

SWEITZER REDEVELOPMENT PLAN



August, 2026

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City of Akron, Ohio**

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SWEITZER REDEVELOPMENT AREA

I. REDEVELOPMENT AREA REPORT

A. Locality Map

Submitted as Map 1.

B. Sweitzer Redevelopment Area – Project Area Boundary

The Sweitzer Redevelopment Area is located in the City of Akron, County of Summit, State of Ohio and is bounded as shown on the Project Area Boundary and Parcel Identification Maps, attached herewith as Map 2 and Map 2a, and as described in Exhibit 1, also attached. The Redevelopment Area consists of approximately 124 acres and is approximately bounded by E. South Street to the north, railroad right-of-way and South Main Street to the west, Grant Street to the east and Steiner Avenue and Miller Avenue to the south.

C. Purpose of this Report

The purpose of this report is to set forth findings with respect to the character of the area as an urban redevelopment area and the need for urban redevelopment authority, under provisions of the Ohio Revised Code, to assist significant redevelopment activities resulting in investment and economic growth.

D. Background

The proposed Sweitzer Redevelopment Area encompasses approximately 124 acres in an area primarily developed with commercial and industrial land located in south central Akron. The Redevelopment Area is approximately bounded by E. South Street to the north, railroad right-of-way and South Main Street to the west, Grant Street to the east and Steiner Avenue and Miller Avenue to the south. A previous Sweitzer Development Area and Renewal Plan was established in 1978 and expired in 2018. In order to help facilitate continued investment in the area, a new Redevelopment Area and Redevelopment Plan are being established. The establishment of the Redevelopment Plan gives the City the ability to utilize tax increment financing under provisions of the Ohio Revised Code in order to facilitate improvements and stimulate investment within the Redevelopment Area.

E. Existing Land Use

The Redevelopment Area consists of 97 parcels occupying approximately 124 acres of land. The area is primarily developed with industrial and commercial properties. Two retail uses are located along the west side of Grant Street. One of these businesses has apartments located on the second floor, above the business. Three single-family homes are located within the area, all located adjacent to each other on the north side of E. Miller Avenue between Bellows Street and Grant Street. The historic Miller School, owned by the Akron Board of Education, stands at 65 Steiner Avenue. The Summit County Jail is located at 205 E. Crosier Street. The Summit County Community Based Correctional Facility is located at 264 E. Crosier Street. Vacant parcels and a few vacant buildings are spread throughout the area. Portions of some of the older, large-scale former industries and commercial properties are being rented while other portions of the buildings stand vacant.

Nearby neighborhoods are located east of Grant Street and south of E. Miller Avenue and Steiner Avenue in the general vicinity of the project area. It is important to monitor any complaints received from residents regarding negative impacts associated with noise, pollution, truck traffic and odors on residential properties in the general vicinity from nearby non-residential land use.

See Existing Land Use Map 3.

F. Property Ownership

The Redevelopment Area consists of 97 parcels. The City of Akron owns four parcels in the Redevelopment Area (one contains a building and the other three are vacant lots). See Exhibit 2 Property Ownership in the Appendix.

G. Area Zoning

Zoning within the Redevelopment Area includes Commercial Use District (U4 H2 A2), Ordinary Industry Use District (U5 H3 A1) and UG Government (UG H1 A1). See Existing Zoning Map 4.

H. Existing Conditions

The proposed Redevelopment Area is primarily developed with industrial and commercial properties with some limited retail and residential development. Property conditions in the area vary greatly. Some properties are well maintained while others suffer from lack of investment

and property maintenance. Other properties are vacant and dilapidated. Some existing parking areas are unpaved with dirt surfaces. This report was undertaken in August so, at the time of this report, many lots were overgrown with weeds. Dumped tires are scattered at various locations throughout the area. Some streets are extremely impacted by vacant and/or rundown properties. Of the 41 existing structures in the area (based on Summit County parcel records) only six new structures have been constructed in the area in the past sixty years.

The conditions of streets and sidewalks in the project area vary. Generally, paved streets are in adequate condition. Three original brick streets are located in the project area. These include Andrus Street between E. Miller Avenue and Steiner Avenue, Miami Street between E. South Street and E. Crosier Street and S. Highbrook Street, which deadends north of Steiner Avenue. Andrus Street has the bumpiness of a typical brick street, but Miami Street and S. Highbrook have serious deficiencies including loose bricks and serious buckling. Miami Street has a large sunken depression in one area with missing bricks that both drivers and cyclists need to avoid.

The condition of sidewalks is generally not bad, but in some areas the lack of maintenance of curblawns and landscaping along the property line has made sidewalks totally impassable in Summer. This report was done in August at the time of peak foliage and in some instances areas abutting sidewalks were so overgrown that the sidewalk was hard to see let alone walk on. This is the case along the east side of Andrus Street between E. Miller Avenue and Steiner Avenue, along the north side of Steiner Avenue east of Andrus Street, along the south side of E. Crosier Street, west of Bellows Street and along the west side of Miami Street between E. South Street and E. Crosier Street. The condition of sidewalks is deficient along the south side of E. Miller Avenue, east of Getz Street and along the north side of Steiner Avenue, west of Sweitzer Avenue. Curbs are in deficient condition along S. Highbrook Street, north of Steiner Avenue.

SWEITZER REDEVELOPMENT AREA

REDEVELOPMENT PLAN

I. Location of the Sweitzer Redevelopment Area

The Sweitzer Redevelopment Area is located in the City of Akron, County of Summit, State of Ohio and is bounded as shown on the Project Area Boundary and Parcel Identification Maps, attached herewith as Map 2 and Map 2a, and as described in Exhibit 1, also attached. The redevelopment area consists of approximately 124 acres and is approximately bounded by E. South Street to the north, railroad right-of-way and South Main Street to the west, Grant Street to the east and Steiner Avenue and Miller Avenue to the south.

