

**AKRON CITY PLANNING COMMISSION**  
**MEETING OF MAY 15, 2026 - 9:00 A.M.**  
**COUNCIL CHAMBERS, THIRD FLOOR, MUNICIPAL BUILDING, 166 S. HIGH STREET**

(1) **CORRECTION** and **APPROVAL** of Minutes of April 17, 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-2026-17-RE** – Lincoln-Mill Redevelopment Plan

B. **PC-2026-10-CU** - Petition of AMHA for a Conditional Use to establish a day care business center at 943 Springdale Street

C. **PC-2026-12-CU** - Petition of the Akron Art Museum for a Conditional Use to install digital signage over the height limitation at 1 S. High Street

D. **PC-2026-13-CU&S** – Petition of the City of Akron for a Conditional Use to establish a parking lot use at 921 Cordova Avenue, and sale of city property at 921 Cordova Avenue and 1474 Copley Road (Parcel Nos. 6736192 and 6842324)

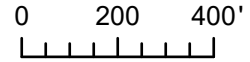
(3) **RENEWALS**

KJ/emd

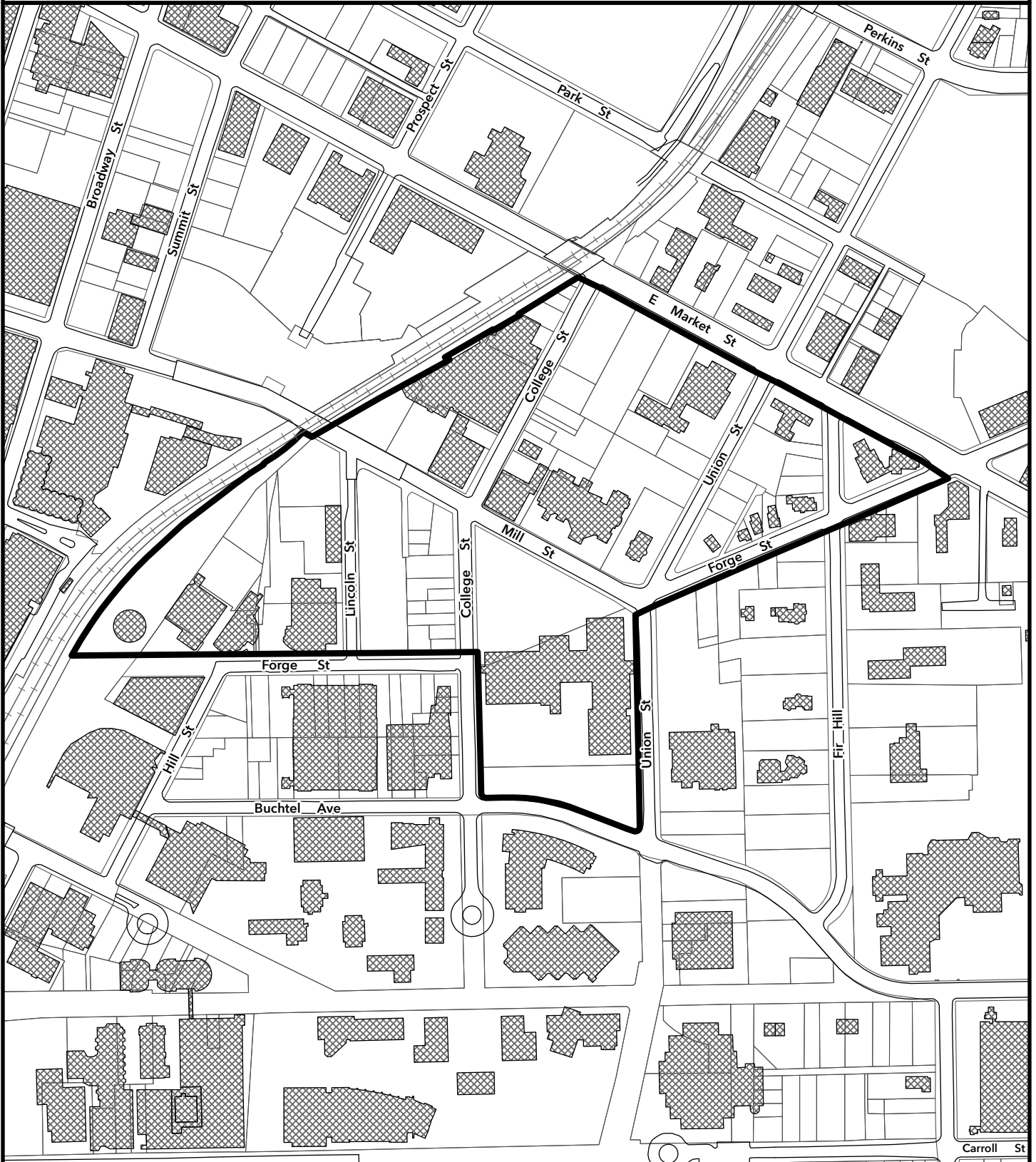
# PC-2026-17-RE

## Lincoln-Mill Redevelopment Plan

 Lincoln-Mill Redevelopment Area



Created 3/29/2026 mrm



## MEMORANDUM

**TO: AKRON CITY PLANNING COMMISSION** **ITEM # 2A1**  
**PC-2026-17-RE**

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

**DATE: MAY 15, 2026** **WARD: 1**  
**COUNCILPERSON: WILSON**

**SUBJECT: PC-2026-17-RE - Lincoln – Mill Redevelopment Plan**

### **COMMENTS:**

The proposed Lincoln – Mill Redevelopment Area is located on the east edge of downtown Akron and is approximately bounded by East Market Street to the north, a railroad right-of-way to the west, the intersection of S. Forge Street and E. Market Street to the east, and S. Forge Street and E. Buchtel Avenue to the south. The Redevelopment Area consists of 68 parcels occupying approximately 39 acres of land.

The proposed Lincoln – Mill Redevelopment Area is located on the east edge of downtown Akron. The area includes the northern portion of the University of Akron campus, including the National Polymer Innovation Center and the Polymer Engineering Academic Center. In 2024 Ohio Governor Mike Dewine, Lt. Governor Jon Husted and Ohio Dept. of Development Director Lydia Mihalik announced the launch of the Greater Akron Polymer Innovation Hub. The Greater Akron Polymer Innovation Hub is led by more than 70 partner agencies comprising the Polymer Industry Cluster (PIC) including the Greater Akron Chamber, Goodyear Tire and Rubber