

AKRON CITY PLANNING COMMISSION

MEETING OF MAY 16, 2025 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of April 18, 2025

(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-2025-09-CU** – Petition of Flex Enterprises, LLC, for a Conditional Use to establish a mixed-use development at 33 Dorcas Avenue

C. **PC-2025-20-CU** – Petition of Fly High Enterprise Inc., for a Conditional Use to establish a vape shop at 822 W. Market Street

D. **PC-2025-21-S** – Donation of land at 87 W. Long Street to Let's Grow Akron

E. **PC-2025-22-CU** – Petition of Vee Outdoor for a Conditional Use to place a digital outdoor advertising display at I-76/Englewood Avenue (Parcel 6761681)

F. **PC-2025-23-CU** – Petition of Trojan Investment Group, LLC, for a Conditional Use to convert a two-family dwelling to a four-unit apartment house at 2340-2342 17th St., SW

G. **PC-2025-24-CU** – Petition of Jeremy Thacker for a Conditional Use to construct a 6-foot in height solid fence beyond the building line at 649 Megglen Avenue

H. **PC-2025-26-V** – Councilmatic request to vacate a portion of Voris Street at 727 Grant Street

(3) UNFINISHED BUSINESS:

A. **PC-2025-13-CU** – Petition of Exotic Leaf, LLC, for a Conditional Use to establish a vape shop at 1328 Copley Road

(4) RENEWALS

KJ/emd

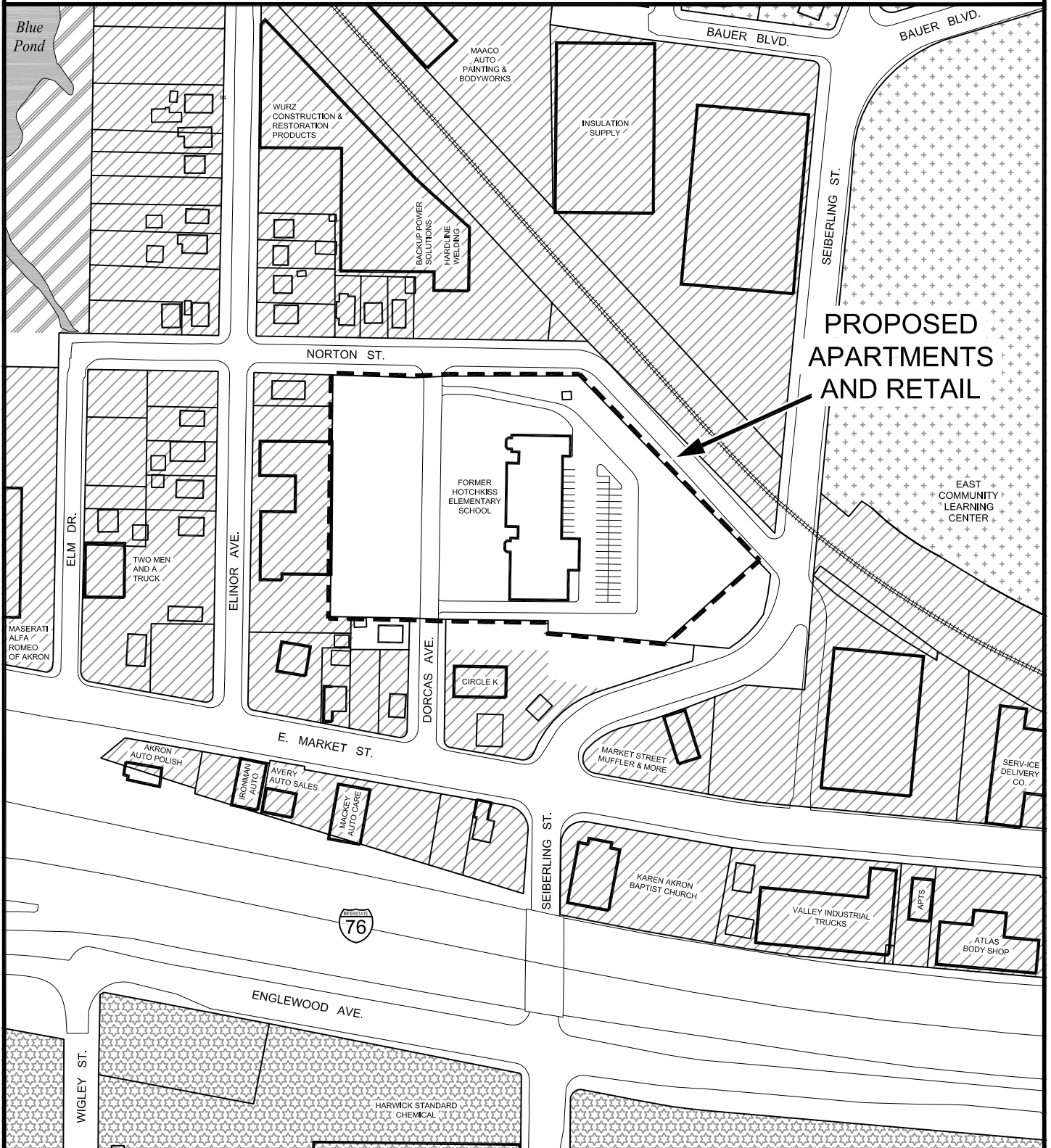
PC-2025-09-CU

Petition of Flex Enterprises LLC for a Conditional Use to establish a mixed use development at 33 Dorcas Avenue

-  U1 Single Family Residential
-  UG Government
-  U4 Commercial
-  U5 Ordinary Industry
-  Unified Planned Development (UPD-11)



0 200'
Created 03/12/2025 jwh
Revised 03/14/2025 jwh



MEMORANDUM

TO: AKRON PLANNING COMMISSION
FROM: DEPARTMENT OF PLANNING AND URBAN DEVELOPMENT
DATE: MAY 16, 2025
SUBJECT: PC-2025-09-CU – Petition of Flex Enterprises LLC for a Conditional Use to establish a mixed use development at 33 Dorcas Avenue.