II. Statement of Development Objectives

The general goals of the City of Akron in undertaking this project are to promote redevelopment and the creation of employment opportunities within the Redevelopment Area. To carry out these goals, the following objectives are proposed.

A. Land Use Objective

1. Enhance the viability of the project area by encouraging land uses which positively impact the area and are in character with other development in the vicinity.
2. Remove deteriorated properties or properties that are not consistent with redevelopment objectives.
3. Prohibit incompatible uses that are not consistent with development objectives from locating in the area.
4. Mitigate land use conflicts to reduce impacts on residential properties in the vicinity.

B. Environmental Objectives

1. Improve the functional and physical condition of the project area.
2. Develop an attractive and visually improved environment.
3. Encourage the removal of properties which are poorly maintained or deteriorated.

4. Promote green building and energy-saving measures in new construction and redevelopment.
5. Create effective buffers between non-residential properties and residential areas in terms of both landscaping and fencing.

C. Public Improvements Objective

1. Continue to upgrade public improvements within the redevelopment area as necessary.

D. Circulation and Parking

1. Promote attractive, well-designed, well-lighted and landscaped parking areas associated with any new development.
2. Promote improvements to deficient parking areas.
3. Provide for safe and efficient movement of traffic throughout the area, including access and egress to any new development.

E. Economic Development Objectives

1. Stimulate financial investment and new development within the project area.
2. Increase the number of employment opportunities within the City of Akron.
3. Encourage the use of underutilized land.

III. Proposed Redevelopment Actions

Proposed redevelopment actions carried out by the City following adoption of the Redevelopment Plan may include acquisition of properties on a voluntary basis to achieve plan objectives, the sale or lease of land for redevelopment, construction of supporting infrastructure and additional actions to facilitate the attractive redevelopment of the area.

A. Land Use and Zoning

1. Land Use Plan
 - a. Land Use

Recommended land uses are those that are consistent with surrounding industrial and commercial land use and existing Zoning.

2. Zoning

a. Existing Zoning (See Map 4)

Existing Zoning includes Commercial Use District (U4 H2 A2), Ordinary Industry Use District (U5 H3 A1) and UG Government (UG H1 A1). See Existing Zoning Map 4.

b. Proposed Zoning

Zoning for the Redevelopment Area will remain unchanged.

B. Land Acquisition

Land acquisition may be undertaken to meet development objectives as necessary on a voluntary basis. No property acquisition is proposed.

C. Land Sale or Lease

Land owned by the City of Akron within the Redevelopment Area will be available for sale or lease on terms determined by the City of Akron.

D. Redeveloper's Obligations for Land Purchased or Leased from the City of Akron

A Sale or Lease Agreement shall restrict development within the Sweitzer Redevelopment Area on land to be sold or leased by the City for redevelopment. The Sale or Lease Agreement or Development Agreement and project reviews and approval shall apply to all of the Redeveloper's contiguous property within the Redevelopment Area. The Sale or Lease Agreement or Development Agreement shall include the following provisions:

1. The Redeveloper shall submit site plans and building plans to the City of Akron, Department of Planning and Urban Development. It is expressly understood that approval of any plans by the City of Akron applies to any and all features shown thereon; and that any subsequent additions, deletions, or other modifications thereof are required to be submitted by the Redeveloper before construction of such modifications can begin.

2. Construction upon land sold or leased by the City shall be in accordance with all terms and conditions of a Redevelopment Agreement executed by the City of Akron and the project developer.
3. The Redeveloper shall agree that no covenant, agreement, lease conveyance or other instrument relating to the property shall be effected or executed on the basis of race, creed, color, sex or national origin in the sale, lease, use or occupancy thereof.
4. The Redeveloper shall maintain the structure and facilities in accordance with all codes and ordinances of the City of Akron.

E. Development Standards

Development standards include the following provisions which are consistent with the City of Akron Zoning Code and development objectives:

1. Billboards or outdoor advertising displays require conditional use approval.
2. The following guidelines apply to all exterior signage in the Plan area:
 - a) All signage materials shall be compatible with building materials and colors.
 - b) Mechanically moving signage or flashing lights shall be prohibited.
 - c) A sign may not project above the roof of a structure to which it is affixed.
3. All private and public utilities will be placed underground.
4. Construction of any new buildings within the Redevelopment Area shall be subject to review and approval of the Akron Department of Planning and Urban Development.
5. All outdoor storage areas shall be screened from view by solid walls or solid fences at least six feet in height. Such fencing and screening material shall be reviewed and approved by the Department of Planning and Urban Development.
6. The design, layout and access to all off-street parking shall be reviewed and approved by the City. All parking and service areas shall be paved.

7. It is recommended that parking lots shall be located at the rear or side of the principal structure.
8. A solid fence 6-feet in height is recommended between a parking area and any residentially zoned property.
9. All public exterior areas shall be well lighted in a manner suitable for the intended use. Lighting should be adequate for the intended use, but should be sited and of such a nature as to not be intrusive into surrounding areas.
10. The developer shall 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. The plan is to be consistent with all the requirements of Section 193.101-.114 of the Code of Ordinances and is subject to the approval of the Bureau of Engineering. The storm water management plan must be submitted prior to the issuance of any building permits.
11. All site plans shall be subject to approval by the City of Akron's Development of Planning and Urban Development.
12. Construction materials of exterior surfaces are subject to the approval of the Department of Planning and Urban Development.

IV. OTHER DEVELOPMENT PROVISIONS

A. Duration of the Redevelopment Plan Restrictions

The Redevelopment Plan and/or any modification thereof shall be in force and effect for a period of 30 years from the date of approval of this Redevelopment Plan by the City of Akron. The termination of this Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis of race, creed, color, sex or national origin in the sale, use, or occupancy thereof; nor shall it permit the practice of discrimination based on race, creed, color, sex or national origin.

B. Provisions for Amended Approved Plan

This Redevelopment Plan may be amended from time to time upon approval by the City Planning Commission and City Council.