Company, Bridgestone Americas, Synthomer, the University of Akron, the City of Akron and Summit County. Since 2024, the Polymer Industry Cluster has been awarded over \$100 million in grant funding, including funding for the construction of a new polymer pilot facility which will be located on Lincoln Street adjacent to the existing National Polymer Innovation Center. The purpose of the new facility will be to enable academic researchers, small start-up companies, and existing industries to make initial scale-up quantities of novel polymers to evaluate real-world performance, demonstrate commercial value and attract investment. The site is currently being prepared for construction of the new facility.

The University of Akron controls nearly two-thirds (25 acres) of the land area within the Redevelopment Area including the proposed site for the new pilot polymer facility to be constructed on Lincoln Street. The existing Lincoln Building, located at 100 Lincoln Street, will be removed to make space for the new facility. First United Methodist Church of Akron and First Congregational Church of Akron own much of the remaining property within the Redevelopment Area. The Redevelopment Area also contains one gas station, one other retail building, one office building, five residential buildings and the remains of historic St. Paul's Episcopal Church, which was severely damaged by a fire in 2018. Existing zoning consists of Commercial Use District (U4, H3, A1 and U4, H3, A3), Ordinary Industry Use District (U5, H2, A1 and U5, H3, A1) and University Use District (UD, H2, A2 and UD, H2, A3).

The Lincoln – Mill Redevelopment Plan contains a description of properties, area boundaries and a statement of objectives for the project area. This Redevelopment Plan establishes goals for

future development and gives the City the opportunity to assist development by utilizing tax increment financing under provisions of the Ohio Revised Code. Existing zoning will not be changed.

It is in the interest of the City of Akron to provide opportunities for businesses to create jobs for the residents of the City. A shortage of developable or reusable land within the City of Akron impedes the City's ability to attract jobs and businesses. The proposed Redevelopment Plan will assist in facilitating new development and generating revenue to assist in future development.

