

AKRON CITY PLANNING COMMISSION

MEETING OF JUNE 13, 2025 - 9:00 A.M.

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

(1) CORRECTION and APPROVAL of Minutes of May 16, 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) **PC-2025-31-CD** – 2025 Consolidated Action Plan and 2025-2029 Consolidated Plan for City's Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Grant programs

B. **PC-2024-67-CU** – Petition of OPC Cultivation, LLC, for a Conditional Use to establish a dual-use marijuana dispensary at 730 W. Market Street.

C. **PC-2025-19-CU** – Petition of Calvin Ruggs for a Conditional Use to establish a vape shop at 1252 E. Tallmadge Avenue

D. **PC-2025-27-CU** – Petition of Nathan Revesz, dba J&J Plumbing, Heating, Cooling & Electric, for a Conditional Use to install a hi-rise sign at 61 S. Seiberling Street

E. **PC-2025-29-CU** – Petition of Mohammed Odetallah, dba the Herb Hub, for a Conditional Use to establish a vape shop at 2517 Mogadore Road

F. **PC-2025-30-CU** – Petition of Tango Ventures, LLC, for a Conditional Use to construct a dual-use marijuana dispensary at 1956 W. Market Street

G. **PC-2025-33-CU&S** – Petition of LaGuardia Copley, LLC, for a Conditional Use to construct a commercial building at 1518 Copley Road, and the sale of a portion of city -owned property (Parcel Nos. 6717443, 6706105, 6706050)

(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

MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2A1**
PC-2025-31-CD

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025

SUBJECT: PC-2025-31-CD – 2025 Consolidated Plan Annual Action Plan for the City's Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Grant Programs.

COMMENTS:

The City of Akron's 2025 Consolidated Plan Annual Action Plan prioritizes Federal Department of Housing and Urban Development spending, including Community Development Block Grant funding, HOME Investment Partnership Grant funding and Emergency Solutions Grant funding. The 2025 Plan represents the first year of the Five Year Consolidated Strategy and Plan for 2025-2029. The five-year strategy identifies the City's need for affordable housing, community development and homeless assistance. The goals of the programs are to assist primarily low- and moderate-income persons, to improve existing housing, develop affordable housing, expand economic opportunity and aid the homeless.

The City anticipates budgeting approximately \$7,840,000 in total program funding to carry out the 2025 Annual Action Plan, which includes approximately \$5,831,000 in Community Development Block Grant funds, \$1,495,000 in HOME funds and \$514,000 in Emergency Solutions Grant funds. An additional \$412,000 is anticipated in program income.

The 2025 Plan has, among its recommendations, the following key initiatives:

- 1) Continuing to support the rehabilitation of existing housing, removal of deteriorated housing, new construction and infrastructure improvements through the Akron Housing Program, a series of programs that provide redevelopment and rehabilitation options for City neighborhoods. This includes continuing to combine rehabilitation assistance with lead abatement activities to reduce lead hazards in homes.
- 2) Emphasize business development opportunities, primarily focusing on Great Streets. Focus on façade improvements and Great Streets comprehensive planning initiatives including, but not limited to connections, walkability, infrastructure and safety.

- 3) Emphasizing continued new housing construction. Activities would include neighborhood infill housing constructed by private contractors and non-profit corporations. The City intends to emphasize home construction on City-owned lots.
- 4) Undertaking public improvements to streets, neighborhood parks and public facilities to support neighborhood redevelopment and rehabilitation activities.
- 5) Continuing support of operations of non-profit community housing development organizations to expand the supply of affordable housing in the non-profit's service area.
- 6) Supporting minor home repair programs operated by the City of Akron and Rebuilding Together.
- 7) Providing funding to assist in the operation of local emergency shelters and provide for physical improvements. Provide rental assistance to prevent homelessness and rapidly re-house those experiencing homelessness. The City also supports continuing the development of a Homeless Management Information System for tracking the homeless as they move from shelter to shelter.
- 8) Supporting the City of Akron Community Gardening Program for re-use of vacant lots as community gardens.

The Consolidated Strategy includes a narrative describing the housing needs of low-income families, homeless families and others with special needs who require supportive services. The Annual Action Plan includes a one-year budget for applying available resources to the needs identified.

The key initiatives in the Consolidated Plan and Annual Action Plan have been identified in collaboration with key stakeholders and partners. In addition to addressing critical needs of low- and moderate-income persons, the Consolidated Plan will advance strategic planning goals for the City, including stabilizing neighborhoods, expanding access to quality housing, encouraging productive reuse of vacant land, strengthening neighborhood business districts, and investing in public assets.

RECOMMENDATION:

The Department of Planning and Urban Development recommends **APPROVAL** of the 2025 Consolidated Plan Annual Action Plan for the City's Community Development Block Grant, HOME Investment Partnership and Emergency Solutions Block Grant Programs.

PC-2024-67-CU

Petition of OPC Cultivation, LLC,
for a Conditional Use to establish
a dual-use marijuana dispensary
at 730 W. Market Street

- ★ Conditional Use
- UI Single Family Residential
- Planned Development (UPD-5B)



0 100'
Created 05/21/2025 jwh
Revised 05/24/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2B**
PC-2024-67-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD: 1**
COUNCILPERSON: DeShazor

SUBJECT: **PC-2024-67-CU** – Petition of OPC Cultivation, LLC, for a Conditional Use to establish a dual-use marijuana dispensary at 730 W. Market Street

GENERAL LOCATION: Southeast corner of the intersection of W. Market Street and Dodge Avenue

LAND USE OF THIS PROPERTY: Limited Business

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Apartment and Retail
SOUTH SIDE: Residential
EAST SIDE: Retail
WEST SIDE: Limited Business

ZONED: Ordinance No. 360-1997, which permitted expansion of parking on Dodge Avenue

SIZE OF LOTS & AREA: 0.73 acres

COMMENTS:

OPC Cultivation, LLC, is the holder of option on an office building on the southeast corner of W. Market Street and Dodge Avenue, addressed at 730 W. Market Street. The property contains 0.73 acres of area. Surrounding land uses include Highland Square Apartments and Offices and an apartment building to the north, residential to the south, Key Bank to the east and R.H. Downing marketing agency to the west. The property is zoned via Ordinance No. 360-1997, which permitted parking to be expanded along Dodge Avenue. The property is within the Highland Square Redevelopment Area. The Land Use and Development Guide Plan (LUDGP) recommends Limited Business uses.

