visitors would be north of the building. All parking and drive surfaces would be hard surfaced. Peripheral site improvements include a retention pond, fencing and a landscape buffer along the Archwood Avenue frontage. The site plan indicates monument signs to be located at both the entrance and exit drives, although specific plans have not been submitted yet. The Petitioner intends to maintain the heavily wooded southern portion of the property in its current state as a natural buffer from neighboring uses.

The site layout and operating procedures have been designed and developed to prevent nuisance impacts to the surrounding area and demonstrate the Eco-Center's compatibility with nearby properties. All operations of the transfer station will be indoors, with no outside sorting, staging or storage of materials. An odor suppression system will be installed to minimize any unpleasant smells, and a vector control contractor will periodically service the facility. The building will be emptied daily and cleaned indoors and outdoors on a routine basis. These procedures help reduce dust and odor and prevent infestation. The overhead doors are intentionally oriented to the south so that operations are internal to the site, away from the street. Additionally, a state-of-the-art fire protection system, Fire Rover, will also be installed. This system provides 24-hour monitoring for any potential hot spots and has the ability, if necessary, to notify the fire department and initiate the on-site suppression system. The shop orientation and location of the truck storage and fueling stations also have also been designed to minimize views from the street.

The Eco-Center has also been designed to reduce its impact on the environment. Nearly all WM trucks will use compressed natural gas, thereby reducing emissions from the vehicles. The new hauling company will also better support waste collection in the area, optimizing routing and disposal for users. Stormwater from impervious surfaces will be collected and diverted to the detention pond, where an outlet structure will be designed to allow for a specific release rate which

will be compliant with State and local regulations to ensure there are no adverse impacts to the receiving storm infrastructure.

The hauling company operating hours will be Monday through Friday, 4:00am to 8:00pm. Approximately 32 drivers and 13 office and maintenance staff will work from the site. Transfer station operations would occur Monday through Friday, 5:00am to 6:00pm; and Saturday, 6:00am to 12:00pm. A traffic study has been performed and submitted, indicating that 84 trips are expected to be generated by the facility in the AM and PM peak hours. The general conclusions of the study were that "[t]he anticipated generated volumes from the transfer station / hauling site are less than daily variations in the current volumes on the local roadway network and should not be perceived by the traveling public." (While motorists may notice a greater concentration of large green trucks in the area, the change in traffic volume should be imperceptible.)

The proposed transfer station and hauling business is compatible with the surrounding uses. The site is surrounded by similar uses in an industrial area yet has excellent access to arterial streets and highways. Furthermore, this locale is accustomed to heavy truck traffic, with several trucking companies already present.

The Planning Staff is of the opinion that the proposed development is beneficial to the City of Akron and its residents on multiple fronts. WM currently operates a transfer station on Fountain Street, adjacent to State Route 8. While its operation has been contentious at times with its nearby residential neighbors, it does provide a vital service to the city and greater area. The City and WM have worked for several years to find a location better suited for the company's long-term operational goals. The subject site is located 400 feet and not visible from the nearest residential property to the northwest or to the southwest, and more than 1,100 feet from the nearest residence to the east. The property is large enough to accommodate not only the relocation of the existing transfer station, but also a new hauling operation to better serve the region. Once the transfer station has been relocated, that site will be primed for redevelopment, offering new opportunities for reinvestment in the Middlebury Neighborhood and adjacent University of Akron campus. One goal of the Land Use and Development Guide Plan is to provide a safe and efficient solid waste disposal system for the residents of the City of Akron. WM has engaged with the community by presenting their plans at City Council ward meetings and proving tours of its Oakwood transfer station / recycling facility. The proposed 20 million dollar investment in a new state-of-the-art transfer station and trash hauling business will create a single efficient location for WM's operations in the area. 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 WM of Ohio for a Conditional Use to operate a refuse and recycling transfer station and trash hauling business at 1400 E. Archwood Avenue in accordance with submitted plans 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 walkways, driveways, and parking areas be hardsurfaced and curbed to Bureau of Engineering specifications.
- (5) That the Petitioner, at his total expense, install, restore and repair curbing, sidewalks, abandoned driveway cuts and approaches along E. Archwood Avenue and comply with Section 98.21 of the Code of Ordinances.
- (6) That the Petitioner provide adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (7) 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.
- (8) 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.
- (9) That the construction material of the exterior walls of the structures shall be subject to the approval of the Department of Planning and Urban Development.
- (10) That any projections above the roof line of the structure, excepting parapets or chimneys, be adequately screened to the satisfaction of the Department of Planning and Urban Development.
- (11) That the outside storage of scrap, trash, or recyclable material be prohibited.

