

AMENDED NORTH TURKEYFOOT REDEVELOPMENT PLAN

JUNE 2012



City of Akron, Ohio
Donald L. Plusquellic, Mayor

Department of Planning and Urban Development
June 2012

AMENDED NORTH TURKEYFOOT REDEVELOPMENT AREA
AMENDED URBAN REDEVELOPMENT PLAN

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AMENDED NORTH TURKEYFOOT REDEVELOPMENT AREA

Urban Redevelopment Plan (**Amended**)

I. DESCRIPTION OF THE AMENDED NORTH TURKEYFOOT REDEVELOPMENT AREA

The **Amended** North Turkeyfoot Redevelopment Area is located in the Township of Coventry, County of Summit, State of Ohio, and is bounded as shown on the **Amended** Location and Boundary maps (Maps 1 and 2) and as described in Exhibit A, attached hereto. The **57±** acre site is within the Akron-Coventry Joint Economic Development District (JEDD). **The Amended Area boundary includes all of the property located in the original North Turkeyfoot Redevelopment Area plus one additional 19-acre parcel located immediately north of the previously defined area.**

II. STATEMENT OF DEVELOPMENT OBJECTIVES

The general goal of the City of Akron, in undertaking this project, is to promote light industrial development and the creation of manufacturing employment opportunities within the **Amended** Redevelopment Area by correcting physical conditions and problems which have hampered development. To carry out this goal, the City's proposed objective is to provide a quality industrial park setting within the **Amended** North Turkeyfoot Redevelopment Area, creating new jobs and business development opportunities for long-term growth in the Akron-Coventry area.

A. Land Use Objective

1. Enhance the viability of the project area by encouraging land uses which are of an industrial type and are compatible with major industrial developments in the vicinity.
2. Prohibit uses which are incompatible and not of an industrial nature and which would detract from the viable development of the area.
3. Provide for suitable buffer areas between new industrial uses and neighboring residential uses.

B. Environmental Objectives

1. Develop an attractive and visually improved environment consistent with the standards of quality industrial parks within this region.
2. Improve the functional and physical condition of the project area.

3. Provide for adequate drainage of the area with the installation of storm sewers.

C. Public Improvement Objectives

1. Provide the public improvements necessary to overcome or to correct the development problems of the project area.
2. Support development of a modern industrial park capable of increasing jobs and revenue for the area.
3. Expand public access, utilities, and storm water management systems to prepare the remaining land for development.

D. Circulation Objectives

1. Provide for safe and efficient movement of people, goods and services with vehicular access to, from, and within the **Amended** North Turkeyfoot Redevelopment Area.
2. Develop a road system to serve the area which provides the most efficient access to remaining developable parcels within the project area.

E. Economic Development Objectives

1. Increase the number of employment opportunities within the Akron Metropolitan Area.
2. Utilize added tax revenues generated by new construction in the **Amended** Redevelopment Area for the construction of needed public improvements.
3. Encourage private investment and the development of a modern light industrial park within the **Amended** North Turkeyfoot Redevelopment Area and the Akron-Coventry JEDD.

III. PROPOSED REDEVELOPMENT ACTIONS

A. Land Use and Zoning

1. Land Use Plan
 - a. Land Use (See **Amended** Map 3)

The **amended area** site is within a designated City of Akron-Coventry Township Joint Economic Development District. It is Currently vacant. ~~Until recently, it was used as a golf driving range and a sand and gravel operation.~~

b. Land Use Provisions

Recommended land use includes commercial, light industrial and office activity.

2. Zoning

~~a. Existing Zoning (See Map 5).~~

~~All development shall conform to the pertinent sections of the Coventry Township zoning regulations and specifically to Article 14.00 — “C” Commercial Industrial District Regulations as they exist at the adoption of this Plan. Zoning for the former sand and gravel operation is I for industrial use; zoning for the former golf driving range is B-3 for office uses.~~

~~b. Proposed Zoning~~

Zoning for the Redevelopment area will be unchanged.

Existing zoning within the Amended Area is primarily C-I Commercial-Industrial. One parcel is zoned B-3 for office use. The area is zoned under the jurisdiction of Coventry Township. (see Amended Map 4)

B. Land Sale or Lease

Land within the **Amended** North Turkeyfoot Industrial Park will be available for sale or lease on terms determined by the City of Akron.