ITEM # 2B
PC-2025-09-CU

WARD: 10
COUNCILPERSON: Connor

GENERAL LOCATION: South and west of Norton Street, north of E. Market Street.

LAND USE OF THIS PROPERTY: Vacant school

LAND USE IN THE SURROUNDING AREA:

NORTH: Commercial, Residential
SOUTH: Retail
EAST: Government, Retail
WEST: Commercial, Residential

ZONED: Government Use District (UG, H1, A1)

SIZE OF LOT & AREA: Irregularly shaped, contains 5.26 acres

COMMENTS:

Flex Enterprises LLC is the owner of the former Hotchkiss Elementary School located on the east side of Dorcas Avenue, south and west of Norton Street, and north of E. Market Street. The parcel contains 5.26 acres. The surrounding uses are Hardline Welding and Backup Power Solutions to the north, a Circle K gas station to the south, railroad tracks and East Community Learning Center to the east, and Talk of the Town Screen Printing to the west. The property is zoned Government Use District (UG, H1, A1), and is within the Eastgate Urban Renewal Area. The Land Use and Development Guide Plan (LUDGP) recommends commercial uses for this property.

The Petitioner is requesting permission to establish a mixed-use development consisting of apartments, office, and event space at this location. Since the proposed uses are not permitted within a Government Use District, Conditional Use approval is necessary.

The two-story brick structure (formerly Hotchkiss Elementary School) is centrally located atop a small hill on this large parcel, approximately 100 feet east of the Dorcas Avenue right-of-way. The northern and northeastern portion of the property is elevated, with a tiered stone wall that stretches along the majority of Norton Street.

The Petitioner's site plan depicts vehicles accessing the property via the southern drive, with egress via the northern drive. The rear of the property contains ample area for parking. Abandoned playground equipment that is located to the northeast of the building will be removed. The site plan also indicates a 5' by 8' monument sign located north of the southern drive. The dumpster will be located at the rear of the building. Landscaping is not depicted on the site plan.

The Petitioner intends to retain the architectural character of the original school, which featured grand entryways, arched windows, hardwood floors and exposed beams. The first floor will be divided into two commercial areas. The southern unit will contain 6,598 square feet of flexible office space. The northern unit will contain 4,879 square feet of flexible space, which includes a 2,290 square feet event center. The second floor, which previously contained classrooms, will be renovated into ten modern apartments. The largest will be a three-bedroom unit containing 1,146 square feet of area. The two two-bedroom units will each average 1,021 square feet of area. The remaining seven units will contain one bedroom, ranging from 503 to 735 square feet in area.

The former school has been vacant since it was initially sold in October of 2019. The Petitioner has been working with the City of Akron Vacant Building Registry since last year. Besides painting the exterior of the building white, the Petitioner intends to replace all windows and exterior doors in addition to all other needed exterior and interior renovations. Although the Planning Staff believes that the amount of parking space available to the rear of the building should suffice, the vacant lot on the west side of Dorcas Avenue can be developed as an additional parking area. Since the building sits atop a hill and the rear parking area will not be visible from the street, additional landscaping is not necessary.

The proposed redevelopment of this former elementary school is harmonious with the goals and objectives of the LUDGP by promoting a new variety of housing types and price ranges to meet the requirements and desires of the city's population and encouraging the renovation or redevelopment of older neighborhood business districts. Further, it is also amicable with the development objectives of the Eastgate Urban Renewal Area Plan by encouraging land uses that are compatible with a modern mixed-use complex. Because the topography of the lot isolates the building from the abutting uses, the proposed mixed use of this property should not be intrusive to the neighborhood. The renovation of this vacant Goodyear Heights property will be an asset to this neighborhood and the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff, in accordance with Section 153.450, recommends **APPROVAL** of the petition of Flex Enterprises LLC for a Conditional Use to establish a mixed use

development at 33 Dorcas Avenue, in accordance with plans submitted entitled "33 Dorcas Ave, Akron OH 44305" and subject to the following conditions:

- (1) That the location and sizes of points of ingress and egress be subject to the approval of the Traffic Engineer.
- (2) That all driveways and parking areas be hard surfaced and curbed to Bureau of Engineering specifications.
- (3) 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.
- (4) 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.
- (5) That the area be kept free of trash and litter.
- (6) That the dumpster enclosure shall be constructed of masonry or other solid material 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.