- (12) That the outdoor yard areas be kept free of trash and litter.
- (13) That the odor suppression systems remain operable and in use at all times.
- (14) That all public utility services be installed underground and their locations suitably marked for safety.
- (15) That the hours of the operation be limited to Monday through Friday 4:00am to 8:00pm, and Saturday 6:00am to 12:00pm.
- (16) That the outside storage of route trucks and containers be screened from view by either solid fencing or dense landscaping to be incorporated in Item (1), subject to the approval of the Department of Planning and Urban Development.
- (17) 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.
- (18) That the number, size, and location of all exterior signs shall be subject to the approval of the Department of Planning and Urban Development, and these signs shall conform to Section 153.345-.375 of the Zoning Code.
- (19) That the Petitioner, at his total expense, install fire hydrants and/or a fire alarm system to the satisfaction of the Fire Department.
- (20) That the City of Akron shall retain its 15-foot easement for a storm trunk sewer across the property. That no building or grade changes shall occur within this easement and that the City shall be held harmless for damages to private improvements as a result of any repair or relocation of this sewer.
- (21) 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.
- (22) 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 (20) above.
 - (b) Landscape plan as referred to in Item (1) above.
 - (c) Storm water management plan as referred to in Item (2) above.

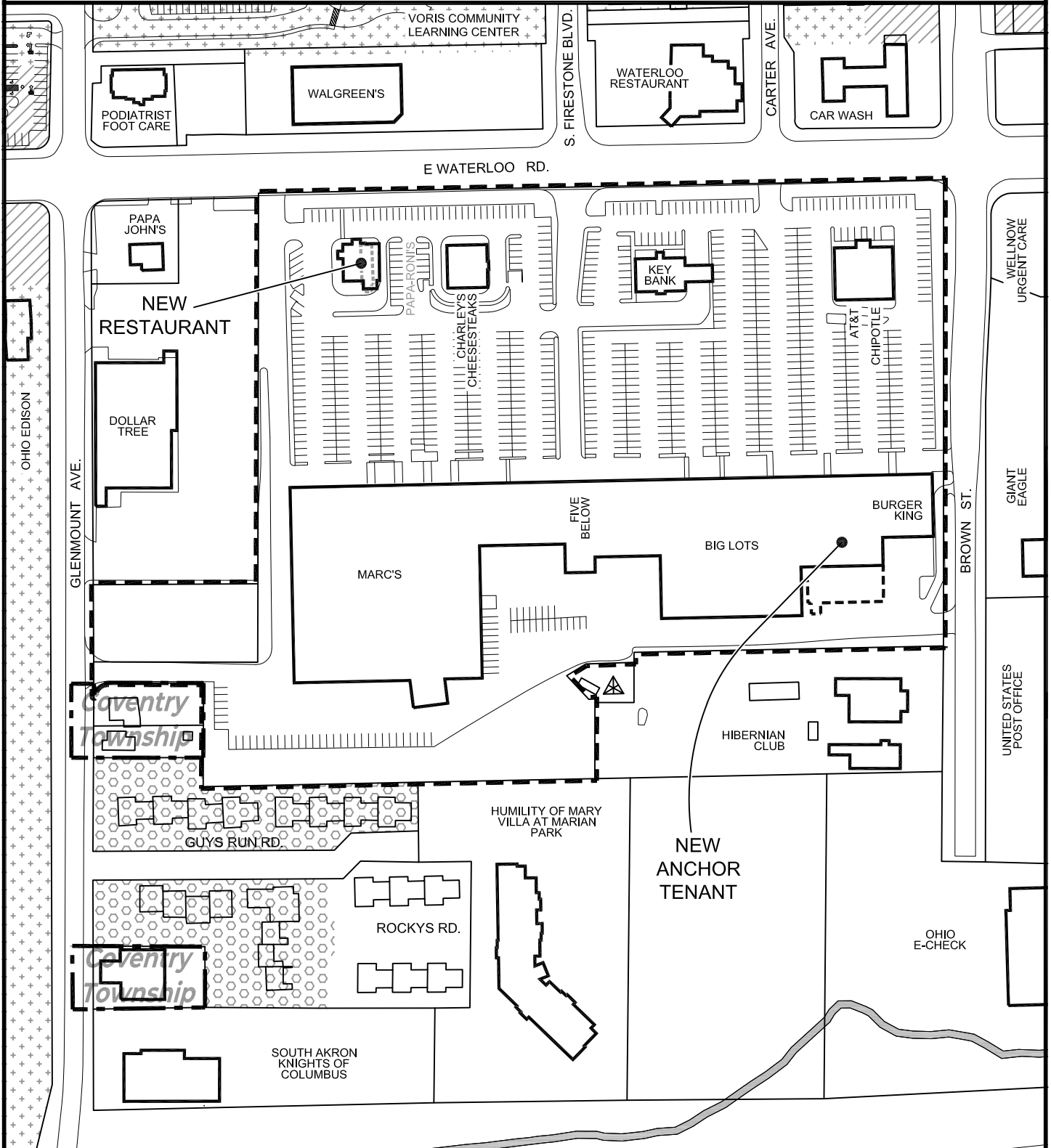
PC-2024-28-CU

Petition of South Plaza Associates, LLC, for a Conditional Use to vary the parking requirement at 360-454 E. Waterloo Road