C. Utilities

All utilities and the access road are to be provided by the City of Akron. ~~Extension of water services and street construction is expected to begin in 2000.~~

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

1. All development shall conform to the pertinent sections of the Coventry Township zoning regulations as defined at the time of the adoption of this Redevelopment Plan and specifically to Article

14.00 – “C” Commercial-Industrial District Regulations. See Exhibit B, attached.

2. In addition, any development must conform to the guidelines listed below.

Architectural and site plans for construction of all improvements shall be submitted for review by the Urban Design & Historic Preservation Commission at the time of the original sale or lease of industrial park parcels and approved by Akron City Planning Commission prior to commencement of construction. In undertaking the review, the following will be taken into consideration:

- a. The conformity of the proposed development to the general objectives of this **Amended** Redevelopment Plan and the development standards set forth herein.
 - b. The conformity of the proposed development to the specific controls and regulations of this **Amended** Redevelopment Plan.
 - c. The extent to which the proposed development meets any other regulations, controls or other objectives established for this project by the City of Akron.
 - d. Review and approval will be specifically concerned with, but not limited to, site planning, architectural layout, materials of construction, landscaping, access and advertising and identification signs.
 - e. It is expressly understood that approval of any plans by the Akron City Planning Commission 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.
3. Land owned or acquired by the City of Akron will be subject to a and Disposition Agreement or a Ground Lease Agreement between the City and the developer.
 4. The developer shall begin and complete the development of land conveyed by a disposition or lease agreement between the City of Akron and the developer. All such development shall conform to uses and construction of improvements permitted by the plan. All

such construction shall begin within 12 months from the date of conveyance.

E. Development Standards

The City of Akron, through this **Amended** Redevelopment Plan, requires the following additional development guidelines:

1. All manufacturing, processing, crating and uncrating service and repair operations shall be conducted within completely enclosed buildings.
2. All outdoor storage areas shall be screened from view by solid walls or solid fences or landscaping at least six feet in height.
3. All sides of the building fronting on public streets shall be faced with brick, stone, split rock or other similar approved facing material. All remaining sides shall be faced with similar material to a minimum height of eight feet above ground. Exterior side walls may be of another material if a building expansion is planned and provided for. In that event, the permanent walls after the expansion shall conform to this section.
4. Permitted signage shall consist of flush mounted building signs and freestanding signs less than six feet in height. Pole signs and internally illuminated acrylic panel signs shall not be permitted. Where possible, freestanding signs shall incorporate a masonry base that matches materials and colors used in the building construction. Freestanding signs shall be set back a minimum of ten (10) feet behind the street right of way.
5. All parking and drives shall be paved and curbed. 6" x 18" reinforced concrete curb is recommended. Extruded asphalt curb and wood curb is prohibited.
6. The majority of the parking spaces required for the use are to be located at the side or rear of the structure, behind the building line. The area between the parking areas and the street right of way shall be landscaped in accordance with "Landscape Screening Requirements for Parking Lots," available from the City of Akron Department of Planning and Urban Development, Zoning Division.

V. 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 **Amended** Redevelopment Plan by the City of Akron. The termination of this **Amended** Redevelopment Plan shall in no way permit the project land or any part thereof to be restricted on the basis or race, creed, color, sex or national origin in the scale, use or occupancy thereof; nor shall it permit the practice of discrimination based on race, creed, color, sex or national origin.

B. Provisions for **Amending** Approved Plan

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

VI. LEGISLATION TO BE UTILIZED TO FULFILL PLAN OBJECTIVES

Ohio Revised Code: Urban Development Tax Increment Equivalent (Section 5709.41 to 5709.43).

Tax increment financing, as permitted by the provisions of the above statutes, will assist the City in paying for the public improvements or other necessary activity which will be undertaken within the **Amended** North Turkeyfoot Redevelopment Area and other public improvements necessary to accomplish the goals for the City's General Plan. Sections 5709.41 to 5709.43 permit the City to declare that improvements made on real property owned by the City and leased to a developer to be a "public purpose" and exempt from real property taxation for up to 30 years. The City can thereafter require the owner of any structure constructed on the parcel to make annual service payments in lieu of taxes to the City.

Exhibit A
Amended North Turkeyfoot Redevelopment Area
Boundary Description

Beginning at a point being the intersection of west right-of-way line of South Main Street and the north right-of-way line of Vaughn Road.

Thence northerly along the west right-of-way line of South Main Street approximately 417 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 246 feet to a point being the intersection of a property line.