KEP/emd

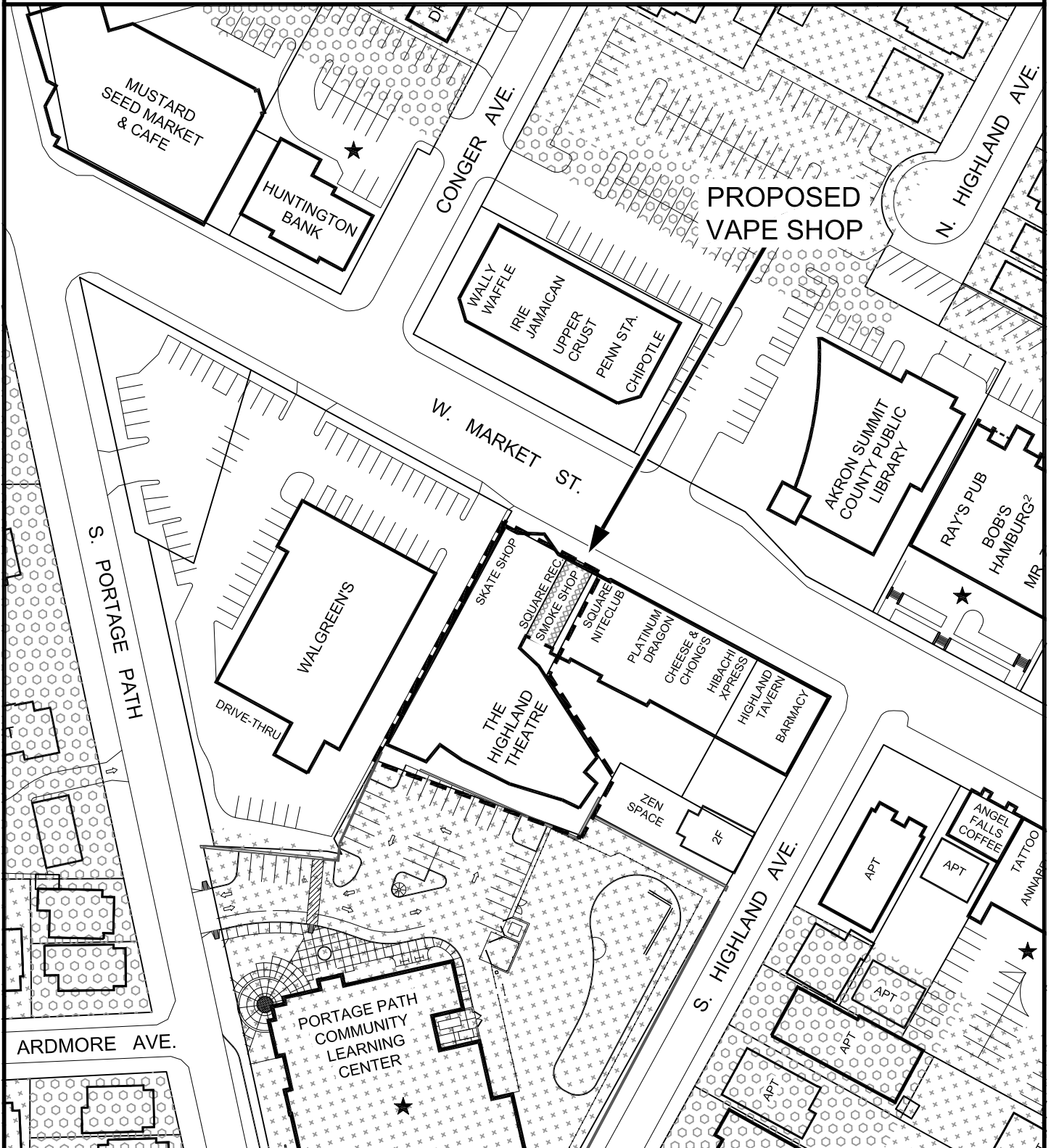
PC-2025-20-CU

Petition of Fly High Enterprise Inc.
for a Conditional Use to establish a
vape shop at 822 W. Market Street

- ★ Conditional Use
- U1 Single Family Residential
- U2 Apartment House
- Unified Planned Development (UPD-5a)



0 100'
Created 04/24/2025 jwh
Revised 04/25/2025 jwh



that they will be open from 9:00 AM to 11:00 PM, seven days a week. They also intend to employ local residents in both full-time and part-time positions.

Objectives of the Land Use and Development Guide Plan include providing well planned, designed and located business areas of sufficient size and location to service the needs of the population; developing retail areas in such a manner that they do not harm adjacent residential areas; and discouraging the overdevelopment of retail activities that lead to retail blight. This retail district in Highland Square has a variety of stores and services offered, however, the proposed use would be located within 500 feet of a school. While not considered a marijuana dispensary under the terms of the state, they still intend to market and sell hemp and marijuana derived products. Were a dispensary to attempt to move into the same location, they would not be permitted to do so because of their proximity to the school. Furthermore, on April 30th, the State of Ohio Senate passed new legislation that would regulate hemp products and stores. The implications of this legislation are still being investigated.

The authorization of this use would encourage unhealthy activities with long term consequences for individuals and the community, while forgoing the same benefits for taxation as the marijuana dispensaries, which on top of requiring Conditional Use, are held to strict standards and licensing by the state and limited to a finite number of licenses per municipality. For these reasons, the Planning Staff is unable to support this request.



RECOMMENDATION:

The Planning Staff in accordance with Section 153.450 recommends **DISAPPROVAL** of the petition of Fly High Enterprise Inc., for Conditional Use to establish a vape shop at 822 West Market Street.

