

**AKRON CITY PLANNING COMMISSION**

**MEETING OF MARCH 13, 2026 - 9:00 A.M.**

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

**(1) CORRECTION and APPROVAL of Minutes of February 13, 2026**

**(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-2026-03-S** – Sale of City-owned land (portion of Parcel No. 6756882) at 123 W. Bartges Street to Osborne Capital or its designee
  - (2) **PC-2026-05-S** – Renewal and update of the City of Akron Welcome Home Akron, Mow to Own and Summit Lake Lot Sale programs
- B. **PC-2026-01-CU** – Petition of Akron Summit Community Action, Inc. for a Conditional Use to expand parking at 839 S. Arlington Street and 1037 Wyley Avenue
- C. **PC-2025-82-CU** – Petition of Mohammad Alzawahreh for a Conditional Use to establish a tire sales business at 21 N. Arlington Street.

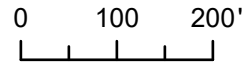
**(3) RENEWALS**

KJ/emd

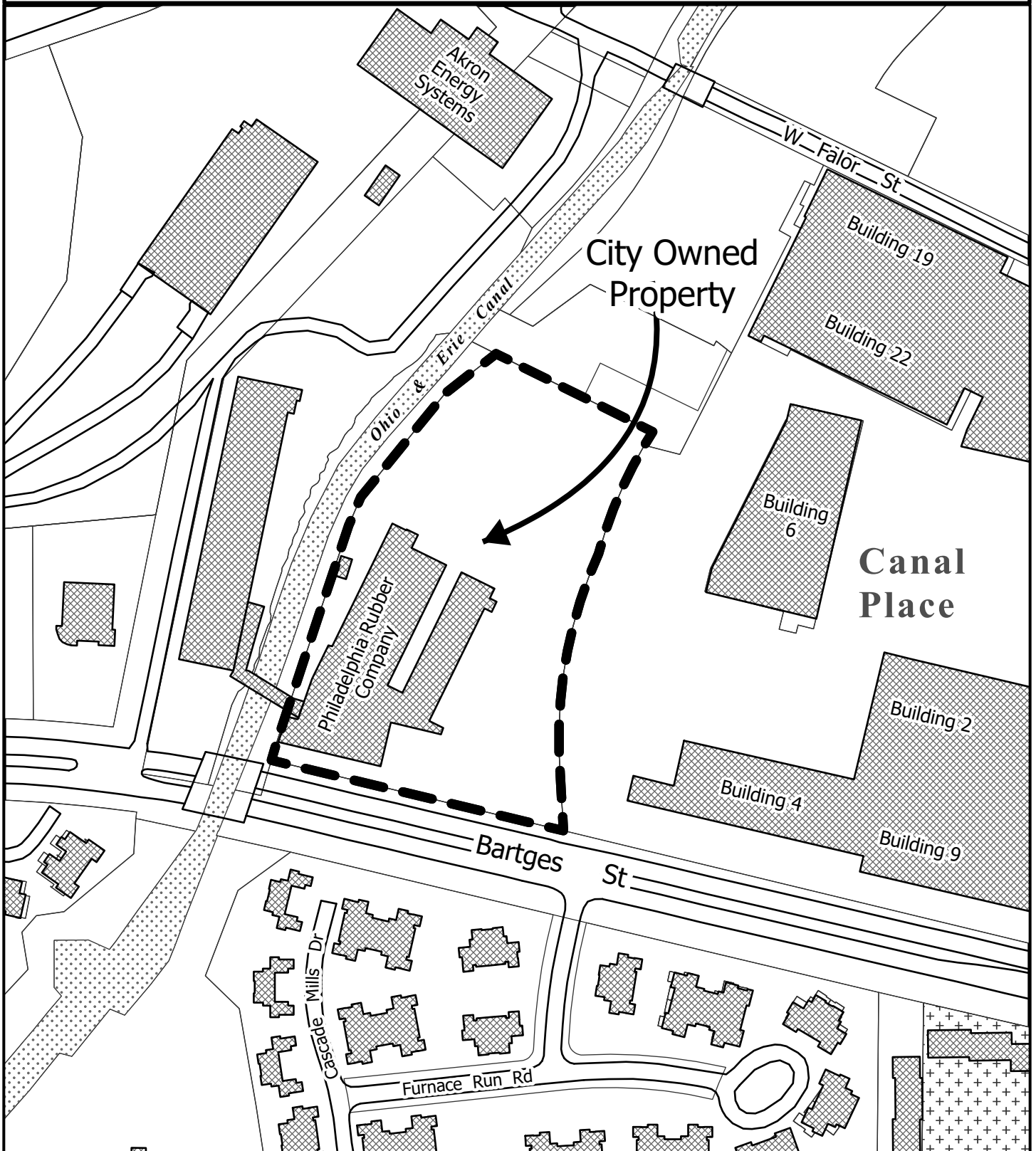
# PC-2026-03-S

Sale of City-owned land (portion of Parcel No. 6756882) at 123 W. Bartges Street to Osborne Capital or its designee

-  URD-R89
-  U2-Apartment House



Created 2/24/2026 mmm



**MEMORANDUM**

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2A1**  
PC-2026-03-S

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

**DATE:** MARCH 13, 2026                      **WARD: 3**  
**COUNCILPERSON:** Sommerville

**SUBJECT:** PC-2026-03-S – Sale of City-owned land (portion of Parcel No. 6756882) at  
123 W. Bartges Street to Osborne Capital or its designee

**GENERAL LOCATION:** North side of W. Bartges Street, east of the Ohio and Erie Canal

**LAND USE OF THIS PROPERTY:** Vacant Industrial

**SIZE OF LOT & AREA:** Approximately 3.3 Acres

**COMMENTS:**

The City of Akron proposes to sell approximately 3.3 acres of land and the structure located at 123 W. Bartges Street. The property is zoned Opportunity Park Urban Renewal District (URD-R89). This property will be transferred to the City and then back to the developer in order to create Tax Increment Financing. The property is located within the Downtown Redevelopment Area and also within the boundaries of the Downtown Akron Vision and Redevelopment Plan. Those plans encourage residential development in the area. The development will create 121 residential units, ten of which will be affordable.