Thence northerly along said property line approximately 121 feet to a point where the property line turns west.

Thence westerly along said property line approximately 117 feet to a point where the property line turns north.

Thence northerly along said property line approximately 240 feet to a point being the intersection of a property line.

Thence northeasterly along said property line approximately 83 feet to a point where the property line turns north.

Thence northerly along said property line approximately 121 feet to a point where the property line turns northwest.

Thence northwesterly along said property line approximately 253 feet to a point being the intersection of a property line.

Thence westerly along said property line approximately 746 feet to a point being the intersection of a property line.

Thence northerly along said property line approximately 1,017 feet to a point being the intersection of the south right-of-way line of North Turkeyfoot Road.

Thence southwesterly along the south right-of-way line of North Turkeyfoot Road approximately 2,435 feet to a point being the intersection of a property line.

Thence easterly along said property line approximately 1,938 feet to a point being the intersection of a property line.

Thence southerly along said property line approximately 608 feet to a point being the intersection of the north right-of-way line of Vaughn Road.

Thence easterly along the north right-of-way line of Vaughn Road approximately 581 feet to the place of beginning.

Exhibit B

ARTICLE 14.00

"C" COMMERCIAL - INDUSTRIAL DISTRICT REGULATIONS

SECTION 14.01

In a Commercial-Industrial District, no building, structure, lot, or land shall be used except to provide for certain commercial and industrial uses engaged in the storage, distribution and handling of large quantities of goods and materials, and the fabrication, manufacture and repair of goods of such nature that no objectionable by-products such as odors, smoke, dust, refuse, electromagnetic interferences, noise, etc. are noticeable, and when all work activities and storage are conducted indoors. (No outdoor manufacturing, assembly or storage is permitted.)

A. RESTRICTIONS AND REQUIREMENTS:

General Requirements:

1. Central sewer and water.
2. All utilities including telephone, electric, cable television, etc. are required to be underground.
3. All streets shall conform to the width restrictions of Summit County, and shall be of asphalt or concrete surface. Curbing and street lighting along all streets are required. All streets, driveways and parking areas shall consist of concrete or asphalt paving. All street lighting shall be attractive as well as useful.*(deleted sidewalk requirement 6/9/02)
4. At least thirty percent (30%) of all land must be used for open or "green" space. All open space must be landscaped and well-maintained, and may be used for parks and recreational uses such as pools, tennis courts, and athletic fields. Roadways and parking areas may not be used in calculating the amount of land dedicated to open space. The percentage of required open space may be reduced by developing and dedicating some of the land for use by the general public on a one-to-one basis, but the area required to be dedicated to open space may not be less than twenty percent (20%).

Example #1:	Land To Be Developed-	100 acres
	Required Open Space-	30 acres
Example #2:	Land To Be Developed-	100 acres
	Land dedicated for community use (Youth athletic fields, developed walking trails, tennis courts, etc.-)	5 acres*
	(*This reduces the overall open space requirement by an equal amount.)	
	Required Open Space-	20 acres

5. LOT SIZE

Land may be subdivided into parcels of no less than one and one-half acres, and expanded in one-half acre increments.

6. STRUCTURES

No more than forty-five percent (45%) of the area of each building site may be covered with buildings or other structures.

7. SITE COVERAGE

No more than seventy percent (70%) of the area of each building site may be covered with buildings, structures, street right-of-way paved areas, off street loading area, driveways, walkways parking areas and other paved areas, and the remaining area shall be devoted to open space, except as otherwise permitted under General Requirements.

8. HEIGHT OF BUILDINGS

No building shall exceed forty-five (45) feet in height.

a. SETBACKS

1. Front: Sixty (60) feet (as measured from the street right-of-way)
2. Rear: Twenty-five (25) feet (as measured from the rear property line)
3. Sides: Twenty-five (25) feet

b. PARKING AREAS

All designated parking areas or driveways must be separated from property lines or street right of way line by a minimum 20 foot landscaped buffer strip.*

B. BUILDING DESIGN AND CONSTRUCTION MATERIALS

1. The design of all buildings shall respect the physical and natural qualities of its site and adjacent buildings.
2. The massing and proportion of all buildings shall be designed to provide visual continuity. The scale of adjacent buildings and landscaping shall be coordinated so as to result in consistent appearance.
3. All buildings shall be constructed of high-quality, permanent materials and shall be designed to be durable and easily maintained. All buildings shall have exterior walls constructed of attractive materials which present inoffensive, predominantly warm, earthtone color and appearance. Specifically prohibited shall be the following: Light-colored metals such as mill finished aluminum or stainless steel, light reflective materials, galvanized sheet metal, and plywood siding.