BL/emd

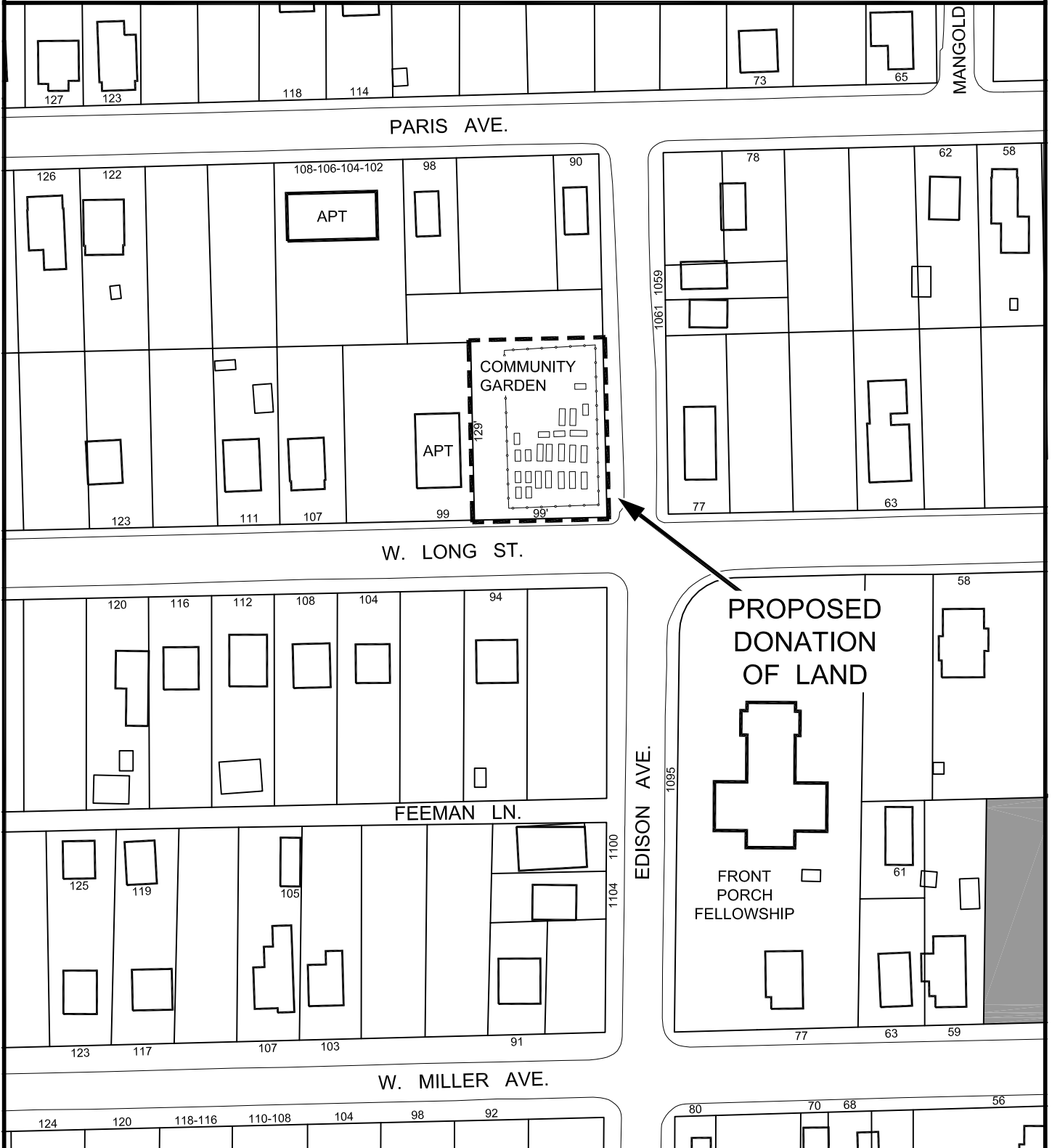
PC-2025-21-S

Donation of land at 87 W. Long Street
to Let's Grow Akron

-  N2.5-12 Neighborhood
-  MX3 Mixed Use



0 100'
Created 04/25/2025 jwh
Revised 04/28/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
PC-2025-21-S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: APRIL 4, 2025 **WARD: 3**
COUNCILPERSON: Sommerville

SUBJECT: PC-2025-21-S – Donation of land at 87 W. Long Street to Let’s Grow Akron

GENERAL LOCATION: Northwest corner of Edison Avenue and W. Long Street

LAND USE OF THIS PROPERTY: Vacant Land

LAND USE IN THE SURROUNDING AREA: All sides residential

ZONED: Neighborhood 2.5 - 12 District (N2.5-12)

SIZE OF LOTS & AREA: Approximately 0.29 acres

COMMENTS:

The City of Akron proposes to dispose of approximately 0.29 acres of land at the northwest corner of the intersection of Edison Avenue and W. Long Street to Let’s Grow Akron. This property is part of the Summit Lake neighborhood and has been maintained as a community garden for the past 10 years. The property is zoned as a Neighborhood 2.5-12 District (N2.5-12) under the recently adopted form-based code and identified as green space under the community driven, Summit Lake Land Plan. The city proposes to retain the northern portion of the parcel for potential future redevelopment.





RECOMMENDATION:

The OID/Planning staff recommends **APPROVAL** of the donation of City-owned land at 87 West Long Street to Let’s Grow Akron for use as a community garden.