**RECOMMENDATION:**

The Planning staff recommends **APPROVAL** of the sale of City-owned land (portion of Parcel No. 6756882) at 123 W. Bartges Street to Osborne Capital or its designee.

DK/emd

## MEMORANDUM

**TO: AKRON CITY PLANNING COMMISSION ITEM # 2A2  
PC-2026-05-S**

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

**DATE: MARCH 13, 2026**

**WARD: All  
COUNCILPERSON: All**

**SUBJECT: PC-2026-05-S - Renewal and update of the City of Akron Welcome Home Akron, Mow to Own, and Summit Lake Lot Sale Programs**

**GENERAL LOCATION:** Various City of Akron owned properties throughout the city

**LAND USE OF THESE PROPERTIES:** Vacant

**LAND USE IN THE SURROUNDING AREAS:** Residential

### **COMMENTS:**

The City of Akron would like to renew and update programs to encourage construction of new residential homes on unused and underutilized city property in its long-established neighborhoods. The goals of the programs are to increase the supply of available stock with new home construction, to offer additional opportunities for homeownership and to activate underutilized city land.

City-owned lots throughout the City of Akron and in the Summit Lake Neighborhood that are suitable for development or sale to adjacent owners will be made available to housing developers, homebuilders, and individuals. Potential purchasers through the Welcome Home Akron and Summit Lake Lot Sale programs are required to start construction within six months of the acquisition and complete construction on the home within 18 months of acquisition. Incentives provided by the program include a 15-year tax abatement for the new home.

These programs were established to help homeowners who desire a custom-built house as well as builders seeking to build homes with the intent to sell or lease them. Homes must be new stuck-built construction. They must be built in compliance with existing codes and The City of Akron Housing Standards: Single-Family Detached Homes and Two-Family Homes. Building standards should be consistent with adjacent structures in terms of size, mass, materials, and appearance.

Some of the properties are unbuildable due to the size of the lot. These lots will continue to be marketed and sold to the adjacent homeowners under the Mow to Own Program.

**RECOMMENDATION:**

The Planning and Development Services staff recommend **APPROVAL** of the sale of City-Owned land to builders, individuals, homeowners, and citizens as appropriate through The Welcome Home Akron, Summit Lake Lot Sale, and Mow to Own programs.

DK/emd

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
<b>WHA</b>				
6841055	682 MORELEY	50	125	6250
6823312	1018 LANE ST	45	115	5175
6723909	HOWE ST	35	50	1750
6736512	GARFIELD AVE	50	130	6500
6714906	W. WILBETH AVE	40	125	5000
6714907	655 W. WILBETH	40	125	5000
6853166	W. WILBETH AVE	10	75	750
6824112	KNOX AVE	40	110	4400
6844978	IROQUOIS AVE	50	185	9250
6706644	EASTER AVE	60	75	4500
6814782	BISSON AVE	50	150	7500
6723910	847 RAYMOND ST	28	125	3500
6720095	RAYMOND ST	10	70	700
6835004	RHODES AVE	35	60	2100
6841228	BARTGES ST	33	34	1122
6826045	7TH AVE	35	121	4235
6711428	CUYAHOGA FALLS AVE	55	101	5555
6735874	CUYAHOGA FALLS AVE	45	165	7425
6743122	ALFARETTA	45	108	4860
6857980	943 COPLEY RD	50	132	6600
6844739	CAREY AVE	60	130	7800
6842096	256 GOODVIEW	40	120	4800
6815880	1287 NEWTON ST	40	125	5000
6816861	301 EASTLAND AVE	65	165	10725
6857367	1140 TONAWANDA AVE	80	115	9200
6824592	TONAWANDA AVE	40	115	4600
6828436	1131 ARNOLD AVE	40	115	4600
6708489	698 MALLISON AVE	45	140	6300
6820102	741 EUCLID AVE	40	120	4800
6833351	EAST AVE	45	65	2925
6744166	MALLISON AVE	55	110	6050
6804200	852 RHODES AVE	30	125	3750
6740462	CAMPBELL ST	33	60	1980
6823763	RHODES AVE	30	125	3750
6852031	RHODES AVE	28	125	3500
6804199	RHODES AVE	30	125	3750
6835100	RHODES AVE	30	85	2550
6757693	RHODES AVE	60	84	5040
6834998	RHODES AVE	60	84	5040
6855527	RHODES AVE	120	120	14400
6823762	W BARTGES ST	30	172	5160
6832409	583 BLANCHE ST	38	145	5510
6813156	TAYLOR ST	60	150	9000
6700729	ARDEN PL	45	115	5175
6802162	DAWSON AVE	65	135	8775