C. CONDITIONALLY PERMITTED USES

1. Well drilling.

ARTICLE 14.00

2. Excavation, extraction, removal or stripping of topsoil, subsoil, gravel, sand, etc., from lands (see Article 22.00).
3. Sexually oriented businesses.
 - a. A sexually oriented business may be located and shall be permitted only in accordance with the following restrictions:
 1. No such business shall be located on any parcel within five hundred (500) feet of any residential dwelling or any residentially zoned district within Coventry Township or any neighboring political subdivision.
 2. No such business shall be located on any parcel within one thousand (1,000) feet of any public library, private or public elementary or secondary school, day care center, preschool, public park, recreation area or church.
 3. No such business shall be located on any parcel within one thousand (1,000) feet of another sexually oriented business.
 4. Such businesses shall only be located in a Commercial-Industrial zoned district within Coventry Township.
 5. Must comply with all conditions of Article 3.06 General Conditions of Conditional Zoning.
 6. That the proposed use shall not enlarge or encourage the development of a blighting influence.
 7. That the establishment of an additional regulated use in the area shall not be contrary to any program of neighborhood conservation or rehabilitation.
 8. Any display, device or sign that depicts or describes specified sexual activities or specified anatomical areas shall be out of view of the public way and surrounding property;
 9. No adult cabaret or theater shall be established in the same building with another adult cabaret or adult bookstore or adult motion-picture theater.
 10. Adult cabarets, adult bookstores, and adult motion-picture theaters shall only operate during hours reasonably designated by the Commission.
 11. Businesses authorized under this section shall have entrances to the establishment shielded in such a way that individuals outside the business building will not be able to see the entertainment area inside the building. Additionally, said shielding shall not consist of curtain alone shall not obstruct any exit sign or panic hardware for any exit, nor shall the shielding be constructed in such a way as to block any exit. All shielding shall be approved by the Coventry Fire

Department.

12. All entertainment shall be conducted on a stage, or upon an open floor in an area such as a dance floor. While entertainment is being conducted, the entertainment area shall be separated from the areas occupied by customers or patrons.
 - b. For the purposes of subdivision (A), measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private elementary or secondary school, or to the nearest boundary of an affected public park, residential district, or residential lot.
 - c. For the purposes of subdivision (A), the distance between any two sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects from the closest exterior wall of the structure in which each business is located.
 - d. No person shall establish, operate or cause the establishment or operation of any sexually oriented business in violation of the provisions of this section. Nothing in this section shall be construed to prohibit or limit the display, sale or rental of descriptive, printed, film or video material or any live performance which, taken as a whole, contains serious literary, artistic, political, medical, educational or scientific value.
4. All permitted and conditionally permitted uses set forth in Article 12.00 shall be conditionally permitted in the "C" – Commercial Industrial District, subject to the following terms and conditions and all other conditional zoning requirements:**
 - a. Any such use shall be conditionally permitted only in existing C-1 structures as of the date of this amendment.
 - b. Such structures must be adjacent to an existing "B-3" General/Regional Business District.
 - c. Such use shall comply with the sign requirements for the "C" Commercial Industrial District.
 - d. Such use shall meet the parking requirements for a "B-3" General Regional/Business District.
5. Arcades and/or amusement establishments.