DAM/emd

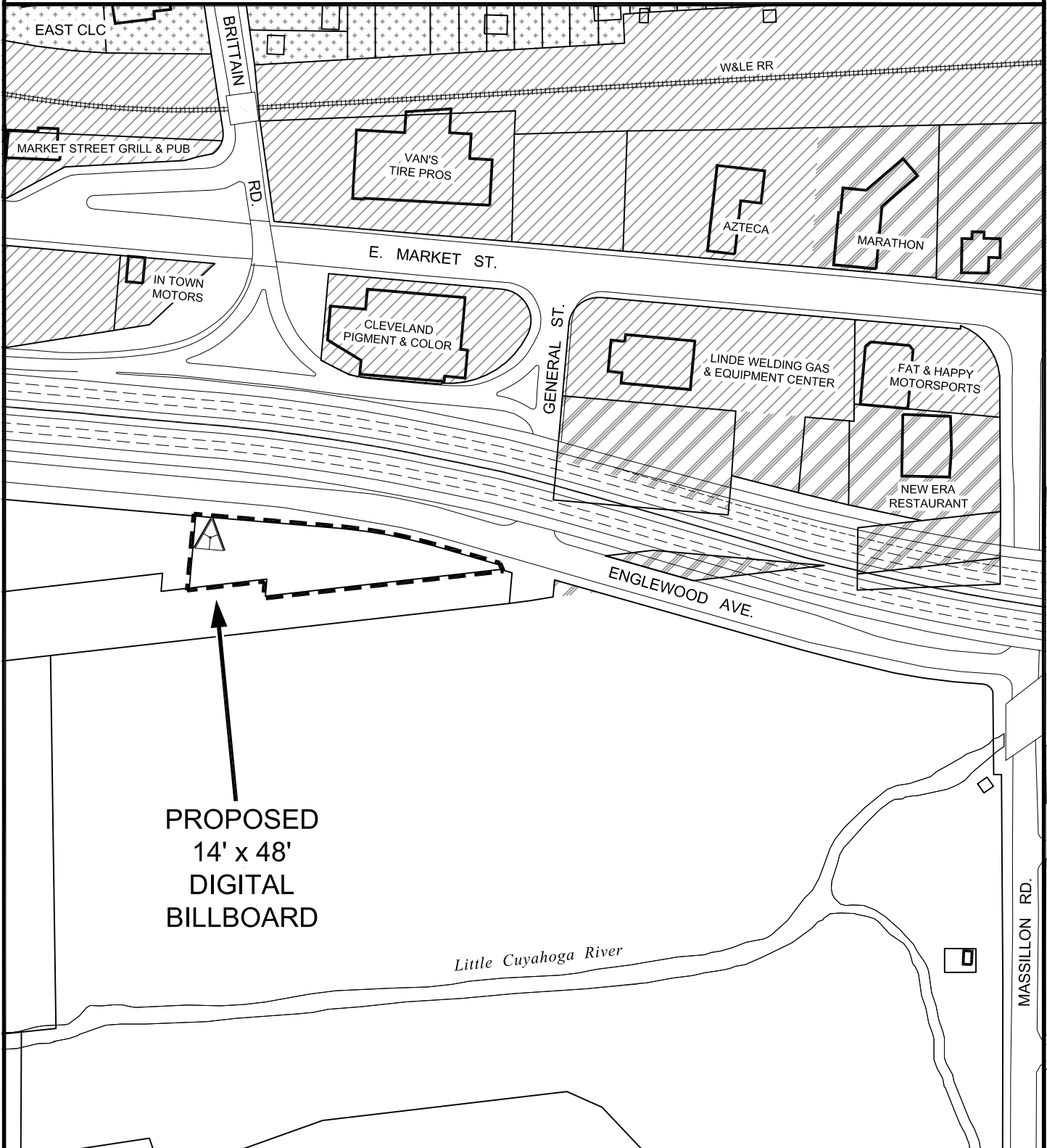
PC-2025-22-CU

Petition of Vee Outdoor for a Conditional Use to place a digital outdoor advertising display at I-76/Englewood Avenue (Parcel No. 6761681)

-  U1 Single Family Residential
-  U4 Commercial
-  U5 Ordinary Industry
-  Unified Planned Development (UPD-II)



0 200'
Created 04/21/2025 jwh
Revised 04/23/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2E**
PC-2025-22-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: MAY 16, 2025 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: **PC-2025-22-CU** – Petition of Vee Outdoor for a Conditional Use to place a digital outdoor advertising display at I-76/Englewood Avenue (Parcel No. 6761681)

GENERAL LOCATION: South side of Englewood Avenue, west of General Street

LAND USE OF THIS PROPERTY: Vacant land

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Transportation and Commercial
SOUTH SIDE: Vacant land
EAST SIDE: Transportation, Retail, and Commercial
WEST SIDE: Vacant land

ZONED: Unified Planned Development District (UPD-11)

SIZE OF LOT & AREA: Irregularly shaped, containing approximately 0.76 acres

COMMENTS:

Vee Outdoor is the lessee of vacant property on the south side of Englewood Avenue, west of General Street. Englewood Avenue runs adjacent to the south side of Interstate 76, and the site lies across from the southern terminus of Brittain Road. The property contains 0.76 acres of land. Surrounding uses include I-76 and commercial to the north, vacant land to the south and east, and vacant land to the west. The property is zoned Unified Planned Development District (UPD-11), which permits a mix of apartments, offices, retail and commercial uses, while the Land Use and Development Guide Plan recommends industrial uses in this area.

The Petitioner, Vee Outdoor, is requesting permission to place an outdoor digital advertising display (billboard) to a height of 55 feet on this property. An outdoor digital advertising display, regardless of the zoning district in which it would be placed, requires Conditional Use approval.

The double-sided, V-shaped billboard would be located at the northwest corner of the property, just west of an unpaved extension of Brittain Road. The lot once contained a

parking lot for the former General Tire offices and factory on the property to the south. Those facilities have been razed, and the property is now a combination of vacant land and a concrete recycling facility. The topography, the fairly straight alignment of the highway, and lack of buildings or other obstructions on the south side of the highway provide excellent sight lines to the east and west. The digital panels, each measuring 48 feet in width by 14 feet in height (672 square feet), would be supported by a steel monopole column. The structure, with a base elevation approximately 11 feet below the interstate surface, would reach an overall height of 55 feet above ground level. The base of the structure would be hardsurfaced.

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. A billboard is required to meet building line setbacks as established for the property. While a detailed site plan has not been submitted to date, it is anticipated that the required minimum setback of 15 feet can be achieved. A noncombustible display is limited in height to the lesser of the height district in which it is located, or 50 feet. In this instance, 50 feet would be the maximum allowable height—5 feet less than proposed. However, the proposed height would be similar to, if not shorter than, the approved heights of several recently approved displays and other billboards to the east (along the Wheeling railroad property) and should not impose on the surrounding area. In addition, advertising displays along expressways are to be a minimum of 660 feet from the edge of the right-of-way of a “primary highway.” However, a precedent has been established allowing similar billboards in proximity to interstate highways and other expressways. Although a lighting study has not been submitted with the application, it is expected that digital display would comply with national lighting requirements and recommendations as set forth by the International Sign Association (ISA) and Outdoor Advertising Association of America (OAAA).