V. LEGISLATION TO BE UTILIZED TO FULFILL PLAN OBJECTIVES

Ohio Revised Code: Tax Increment Equivalent Financing

Tax increment financing, as permitted by the Ohio Revised Code, may assist the City in paying for improvements that will be undertaken within the Sweitzer Redevelopment Area and other public improvements or costs necessary to accomplish the goals of the Redevelopment Plan or for such other purposes as set forth in the tax increment financing legislation.

Exhibit 1
Sweitzer Redevelopment Area
Boundary Description

Beginning at a point being the intersection of the east right-of-way of Grant Street and the south right-of-way of E. South Street.

Thence west along the south right-of-way of E. South Street approximately 1,944 feet to a point being the intersection of a property line.

Thence southwesterly along said property line and an extension thereof approximately 2,437 feet to a point being the intersection of the west property line of parcel 6862072.

Thence south along said property line and an extension thereof approximately 366 feet to a point being the intersection of the south right-of-way of Steiner Avenue.

Thence east along the south right-of-way of Steiner Avenue approximately 1,784 feet to a point being the intersection of the east right-of-way of Andrus Street.

Thence north along the east right-of-way of Andrus Street approximately 749 feet to a point being the intersection of the south right-of-way of E. Miller Avenue.

Thence east along the south right-of-way of E. Miller Avenue approximately 538 feet to a point being the intersection of the west right-of-way of Bellows Street.

Thence south along the west right-of-way of Bellows Street approximately 100 feet to a point being the intersection of an extension of the south right-of-way of E. Miller Avenue.

Thence east along the extension of the south right-of-way of E. Miller Avenue and the south right-of-way of E. Miller Avenue approximately 415 feet to a point being the intersection of the east right-of Grant Street.

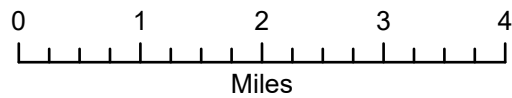
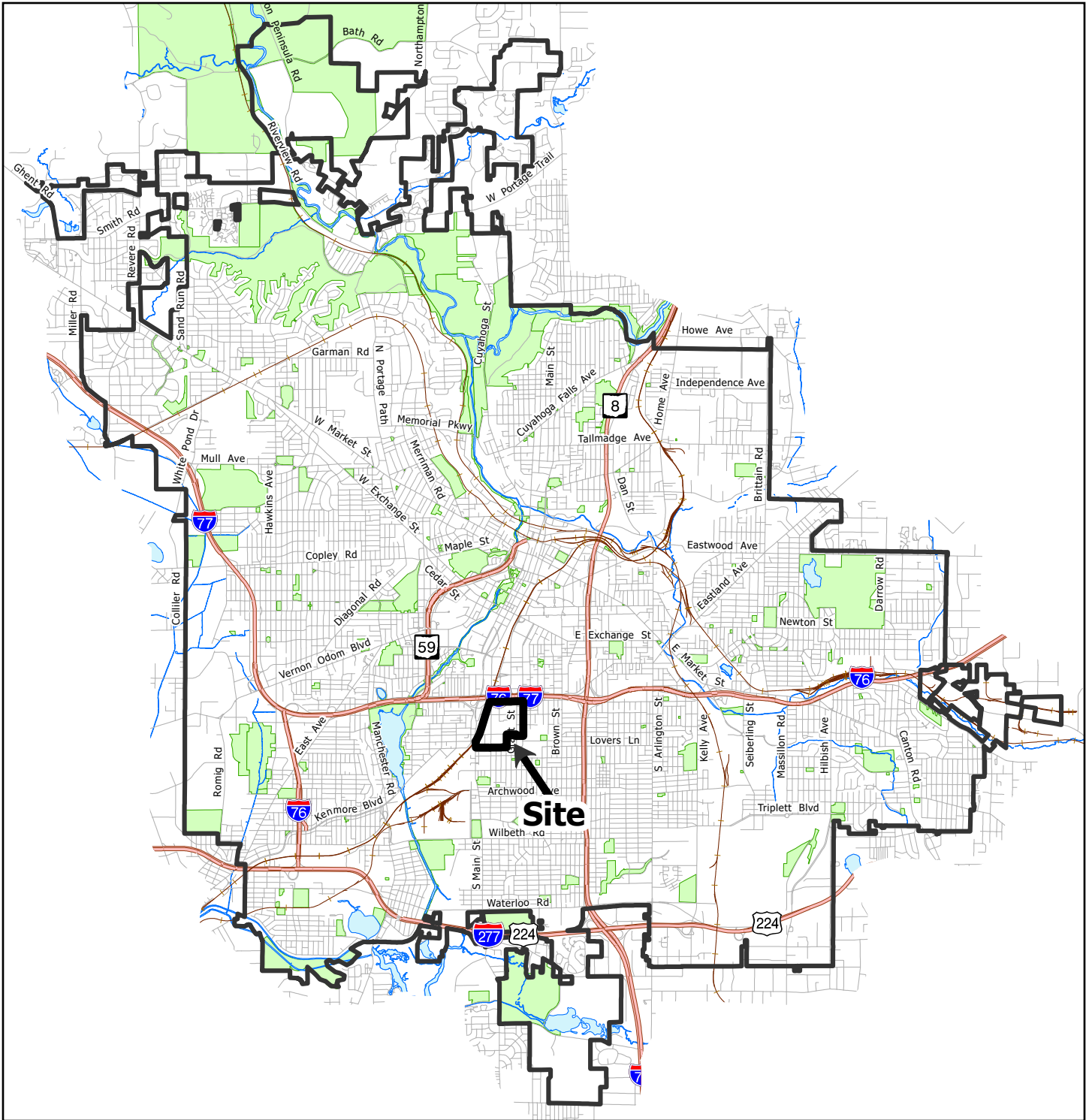
Thence north along the east right-of way of Grant Street approximately 2,008 feet to the place of beginning.