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6738249	BAUGHMAN AVE	35	125	4375
6747884	W. WILBETH AVE	52	80	4160
6730674	753 EUCLID AVE	40	120	4800
6846116	773 EUCLID AVE	40	120	4800
6816338	897 EAST AVE	45	65	2925
6703763	BELLEVUE AVE	40	90	3600
6715975	RAYMOND ST	45	140	6300
6818756	1219 DUANE AVE	40	111	4440
6820085	SOUTH ARLINGTON STREET	33	140	4620
6717921	5TH AVE	50	125	6250
6712628	5TH AVE	40	125	5000
6818803	MERTON AVE	40	134	5360
6712299	908 BAIRD AVE	40	113	4520
6715981	942 LOVERS LANE	50	150	7500
6719317	MILTON ST	50	115	5750
6728268	CHITTENDEN ST	42	115	4830
6725157	ARDEN PL	46	115	5290
6747922	N HOWARD	50	150	7500
6745292	GARFIELD AVE	60	130	7800
6848159	SPRINGFIELD ST	85	130	11050
6746107	468 NOAH AVE	40	130	5200
6848130	467 MADISON AVE	45	115	5175
6845928	BAUGHMAN AVE	50	125	6250
6708230	566 MADISON AVE	40	150	6000
6736167	610 MADISON AVE	43	150	6450
6729910	862 STORER AVE	40	115	4600
6812686	CAREY AVE	35	135	4725
6808917	847 FESS AVE	45	105	4725
6842097	GOODVIEW	40	120	4800
6720514	NEWTON ST	40	125	5000
6720513	1295 NEWTON ST	40	125	5000
6749005	365 EASTLAND AVE	66	165	10890
6833235	567 EVANS AVE	50	150	7500
6808187	1045 DIAGONAL RD	40	155	6200
6830039	687 VERNON ODOM BLVD	88	165	14520
6820101	741 EUCLID AVE	40	120	4800
6730673	753 EUCLID AVE	40	120	4800
6714659	849 BELLEVUE AVE	50	200	10000
6710107	860 EAST AVE	35	109	3815
6732923	894 EAST AVE	87	193	16791
6724412	EAST AVE	35	110	3850
6836943	EASTER AVE	35	100	3500
6745506	EASTER AVE	35	100	3500
6725519	354 BERRY AVE	35	70	2450
6725438	356 BERRY AVE	70	45	3150
6736035	462 W BARTGES ST	40	100	4000

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6725437	836 RHODES AVE	45	70	3150
6758317	985 LA CROIX AVE	60	80	4800
6757694	NATHAN ST	120	252	30240
6720094	RAYMOND ST	35	65	2275
6745854	RHODES AVE	30	125	3750
6832057	RHODES AVE	30	125	3750
6846374	1023 LANE ST	40	112	4480
6836146	1097 LAUREL AVE	40	120	4800
6740157	1135 TAYLOR ST	60	120	7200
6847043	592 W THORNTON ST	40	120	4800
6828161	34 CANTON RD	50	155	7750
6845769	1779 PRESTON AVE	50	178	8900
6835876	IDLEWOOD AVE	55	118	6490
6724975	1358 CALIFORNIA AVE	50	120	6000
6827688	1291 KOHLER AVE	40	130	5200
6715960	325 FRAZIER AVE	50	90	4500
6716203	61 CHARLOTTE ST	60	106	6360
6818064	5TH AVE	78	125	9750
6733295	2304 SW 6TH ST	45	115	5175
6834454	SW 6TH ST (7TH ST)	35	121	4235
6761035	6TH AND MARYLAND	50	139	6950
6758784	303 LITCHFIELD RD	75	140	10500
6821653	668 KOERBER AVE	40	150	6000
6821652	KOERBER AVE	40	150	6000
6710258	CHINOOK AVE	50	135	6750
6710259	CHINOOK AVE	50	135	6750
6710260	1024 CHINOOK AVE	77	165	12705
6804595	1225 ORLANDO AVE	50	133	6650
6819976	634 CROSBY ST	60	165	9900
6827975	2272 SCOTLAND DR	45	150	6750
6739763	308 SHAWNEE PATH	50	125	6250
6757005	2400 KERMIT AVE	150	240	36000
6832728	ROBERT ST	40	105	4200
6803935	ACOMA DR	45	128	5760
6745998	710 UTICA AVE	50	140	7000
6706768	5TH AVE	28	125	3500
6720903	1263 5TH AVE	28	125	3500
6813120	393 ROBERT ST	40	105	4200
6736742	2455 EAST AVE	40	115	4600
6823050	1052 GREENWOOD AVE	50	132	6600
6804451	553 -555 TREESIDE DR	55	125	6875
6704361	746 ROSELAWN AVE	40	100	4000
6715167	STORER AVE	50	125	6250
6846912	STORER AVE	50	135	6750
6715405	HOLLINGER AVE	40	112	4480
6820012	147 HOLLINGER AVE	40	112	4480

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6736406	2308 SW 9TH ST	50	112	5600
6739473	182 CUTLER PKWY	50	100	5000
6745549	441 BRIARWOOD DR	60	120	7200
6803936	1618 ACOMA DR	45	128	5760
6715531	CRESTVIEW AVE	60	129	7740
6806064	KOERBER AVE	20	119	2380
6857540	492 KOERBER AVE	50	118	5900
6725048	824 KELLY AVE	90	110	9900
6737729	85 MC NAUGHTON ST	60	150	9000
6761612	1942 PILGRIM ST	85	125	10625
6832938	1077 FORBES AVE	60	125	7500
6837761	1750 EAST AVE	125	125	15625
6845227	466 STEVENSON AVE	40	120	4800
6845228	466 STEVENSON AVE	40	120	4800
6740436	1482 ONONDAGO AVE	50	110	5500
6740022	SW 6TH ST	45	115	5175
6742754	572 BLAINE AVE	65	170	11050
6743926	1144 ROSLYN AVE	33	150	4950
6819900	370 HILBISH AVE	40	110	4400
6819901	370 HILBISH AVE	70	70	4900
6819902	370 HILBISH AVE	40	150	6000
6807157	CITY VIEW ave	40	100	4000