The proposed digital advertising display is along a well-traveled highway. At a height of 55 feet and digital faces oriented toward the highway, the billboard should not impose on the existing retail and commercial uses along E. Market Street on the opposite side of the interstate. Its placement along the south side of Englewood Avenue would not be out of character with retail and commercial uses permitted under the UPD-11 zoning and should not hinder any such future development. A billboard at the proposed location would contribute to a vibrant business environment by providing an efficient means for local businesses to communicate with consumers. 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 Vee Outdoor for a Conditional Use to place a digital outdoor advertising

display at 1-76/Englewood Avenue (Parcel No. 6761681), subject to the following conditions:

- (1) That the outdoor advertising display be limited to 672 square feet in area, and that the height be limited to an overall height of 55 feet above the grade at which it is constructed.
- (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 surfaces of the structure shall be kept in good repair, in a safe condition, 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.

JH/emd

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2F**
PC-2025-23-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: MAY 14, 2025 **WARD: 9**
COUNCILPERSON: Boyes

SUBJECT: **PC-2025-23-CU** – Petition of Trojan Investment Group LLC for a Conditional Use to convert a two-family dwelling to a four-unit apartment house at 2340-2342 17th Street, SW.

GENERAL LOCATION: West side of 17th Street, SW north, of W. Wilbeth Road

LAND USE OF THIS PROPERTY: Multi-family dwelling

LAND USE IN THE SURROUNDING AREA: All sides single-family residential

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

SIZE OF LOT & AREA: 49 feet by 120 feet, contains 5,880 square feet of area

COMMENTS:

Trojan Investment Group LLC is the owner of a multi-family dwelling located on the west side of 17th Street, SW, north of W. Wilbeth Road and addressed as 2340-2342 17th Street, SW. The parcel contains 5,880 square feet of area. Surrounding land uses are single-family residential in all directions. The property is zoned Single Family Residence Use District (U1, H1, A1), in accordance with the Land Use and Development Guide Plan (LUDGP).

The Petitioner is requesting permission to legally establish a four-unit apartment house at this location. Since the property is zoned Single Family, a Conditional Use is necessary.

The 2,592 square feet structure was built in 1920 as a two-family dwelling and was annexed into the city as part of Kenmore in 1929. Research shows that it had been used as a four-unit apartment house as far back as the 1950s, or earlier. Over time, the building fell into disrepair to the point where windows were boarded up and, as the Petitioner states, there were persons squatting within it. Orders were issued by the City's Housing Division in 2023. It had been vacant for at least two years, thus negating its legal-nonconforming status, per Zoning Code Section 153.396(D). A zoning certification letter from July 2024 states the dwelling was illegally converted into a four-unit and concluded that it could only be used as a two-family dwelling.

The Petitioner purchased the property in August of 2024 under the impression that it had always been a four-unit dwelling, and rehabilitated the interior and exterior of the structure. Submitted plans show that this three-story dwelling will have two two-bedroom dwelling units on each floor, with the third floor providing additional space for the second-floor units. Updates have been completed to the interior including new windows, flooring, counters and cabinets, appliances, and updated electrical throughout. There are two exterior doorways centered on the front of the dwelling and four points of access from a newly built deck and stairs attached to the back. Four off street parking spaces are provided behind the structure in accordance with Zoning Code requirements.

One goal of the LUDGP includes improving the quality of housing in all residential areas. Due to the exterior improvements, the City of Akron Housing Division recently lifted orders for violations on the outside of the dwelling. The interior still requires Housing Division inspection and rental registration. The Petitioner has invested significant resources to rehabilitate this property, thus removing the blighting influence it had within the neighborhood. The improvements will contribute to the viability of housing in the area. This renovated Kenmore property will be an asset to the neighborhood and the City supports allowing it to continue to be used as a four-unit dwelling. As such, the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan and recommends **APPROVAL** of the petition Trojan Investment Group LLC for a Conditional Use to convert a two-family dwelling to a four-unit apartment house at 2340-2342 17th Street, SW, in accordance with submitted plans, and subject to the following conditions:

- (1) 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.
- (2) That the rental property be registered with the City of Akron Housing Division and comply with building and housing code requirements.