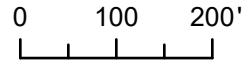
**RECOMMENDATION:**

The Department of Planning and Urban Development recommends **APPROVAL** of the Lincoln – Mill Redevelopment Plan.

# PC-2026-10-CU

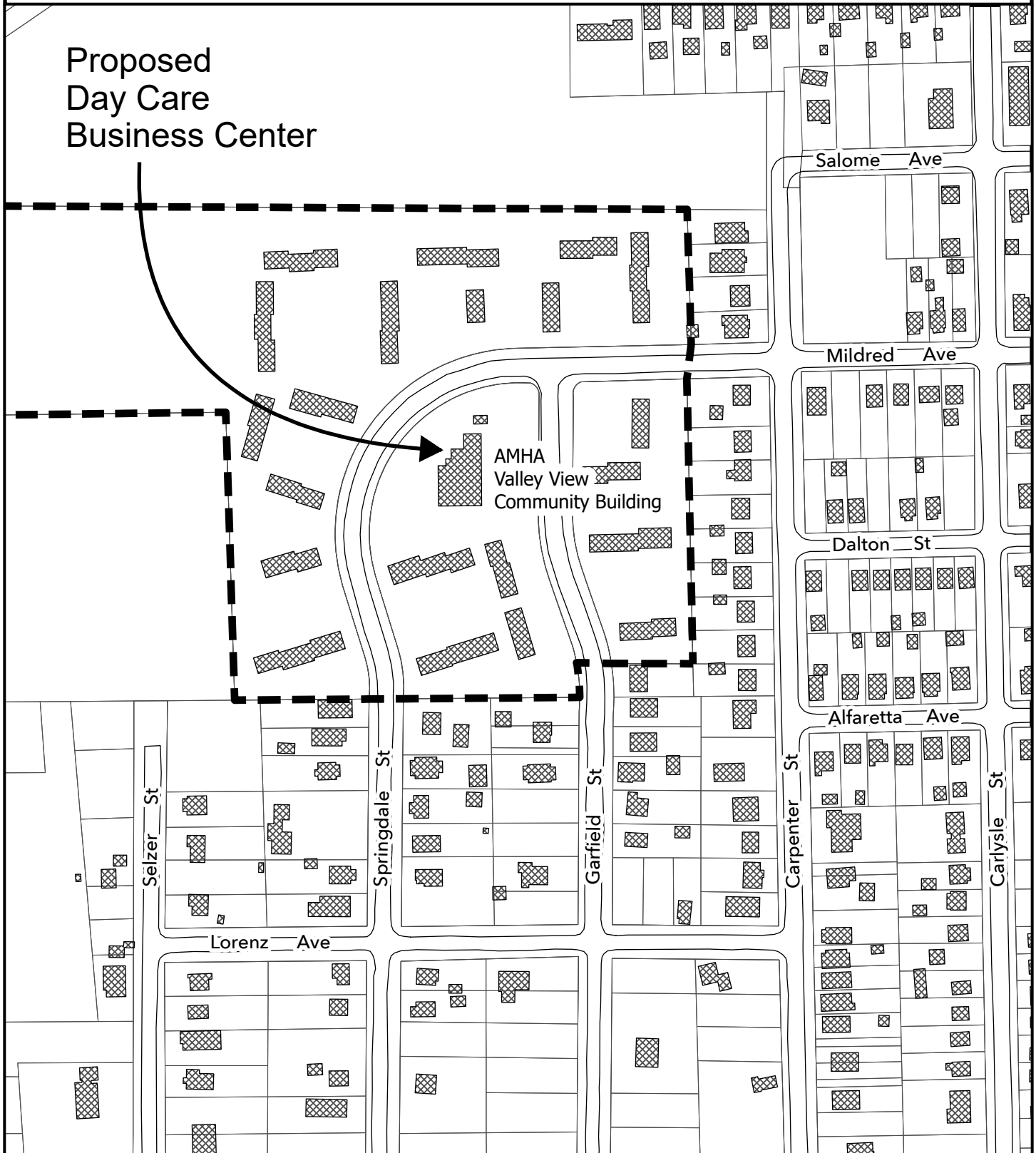
Petition of AMHA for a Conditional Use to establish a day care business center at 943 Springdale Street