*Revised: 6/9/02

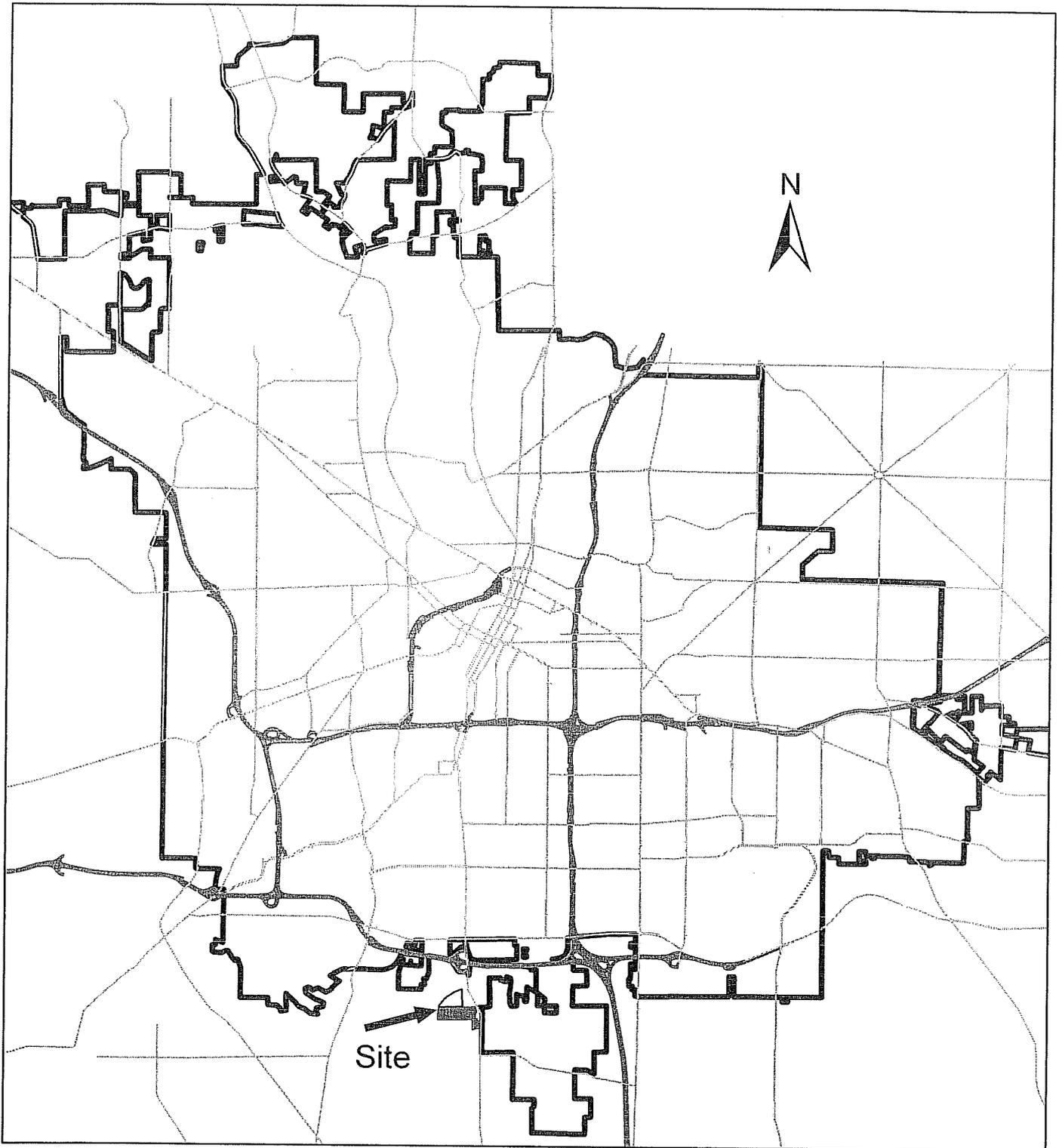
**Revised: December 12, 2009

EXHIBIT C - AMENDED NORTH TURKEYFOOT REDEVELOPMENT AREA
Property Ownership List

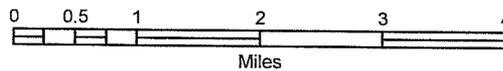
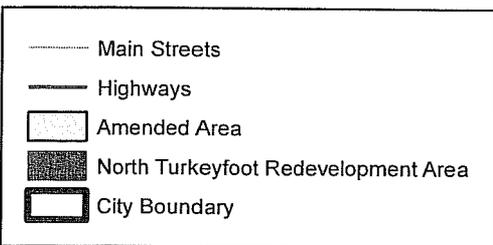
Parcel No.	Address	Owner Name	Date	Land Use	Parcel Size
1910308	Turkeyfoot Rd.	City of Akron		Vacant	19.1201 acres
1910126	191 Logan Parkway	Gardner Pie Co.	2000	Industrial	6.0856 acres
1910127	125 N. Logan Parkway	Sterling Jewelers Inc.	2005	Industrial	4.9856 acres
1910333	Logan Parkway	City of Akron		Vacant	5.4487 acres
1910334	Logan Parkway	Faith Presbyterian Church		Vacant	2.7434 acres
1910234	Logan Parkway	City of Akron		Vacant	3.789 acres
1910235	Logan Parkway	City of Akron		Vacant	2.9566 acres
1910236	Logan Parkway	City of Akron		Vacant	2.6248 acres
1910130	90 Logan Parkway	Swiatkowski Co. LLC	2008	Commercial	6.2553 acres
1910131	2650 South Main St.	International Brotherhood of Electrical Workers etal	2001	Commercial	6.7158 acres