The Petitioner is seeking permission to establish a dual-use marijuana dispensary at this location. Ordinance No. 275-2024, passed on July 22, 2024, requires any medical, dual-use, or adult-use marijuana cultivation, processing, dispensing or testing facility in the City of Akron to receive Conditional Use approval. As such, the proposed use requires approval by City Council. Additionally, the project must be reviewed and approved by the State of Ohio Division of Cannabis Control (DCC).

The Petitioner intends to reconfigure the interior of the easternmost portion of the 9,000 sq. ft. office building for the proposed dual-use marijuana dispensary. The first floor will contain space for the retail sales. The basement level will contain storage space along with an employee-only shower/restroom area. It is anticipated that the current tenant, Summit Management, will remain in the northwest portion of the building. No outside changes to the one-story brick building are proposed. Parking for 29 vehicles is available to the front and south of the building. Vehicular ingress/egress will be via the two existing curb cuts along Dodge Avenue. Clients will enter the building via an entry door near the southwest corner of the building, and once their identification is verified, the client will enter the sales area. Any product delivery, which will occur via the staff-only key-card entrance, will be camera-monitored by staff and full-time security. Existing landscaping will remain, along with a new six feet in height solid wooden fence along the southern property line. A three feet tall prefinished steel decorative picket fence will separate the parking areas and sidewalk along Dodge Avenue. The enclosed trash dumpster will be located near the southeast corner of the building. Along with the existing ground sign located near the southwest corner of the building, a new 12-square-foot-ground monument sign will be centered and located ten feet from the W. Market Street right-of-way. The dispensary will operate Monday through Saturday from 9:00 a.m. to 10:00 p.m., and on Sunday from 10:00 a.m. to 7:00 p.m. The Petitioner anticipates hiring a total of 15 employees to cover the varied shifts.

No objections to the proposed use have been received from any City department. The available number of parking spaces exceeds Code requirements. The addition of solid fencing will buffer any activity from the residences to the south. Lighting and video surveillance, in addition to other DCC requirements for packaging and prohibited activities on the property, should mitigate any negative effects on the surrounding neighborhood. The proposed use is in a heavily traveled mixed-use district and should be compatible with the surrounding uses. There are currently six Council-approved dual use dispensaries in Akron, and this proposed dispensary will be the first in the Highland Square neighborhood. Goals of the LUDGP and the Highland Square Redevelopment Area include encouraging the renovation or redevelopment of older neighborhood business districts and guiding the location of new retail development so that it will be convenient to residents served and will have minimal impact on adjacent properties. 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 OPC Cultivation, LLC, for a Conditional Use to establish a dual-use cannabis dispensary at 730 W. Market Street, in accordance with the submitted plans entitled "Architectural Site Plan; Dated: 4/24/2025" and subject to the following conditions:

- (1) That a 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 solid fencing be installed along the southern property line and maintained as shown on the approved plan.
- (2) That the structures and layout of the development conform substantially to the approved plans; however, minor changes may be approved by the Department of Planning and Urban Development.
- (3) That all exterior building facade, wall and other surfaces at the property shall be kept in good repair, in a safe condition, and, if constructed of a non-weatherproof material, or if currently coated by stucco, paint or other treatment, or if required to be coated by the Building Code, shall be protected against decay from the elements, and shall be uniformly coated by paint or other treatment, free of chips, cracks, flaking, chalking, peeling or exposed underlying surfaces, and shall be free of holes, cracks, or broken, loose or decaying materials.
- (4) That the outside display of merchandise be prohibited.
- (5) That the area be kept free of trash and litter.
- (6) That any exterior dumpster shall have an enclosure constructed of masonry or solid fencing and its location shall be subject to the approval of the Department of Planning and Urban Development.
- (7) That all exterior lighting on the Petitioner's property 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 and the State of Ohio Department of Cannabis Control.
- (9) That the Petitioner meet all requirements of the State of Ohio Division of Cannabis Control.
- (10) That the Petitioner shall provide any and all safety and security measures in accordance with the City of Akron Fire and Police department requirements.
- (11) 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.