U1 Single Family Residential



Created 3/27/2026 mrm

Proposed Day Care Business Center





community center would be a logical location for a day care business center. Before the community center was constructed in 1994, the Planning Staff noted in their report (Appeal #45-1993-Z) for a building line variance that the community center might contain a HeadStart program. Furthermore, AMHA has had a similar operation at their Honey Locust development in Cuyahoga Falls since 2011. Providing quality day care aligns with not only AMHA's goals but also the goal of the Greater Akron Unified Early Learning System, which is to expand access to high-quality early childhood care. Establishing a small day care business center for preschool-aged children within a housing complex's community building will not be detrimental to the abutting North Hill residential neighborhood. 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 AMHA for a Conditional Use to establish a day care business center at 943 Springdale Street in accordance with 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 conform to Section 153.345-.375 of the Zoning Code.
- (4) That the Petitioner meet all State of Ohio and City of Akron rules, including but not limited to Building Code, Fire Code, and Health Code requirements.

KEP/emd

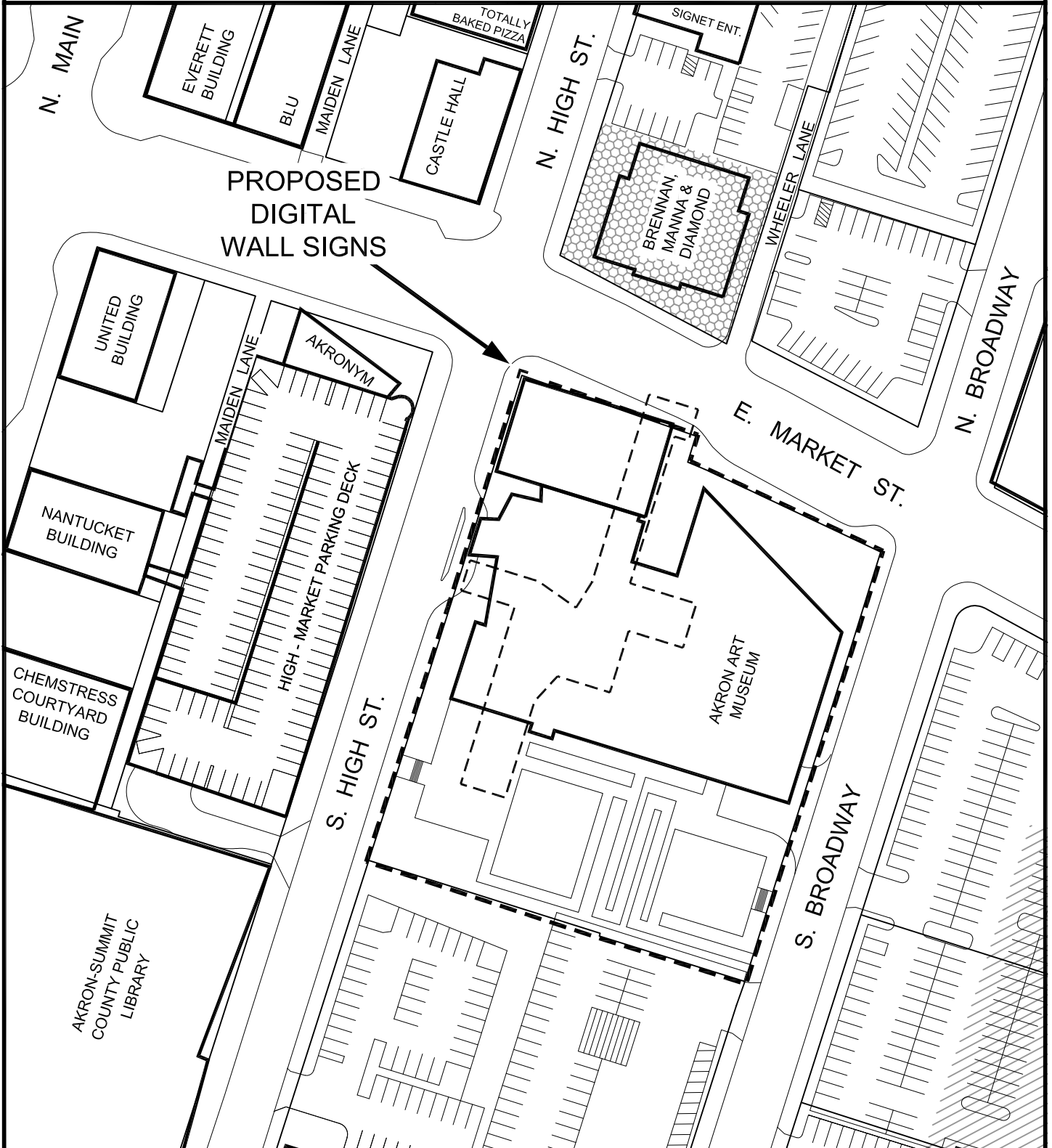
# PC-2026-12-CU

Petition of the Akron Art Museum  
for a Conditional Use to install  
digital signage over the height  
limitation at 1 S. High Street

-  ULB Limited Business
-  U3 Retail Business
-  U4 Commercial



0 100'  
Created 04/22/2026 jwh  
Revised 04/29/2026 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION      **ITEM # 2C**  
**PC-2026-12-CU**

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

**DATE:** MAY 15, 2026      **WARD: 1**  
**COUNCILPERSON:** Wilson

**SUBJECT:** PC-2026-12-CU – Petition of the Akron Art Museum for a Conditional Use to install digital signage over the height limitation at 1 S. High Street

**GENERAL LOCATION:** Southeast corner of E. Market Street and S. High Street

**LAND USE OF THIS PROPERTY:** Retail

**LAND USE IN THE SURROUNDING AREA:** All sides Retail

**ZONED:** Retail Business Use District (U3, H5, A5)

**SIZE OF LOT & AREA:** Irregularly shaped, containing approximately 2.25 acres

### **COMMENTS:**

The Akron Art Museum is the owner of property containing a museum near the southeast corner of E. Market Street and S. High Street, addressed as 1 S. High Street. The lot contains approximately 2.25 acres of area. Surrounding land uses are retail in all directions. The property is zoned Retail Business Use District (U3, H5, A5) in accordance with the Land Use and Development Guide Plan. It is also within Downtown, as defined by the Zoning Code.