MM/emd

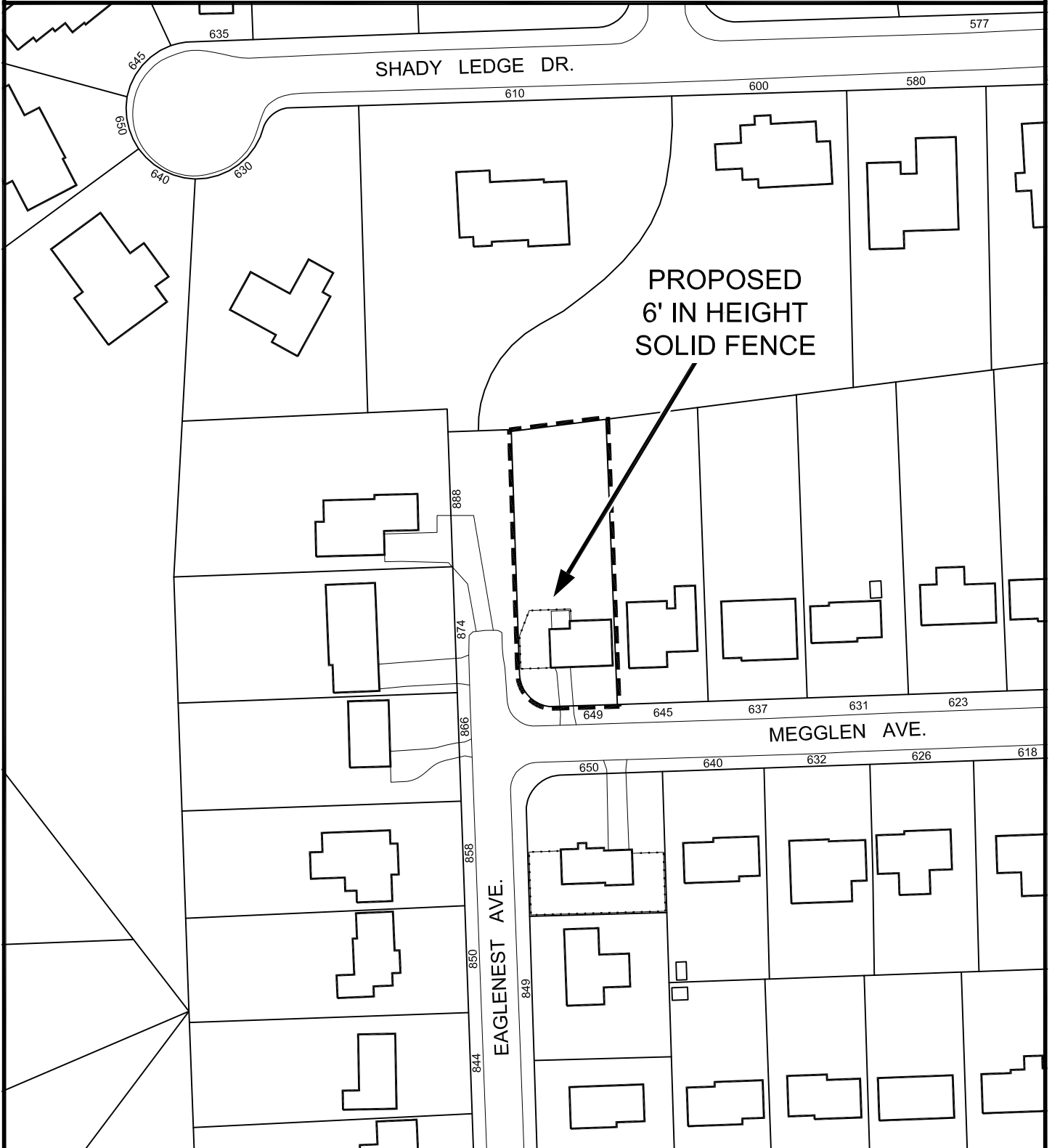
PC-2025-24-CU

Petition of Jeremy Thacker for a Conditional Use to construct a 6 feet in height solid fence beyond the building line at 649 Megglen Avenue

□ U1 Single Family Residential



0 100'
Created 04/18/2025 jwh
Revised 04/18/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2G**
PC-2025-24-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: MAY 16, 2025 **WARD: 1**
COUNCILPERSON: DeShazor

SUBJECT: **PC-2025-24-CU** – Petition of Jeremy Thacker for a Conditional Use to construct a six-foot in height solid fence beyond the building line at 649 Megglen Avenue

GENERAL LOCATION: Northeast corner of the intersection of Megglen Avenue and Eaglenest Avenue

LAND USE OF THIS PROPERTY: Single Family Residence

LAND USE IN THE SURROUNDING AREA: All sides residential

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

SIZE OF LOT & AREA: 14,008 square feet of area

COMMENTS:

Jeremy Thacker is the owner of a two-story dwelling on the northeast corner of the intersection of Megglen Avenue and Eaglenest Avenue. The corner property contains 14,008 square feet of area. Surrounding uses are all single-family dwellings. The property is zoned Single Family Residence Use District (U1, H1, A1) in accordance with the Land Use and Development Guide Plan (LUDGP).

The Petitioner is requesting permission to construct a six feet in height solid fence up to the Eaglenest Avenue right-of-way. The building line setback is 25 feet on Eaglenest Avenue. As such, Conditional Use approval is needed for the 25 feet variance of the building line setback.

A proposed white vinyl fence will run west from the southwest corner of the dwelling's foundation to the property line. A black aluminum fence would then run north, parallel to the sidewalk, for a distance of 24 feet. The fence would then turn east into the interior of the property and then connect with the northwest corner of a future patio.

The rear yard area of the Petitioner's property is wooded and slopes downward towards a ravine. The hardship created by the topography of the property makes the side yard area the only logical place to create an enclosed usable open space area for humans and canines. One goal of the LUDGP is to preserve and protect single-family

residential neighborhoods. Since the proposed fence will not extend into the Megglen Avenue building line setback, there should be no sight visibility issues for vehicles entering or exiting the two neighboring properties located on the west side of Eaglenest Avenue. This portion of Eaglenest Avenue, along the west side of the Petitioner's property, is largely unimproved and terminates at the rear of the property. There is no thru-traffic here aside from the driveway for the property at 888 Eaglenest Drive. Proposed fencing materials, with the white vinyl portion facing Megglen Avenue and the black aluminum portion following the contour of the land, will be an attractive addition to this well-maintained Merriman Hills property. As such, the Planning Staff supports this request.

RECOMMENDATION:

The Planning Staff finds the requested Conditional Use is consistent with the standards found in Section 153.474 (A thru H) and the Land Use and Development Guide Plan and recommends **APPROVAL** of the petition of Jeremy Thacker for a Conditional Use to construct a six feet in height solid fence beyond the building line at 649 Megglen Avenue in accordance with submitted plans and subject to the following condition:

- (1) That the structures and layout of the development conform substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.