## **MTO**

6804149	5TH ave	37	85	3145
6807341	ABERDEEN st	33	100	3300
6808782	BAUER blvd	73	84	6132
6847925	BLOOMFIELD ave	37	65	2405
6745344	BROWN st	50	45	2250
6827290	CARLYSLE st	45	46	2070
6830575	DELIA ave	45	85	3825
6732974	EASTER ave	33	90	2970
6705021	FAIRBANKS pl	50	60	3000
6742744	FAIRBANKS pl	31	81	2511
6763668	FIRESTONE pkwy	26	150	3900
6825916	GIRARD st	16	126	2016
6849723	GORDON dr	35	67	2345
6739053	GORDON dr	36	65	2340
6722033	GRAND ave	17	109	1853
6733485	GRANT st	30	148	4440
6717227	HART st	35	36	1260
6807749	HAZEL st	40	50	2000
6815726	JESSEave	37	103	3811
6804262	LEAGUE st	35	98	3430
6826408	LEO st	38	82	3116
6745407	MILLER ave	50	50	2500
6815353	RAYMOND st	33	99	3267

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6805852	RAYMOND st	95	30	2850
6816463	ROSELAWN ave	40	80	3200
6707554	ROSLYN ave	28	120	3360
6829446	RUTH ave	40	75	3000
6845461	SUES ct	32	78	2496
6730610	SUMMITst	40	66	2640
6720900	TYLER st	45	46	2070
6835741	WESTWOOD ave	45	46	2070

### **SL Lots**

6832268	181 W LONG ST			5785
6813797	185 W LONG ST			6009
6830172	101 IRA AVE			4236
6820937	1030 PRINCETON ST			7177
6737071	1031 PRINCETON ST			5390
6711402	1035 PRINCETON ST			5269
6849465	1036 PRINCETON ST			7160
6758056	1036 VICTORY ST			8554
6726284	1043 MARION PL			3691
6826130	1043 PRINCETON ST			5308
6714212	1055 VICTORY ST			3388
6825453	1059 PRINCETON ST			1449
6801985	1089 PRINCETON ST			2354
6719050	1097 PRINCETON ST			4498
6830735	110 LAKE ST			5392
6835361	110 SHAEFER ST			5212
6838272	1102 PRINCETON ST			2328
6704777	112 PARIS AVE			6195
6746744	1132 PRINCETON ST			3288
6825588	1172 EDISON AVE			2195
6712319	1176 EDISON AVE			1682
6719854	1178 EDISON AVE			1487
6704089	118 W CROSIER ST			7356
6800758	119 LAKE ST			5173
6826328	120 LAKE ST			3165
6722711	120 LAKE ST			2090
6845615	1213 VICTORY ST			3808
6712029	124 LAKE ST			5167
6814886	126 W LONG ST			6822
6746428	127 W MILLER AVE			6854
6714323	140 W LONG ST			6900
6807501	141 LAKE ST			8700
6810513	145 IRA AVE			1252
6711087	147 W LONG ST			5878
6706215	150 PARIS AVE			6072
6740304	153 LAKE ST			8860

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6832108	154 LAKE ST			8628
6812654	156 W MILLER AVE			3088
6743173	157 LAKE ST			3954
6811337	161 W MILLER AVE			3775
6729200	172 PARIS AVE			4095
6728797	172 W MILLER AVE			4834
6848011	173 LAKE ST			6077
6722383	175 W LONG ST			5988
6710854	186 W MILLER AVE			8168
6703661	193 W LONG ST			6087
6728069	194 PARIS AVE			6082
6800348	196 LAKE ST			6740
6832016	196 W CROSIER ST			6145
6717509	201 W LONG ST			5948
6710938	201 W MILLER AVE			7902
6706468	206 W MILLER AVE			4287
6706469	208 W MILLER AVE			3842
6718031	209 IRA AVE			6631
6814381	212 W CROSIER ST			7285
6708446	214 W CROSIER ST			6188
6811966	225 LAKE ST			7160
6723176	229 W MILLER AVE			6558
6822388	241 W MILLER AVE			5540
6711657	242 W MILLER AVE			4972
6719827	259 W MILLER AVE			6109
6722322	263 LAKE ST			6613
6705913	264 W MILLER AVE			9003
6704046	275 W MILLER AVE			5968
6802441	279 W MILLER AVE			5911
6713817	289 LLOYD ST			5108
6706770	292 W MILLER AVE			8122
6745863	293 LAKE ST			7724
6723198	294 LAKE ST			5046
6832086	297 W MILLER AVE			6187
6839624	311 VINCENT ST			10196
6713281	316 LLOYD ST			5305
6833467	326 LLOYD ST			5265
6713160	326 THEODORE ST			5213
6833761	46 W CROSIER ST			2071
6844972	52 YALE ST			6001
6825431	60 W CROSIER ST			5983
6838822	67 SHAEFER ST			5562
6810644	68 PARIS AVE			6211
6814545	69 W LONG ST			5940
6711977	70 PARIS AVE			6055
6728182	75 W LONG ST			5800