The Petitioner is requesting permission to install two wall-mounted electronic message centers (EMC) at this location with 100 percent of the sign faces to be used for the LED display. The Form Based Code, which now regulates signage Downtown, limits the height of a wall sign to a maximum of 24 feet, and prohibits any sign that flashes, blinks, or varies in intensity, including scrolling messages and video. Therefore, a Conditional Use Permit is required to allow the additional 1.5 feet of elevation requested for an electronic message center sign.

The proposed wall signs will replace the existing temporary wall signs and will be located on the northwest corner of the structure, facing the intersecting streets. Both signs will measure 16 feet in height by 6 feet in width (96 Square Feet). They will be affixed at a height of 9.5 feet above grade, extending to an overall height of 25.5 feet above grade. The proposed signs meet code with respect to size. The signs will be used to identify the business and display current promotions and future attractions of the museum.

One goal of the Land Use and Development Guide Plan is to promote good design standards for signage. The Petitioner has indicated that the added height is desired to center the digital panels

between architectural elements on the building. The proposed signage is in a heavily traveled retail district and should not be intrusive to residents or visitors. The Planning Staff recognizes the need for businesses and cultural institutions Downtown to identify their location and advertise promotions and attractions. Electronic message center signage for advertising, where not obtrusive to surrounding properties, can contribute to a healthy business climate by providing a desirable means to communicate. However, as this is a heavily travelled intersection for commuters and residents alike, it is important to not distract motorists with flashing animations, video, or rapidly changing screens. Therefore, the Planning Staff recommends that all imagery be static for a minimum of eight seconds before changing. The signage would add vibrancy to the Downtown district and should not have a negative impact upon surrounding properties. The Planning Staff supports the electronic message center signage.

