

WEST WILBETH REDEVELOPMENT PLAN



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City of Akron, Ohio**

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WEST WILBETH REDEVELOPMENT AREA

I. REDEVELOPMENT AREA REPORT

A. Locality Map

Submitted as Map 1.

B. West Wilbeth Redevelopment Area – Project Area Boundary

The West Wilbeth 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 41 acres and is approximately bounded by West Wilbeth Road to the north, 9th Street SW and a railroad right-of-way to the east, Interstate 76 to the west and a railroad right-of-way 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 West Wilbeth Road Redevelopment Area encompasses approximately 41 acres and is located south of West Wilbeth Road just east of Interstate 76 and north of Interstate 277 in the southwest quadrant of the City. West Wilbeth Road has historically been the dividing line in this area between the residential neighborhood to the north and non-residential development alongside the railroad tracks to south. The historic Kenmore retail district is located approximately a quarter mile to the north. Interstate 76 crosses over West Wilbeth Road via a tall bridge immediately west of the redevelopment area boundary that does not impact vehicular traffic along West Wilbeth Road. West Wilbeth Road intersects Kenmore Boulevard about a quarter mile west of the area boundary.

Surrounding land use includes residential development to the north, Interstate 76 to the west, industrial and residential uses to the east and railroad, industry and Interstate 277 to the south.

E. Existing Land Use

The Redevelopment Area consists of seven parcels occupying approximately 41 acres of land. The area is developed with three commercial properties and one industrial property including a wholesale produce distributor, a Summa Health supply chain and distribution center, a large industrial supplies distributor and offices/utility operations for a natural gas utility. One centrally located vacant property occupies 3.21 acres. One parcel of railroad right-of-way/open space runs along the southern edge of the area.

While residential properties are not located within the Redevelopment Area, a residential neighborhood is located directly to the north across W. Wilbeth Road. This neighborhood is not included in the redevelopment area but its close proximity to surrounding commercial and industrial development makes it important to monitor any complaints received from residents regarding negative impacts associated with noise, pollution, truck traffic and odors on these residential properties.

See Existing Land Use Map 3.

F. Property Ownership

The Redevelopment Area consists of seven parcels. See Exhibit 2 in the Appendix.

G. Area Zoning

Zoning within the Redevelopment Area includes Ordinary Industry Use District (U5 H3 A2). See Existing Zoning Map 4.

H. Existing Conditions

The proposed Redevelopment Area is developed with commercial and industrial properties. Most of the developed property in the Redevelopment Area is adequately maintained. On specific properties landscaping is lacking. Additional landscaping would more effectively buffer these non-residential uses from residential properties located across the street. Specific parking areas are unpaved. One centrally located 3.21 acre parcel is vacant.

Streets, curbs and sidewalks in the project area are generally in good condition. Sidewalks are only located on the north side of West Wilbeth Road. There are no sidewalks located between 9th Street SW and 12th Street SW.

WEST WILBETH REDEVELOPMENT AREA

REDEVELOPMENT PLAN

I. Location of the West Wilbeth Redevelopment Area

The West Wilbeth 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 41 acres and is approximately bounded by West Wilbeth Road to the north, 9th Street SW and a railroad right-of-way to the east, Interstate 76 to the west and a railroad right-of-way 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 along West Wilbeth Road, including areas of ingress 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 Ordinary Industry Use District (U5 H3 A2). 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 West Wilbeth 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 West Wilbeth 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
West Wilbeth Redevelopment Area
Boundary Description

Beginning at a point being the intersection of the east right-of-way of 20th Street SW and the north right-of-way of W. Wilbeth Road.

Thence southwest approximately 72 feet to a point being the intersection of the south right-of-way of W. Wilbeth Road and the northwest corner of parcel 6753370.

Thence southerly along the west property line of parcel 6753370 and an extension thereof to a point being the intersection of the south property line of parcel 6752450.

Thence easterly along the south property line of parcel 6752450 and an extension thereof approximately 3,548 feet to a point being the intersection of the south right-of-way of W. Wilbeth Road.

Thence northwesterly approximately 260 feet to a point being the intersection of the west right of way of 9th Street SW and the north right-of-way of W. Wilbeth Road.