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6738785	80 SHAEFER ST			5487
6731063	90 LAKE ST			4443
6842234	90 W CROSIER ST			6910
6811063	92 SHAEFER ST			4993
6817850	93 LAKE ST			4490
6859120	BITTNER PL			3119
6810519	BITTNER PL			1688
6733788	CAROLINE CT			1946
6800563	EDISON AVE			1547
6810512	IRA AVE			8413
6737807	IRA AVE			6649
6748055	IRA AVE			6087
6813683	IRA AVE			2993
6810511	IRA AVE			3034
6814475	IRA AVE			5115
6802663	IRA AVE			5149
6732503	KENMORE BLVD			964
6713950	KENMORE BLVD			5225
6818882	KENMORE BLVD			5232
6818883	KENMORE BLVD			5234
6812912	KENMORE BLVD			5289
6829854	LAKE ST			7366
6732803	LAKE ST			2261
6725114	LAKE ST			8323
6739242	LAKE ST			8227
6727828	LAKE ST			8028
6712769	LAKE ST			6502
6838046	LAKE ST			5154
6724714	LAKE ST			5800
6710313	LAKE ST			5275
6844606	LAKE ST			6646
6818647	LAKE ST			6308
6733969	LAKE ST			6215
6740695	LAKE ST			6335
6823004	LAKE ST			6136
6841599	LAKESHORE BLVD			1035
6823003	LAKESHORE BLVD			3568
6711963	LLOYD ST			5641
6712655	LLOYD ST			5295
6826622	LLOYD ST			5285
6842897	MARION PL			8021
6805756	MARION PL			2280
6727104	MARION PL			5269
6713344	PARIS AVE			5004
6748804	PARIS AVE			3330
6741614	PARIS AVE			2751

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6741613	PARIS AVE			698
6735474	PARIS AVE			5937
6707047	PARIS AVE			3069
6732180	PARIS AVE			3853
6703764	PARIS AVE			1757
6811670	PRINCETON ST			1863
6838277	PRINCETON ST			2955
6735261	PRINCETON ST			3492
6839292	PRINCETON ST			3540
6748593	PRINCETON ST			4027
6742643	PRINCETON ST			4303
6814027	PRINCETON ST			2872
6806333	PRINCETON ST			6071
6700526	PRINCETON ST			5365
6812044	PRINCETON ST			1619
6812355	SHAEFER ST			5311
6835850	SHAEFER ST			10774
6750170	SHAEFER ST			5409
6811802	SHAEFER ST			5092
6731325	SHAEFER ST			5406
6735593	THEODORE ST			4226
6818884	THEODORE ST			4058
6809937	THEODORE ST			4105
6843459	THEODORE ST			5152
6737481	THEODORE ST			5151
6725578	THEODORE ST			4435
6725577	THEODORE ST			4574
6714655	THEODORE ST			4944
6734782	THEODORE ST			5046
6734781	THEODORE ST			5388
6708278	THEODORE ST			5298
6839625	THEODORE ST			4630
6801107	THEODORE ST			4542
6828610	VICTORY ST			585
6741593	VICTORY ST			2774
6822926	VICTORY ST			1651
6806334	VICTORY ST			1627
6744940	VICTORY ST			1453
6825157	VICTORY ST			2010
6736459	VICTORY ST			468
6837769	VICTORY ST			6226
6713161	VINCENT ST			5218
6837485	VINCENT ST			2126
6810917	W CROSIER ST			6104
6827712	W CROSIER ST			3793
6706188	W CROSIER ST			4927

<b>Parcel ID</b>	<b>Address</b>	<b>Width</b>	<b>Length</b>	<b>Sq.Ft.</b>
6714620	W CROSIER ST			4252
6745445	W LONG ST			6034
6832018	W LONG ST			7597
6700984	W LONG ST			8003
6809132	W LONG ST			8129
6745946	W LONG ST			5890
6741391	W LONG ST			5949
6741932	W LONG ST			5864
6726126	W LONG ST			5926
6725839	W LONG ST			5865
6735048	W LONG ST			5965
6814588	W LONG ST			5213
6732256	W MILLER AVE			6761
6722192	W MILLER AVE			7061
6848742	W MILLER AVE			6707
6712639	W MILLER AVE			6194
6718834	W MILLER AVE			5982
6800554	W MILLER AVE			6050
6719826	W MILLER AVE			6182
6802442	W MILLER AVE			9027
6837105	W MILLER AVE			4809
6832067	W MILLER AVE			7731
6828609	W MILLER AVE			3870
6741303	W MILLER AVE			8798
6802443	W MILLER AVE			8027
6822052	W MILLER AVE			6981
6725840	W MILLER AVE			3496
6747548	YALE ST			2493