EXHIBIT 2 - SWEITZER REDEVELOPMENT AREA
Property Ownership List

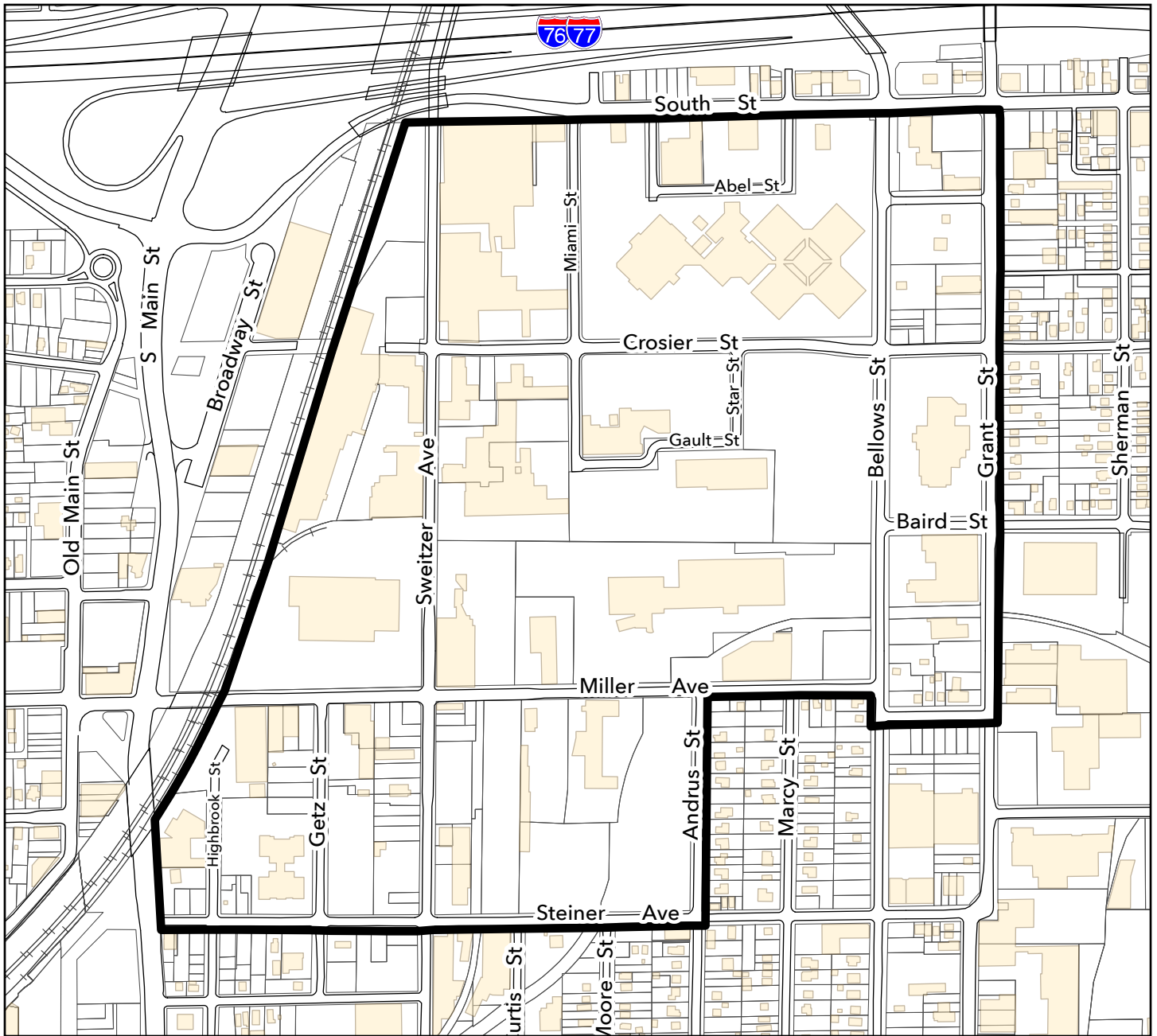
Map ID No.	Parcel No.	Address	Owner Name	Building Date	Land Use	Parcel Size (square feet)	Parcel Size (acres)
1	6753548	South St.	Akron Barberton Cluster Railway Co.		Vacant lot	57,499 s.f.	1.32 acres
2	6854134	1000 Sweitzer Ave.	Magnum Commercial Realty	1890	Commercial (partially vacant)	169,548 s.f.	3.89 acres
3	6854133	96 E. Crosier St.	McNeil & NRM Inc.	1960	Commercial	147,233 s.f.	3.38 acres
4	6761195	1062 Sweitzer Ave.	JMDH Real Estate of Akron LLC	2015	Commercial	298,386 s.f.	6.85 acres
5	6853661	96 E. Crosier St.	McNeil & NRM Inc.	1928	Commercial (vacant)	302,263 s.f.	6.939 acres
6	6763041	205 E. Crosier St.	County of Summit	2011	Summit County Jail	539,399 s.f.	12.3829 acres
7	6842394	150 E. South St.	Zulia Development Inc.	1956	Commercial	30,910 s.f.	.7096 acres
8	6763040	180 E. South St.	Truly Reaching You Ministries	1952	Commercial	56,980 s.f.	1.3081 acres
9	6757212	240 E. South St.	240 E. South LLC	1952	Commercial	37,026 s.f.	.85 acres
10	6840398	240 E. South St.	240 E. South LLC		Parking lot	20,779 s.f.	.4770 acres
11	6720593	798 Grant St.	South Street Ministries Inc.	1930	Retail / Apartments	16,770 acres	.3850 acres
12	6757213	240 E. South St.	240 E. South LLC		Parking lot / storage tents / grass lot	63,598 s.f.	1.46 acres
13	6756193	834 Grant St.	Community of Christ Church Incorporated	1928	Church	14,900 s.f.	.3421 acres
14	6842427	Grant St.	Community of Christ Church Incorporated		Parking lot	7,500 s.f.	.1722 acres
15	6707135	Grant St.	Community of Christ Church Incorporated		Parking lot	7,500 s.f.	.1722 acres
16	6758109	Grant St.	Community of Christ Church Incorporated		Parking lot	7,500 acres	.1722 acres
17	6702387	E. Crosier St.	Community of Christ Church Incorporated		Grass lot	3,999 s.f.	.0918 acres
18	6842183	267 E. Crosier St.	Community of Christ Church Incorporated		Grass lot	1,799 acres	.0413 acres
19	6755153	Bellows St.	Community of Christ Church Incorporated		Grass lot	2,160 s.f.	.0496 acres
20	6703860	Bellows St.	Community of Christ Church Incorporated		Grass lot	1,102 s.f.	.0253 acres
21	6762111	Bellows St.	Community of Christ Church Incorporated		Grass lot	2,422 s.f.	.0556 acres
22	6733337	Bellows St.	Community of Christ Church Incorporated		Grass lot	3,520 s.f.	.0808 acres
23	6733338	Bellows St.	Community of Christ Church Incorporated		Parking lot / grass lot	22,500 s.f.	.5165 acres