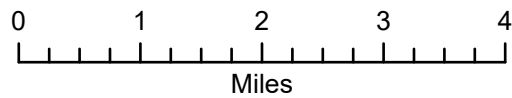
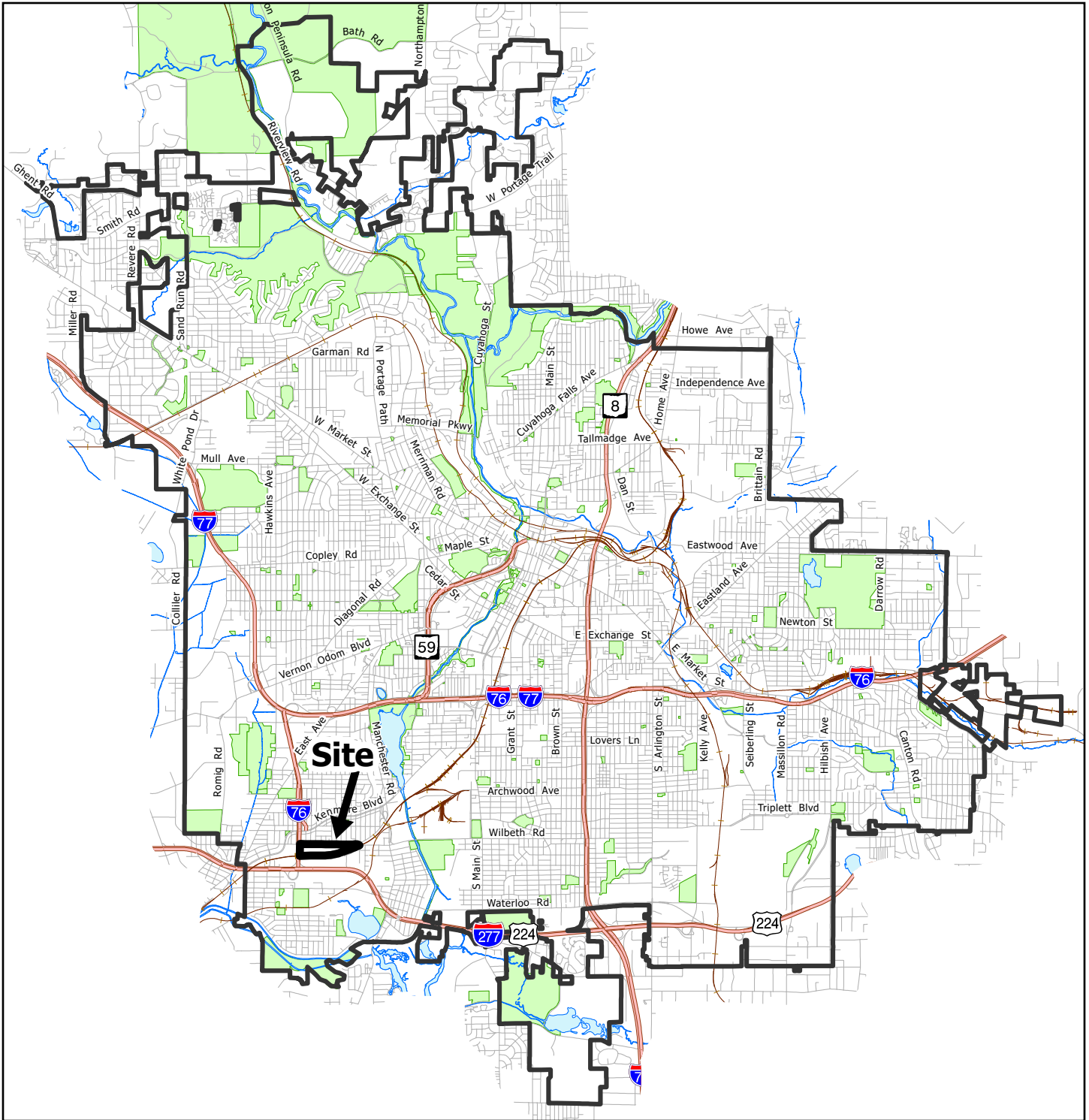
Thence west along the north right-of-way of W. Wilbeth Road approximately 3,113 feet to the place of beginning.