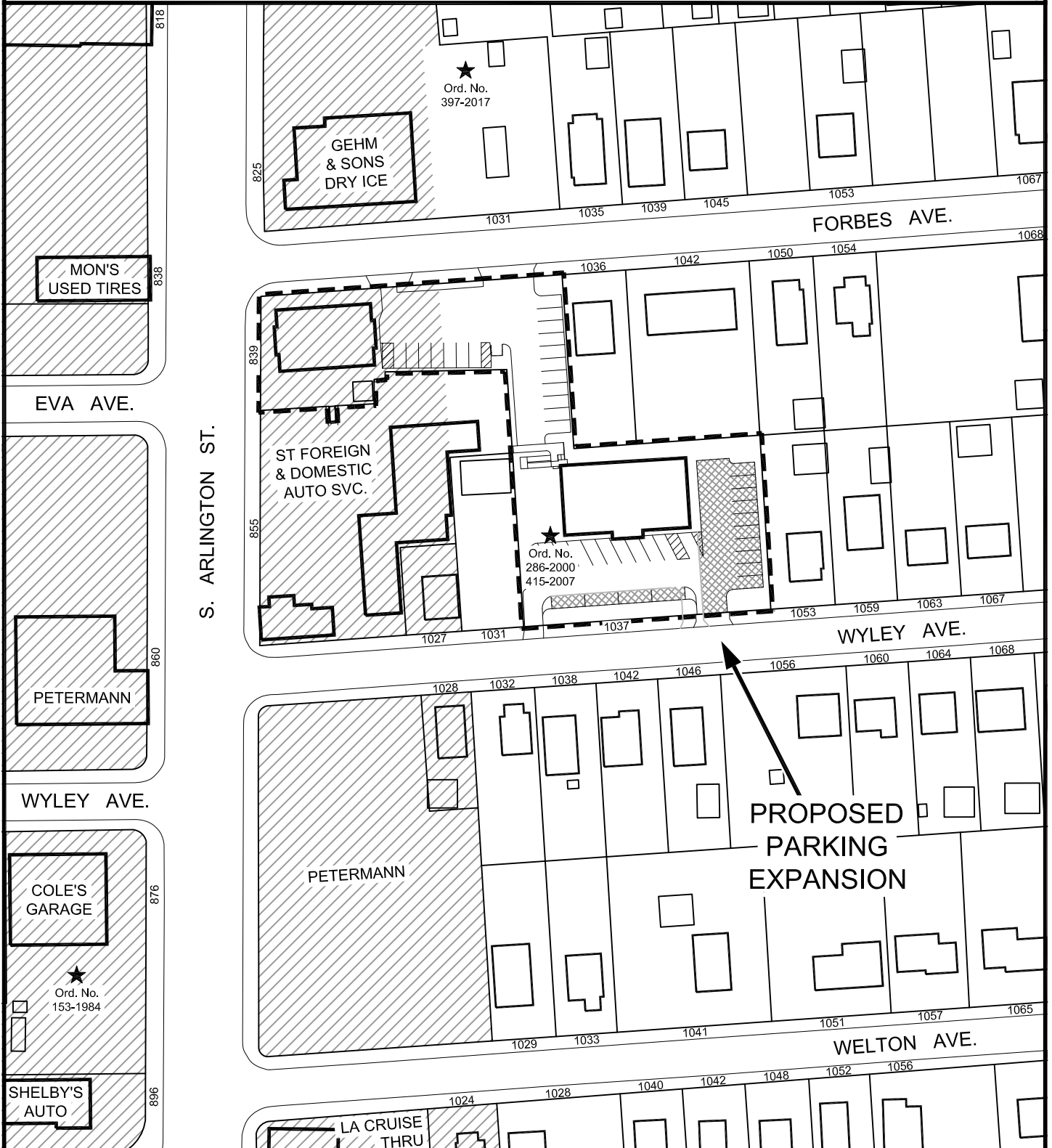
# PC-2026-01-CU

Petition of Akron Summit Community Action Inc. for a Conditional Use to expand parking at 839 S. Arlington Street and 1037 Wyley Avenue

- ★ Conditional Use
- U1 Single Family Residential
- ▨ U4 Commercial



0 100'  
Created 02/23/2026 jwh  
Revised 02/23/2026 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2B**  
PC-2026-01-CU

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

**DATE:** MARCH 13, 2026                      **WARD: 5**  
**COUNCILPERSON:** Hannah

**SUBJECT:** PC-2026-01-CU – Petition of Akron Summit Community Action Inc., for a Conditional Use to expand parking at 839 S. Arlington Street and 1037 Wyley Avenue.

**GENERAL LOCATION:** East side of S. Arlington Street, between Wyley and Forbes avenues

**LAND USE OF THIS PROPERTY:** Vacant

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Commercial & Residential  
**SOUTH SIDE:** Commercial & Residential  
**EAST SIDE:** Residential  
**WEST SIDE:** Commercial & Residential

**ZONED:** Single Family Residence Use (U1, H1, A1) and O.N.'s 286-2000 and 415-2007

**SIZE OF LOTS & AREA:** 0.94 acres

**COMMENTS:**

Akron Summit Community Action, Inc. is the owner of property containing two vacant buildings and parking areas addressed at 839 S. Arlington Street and 1037 Wyley Avenue. The irregularly shaped parcels contain 0.94 acres of area. Surrounding uses include Gehm & Sons Dry Ice and residential to the north, S T Foreign and Domestic Auto Service and residential to the south, residential to the east, and Mon's Used Tires and residential to the west. The property addressed as 839 S. Arlington Street is conditionally zoned by Ordinance No. 286-2000 for a daycare, while the existing building and parking areas at 1037 Wyley Avenue are conditionally zoned by Ordinance No. 415-2007 to allow the same use. The easternmost vacant lot (formerly 1049 Wyley Avenue) 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 expand their parking area onto a property that is zoned residential. As such, establishing a retail use in a residential district requires Conditional Use approval.

The Petitioner, who purchased these properties in 2022, plans to conduct major renovations to the vacant buildings and site in order to provide Head Start and Early Head Start programs. Both the two-story, 6,114 square foot building facing S. Arlington Street and the 4,500 square foot one-story building facing Wyley Avenue will undergo similar major renovations. Renovations include, but are not limited to, adding a secure entry vestibule, larger commercial kitchen, staff lounge, laundry room, and new restrooms. The facades of both buildings will contain new doors and windows along with security cameras and card readers. The existing split-face concrete block for the S. Arlington Street building will be cleaned and refinished with graffiti-resistant paint. The wood siding on the Wyley Avenue building will be replaced with prefinished cellular PVC board-and-batten siding.