24	6808946	999 Sweitzer Ave.	Armour, Thomas	1915	Commercial	35,284 s.f.	.8100 acres
25	6853104	W. Crosier St.	Armour, Thomas		Grass lot	7,000 s.f.	.1607 acres
26	6701108	132 E. Crosier St.	Patton Holdings LLC	1946	Commercial	34,020 s.f.	.7810 acres
27	6758532	1025 Sweitzer Ave.	Summit County Land Reutilization	1920	Commercial (vacant)	69,260 s.f.	1.59 acres
28	6764076	1035 Sweitzer Ave.	Summit County Land Reutilization	1964	Commercial	115,173 s.f.	2.644 acres
29	6764077	162 Gault St.	ASIK Properties	1984	Commercial (vacant)	188,179 s.f.	4.32 acres
30	6755357	905 Miami St.	Cotter Miami LLC	1915	Commercial (vacant)	143,731 s.f.	3.2996 acres
31	6764078	Star St.	ASIK Properties LLC	1956	Vacant lot	226,860 s.f.	5.208 acres
32	6856980	264 E. Crosier St.	County of Summit	1992	Correctional Facility	155,945 s.f.	3.58 acres
33	6763426	1085 Sweitzer Ave.	City of Akron	1905	Commercial (vacant)	121,881 s.f.	2.798 acres
34	6853105	151 E. Miller Ave.	376 W. Exchange LLC	1935	Commercial	53,581 s.f.	1.253 acres
35	6762388	191 E. Miller Ave.	Involta LLC	2012	Industrial	374.355 s.f.	8.594 acres
36	6763427	219 E. Miller Ave.	TRC Buyer Co.	1918	Commercial	78,320 s.f.	1.798 acres
37	6755086	E. Miller Ave.	TRC Buyer Co.		Parking lot	24,394 s.f.	.56 acres
38	6709682	934 Grant St.	934 Grant Street LLC	1949	Retail / Office / Commercial	86,249 s.f.	1.98 acres
39	6761362	Grant St.	City of Akron		Alley	12,027 s.f.	.2761 acres
40	6763331	950 Grant St.	Hunnell Electric Company Inc.	1960	Commercial	29,327 s.f.	.6732 acres
41	6763378	Grant St.	Anna Haas Properties LLC		Parking lot	15,155 s.f.	.3479 acres
42	6736688	968 Grant St.	Liddell Firm LLC	see 43	see 43	6,490 s.f.	.149 acres
43	6736687	968 Grant St.	Liddell Firm LLC	1958	Commercial	5,610 s.f.	.1288 acres
44	6712106	281 E. Miller Ave.	Wright, Denise R.	1913	Single - Family Residential	4,400 s.f.	.1010 acres
45	6807227	277 E. Miller Ave.	Matwiju, Dennis	1913	Single - Family Residential	4,080 s.f.	.0937 acres
46	6831904	273 E. Miller Ave.	Machek, Edward Joseph Jr.	1916	Single - Family Residential	5,610 s.f.	.1288 acres
47	6763376	961 Bellows St.	Haas Connie S. Trustee		Vacant lot	8,451 s.f.	.194 acres
48	6763377	Bellows St.	Haas Connie S. Trustee		Vacant lot	12,229 s.f.	.2807 acres
49	6862073	1145 Highbrook St.	Armour, Thomas W. Sr.	1937	Commercial	70,437 s.f.	1.6170 acres
50	6721999	E. Miller Ave.	Baumpound Properties LLC	see 51	see 51	7,500 s.f.	.1722 acres