Exhibit 2 - W. Wilbeth Road Redevelopment Plan

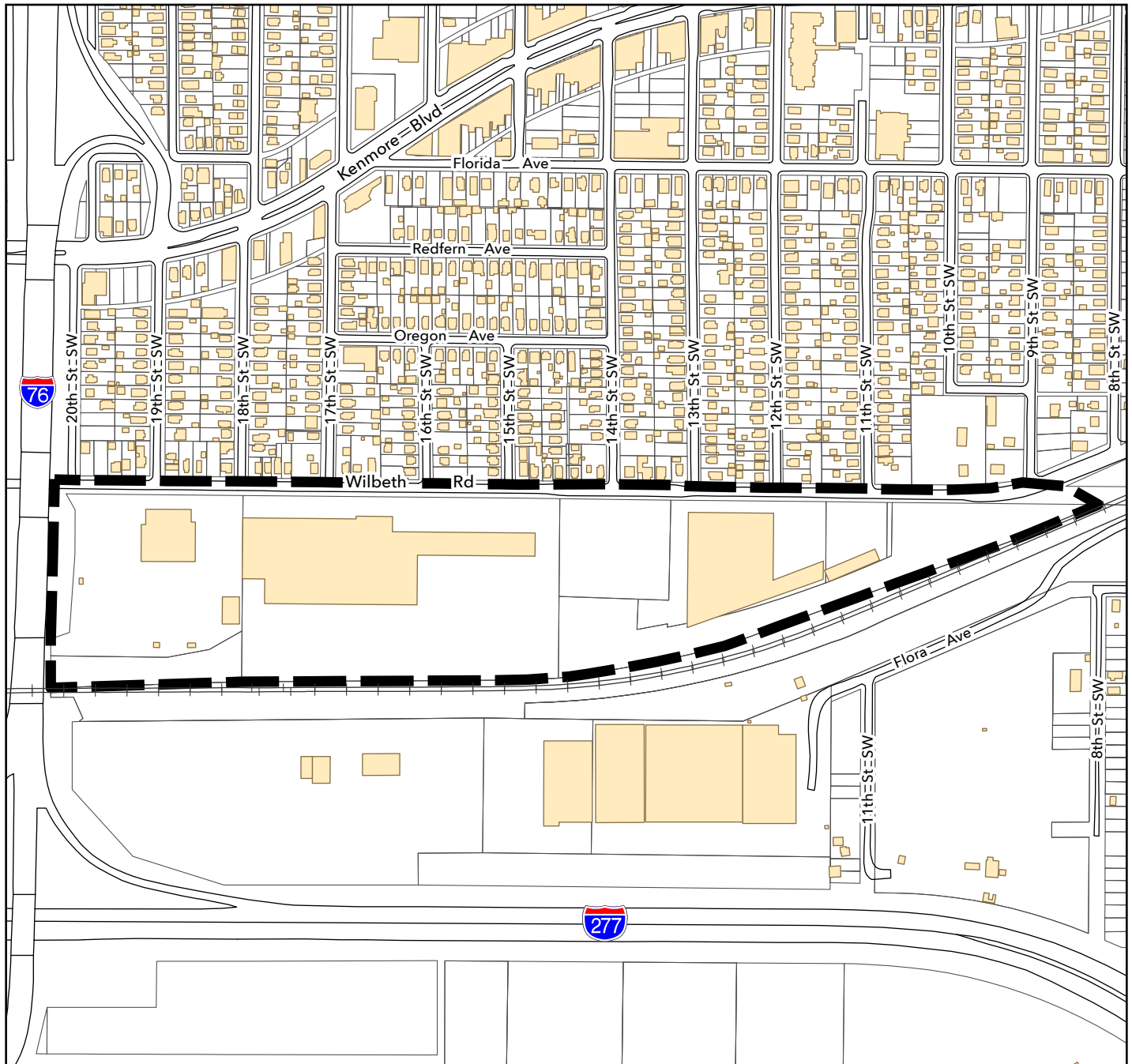
Property Ownership List

Map ID No.	Parcel No.	Address	Owner Name	Building Date	Land Use	Parcel Size
1	6753370	1000 W. Wilbeth Road	East Ohio Gas Co.	1955	Industrial	6.84 acres
2	6752450	W. Wilbeth Road	Akron Barberton Cluster Railway Co.		Vacant / wooded	7 acres
3	6763545	940 and 970 W. Wilbeth Road	Fastenal Company	1954	Commercial	14.538 acres
4	6735583	866-898 W. Wilbeth Road	Fastenal Company		Vacant lot	3.21 acres
5	6807438	820 W. Wilbeth Road	Akron Regional Hospital LLC	1956	Commercial	3.69 acres
6	6805273	790 W. Wilbeth Road	KMM Real Estate LLC	1954	Commercial	1.1 acres
7	6805274	W. Wilbeth Road	KMM Real Estate LLC	see above	see above	.07 acres