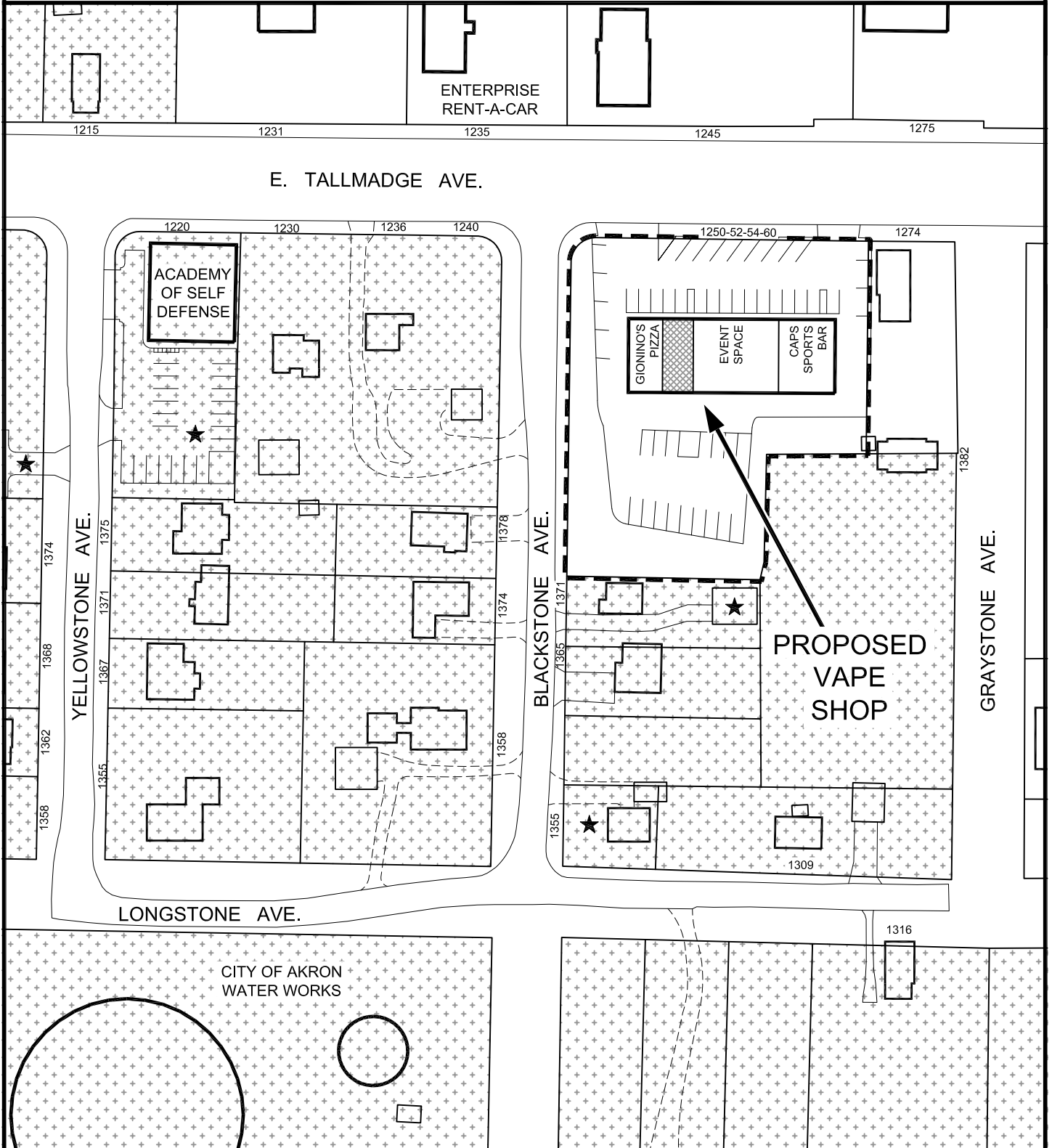
PC-2025-19-CU

Petition of Calvin Ruggs for a Conditional Use to establish a vape shop at 1252 E. Tallmadge Avenue

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



0 100'
Created 04/23/2025 jwh
Revised 04/24/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2C**
PC-2025-19-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD:** 2
COUNCILPERSON: Lombardo

SUBJECT: **PC-2025-19-CU** – Petition of Calvin Ruggs for a Conditional Use to establish a vape shop at 1252 E Tallmadge Avenue

GENERAL LOCATION: South side of E. Tallmadge Avenue, west of Brittain Road

LAND USE OF THIS PROPERTY: Retail

LAND USE IN THE SURROUNDING AREA:

NORTH: Retail
SOUTH: Residential
EAST: Retail
WEST: Residential

ZONED: Business Use District (U3, H2, A3)

SIZE OF LOT & AREA: Irregularly shaped, containing 36,788 square feet of area

COMMENTS:

Exotic Leaf LLC. is the lessee of a retail building at 1252 E. Tallmadge Avenue, located on the south side of the street, west of Brittain Road. The property contains 36,788 square feet of area. Surrounding uses are retail to the north and east, and residential to the west and south. The property is zoned Retail Business Use District (U3, H2, A3), in accordance with the LUDGP.

The Petitioner is requesting permission to establish a vape shop at this location. A vape shop, as defined by the zoning code, is a store that intends to sell 25% or more nicotine vape products and vape accessories and requires Conditional Use approval regardless of location. Some examples of these items are water pipes, smoking accessories, disposable vapes and vape juice, Delta-8 and THCA products, including but not limited to cartridges, edibles, concentrates, rolling papers, tubes, and tobacco bags, as well as clothing, bags, and carrying cases.

The Petitioner has stated that Exotic Leaf will “operate with a distinct business model, include job creation for local residents, and offer strict compliance with ID verification and public health standards.”

Objectives of the Land Use and Development Guide Plan include 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 on E. Tallmadge Avenue has a variety of stores and services offered. While not considered a marijuana dispensary under the terms of the state, they still intend to market and sell hemp and marijuana derived products. On April 30th, the State of Ohio Senate passed new legislation that would regulate hemp products and stores. On May 7, 2025, City Council enacted a 180-day moratorium on new vape shops/smoke shops. The Department of Planning/Zoning is working on new code language to regulate these in conformance with State regulations.

Part of consideration for Conditional Use approval is that vape shops be located greater than 2,500 feet from an existing vape shop. The nearest vape shop is at 1089 E. Tallmadge Avenue. While it is considered legal non-conforming because it was established prior to the enactment of the regulating ordinance, it is less than 2,500 feet away. However, this does not preclude a Petitioner from applying for a Conditional Use permit.