-  U1 Single Family Residential
-  U2 Apartment House
-  U3 Retail Business
-  U4 Commercial



0 200'
Created 06/26/2024 jwh
Revised 06/27/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
FROM: DEPARTMENT OF PLANNING AND **PC-2024-28-CU**
 URBAN DEVELOPMENT
DATE: JULY 12, 2024 **WARD:** 7
 COUNCILPERSON: Kammer
SUBJECT: **PC-2024-28-CU** – Petition of South Plaza Associates, LLC, for a Conditional Use to vary the parking requirement at 360-454 East Waterloo Road.

GENERAL LOCATION: South side of East Waterloo Road between Glenmount Avenue and Brown Street.

LAND USE OF THIS PROPERTY: Retail Businesses

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Retail Businesses
SOUTH SIDE: Multi-Family Residential
EAST SIDE: Retail Businesses
WEST SIDE: Retail Businesses

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

SIZE OF LOT & AREA: Irregularly shaped property containing approximately 18 acres

COMMENTS:

South Plaza Associates, LLC, is the owner of South Plaza Shopping Center located at 360-454 East Waterloo Road. The irregularly shaped property has about 980 feet of frontage along East Waterloo Road and a depth of over 700 feet with the area containing approximately 18 acres. Surrounding uses are retail businesses to the north, east, and west, and multi-family residential dwellings to the south. The property is zoned Retail Business Use District (U3, H1, A3) in accordance with the Land Use and Development Guide Plan.

The Petitioner is requesting a variance of the retail business parking regulations from one parking space per 200 square feet of retail floor area to one parking space per 250 square feet of retail floor area. As such, Conditional Use approval is necessary.