**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 the Akron Art Museum for a Conditional Use to install digital signage over the height limitation at 1 S. High Street, subject to the following conditions:

- (1) That the copy of the electronic message center shall not flash, rotate or have the appearance of moving, and that each message or image shall remain illuminated and unchanged a minimum of eight seconds.
- (2) That the brightness of the sign automatically dim at night to 250 nits or lower, as recommended by the Outdoor Advertising Association of America, to limit glare and distraction for approaching traffic.

BL/emd

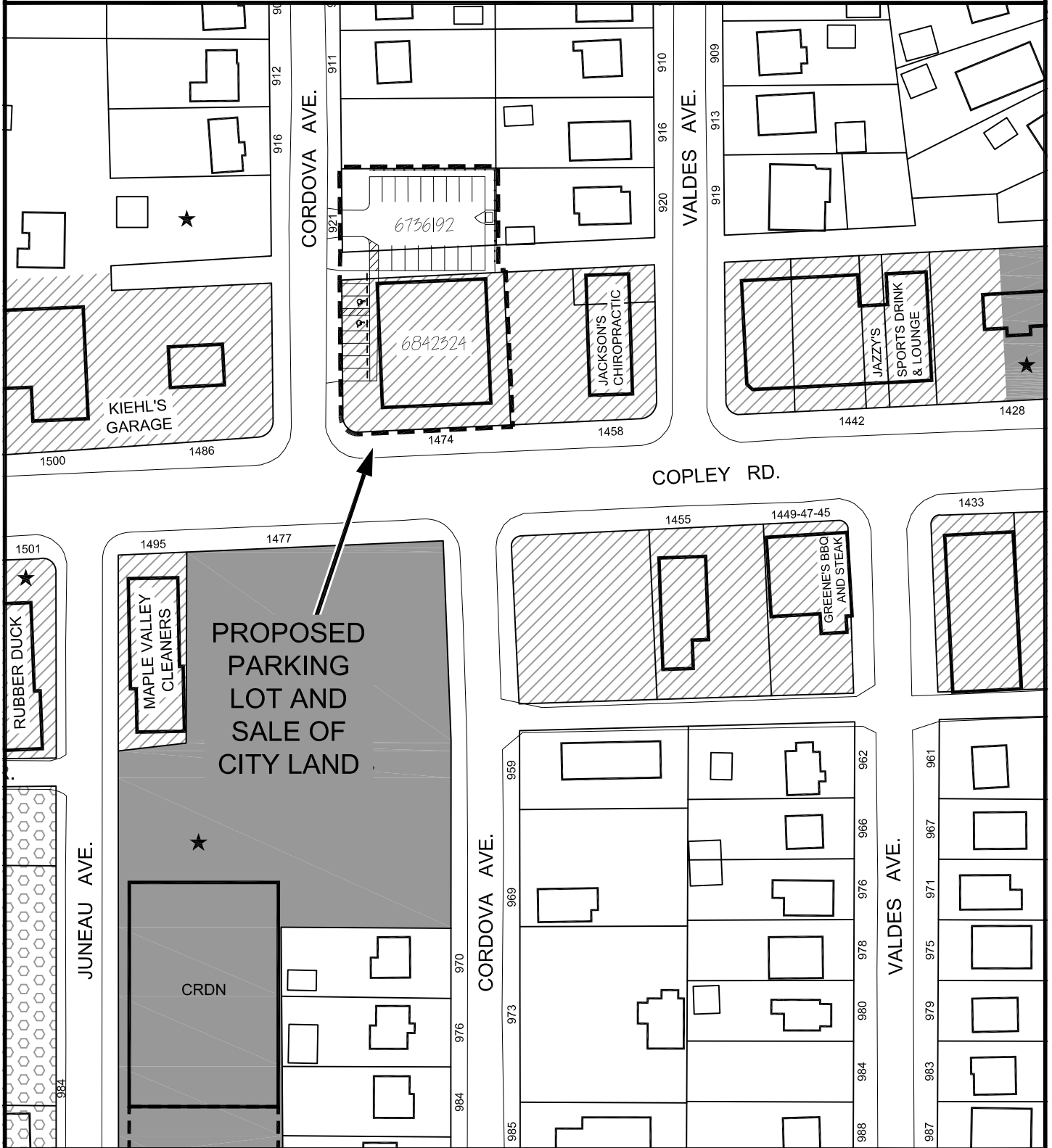
# PC-2026-13-CU&S

Petition of the City of Akron for a Conditional Use to establish a parking lot use at 921 Cordova Avenue and sale of City property at 921 Cordova Avenue and 1474 Copley Road (Parcel Nos. 6736192 and 6842324)