51	6721998	70 E. Miller Ave.	Baumpound Properties LLC	1918	Commercial	7,500 s.f.	.1722 acres
52	6853720	70 Miller Ave.	Baumpound Properties LLC		Parking lot	7,500 s.f.	.1722 acres
53	6721997	Getz St.	Baumpound Properties LLC		Grass lot	7,500 s.f.	.1722 acres
54	6705104	Getz St.	Armour, Thomas W. Sr.		Parking lot	7,500 s.f.	.1722 acres
55	6705105	Getz St.	Armour, Thomas W. Sr.		Parking lot	7,500 s.f.	.1722 acres
56	6709010	Getz St.	Akron Board of Education		Parking lot	7,500 s.f.	.1722 acres
57	6708926	65 Steiner Ave.	Akron Board of Education	1930	Office (former Miller School)	93,654 s.f.	2.15 acres
58	6706066	Steiner Ave.	Akron Board of Education		Parking lot	2,634 s.f.	.0605 acres
59	6706068	Steiner Ave.	Akron Board of Education		Parking lot	3,776 s.f.	.0867 acres
60	6706067	Steiner Ave.	Akron Board of Education		Parking lot	4,226 s.f.	.0979 acres
61	6706069	Highbrook St.	Akron Board of Education		Parking lot	2,084 s.f.	.0478 acres
62	6705102	Steiner Ave.	Armour, Thomas W. Sr.		Grass lot / parking	4,199 s.f.	.0964 acres
63	6755088	Steiner Ave.	Armour, Thomas W. Sr.		Grass lot / parking	4,200 s.f.	.0964 acres
64	6834247	1167 S. Main St.	Armour, Thomas W. Sr.	1950	Commercial	13,939 s.f.	.32 acres
65	6862072	1140 Highbrook St.	1140 Highbrook LLC	1952	Commercial	37,997 s.f.	.8723 acres
66	6853715	Getz St.	Diamond America Corporation		Parking lot	24,829 s.f.	.57 acres
67	6853131	Getz St.	Towing Services LLC		Grass lot	4,320 s.f.	.0992 acres
68	6853716	Getz St.	City of Akron et al		Grass lot	696 s.f.	.016 acres
69	6853717	Getz St.	City of Akron et al		Vacant lot	63,667 s.f.	1.37 acres
70	6702023	96 E. Miller Ave.	Diamond America Corporation	1947	Commercial	12,500 s.f.	.287 acres
71	6800730	Sweitzer Ave.	Towing Services LLC		Vacant lot (fenced)	3,485 s.f.	.08 acres
71a	6800729	1116 Sweitzer Ave.	Towing Services LLC	1946	Commercial	7,405 s.f.	.17 acres
72	6800735	100 E. Miller Ave.	Towing Services LLC		Vacant lot	14,375 s.f.	.33 acres
73	6702024	96 E. Miller Ave.	Diamond America Corporation		Parking lot (unpaved)	4,500 s.f.	.1033 acres
73a	6800731	Sweitzer Ave.	Towing Services LLC		Parking lot (unpaved)	7,405 s.f.	.17 acres
74	6800734	1122 Sweitzer Ave.	Towing Services LLC	1997	Commercial	7,405 s.f.	.17 acres
75	6853132	Sweitzer Ave.	Towing Services LLC		Towing lot	3,900 s.f.	.0895 acres
76	6853719	1134 Sweitzer Ave.	Towing Services LLC		Towing lot	5,250 s.f.	.1205 acres
77	6800728	Sweitzer Ave.	Towing Services LLC		Towing lot	4,950 s.f.	.1136 acres
78	6800726	Sweitzer Ave.	Towing Services LLC		Towing lot	7,501 s.f.	.1722 acres
79	6853718	1152 Sweitzer Ave.	Towing Services LLC		Towing lot	3,500 s.f.	.0803 acres
80	6800607	1162 Sweitzer Ave.	Towing Services LLC		Towing lot	32,234 s.f.	.74 acres
81	6735902	1097 Sweitzer Ave.	Kromhard Holdings LLC	1912	Commercial	4,032 s.f.	.0926 acres
82	6753622	Sweitzer Ave.	Towing Services LLC		Parking lot	3,485 s.f.	.08 acres
83	6753623	Sweitzer Ave.	Towing Services LLC		Vacant lot	6,534 s.f.	.15 acres
84	6800733	1125 Sweitzer Ave.	Towing Services LLC		Towing lot	32,670 s.f.	.75 acres
85	6753629	Sweitzer Ave.	Devi Akron LLC	see 86	see 86	3,920 s.f.	.09 acres
86	6753628	1147 Sweitzer Ave.	Devi Akron LLC	1959	Commercial	22,216 s.f.	.51 acres
87	6753630	1147 Sweitzer Ave.	Devi Akron LLC	see 86	see 86	10,019 s.f.	.23 acres
88	6758055	Steiner Ave.	Devi Akron LLC		Side lot	9,148 s.f.	.21 acres
89	6758054	Steiner Ave.	Towing Services LLC		Towing lot (rear lot)	11,761 s.f.	.27 acres
90	6753621	E. Miller Ave.	Towing Services LLC		Parking lot	2,880 s.f.	.0661 acres
91	6721265	134 E. Miller Ave.	Devi Akron LLC		Vacant lot	86,684 s.f.	1.99 acres
92	6752872	148 Miller Ave.	White Birches Properties LLC	1930	Commercial	60,810 s.f.	1.396 acres
93	6752873	180-184 E. Miller Ave.	Cardinal 180 East Miller Holdings LLC	1930	Commercial	84,071 s.f.	1.93 acres
94	6762474	148 E. Miller Ave.	Cardinal 180 East Miller Holdings LLC	1930	Commercial	84,506 s.f.	1.94 acres
95	6761196	198 E. Miller Ave.	City of Akron		Vacant lot	159,865 s.f.	3.67 acres