KEP/emd

PC-2025-26-V

Councilmatic request to vacate a portion of Voris Street at 727 Grant Street

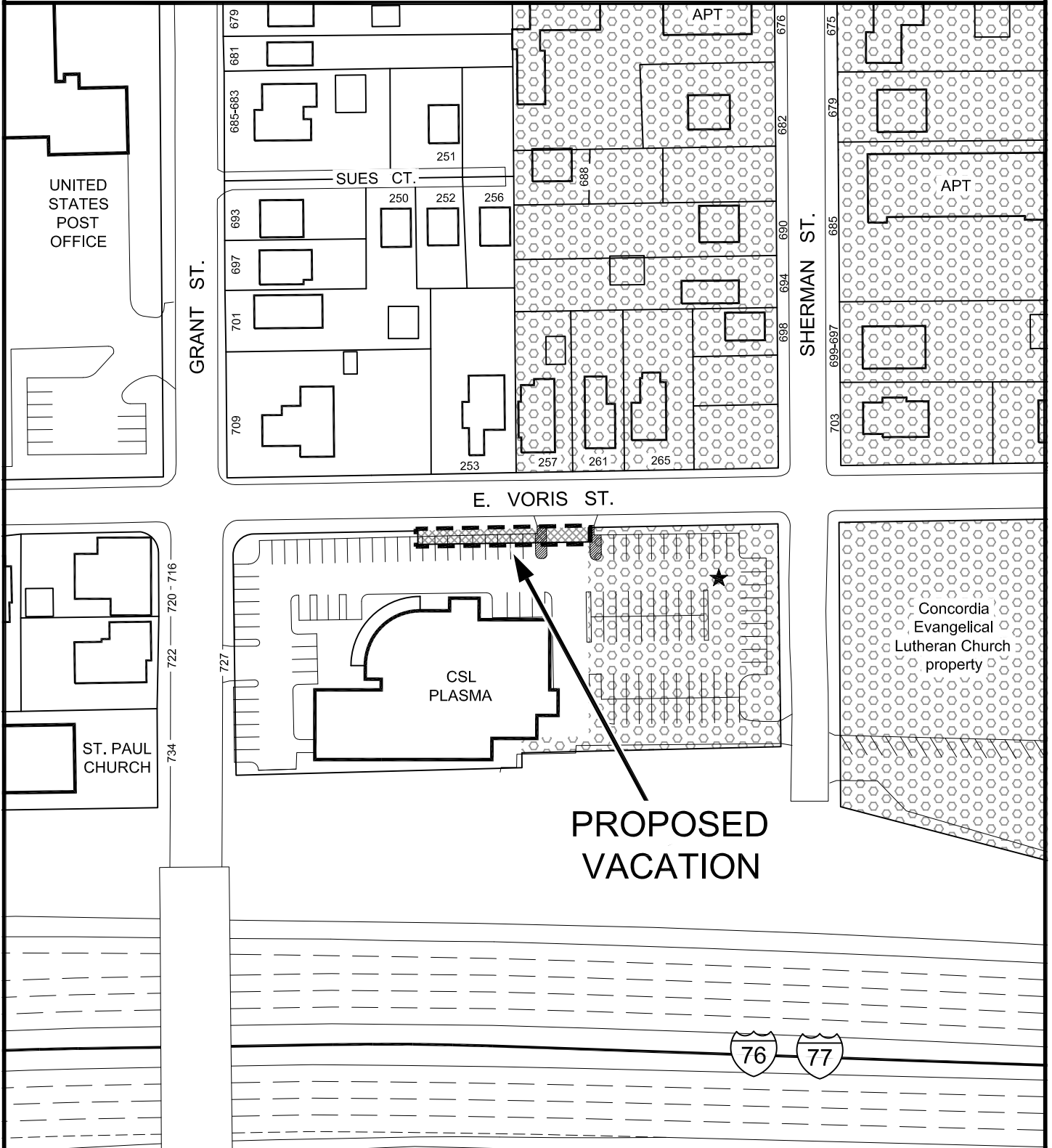
★ Conditional Use

 U2 Apartment House

 U4 Commercial



0 100'
Created 04/17/2025 jwh
Revised 04/17/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2H**
PC-2025-26-V

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: MAY 16, 2025 **WARD:** 3
COUNCILPERSON: Sommerville

SUBJECT: **PC-2025-26-V** – Councilmatic request to vacate a portion of Voris Street at 727 Grant Street.

GENERAL LOCATION: South side of Voris Street, between Grant Street and Sherman Street

COMMENTS:

The third ward Councilperson has requested that the Planning Staff investigate the vacation of a portion of the south side of Voris Street right-of-way between Grant and Sherman Streets. This section of right-of-way measures 10 feet by 120 feet.

Voris Street is a 40 foot right-of-way. This portion was acquired several decades ago for potential street widening. However, no other property along the street has been acquired in the past 60± years, making it highly unlikely that the street will ever be widened.

The Planning Staff has not received any objections to the proposed vacation. The 120 foot section in length is used as a portion of the driveway and parking lot for CSL Plasma at 727 Voris Street. The owner of CSL Plasma has requested that the city vacate this small amount of land before selling the property to a new buyer.

Voris Street has functioned well at a 40 foot width these past decades, and there is no city purpose to require a full 50 foot width here. The Planning Staff is supportive of this request.

RECOMMENDATION:

The Planning Staff recommends **APPROVAL** of the vacation of a portion of Voris Street at 727 Grant Street.

MM/emd