The S. Arlington Street building will house three Head Start classrooms for up to 40 children and up to 14 staff members. Hours of operation will be Monday thru Friday from 6:30 a.m. to 4:00 p.m., with child drop-off at 7:00 a.m. and pick-up at 3:00 p.m. The Wyley Avenue building will house five Early Head Start classrooms that will accommodate up to 51 children and up to 12 staff members. Hours of operation will be Monday thru Friday from 6:30 a.m. to 4:30 p.m., with child drop-off at 7:15 a.m. and pick-up at 3:15 p.m.

The S. Arlington building will have a total of 18 paved parking spaces at the rear of the property. An existing landscaped bed between the two Forbes Avenue curb cuts will remain. A landscape bed will be added at the northeast corner of the property, and the northernmost parking space will be 14 feet from the right-of-way. The Wyley Avenue building will have an additional 14 spaces added to the south and east of the building, for a total of 25 spaces. Four of the spaces will be north of and parallel to the landscaped bed along Wyley Avenue, at a distance of 11'-8" from the right-of-way. Ten spaces will be located east of the building. A landscape bed will be added to the southeast corner of the property, with the southernmost space being 16 feet from the right-of-way.

An enclosed dumpster will be located near the northeast corner of the Wyley Avenue building. A six-foot in height vinyl privacy fence will be installed along both eastern property lines and to the rear of the Wyley Avenue building. The existing outdoor play areas will be cleaned up, and new play equipment, mulch, and fencing will be installed. Signage is not depicted on the site plan.

Objectives of the LUDGP include promoting good design standards for buildings, signage, and parking areas and providing well-planned, designed and located business areas in sufficient size and at locations to service the needs of the population. Additionally, Planning staff and developers should cooperate to ensure that areas where non-residential and residential uses abut are carefully planned and best practices are incorporated to minimize negative impacts on residential uses. Parking areas should receive particular attention.

The vacant buildings, previously used as conditionally zoned daycares, are boarded up and the S. Arlington Street building contains graffiti. The proposed improvements to the buildings and site will better serve the needs of the Head Start and Early Head Start programs. Although the proposed number of parking spaces exceed Code requirements, the Petitioner has stated that the additional spaces are needed because Head Start requires that all parents/guardians escort the children to the door, and sign them in at the front desk before passing the child onto a staff member. A wooden privacy fence currently separates the parking area from the residence at 1031 Wyley Avenue. The proposed solid fencing between the two parking areas along the eastern property line should screen daycare activity from the abutting properties. The inclusion of several shade trees and additional landscaping along Wyley Avenue should lessen any impact upon the properties to the south.

The Petitioner has worked with the Planning Staff regarding modifications to the plan to lessen any negative impact of the parking upon neighboring properties. The Petitioner has further stated that the 44306-zip code area has a 10% higher poverty rate than the rest of Summit County. As such, the proposed renovations and reuse of the property for Head Start and Early Head Start programs will be an asset to this East Akron neighborhood. Therefore, 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 recommends **APPROVAL** of the petition of Akron Summit Community Action, Inc. for a Conditional Use to expand parking at 839 S. Arlington Street and 1037 Wyley Avenue based on submitted plans and subject to the following conditions:

- (1) That a landscape planting and fencing plan which conforms to the "Akron Development Guide" as referred to in Section 153.300-.310 of the Zoning Code be submitted to the Department of Planning and Urban Development for its review of compliance with said guide, and that the landscaping and fencing be installed and maintained as shown on the approved plan.
- (2) That the Petitioner submit a storm water management plan to control the run-off, siltation and sedimentation during construction and to control the run-off after the development is completed. This plan is to be consistent with all the requirements of Section 192.101-.114 of the Code of Ordinances and is to be subject to the approval of the Bureau of Engineering and submitted prior to the issuance of any building permits.
- (3) That the location and sizes of points of ingress and egress be subject to the approval of the Traffic Engineer.

- (4) That all driveways and parking areas be hard surfaced and curbed to Bureau of Engineering specifications.
- (5) That the Petitioner provide adequately dustproofed off-street parking for construction workers and off-street storage space for materials and equipment during construction.
- (6) 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.
- (7) 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.
- (8) That the dumpster enclosure shall be constructed of masonry or wood and its location subject to the approval of the Department of Planning and Urban Development.
- (9) 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.
- (10) 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.

KEP/emd

# PC-2025-82-CU

Petition of Mohammad Alzawahreh  
for a Conditional Use to establish a tire  
sales business at 21 N. Arlington Street