Map 1

Amended North Turkeyfoot Redevelopment Area
Project Location

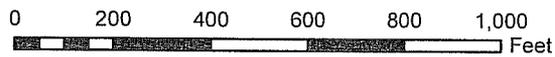
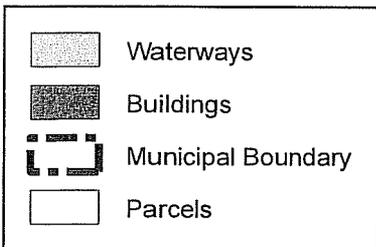
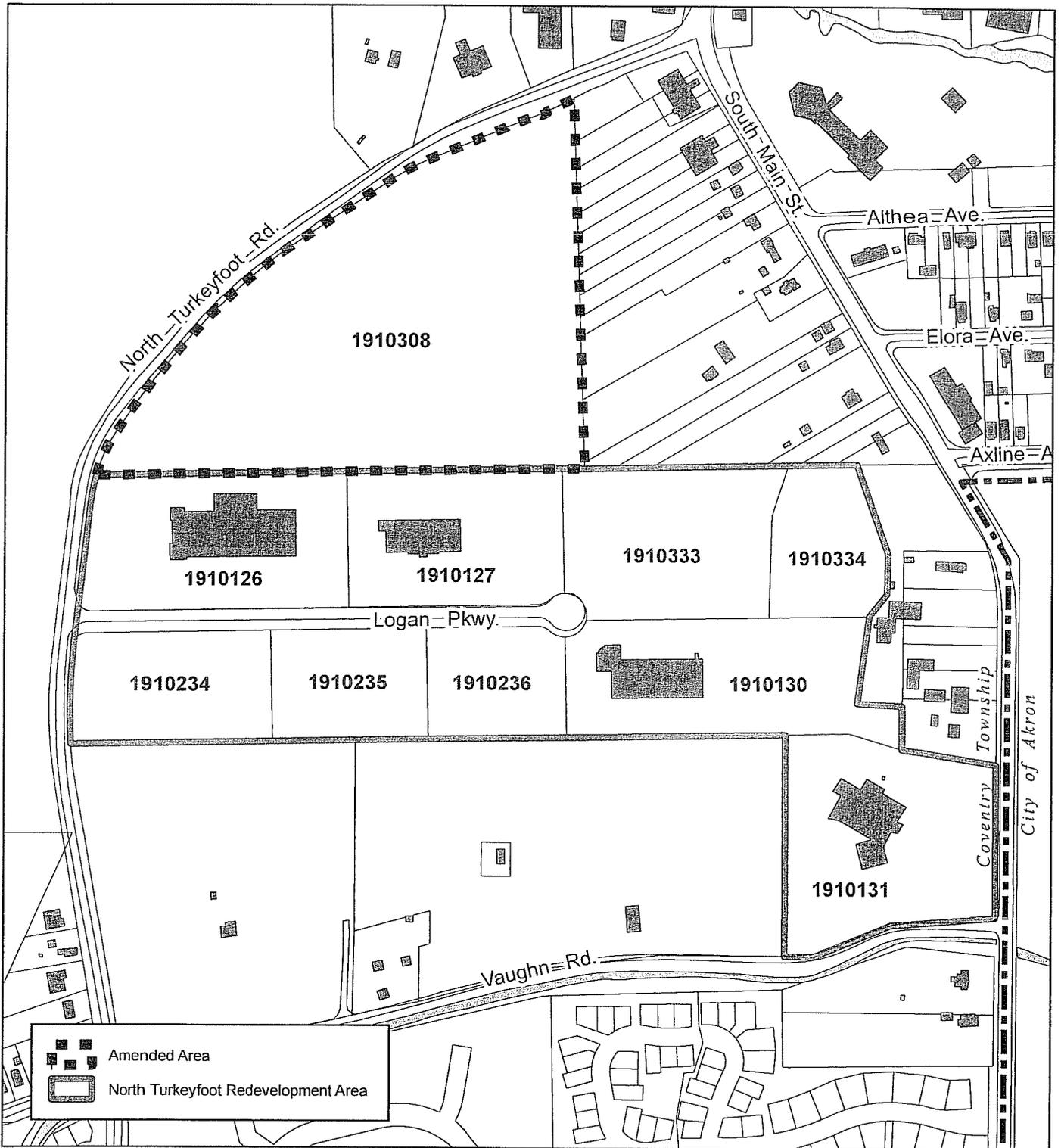