One of the negative effects of vape stores that the regulating ordinance is designed to address is the clustering of these stores in retail areas, which can lead to blighting conditions. Further, 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 Exotic Leaf, LLC., for Conditional Use to establish a vape shop at 1252 E Tallmadge Avenue.

BL/emd

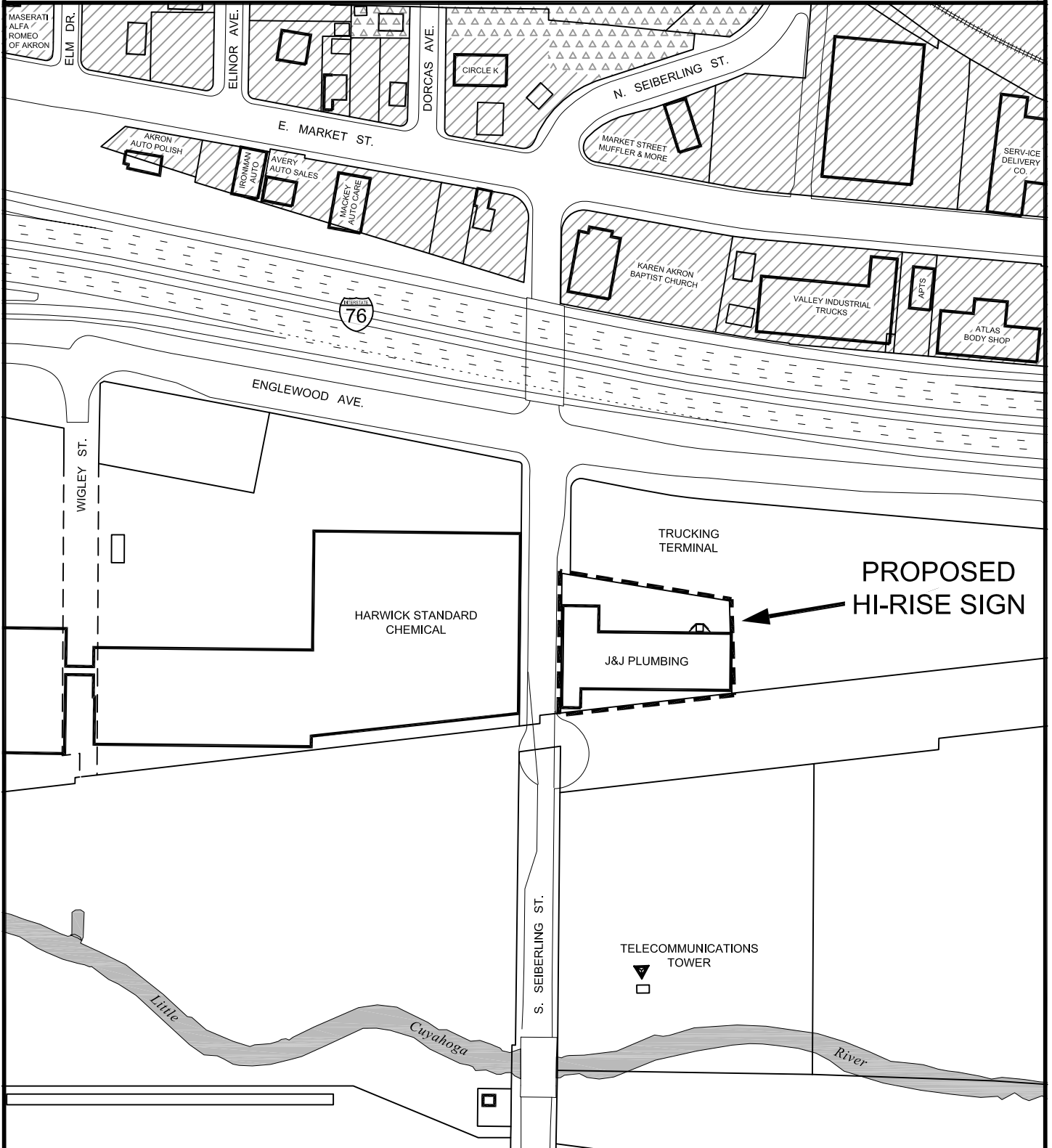
PC-2025-27-CU

Petition of Nathan Revesz, dba J&J Plumbing, Heating, Cooling & Electric, for a Conditional Use to install a hi-rise sign at 61 S. Seiberling Street

-  UG Government
-  U4 Commercial
-  Unified Planned Development (UPD-11)



0 200'
Created 05/07/2025 jwh
Revised 05/27/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2D**
PC-2025-27-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD:** 10
COUNCILPERSON: Connor

SUBJECT: PC-2025-27-CU – Petition of Nathan Revesz, dba J&J Plumbing, Heating, Cooling & Electric, for a Conditional Use to install a hi-rise sign at 61 S. Seiberling Street

GENERAL LOCATION: East side of S. Seiberling Street, south of Englewood Avenue

LAND USE OF THIS PROPERTY: Commercial

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Commercial and interstate highway
SOUTH SIDE: Utility
EAST SIDE: Commercial
WEST SIDE: Commercial

ZONED: Unified Planned Development District (UPD-11)

SIZE OF LOT & AREA: Irregularly shaped, containing 1.01 acres of land

COMMENTS:

Nathan Revesz is the owner of a commercial building located on the east side of S. Seiberling Street, just south of Englewood Avenue and Interstate 76. The irregularly shaped parcel contains 1.011 acres of land. Surrounding uses include commercial and Interstate 76 to the north, commercial and vacant land to the east, a telecommunications tower and vacant land to the south, and commercial and vacant land to the west. The property is zoned UPD-11 in accordance with the Eastgate Renewal Plan. The Land Use and Development Guide Plan recommends industrial uses for this area.

