

NORTH TURKEYFOOT REDEVELOPMENT PLAN

SEPTEMBER 2000



Department of Planning & Urban Development
Warren L. Woolford, Director

City of Akron, Ohio
Donald L. Plusquellic, Mayor

Approved for Recording:

Warren L. Woolford

Warren L. Woolford, Director
Department of Planning and Urban Development



FRANK WILLIAMS, SUMMIT CO AUDITOR

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**NORTH TURKEYFOOT REDEVELOPMENT AREA
Urban Redevelopment Plan
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NORTH TURKEYFOOT REDEVELOPMENT AREA

I. REDEVELOPMENT AREA REPORT

A. Locality Map

Submitted as Map 1.

B. North Turkeyfoot Redevelopment Area – Project Area Boundary

The North Turkeyfoot Redevelopment Area is located in the Township of Coventry, County of Summit, State of Ohio and is bounded as shown on the Project Area Boundary Map, attached herewith as Map 2, and as described in Exhibit A, also attached. The redevelopment area consists of 38± acres. It fronts on Vaughn Road, Turkeyfoot Road, and South Main Street.

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, so as to assist significant redevelopment activities with the Akron-Coventry Joint Economic Development District (JEDD).

D. Background

Only a very limited number of parcels of appropriate size remain available for industrial development within the City of Akron. Although only a small portion of Akron's land is used for commercial or industrial land, this use produces a significant amount of revenue and jobs for its citizens. Consequently, it is necessary to continually renew the space available for such development. Creation of a modern industrial park within the Akron-Coventry JEDD will benefit both communities through increased tax revenues and light industrial employment opportunities.

All of the property within the North Turkeyfoot Redevelopment Area was purchased by the City of Akron in April 1999. It is currently vacant. The 7+ acre southeast section of the property fronting on South Main Street and Vaughn Road was a golf driving range. The 31± acre northern section was a sand and gravel operation until 1997.



The State of Ohio Legislature passed House Bill 174 in December 1990 creating joint economic development districts (JEDDs) in Summit County. On November 8, 1994, Akron became the first community in Ohio to formally establish Township-wide JEDDs when voters in Copley, Coventry, and Springfield Townships approved separate JEDD contracts with the City of Akron. This culminated a six-year effort by the City and created a new joint venture partnership with its Township neighbors which emphasizes regional cooperation. The rationale involves the blending of assets from each community and tax sharing.

JEDDs provide a means for townships to retain their sovereignty and for cities to provide water and sanitary sewer services to unincorporated areas without the need for municipal annexation. Townships provide land for business development and retain their property tax base. The City receives revenue from utility users charges and a 2% income tax from persons employed in the JEDD. The routine operation of the JEDD is governed by a joint City-Township board of directors.

Akron JEDDs have been established on township land zoned for business, commercial or industrial use. Today, township land designated as JEDD territory totals approximately 3,900 acres and includes over 1,875 businesses. The Coventry Township JEDD contains approximately 800 acres and 458 businesses. The North Turkeyfoot Industrial Park will be the first major development project within the Akron-Coventry JEDD.

The site is conveniently located for potential employees and to major highways including Route 224 and I-77. The area has been found to be blighted due to abandonment and neglect. (See Exhibit D)

- Abandoned equipment related to sand and gravel pit operations remains on the site.
- An unused house trailer also remains on the site and is potentially accessible to vagrants.
- The site has deteriorated since the sand and gravel pit and the golf driving range ceased operations, resulting in high weeds and overgrown areas.
- Abandoned drums and storage tanks containing unknown substances remain on the site, creating unsanitary and unsafe environmental conditions.
- The isolated yet accessible site is prone to illegal dumping and other hazards.
- The site is defective due to lack of improvements, including utilities, water and sewer lines, and interior access roads.