Map 1
Project Location
Sweitzer Redevelopment Plan
Akron, Ohio



Map 2
Boundary Map
Sweitzer Redevelopment Plan
Akron, Ohio

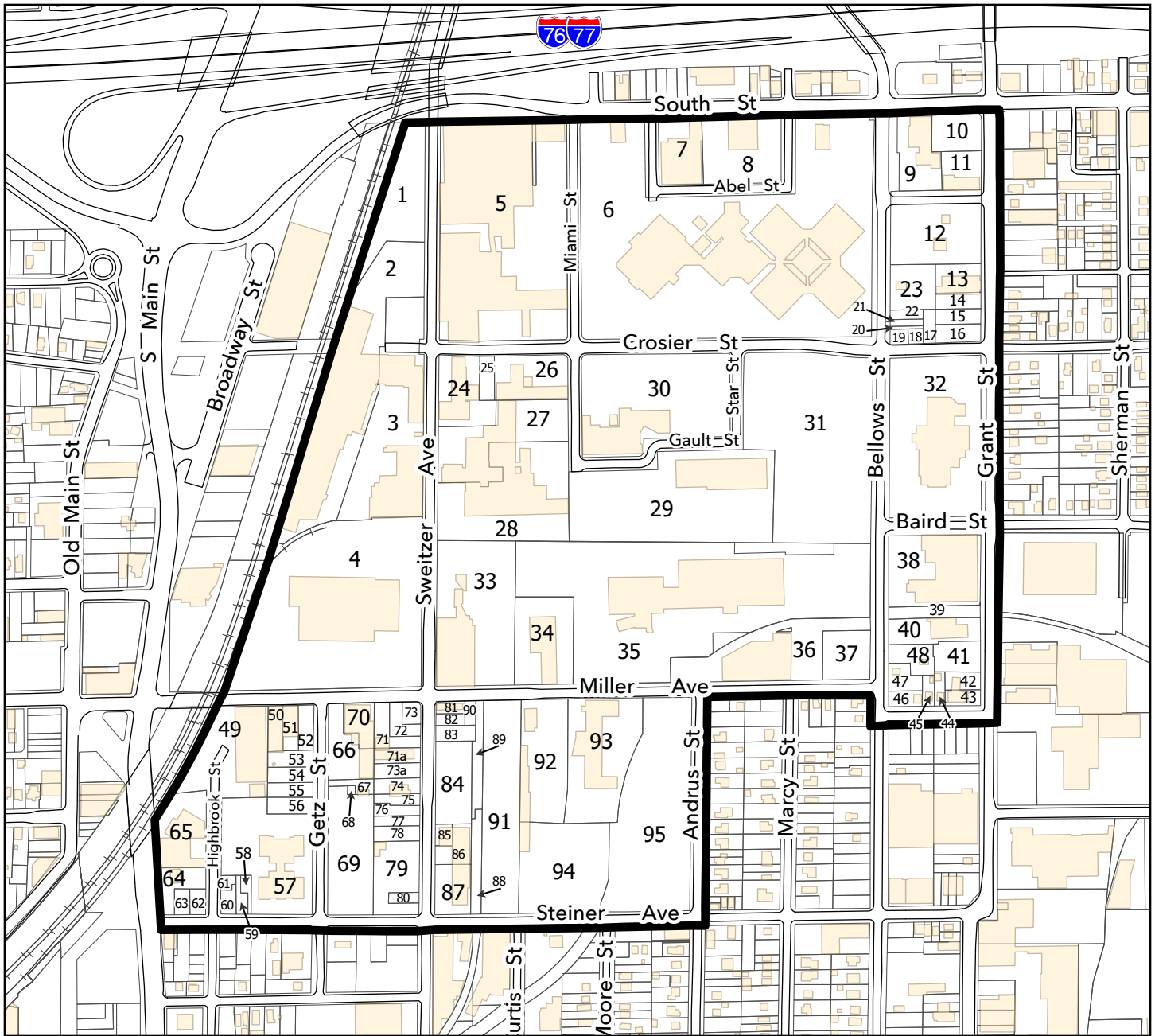


 Sweitzer
Redevelopment Area

0 500 1,000
Feet



Map 2a
Boundary Map Detail
Sweitzer Redevelopment Plan
Akron, Ohio



 Sweitzer
Redevelopment Area

0 500 1,000
Feet

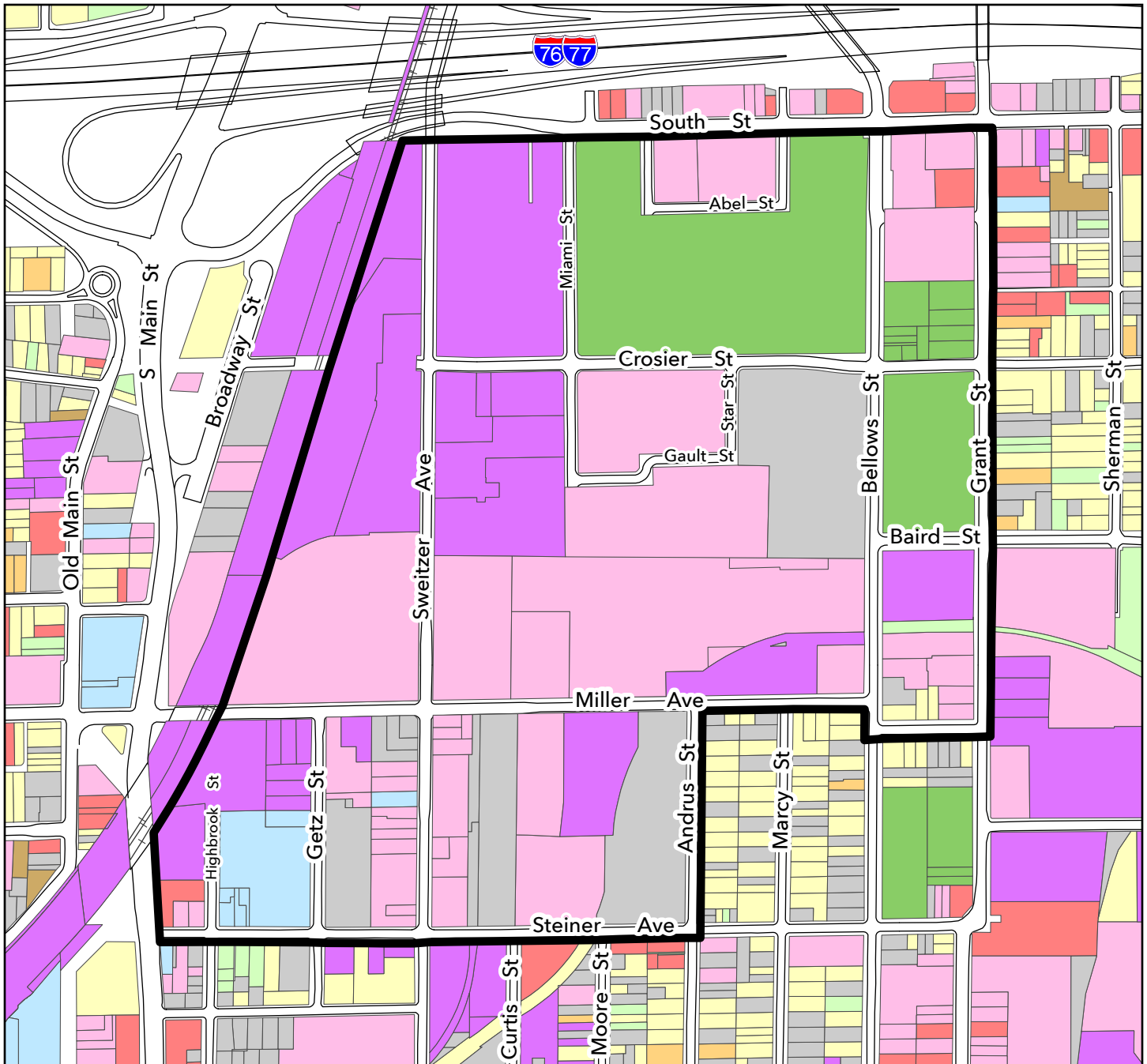


Map 3

Existing Land Use

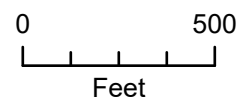
Sweitzer Redevelopment Plan

Akron, Ohio



Land Use Classification

 Single Family Residential	 Commercial Business