The Petitioner wishes to install a hi-rise sign exceeding Zoning Code requirements on his property. The proposed sign would be larger in area and height than what is permitted. As such, a Conditional Use is necessary.

The proposed sign structure would consist of a 10 feet by 10 feet steel lattice tower 50 feet in height. It would be placed along the north face of the masonry block building, 35 feet from the east end. The open rectangular tower would be anchored to the

ground and secured to the building wall by two support arms extending outward at 45-degree angles. Commercial grade blow-through mesh panels, each measuring 10 feet by 10 feet, would be affixed to the top of the north, northwest, and northeast sides of the structure. Each panel would contain the colored, elliptic company logo on a solid white background. The structure would likely eliminate two parking spaces, but 25 spaces would remain.

The Petitioner states that the goal of the sign is to provide visibility to the passing motoring public. While commercial businesses generally do not require large signs to attract customers to their places of business like retail businesses, it is beneficial for the community to be aware of their presence and the services these commercial businesses offer. With a truck terminal parking lot in front of the business, a deeply set back building to the west, and vacant land to the east, J&J Plumbing has sufficient visibility from the highway. The distance from it, however, suggests that larger signage would be beneficial to increase legibility and recognition. Based on the frontage of the building, 240 square feet of signage would be permitted for a freestanding pole sign. The Petitioner has agreed to remove the several smaller signs currently on the structure to install the proposed 300 square feet of signage, which would adhere to the maximum total wall and pole signage allowed by the Zoning Code. The Planning Staff has consistently recommended approval of hi-rise signage along the highway where there are similarly sized signs in the immediate area. Hi-rise signs can be found nearby on the north side of the interstate. At its proposed location, the sign should not interfere with any other buildings and should not have any negative effects on the surrounding 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 recommends **APPROVAL** of the petition of Nathan Revesz, dba J&J Plumbing, Heating, Cooling & Electric, for a Conditional Use to install a hi-rise sign at 61 S. Seiberling Street in accordance with the submitted plans and subject to the following conditions:

- (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.
- (2) 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.

- (3) 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 or conditions as specified by the Planning Commission.

JH/emd

PC-2025-29-CU

Petition of Mohammad Odetallah, dba the Herb Hub, for a Conditional Use to establish a vape shop at 2517 Mogadore Road

- ★ Conditional Use
- U1 Single Family Residential
- U3 Retail Business
- ▨ U4 Commercial



0 100'
Created 05/06/2025 jwh
Revised 05/06/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2E**
PC-2025-29-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD:** 6
COUNCILPERSON: McKitrick

SUBJECT: **PC-2025-29-CU** – Petition of Mohammad Odetallah, dbaThe Herb Hub, for
a Conditional Use to establish a vape shop at 2517 Mogadore Road

GENERAL LOCATION: North side of Mogadore Road, east of Canton Road.

LAND USE OF THIS PROPERTY: Retail

LAND USE IN THE SURROUNDING AREA:

NORTH: Residential
SOUTH: Retail and Residential
EAST: Retail
WEST: Retail

ZONED: Business Use District (U3, H2, A3)

SIZE OF LOT & AREA: 40 feet by 125 feet, containing 5,000 square feet of area

COMMENTS:

Mohammad Odetallah, dba The Herb Hub, is the lessee of a retail building at 2517 Mogadore Road, located on the north side of the road, east of Canton Road. The property contains 5,000 square feet of area. Surrounding uses are retail to the south, east, and west, with single family residential to the north. The property is zoned Business Use District (U3, H2, A3).

The Petitioner is requesting permission to establish a vape shop at this location. A vape shop, as defined by the zoning code, is a store that intends to sell 25% or greater nicotine vape products and vape accessories, and requires Conditional Use approval in any location.

The Petitioner has stated that The Herb Hub will sell items such as hookahs, rolling papers and related accessories, e-cigarettes, vape pens, e-liquids and associated components, legal cannabinoid products, and hemp-derived items such as CBD products that comply with Ohio's legal THC concentration limits. The Petitioner further states that they will be open from 9:00 AM to 10:00 PM, seven days a week. They also intend to employ four local residents and potentially more if necessary.

ITEM # 2E
PC-2025-29-CU
PAGE TWO

Objectives of the Land Use and Development Guide Plan include 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 on Mogadore Road has a variety of stores and services offered. Furthermore, on April 30th, the State of Ohio Senate passed new legislation regulating hemp products and stores. On May 7, 2025, City Council enacted a 180-day moratorium for new vape shops/smoke shops. The Department of Planning/Zoning is working on code language to regulate these consistent with State requirements.

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 The Herb Hub, for Conditional Use to establish a vape shop at 2517 Mogadore Road.