E. Existing Land Use

The North Turkeyfoot Redevelopment Area encompasses a total area of 38± acres. The existing land use is as follows:

<u>Use</u>	<u>Acreage</u>
Vacant former Sand & Gravel Operation	31±
Vacant former Golf Driving Range	7±
	<u>38±</u>

The existing land uses within the North Turkeyfoot Redevelopment Area are graphically portrayed on Map 3, the Existing Land Use Map.

F. Relationship to Surrounding Area

1. South of Redevelopment Area

Land to the south of the project area is:

- 1) Vacant
- 2) Residential
- 3) Recreational area

2. West of Redevelopment Area

Properties to the west of the Redevelopment Area on Vaughn Road are primarily residential, but most are now owned by the City of Akron. A county sewer pump station is also located to the west. Property at the northeast corner of the Vaughn Road and Turkeyfoot Lake intersection is owned by Coventry Township and is used for playing fields, as well as storage of township equipment and supplies. Property west of Turkeyfoot Road is undeveloped.

3. North of Redevelopment Area

Property to the north of the former sand and gravel operation is undeveloped. Property to the north of the former golf driving range, fronting on South Main Street, is a mix of residential, retail and commercial uses.

4. East of Redevelopment Area

Properties on the east side of the site and fronting on South Main Street are residential, retail/office and commercial.



G. Physical and Economic Conditions

1. Physical and Economic Conditions

A Phase I Environmental Report was completed in November 1998. (Exhibit C). Following a September 2000 survey by the City of Akron, the following specific findings characterize the Redevelopment Area:

a. The north section of the Redevelopment Area served the A1 All Ohio Sand and Gravel Company. The sand and gravel business is no longer in operation.

1) A dirt service road constructed by the company leads to approximately the west-east midpoint of the property from North Turkeyfoot Road and follows the south edge of the excavated area.

2) A trailer is located along the road.

3) An approximately 500 gallon AST for truck fueling is located along the road. Several empty drums, one with burned contents, and a number of empty five-gallon containers have been discarded next to the road.

4) An approximately 250 gallon diesel AST is located along the road.

b. There is one operating oil well on the property.

1) One well is located close to the sand and gravel company entrance on North Turkeyfoot Road. Two oil storage tanks are adjacent to the well.

2) A second well is located at the northeast corner of the former golf range, south of the Redevelopment Area.

2. Infrastructure

a. There are no roads within the Redevelopment Area other than a dirt service road, formerly used by the sand and gravel operation.

b. There are no water lines, storm and sanitary sewers, lighting fixtures or other utilities within the Redevelopment Area,



NORTH TURKEYFOOT REDEVELOPMENT AREA

Urban Redevelopment Plan

I. DESCRIPTION OF THE NORTH TURKEYFOOT REDEVELOPMENT AREA

The North Turkeyfoot Redevelopment Area is located in the Township of Coventry, County of Summit, State of Ohio, and is bounded as shown on the Location and Boundary Maps (Maps 1 and 2) and as described in Exhibit A, attached hereto. The 38± acre site is within the Akron-Coventry Joint Economic Development District (JEDD).

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 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 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 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 Redevelopment Area for the construction of needed public improvements.
3. Encourage private investment and the development of a modern light industrial park within the North Turkeyfoot Redevelopment Area and the Akron-Coventry JEDD.



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III. PROPOSED REDEVELOPMENT ACTIONS

A. Land Use and Zoning

1. Land Use Plan

a. Land Use (See Map 3)

The 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. (See Map 4).

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 (See Map 5).

Zoning for the Redevelopment Area will be unchanged.

B. Land Sale or Lease

Land within the 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 in Section D 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 Redevelopment Plan and the development standards set forth herein.
- b. The conformity of the proposed development to the specific controls and regulations of this 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 Land 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 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 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 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 Amended Approved Plan

This Redevelopment Plan may 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 Redevelopment 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 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.