South Plaza consists of 16 adjacent retail stores set towards the back of the property, with four detached retail buildings spaced out along the front of the property and set back 70 feet from the East Waterloo Road right-of-way. Between the buildings is a

parking area containing 883 parking spaces. The Petitioner desires to construct a new restaurant in the place of a smaller building (formerly Paparoni's Pizza) at the northwest corner of the property. This is to accommodate a new national quick service restaurant intending to move into that location. In addition, they are planning for the growth of future retail stores within the plaza. As such, the plaza may not be able to conform to the one parking space per 200 square feet requirement in the future, and the Petitioner is seeking to reduce the requirement to one parking space per 250 square feet of retail. This standard has been adopted by many communities around the country as there has become less of a demand for parking and cities are promoting more walkable communities. For now, based on a gross calculation, the Petitioner indicates the redevelopment of South Plaza with the new retail building will reduce the number of parking spaces to 773 from 883 spaces required. A one space per 250 square feet standard will allow them to grow and add additional retail space in the future. The existing curb cuts and driveways for access to the plaza will remain. The Petitioner states that on a daily basis only about half of the available parking is utilized and the future development they are anticipating will necessitate the reduction in the parking requirement.

Goals of the Land Use and Development Guide Plan include promoting the preservation and revitalization of viable business districts. An objective of that goal is to promote good design standards for parking areas which can potentially allow for businesses to expand their facilities. South Plaza has recently shown their commitment to this neighborhood by constructing new out-lot businesses, and planning for future investment and growth. South Plaza has been a viable retail center within the city that attracts many people from throughout the community. It is important that they are able to update and modernize the plaza and continue attracting new businesses. The Planning Staff is of the opinion that the reduction from the current parking code requirements to a minimum of one parking space per 250 square feet should not create overcrowding or congestion. Many other cities have changed their zoning codes to allow for that standard. The requirement will also allow the plaza to create additional retail space to attract more tenants in the future, without having to remove open landscaped areas to provide unnecessary parking. As such, 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 recommends **APPROVAL** of the petition of South Plaza Associates, LLC, for a Conditional Use to vary the parking requirement at 360-454 East Waterloo Road.