BL/emd

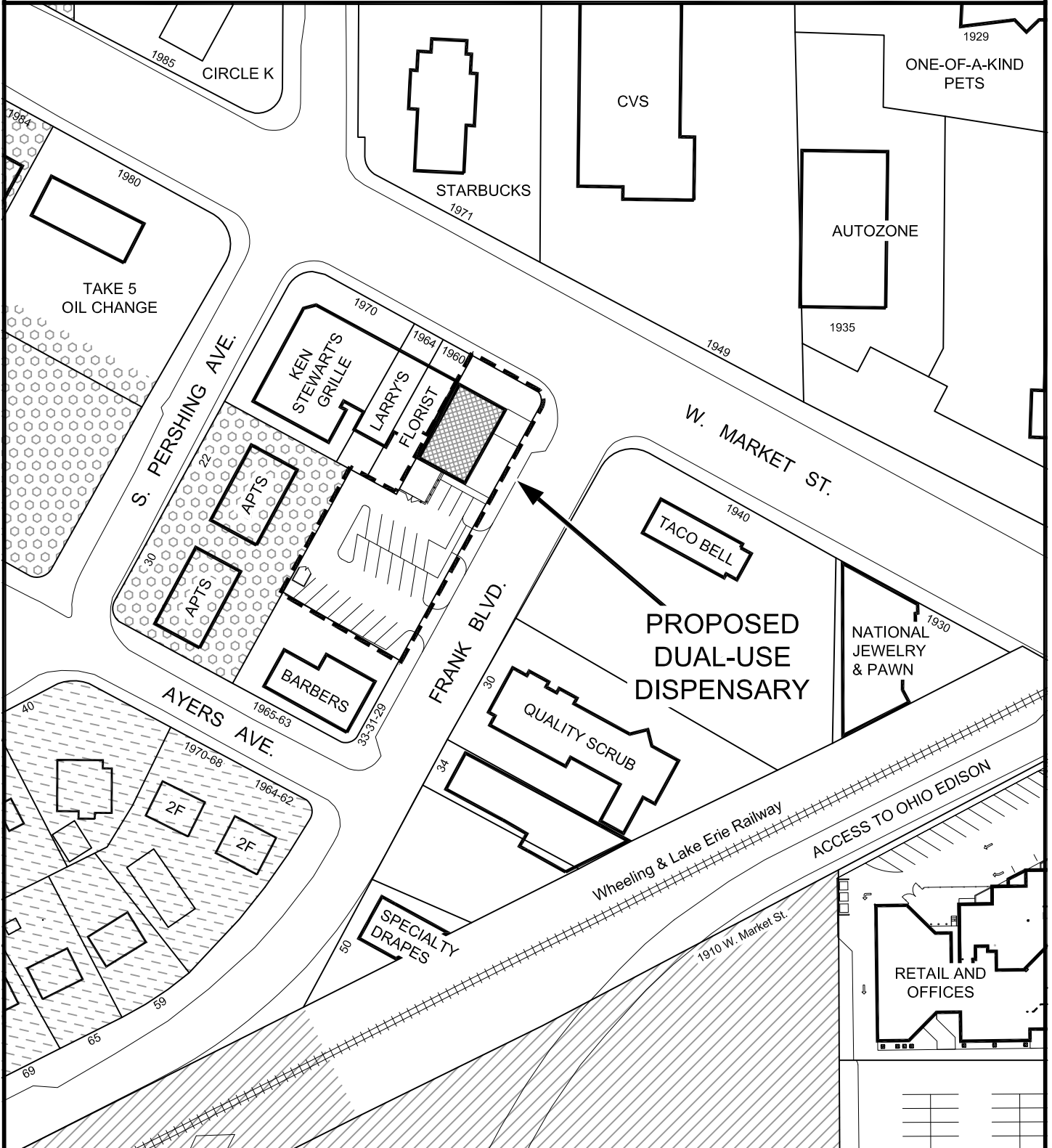
PC-2025-30-CU

Petition of Tango Ventures, LLC,
for a Conditional Use to construct
a dual-use marijuana dispensary
at 1956 W. Market Street

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



0 100'
Created 05/27/2025 jwh
Revised 05/28/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2F**
PC-2025-30-CU

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD: 8**
COUNCILPERSON: Bolden

SUBJECT: PC-2025-30-CU – Petition of Tango Ventures, LLC, for a Conditional Use to construct a dual-use marijuana dispensary at 1956 W. Market Street.

GENERAL LOCATION: Southwest corner of the intersection of W. Market Street and Frank Boulevard

LAND USE OF THIS PROPERTY: Vacant

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Retail
SOUTH SIDE: Retail
EAST SIDE: Retail
WEST SIDE: Retail and Residential

ZONED: Retail Business Use District (U3, H1, A2)

SIZE OF LOTS & AREA: Irregularly shaped, containing 0.39 acres of land

COMMENTS:

Tango Ventures, LLC, is the holder of option on a vacant lot at the southwest corner of the intersection of W. Market Street and Frank Boulevard, formerly addressed as 1956 W. Market Street. The combined six parcels contain 0.39 acres of area. Surrounding uses are CVS and Starbucks to the north, Custom Cutz and J.R. Coatter's Hair Styling to the south, Taco Bell and Quality Scrub to the east, and Pink Petals Florist and apartments to the west. The property is within the Amended Wallhaven Redevelopment Area and is zoned Retail Business Use District (U3, H1, A2) in accordance with the Land Use Development Guide Plan (LUDGP).

The Petitioner is seeking permission to establish a dual-use marijuana dispensary, Klutch Cannabis, at this location. Ordinance No. 275-2024, passed on July 22, 2024, requires any medical, dual-use, or adult-use marijuana cultivation, processing, dispensing or testing facility in the City of Akron to receive Conditional Use approval. As such, the proposed use requires approval by City Council. Additionally, the project must be reviewed and approved by the State of Ohio Division of Cannabis Control (DCC).