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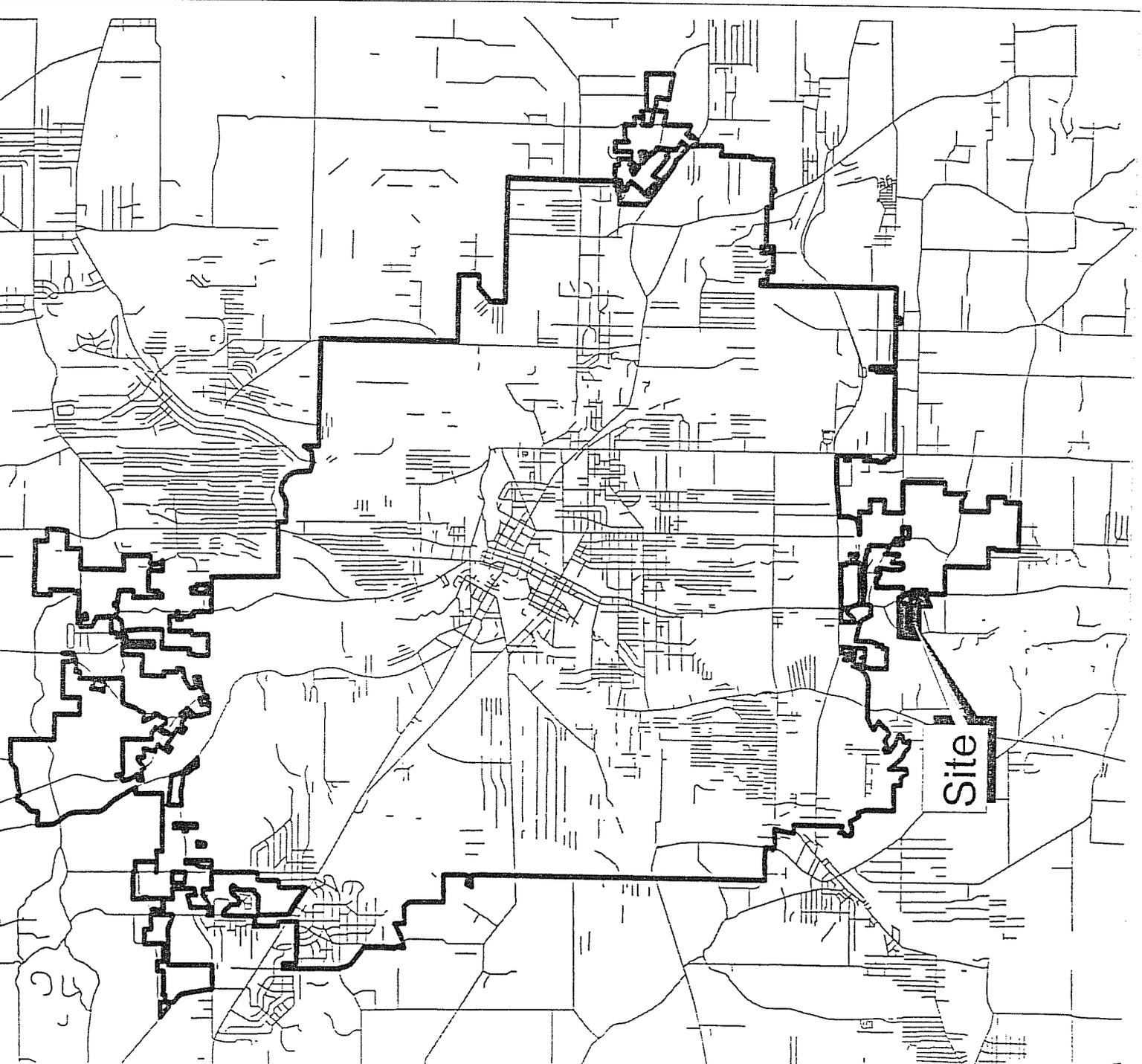
North Turkeyfoot Redevelopment Area