★ Conditional Use

U1 Single Family Residential

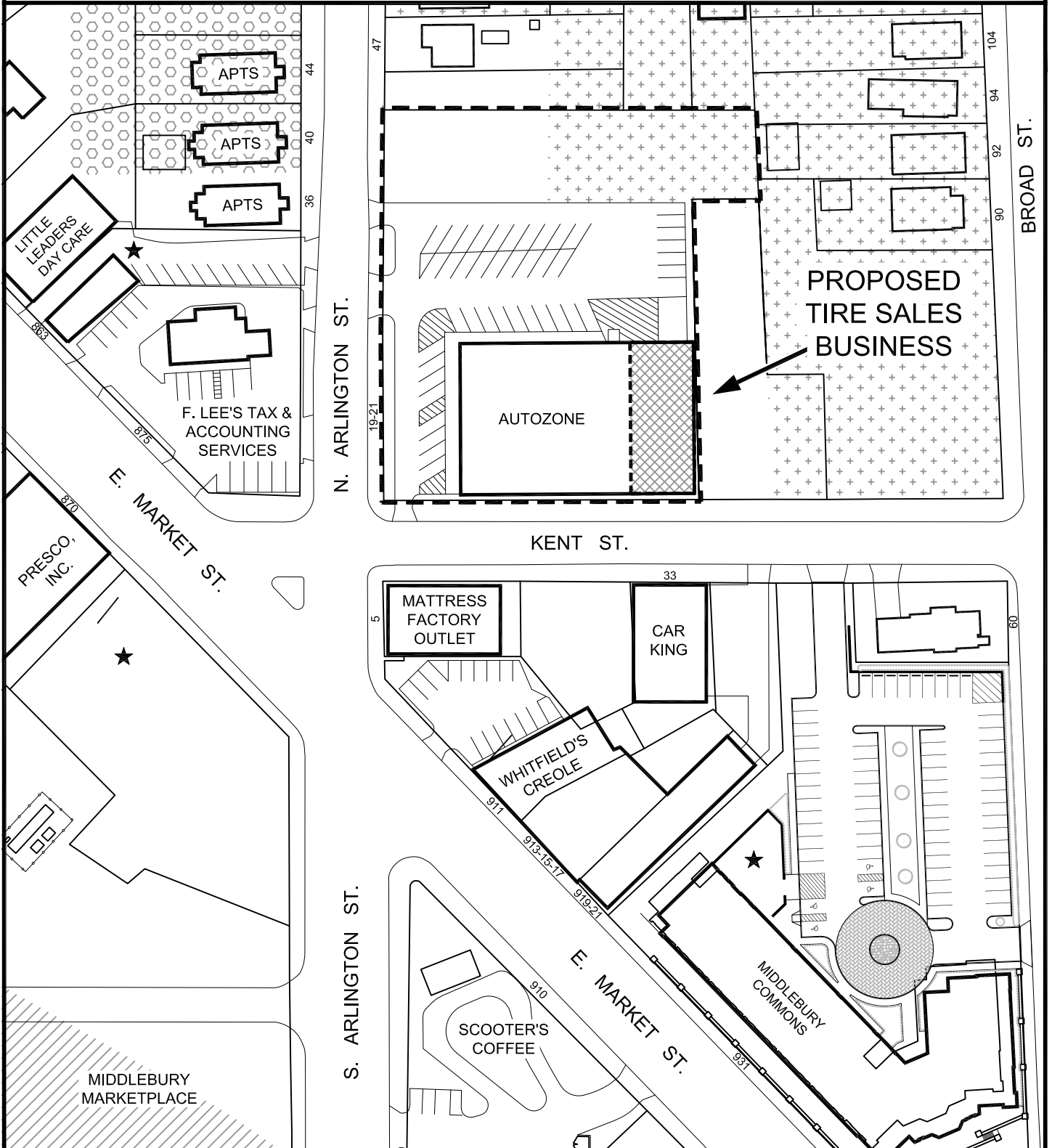
U3 Retail Business

U2 Apartment House

U4 Commercial



0 100'  
Created 02/23/2026 jwh  
Revised 02/23/2026 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION    **ITEM # 2C**  
PC-2025-82-CU

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

**DATE:** MARCH 13, 2026                      **WARD:** 10  
**COUNCILPERSON:** Connor

**SUBJECT:** PC-2025-82-CU – Petition of Mohammed Alzawahreh for a Conditional Use to retain a tire sales business at 21 N. Arlington Street

**GENERAL LOCATION:** East side of N. Arlington Street, north of E. Market Street

**LAND USE OF THIS PROPERTY:** Retail

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Vacant, Residential  
**SOUTH SIDE:** Retail  
**EAST SIDE:** Vacant  
**WEST SIDE:** Retail, Apartments

**ZONED:** Retail Business Use District (U3, H3, A4), and E. Market Street Urban Overlay

**SIZE OF LOTS & AREA:** Irregularly shaped, containing 64,913 square feet (1.49 acres)

**COMMENTS:**

Mohammed Alzawahreh is the lessee of the rear portion of a retail building on the east side of N. Arlington Street, north of Kent Street and addressed as 21 N. Arlington Street. The lot contains a total area of 64,913 square feet and is developed with a retail building and parking. Surrounding land uses are vacant land and residential to the north, retail to the south, vacant land to the east, and retail and apartments to the west. The property is zoned Retail Business Use District (U3, H3, A4) in accordance with the Land Use and Development Guide Plan (LUDGP). It is also within the East Market Street Urban Overlay.

The Petitioner is requesting permission to retain a tire sales business at this location. Since a tire sales business is a Commercial (U4) use, Conditional Use approval is necessary to operate within a retail district.

The Planning Staff was first made aware of this business by the Ward 10 Councilperson. After an inspection, an Order to Comply was issued on July 28<sup>th</sup>, 2025. In September 2025, a \$500 fine as well as a \$100 assessment were issued because the property was still in violation. These letters were returned due to "Insufficient Address." The Zoning

staff was contacted by a representative of the Petitioner, who expressed the intent to file a Conditional Use to continue the business. After receiving the application, several attempts to obtain more information from the Petitioner have gone unanswered.

Objectives of the LUDGP include developing retail and office business areas in such a manner that they do not harm adjacent residential areas and phase out incompatible uses from retail districts. The outside storage of vehicles and the placement of two outdoor portable restrooms is intrusive to the abutting uses. The current use of this property for tire sales and installation is incompatible with the surrounding neighborhood, the Middlebury Neighborhood Plan, as well as the goals and objectives of the LUDGP. The numerous vehicles in various states of disrepair are a blight, something this Middlebury neighborhood already struggles with. As such, 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 Mohammed Alzawahreh for a Conditional Use to retain a tire sales business at 21 N. Arlington Street.

BL/emd