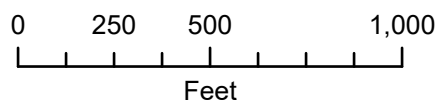
Map 1
Project Location
West Wilbeth Redevelopment Plan
Akron, Ohio



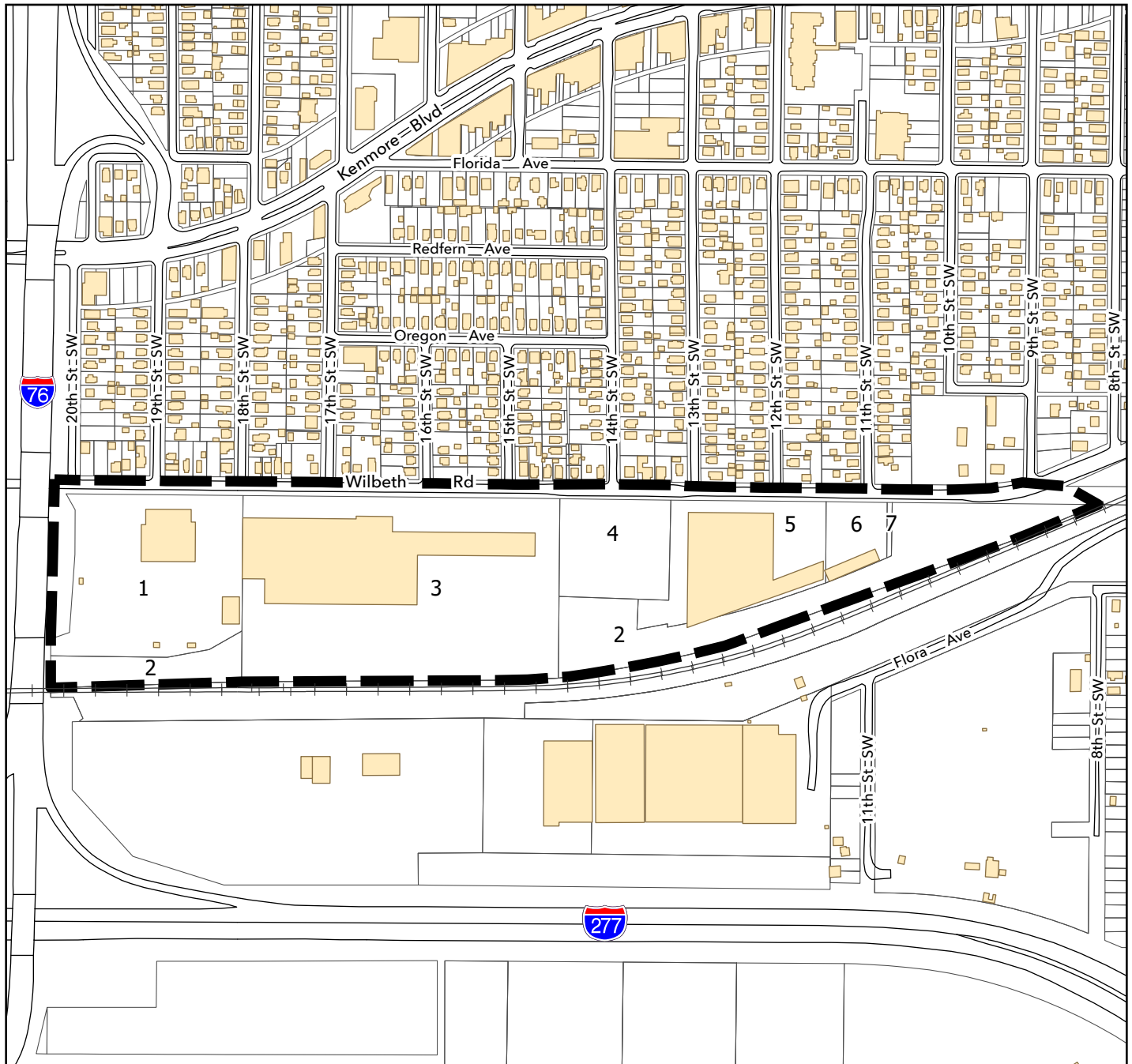
Map 2
Boundary Map
West Wilbeth Redevelopment Plan
Akron, Ohio