 Two Family Residential	 Industrial
 Multi Family Residential	 Public Facilities
 Office	 Institutional
 Retail Business	 Vacant Land

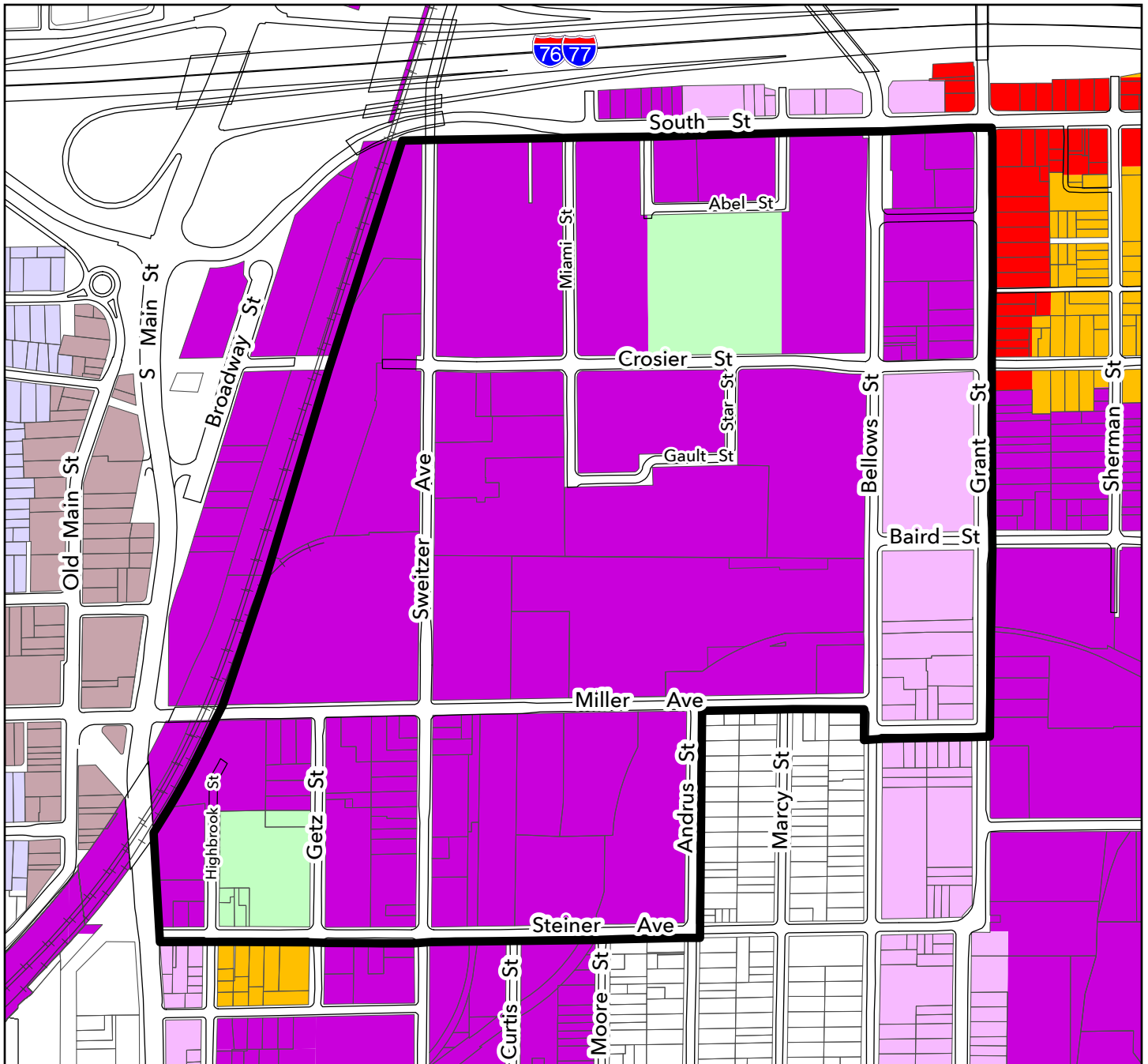


Map 4

Existing Zoning

Sweitzer Redevelopment Plan

Akron, Ohio



Zoning Districts

- U1 - Single Family
- U2 - Apartment House
- UG - Government
- U3 - Retail Business
- U4 - Commercial
- U5 - Ordinary Industry
- N2.5-12 - Neighborhood 2.5-12
- MX3 - Mixed Use 3

0 500 1,000
Feet



Map 5
Aerial View
Sweitzer Redevelopment Plan
Akron, Ohio