Site

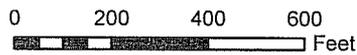
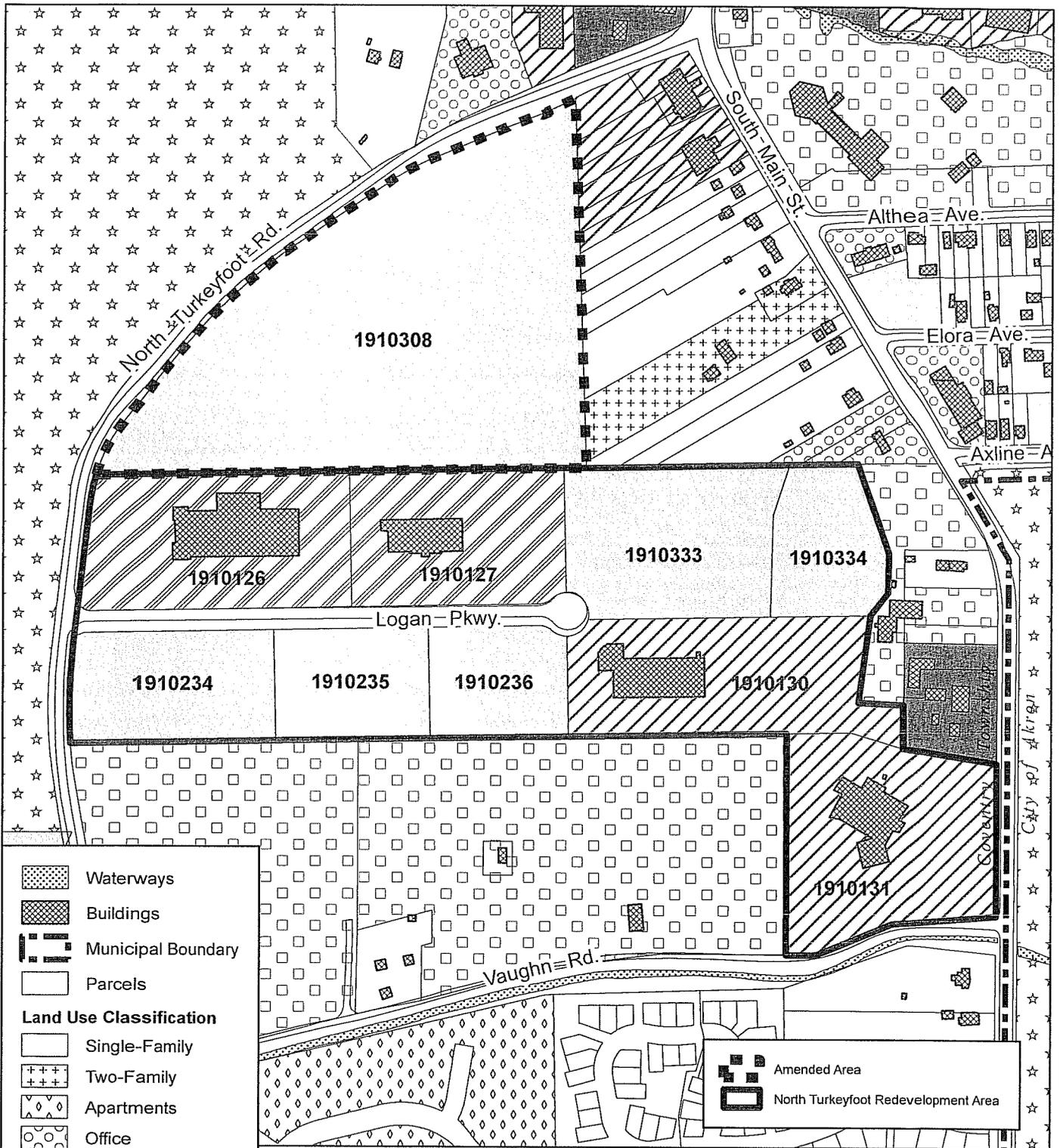