West Wilbeth
Redevelopment Area



Map 2a
Boundary Map Detail
West Wilbeth Redevelopment Plan
Akron, Ohio



 West Wilbeth
Redevelopment Area

0 250 500 1,000
Feet

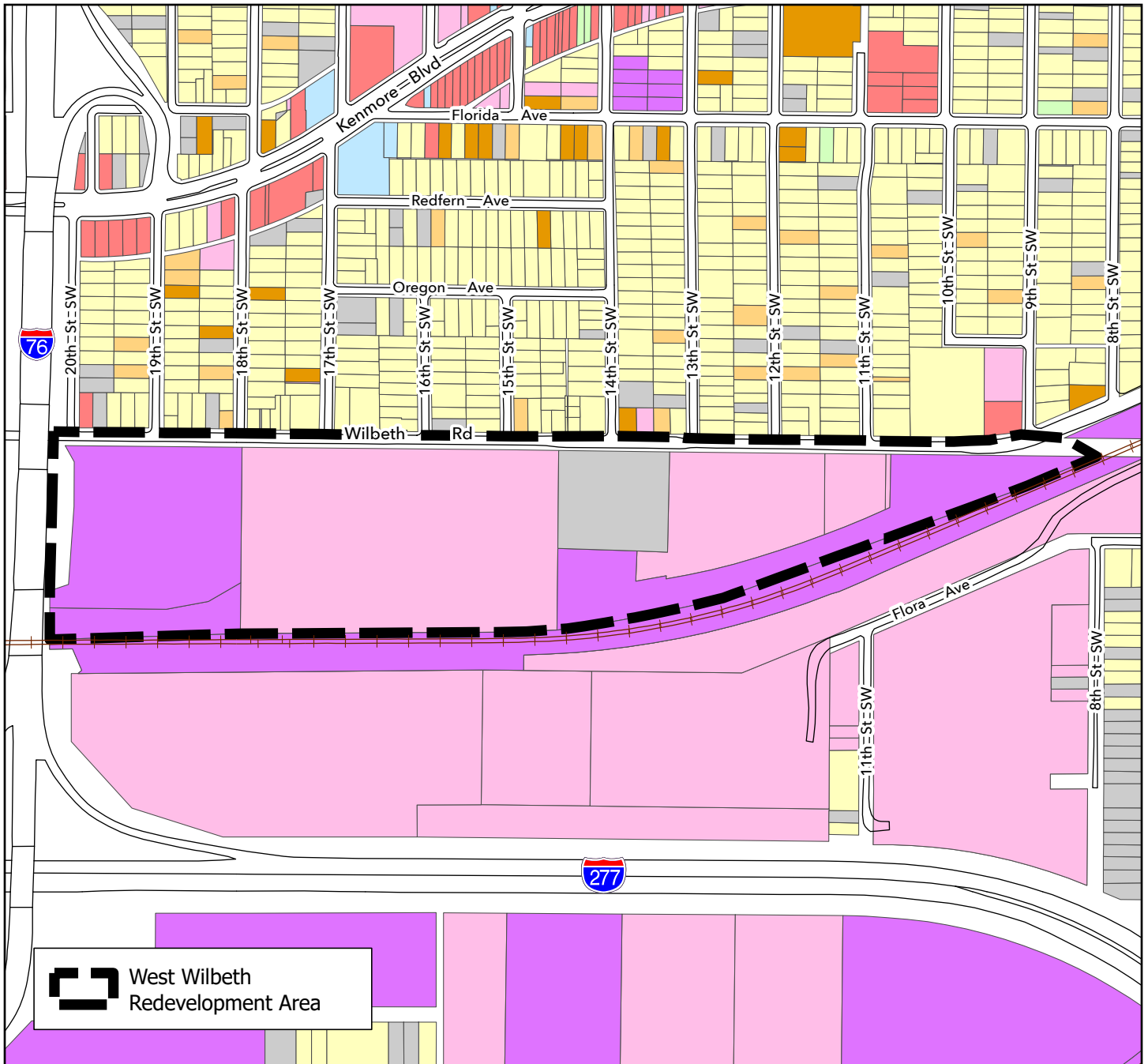


Map 3

Existing Land Use

West Wilbeth Redevelopment Plan

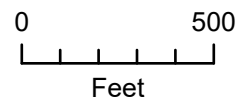
Akron, Ohio



Land Use Classification

- Single Family Residential
- Two Family Residential
- Multi Family Residential
- Office