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



0 100'  
Created 04/30/2026 jwh  
Revised 04/30/2026 jwh



## MEMORANDUM

**TO:** AKRON CITY PLANNING COMMISSION      **ITEM # 2D**  
**PC-2026-13-CU&S**

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

**DATE:** MAY 15, 2026      **WARD: 4**  
**COUNCILPERSON:** Davis

**SUBJECT:** **PC-2026-13-CU&S** – Petition of the City of Akron for a Conditional Use to establish a parking lot use at 921 Cordova Avenue, and the sale of City property at 921 Cordova Avenue and 1474 Copley Road (Parcel 6736192 and 6842324)

**GENERAL LOCATION:** East side of Cordova Avenue, north of Copley Road

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

**LAND USE IN THE SURROUNDING AREA:**

**NORTH SIDE:** Single-family residential  
**SOUTH SIDE:** Retail  
**EAST SIDE:** Single-family residential  
**WEST SIDE:** Commercial

**ZONED:** Single-family Residence Use District (U1, H1, A1)

**SIZE OF LOT & AREA:** 60 feet by 112 feet = 6,720 square feet of area

**COMMENTS:**

The City of Akron is the owner of a vacant lot at 921 Cordova Avenue and a vacant building at 1474 Copley Road. The property at 921 Cordova Avenue is zoned Single-family Residence Use District (U1, H1, A1), while the property at 1424 Copley Road is zoned Commercial Use (U4, H1, A2). Surrounding land uses include a vacant residential property and single-family homes to the north, commercial businesses to the south, single-family residential to the east, and a commercial business to the west. The Land Use and Development Guide Plan recommends retail uses at the Copley Road location.

The City of Akron intends to approve a plan for a new small parking lot at 921 Cordova Avenue in order to facilitate the sale of a vacant structure and property at 1474 Copley Road. A retail parking lot in a residential district requires Conditional Use approval. The sale of City-owned land also requires review and approval from the Planning Commission.

The City has recently issued a request for proposals in order to sell the City-owned property at 1474 Copley Road and the vacant lot to the north on Cordova Avenue. Recognizing that it is necessary for a viable business to have adequate off-street parking, the City wants the potential buyer to have the ability to develop a parking lot north of the building, which currently has parking for eight vehicles along its west side. To reduce the potential for accidents with pedestrians and

other vehicles, six of the parking spaces will be eliminated, keeping just the two existing handicapped spaces.

The vacant parcel on Cordova Avenue measures 60 feet by 112 feet (6,720 sf) and is separated by a 20 feet wide alley right-of-way that is not being used for thru traffic. It would have space for approximately 18 additional vehicles and a garbage enclosure. The parking area would have a setback of 20 feet along Cordova Avenue. A six-foot in height solid fence would screen the lot from adjacent residential properties, and required landscaping would be installed along Cordova Avenue. Because the parking area would extend southward into the alley right-of way, a licensing agreement with the City will be needed.

One goal of the Land Use and Development Guide Plan is to promote the preservation and reutilization of viable business districts by promoting good design standards for parking areas. The potential parking lot will meet all development standards of the Zoning Code. The expansion of a parking lot into a residentially zoned district, if properly screened and landscaped, will help a future business develop with the amenity of having off-street parking for its patrons. 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 recommends **APPROVAL** of the petition of the City of Akron for a Conditional Use to establish a parking lot use at 921 Cordova Avenue, and recommends **APPROVAL** of the sale of City-owned property at 921 Cordova Avenue and 1474 Copley Road (Parcel Nos. 6736192 and 6842324) 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 all driveways and parking areas be hard-surfaced and curbed to Bureau of Engineering specifications.
- (3) That the location and sizes of points of ingress and egress be subject to the approval of the Traffic Engineer.

MM/emd