Map 2

Amended North Turkeyfoot Redevelopment Area
Parcel Map

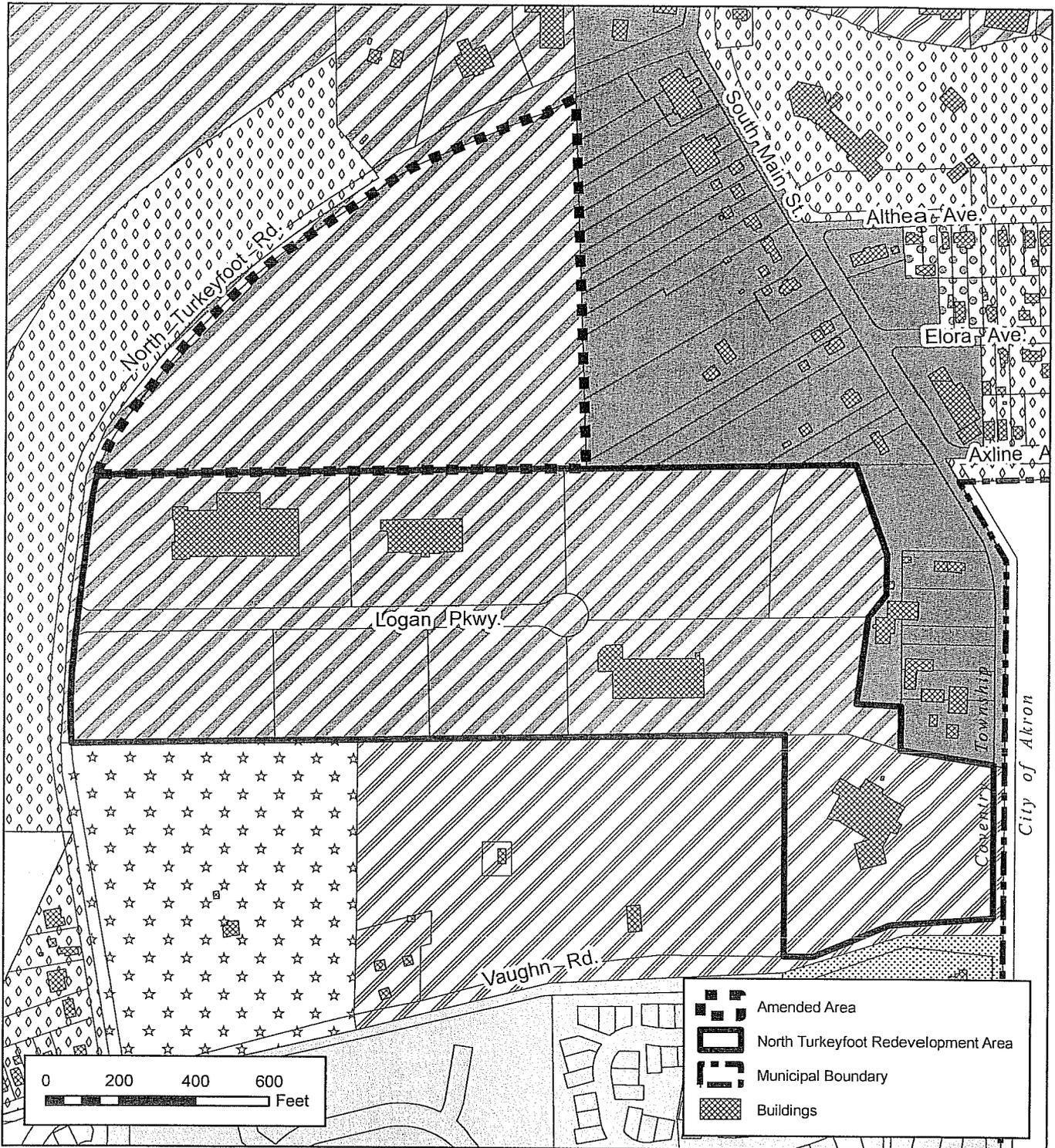


Amended North Turkeyfoot Redevelopment Area
Existing Land Use



Map 4

Amended North Turkeyfoot Redevelopment Area Existing Zoning



Zoning Classification

O-C Open Space Conservation	B-2 Business
R-1 Residential	B-3 Business
R-3 Residential	C-I Commercial-Industrial
PDD Planned Development District	U-1 Single Family
B-1 Business	



Map 5

Amended North Turkeyfoot Redevelopment Area Aerial View