- Retail Business
- Commercial Business
- Industrial
- Vacant Land
- Institutional

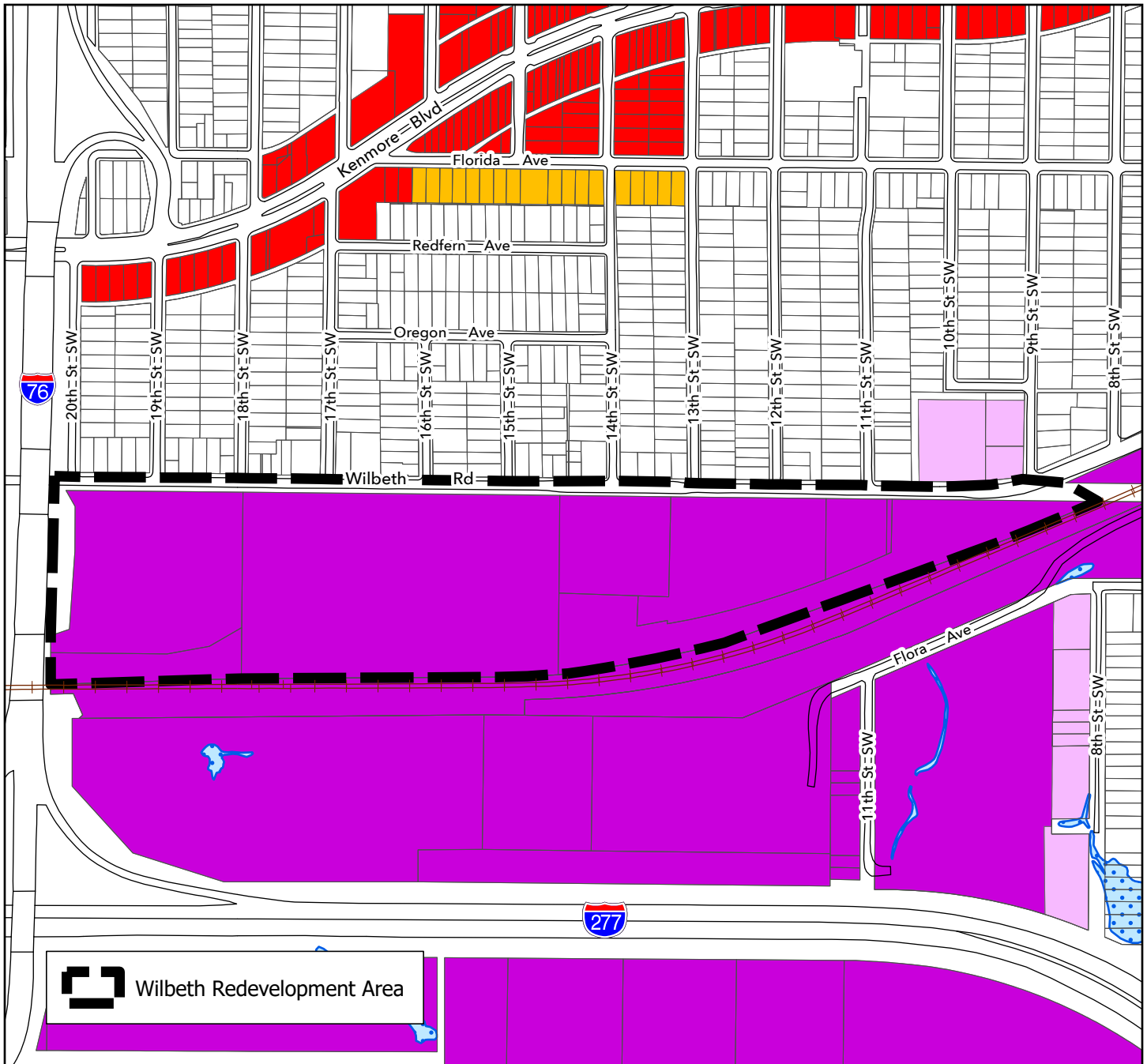


Map 4

Existing Zoning

West Wilbeth Redevelopment Plan

Akron, Ohio



Zoning Districts

-  U1 - Single Family
-  U2 - Apartment House
-  U3 - Retail Business
-  U4 - Commercial
-  U5 - Ordinary Industry
-  Water

0 500
Feet



Map 5
Aerial Photo
West Wilbeth Redevelopment Plan
Akron, Ohio