The Petitioner proposes to construct a single-story, flat-roof building containing 2,480 square feet of area. The building will be flush with the sidewalk on W. Market Street, consistent with the other buildings in the block. Building materials will consist of stacked bond brick, metal panels, corrugated metal siding, and an opaque vinyl covering on the interior of the window glazing. A designated delivery area with secure fencing and a gate will be located southwest of the building. The existing parking lot to the south along Frank Boulevard will be reconfigured to accommodate 22 parking spaces. The frontage along Frank Boulevard will be landscaped. The enclosed dumpster will be located at the southwest corner of the parking area. The southernmost curb cut along Frank Boulevard will be ingress-only, with vehicles exiting the angled parking area via the curb cut to the north. A six feet in height solid wooden fence will be installed along the western property line. The side and front of the building will contain code-compliant wall signage. The Petitioner intends to operate the dispensary daily, from 10:00 a.m. to 9:00 p.m.

No objections to the proposed use have been received from any City department. Placing the building at the W. Market Street frontage will be consistent with the setback of the other buildings in this block. While the current parking area is in a dilapidated state, the proposed landscaped parking area not only exceeds code requirements but will also eliminate an area of blight. Further, the redesign of the parking area will allow adjacent businesses to maintain vehicular access to the rear of their properties. Solid fencing along the western property line will buffer any activity from the abutting apartment uses. Lighting and video surveillance, in addition to other DCC requirements for packaging and prohibited activities on the property, should mitigate any negative effects on the surrounding neighborhood. There are currently six Council-approved dispensaries in Akron, and this proposal will be Akron's westernmost location. Goals of the LUDGP and Amended Wallhaven Redevelopment Area include encouraging the renovation or redevelopment of older neighborhood business districts and guiding the location of new retail development so that it will be convenient to residents served and will have minimal impact on adjacent properties. The proposed construction of the dual-use dispensary would re-purpose an almost decade-long vacant lot at a heavily traveled intersection and will be harmonious with the abutting uses. 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 Tango Ventures, LLC, for a Conditional Use to establish a dual-use cannabis dispensary at 1956 W. Market Street, in accordance with the submitted plans entitled "Preliminary Site Plan; Dated: May 2, 2025" 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 along S. Frank Blvd. and solid six-foot fencing be installed along the western property line and maintained as shown on the approved plan.

- (2) That all walkways, driveways, and parking areas be hardsurfaced 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 any projections above the roof line of the structure, except parapets or chimneys, be adequately screened to the satisfaction of the Department of Planning and Urban Development.
- (6) That the outside storage of scrap or display of merchandise be prohibited.
- (7) That the area be kept free of trash and litter.
- (8) That any exterior dumpster shall have an enclosure constructed of masonry and its location shall be subject to the approval of the Department of Planning and Urban Development.
- (9) That all exterior lighting on the Petitioner's property 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.
- (10) That the number, size, and location of all exterior signs shall conform to Section 153.345-.375 of the Zoning Code and the State of Ohio Department of Cannabis Control.
- (11) That the Petitioner meet all requirements of the State of Ohio Division of Cannabis Control.
- (12) That the Petitioner shall provide any and all safety and security measures in accordance with the City of Akron Fire and Police department requirements.

- (13) 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.