MM/emd

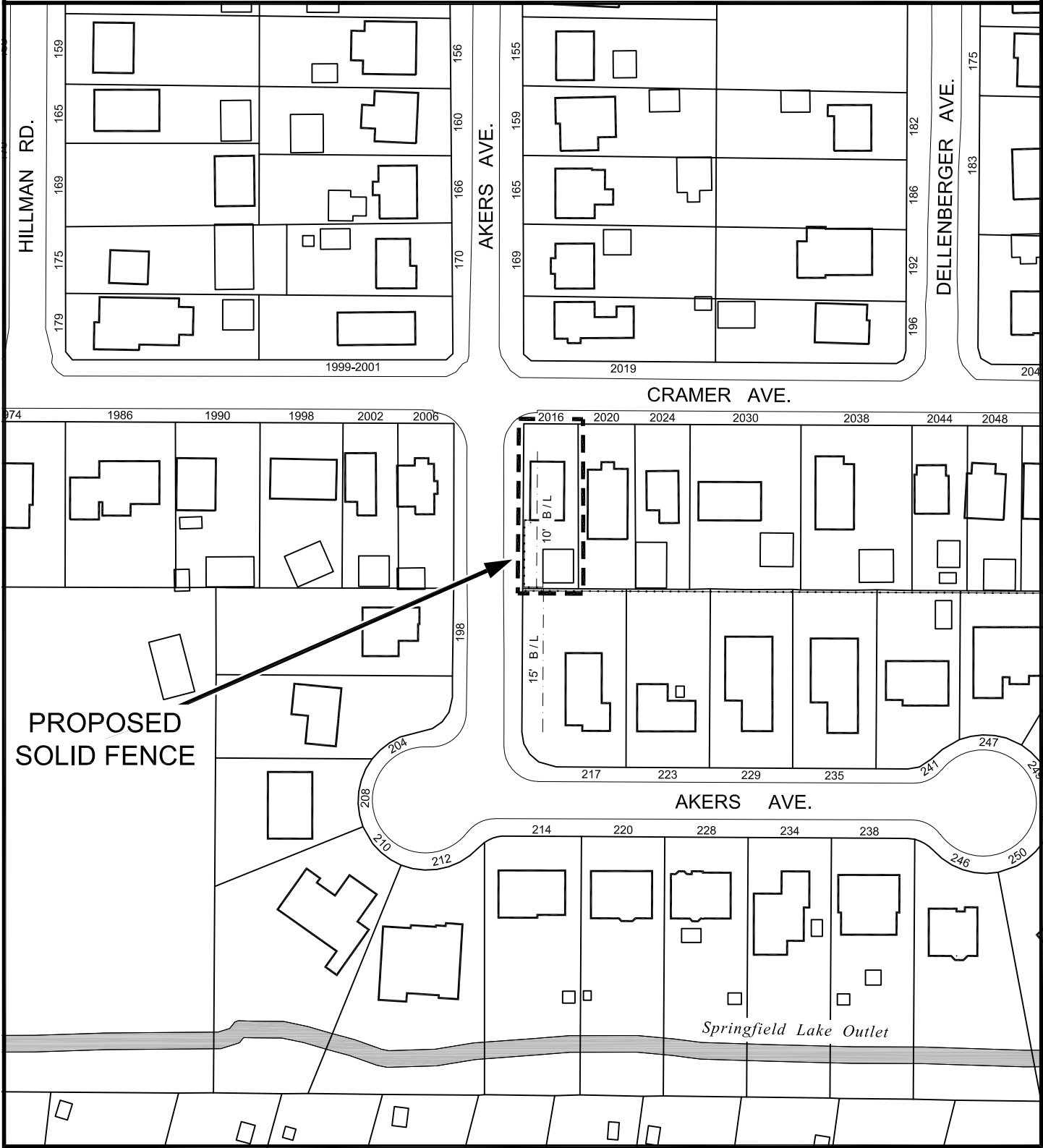
PC-2024-32-CU

Petition of Andrae Martin for a Conditional Use to construct a solid fence within the Akers Avenue setback at 2016 Cramer Avenue

U1 Single Family Residential



0 100'
Created 06/25/2024 jwh
Revised 06/26/2024 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION

**ITEM # 2D
PC-2024-32-CU**

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

DATE: JULY 12, 2024

WARD: 6

COUNCILPERSON: McKittrick

SUBJECT: PC-2024-32-CU – Petition of Andrae Martin for a Conditional Use to construct a solid fence beyond the building line at 2016 Cramer Avenue.

GENERAL LOCATION: Southeast corner of Cramer Avenue and Akers Avenue

LAND USE OF THIS PROPERTY: Single Family residential

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 40 feet by 120 feet = 4,800 square feet of area.

COMMENTS:

Andrae Martin is the owner of a single-family dwelling on the southeast corner of the intersection of Cramer Avenue and Akers Avenue, addressed as 2016 Cramer Avenue. The lot measures 40 feet by 120 feet for 4,800 square feet of area. The surrounding uses are all residential. The property is zoned Single-Family Residential Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan.

The Petitioner is requesting permission to construct a solid wooden fence up to the Akers Avenue right-of-way. The building line setback is 10 feet on Akers Avenue. As such, Conditional Use approval is needed for the 10 feet variance of the building line setback.

The six feet in height solid wooden fence would extend from the southwest corner of the dwelling to the Akers Avenue right of way, then run south to the rear property line, then run east and then north to connect with the southwest corner of the detached garage. The fence will enclose the eastern portion of the rear yard, and the Petitioner has stated that the fence is needed to provide privacy and security from activity along Akers Avenue.

The purpose of the building line setback requirement for solid fences over thirty inches in height is to provide for the safe movement of both pedestrian and vehicular traffic.

This section of Akers Avenue does not contain any curb cuts/drives along its eastern side. A site inspection did reveal a white solid vinyl fence belonging to the neighboring property that also extends to the Akers Avenue right-of-way. As such, a violation letter will be issued to that property owner. Nonetheless, the Traffic Engineer's office noted that there were no sight visibility issues caused by the proposed location of the fence. The Planning Staff is of the opinion that the proposed fence will not be detrimental to this Ellet neighborhood and 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 Andrea Martin for a Conditional Use to construct a solid fence beyond the building line at 2016 Cramer Avenue.

KEP/emd