KP/emd

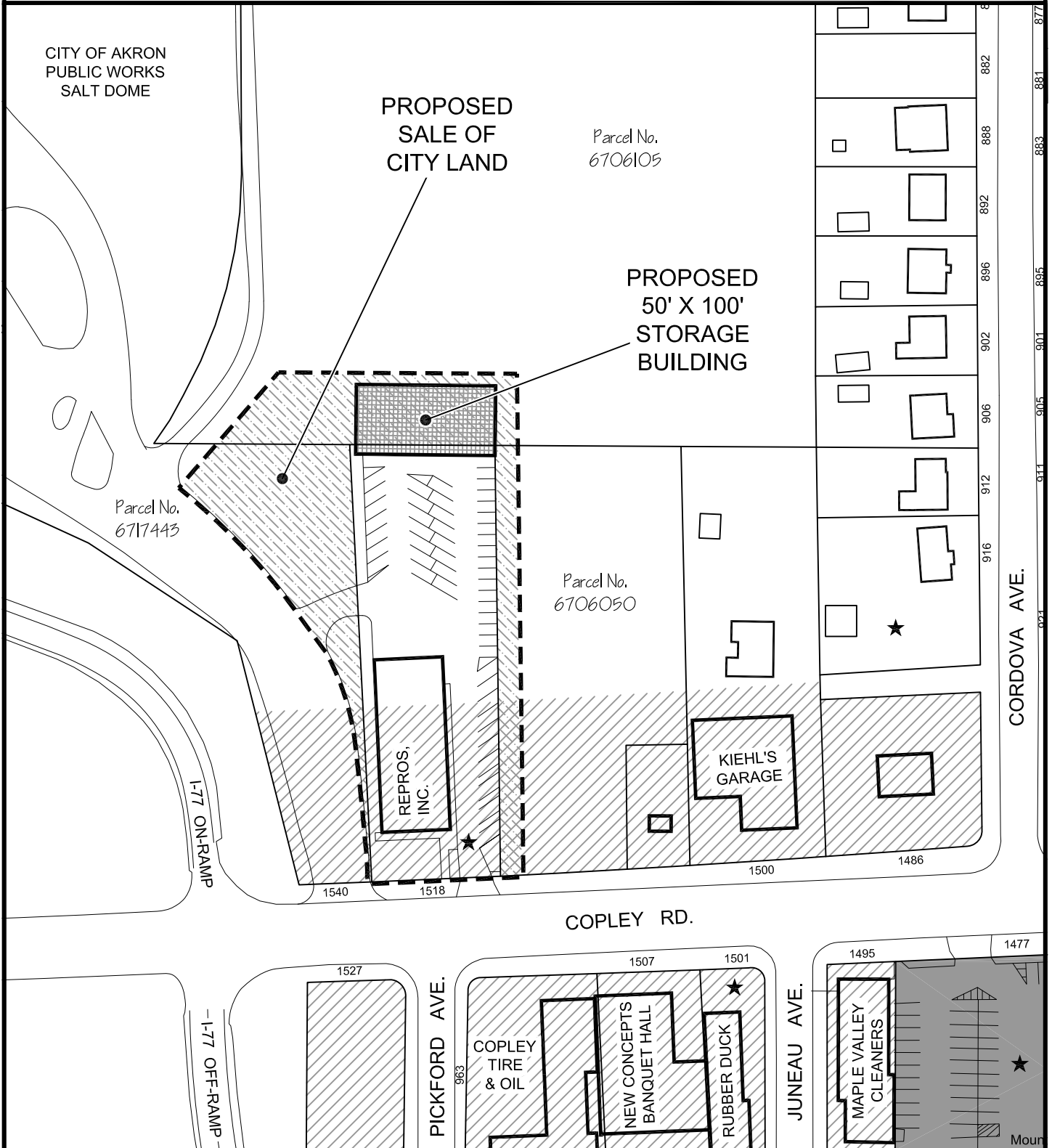
PC-2025-33-CU&S

Petition of LaGuardia Copley, LLC, for a Conditional Use to construct a commercial building at 1518 Copley Road, and the sale of a portion of City-owned property (Parcel Nos. 6717443, 6706105, and 6706050)

- ★ Conditional Use
- U1 Single Family Residential
- U3 Retail Business
- ▨ U4 Commercial



0 100'
Created 05/27/2025 jwh
Revised 05/28/2025 jwh



MEMORANDUM

TO: AKRON CITY PLANNING COMMISSION **ITEM # 2G**
PC-2025-33-CU&S

FROM: DEPARTMENT OF PLANNING AND
URBAN DEVELOPMENT

DATE: JUNE 13, 2025 **WARD:** 4
COUNCILPERSON: Davis

SUBJECT: **PC-2025-33-CU&S** – Petition of Laguardia Copley, LLC for a Conditional Use to construct a commercial building at 1518 Copley Road, and the sale of a portion of City property (Parcel Numbers 6717433, 6706105, 6706050).

GENERAL LOCATION: North side of Copley Road, east of the Interstate 77 entrance ramp

LAND USE OF THIS PROPERTY: Commercial

LAND USE IN THE SURROUNDING AREA:

NORTH SIDE: Vacant land
SOUTH SIDE: Retail
EAST SIDE: Vacant land
WEST SIDE: Vacant land, access driveway to City facilities

ZONED: Commercial Use District (U4, H1, A3) and Single Family Residence Use District (U1, H1, A1)

SIZE OF LOTS & AREA: Approximately 30,000 square feet

COMMENTS:

LaGuardia Copley, LLC, dba Repros Incorporated, is the owner of a commercial building located on the north side of Copley Road, just east of the I-77 entrance ramp and addressed as 1518 Copley Road. The property has 93 feet of frontage along Copley Road with an approximate depth of 310 feet, for an approximate area of 30,000 square feet. Surrounding land uses include vacant land to the north, east, and west, with retail and commercial businesses to the south along Copley Road. The existing building and surrounding parcels along Copley Road, up to 125 feet back, are zoned Commercial Use District (U4, H1, A3) with the remainder of the land to the north zoned as Single-Family Residential (U1, H1, A1). The Land Use and Development Guide Plan recommends public facilities and utilities within the area.

The Petitioner is requesting to expand their business by purchasing portions of three City-owned parcels surrounding their property to the north, east, and west, and then constructing a storage building at the back of the property. Conditional Use approval is

required for the commercial building within the residentially zoned portion of the property. The Planning Commission must also review the sale of City land.

Upon the sale and transfer of property ownership to LaGuardia Copley, a commercial building is proposed for construction at the back of the newly enlarged property. Approximate portions of property to be sold include 12,400 square feet from parcel 6717443 on the west; 9,500 square feet from parcel 6706105 on the north; and 4,600 square feet from parcel 6706050 along the east for a total of 26,500 square feet, or about 0.6 of an acre. At a rate of \$25,000 per acre, the cost of the purchases should be approximately \$15,000 plus any fees and closing costs.

The building will measure 50 feet by 100 feet for an area of 5,000 square feet, and will be set back a minimum of 10 feet from the northern and 15 feet from the eastern property lines. Access to the building will be from the existing driveways along Copley Road, and the service drive to the west. The structure will have a hipped style, metal roof built to a height of 25 feet. The building will be subdivided into four interior sections, each accessed by its own oversized garage bay door along the southern elevation, one 14 feet in height and three 12 feet in height. Each section will also contain a man-door. The building will have white, vertical siding with gutters and downspouts tied into the ground.

Repros moved their business to this site on Copley Road in 2013 and has continued to grow each year. They are a seller and distributor of wide format printers and supplies. In addition, they print graphics used for displays, commercial signage, and installation on business fleet or personal vehicles. Currently, materials produced and installed by Repros are completed off-site in Copley. The sale of City-owned land will provide the business the additional space needed to consolidate their operations in one location. The vacant land is not currently being used for any City purpose. The new commercial building will be located more than 250 feet from any residence and will not create excessive smell or noise. A goal of the Land Use and Development Guide Plan includes actively promoting vacant land for use by existing businesses. No objections have been received by any City department. 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 Laguardia Copley, LLC for a Conditional Use to construct a commercial building at 1518 Copley Road, and the sale of a portion of City property (Parcel Numbers 6717433, 6706105, 6706050), in accordance with the submitted plans and subject to the following conditions:

- (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.

- (2) 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.
- (3) That the area be kept free of trash and litter.

MM/emd