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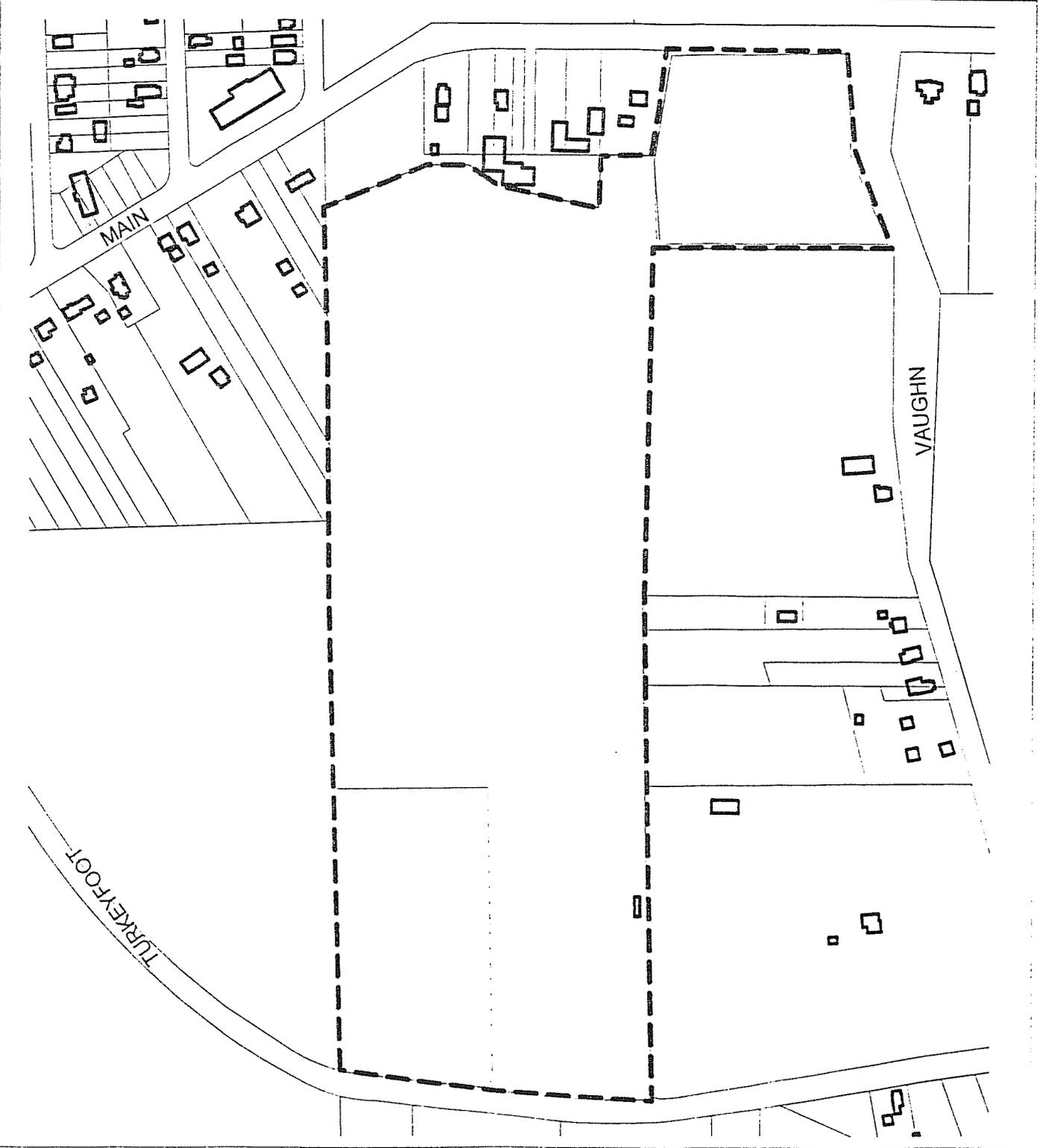
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Project Location



North Turkeyfoot Redevelopment Area

Area Boundary

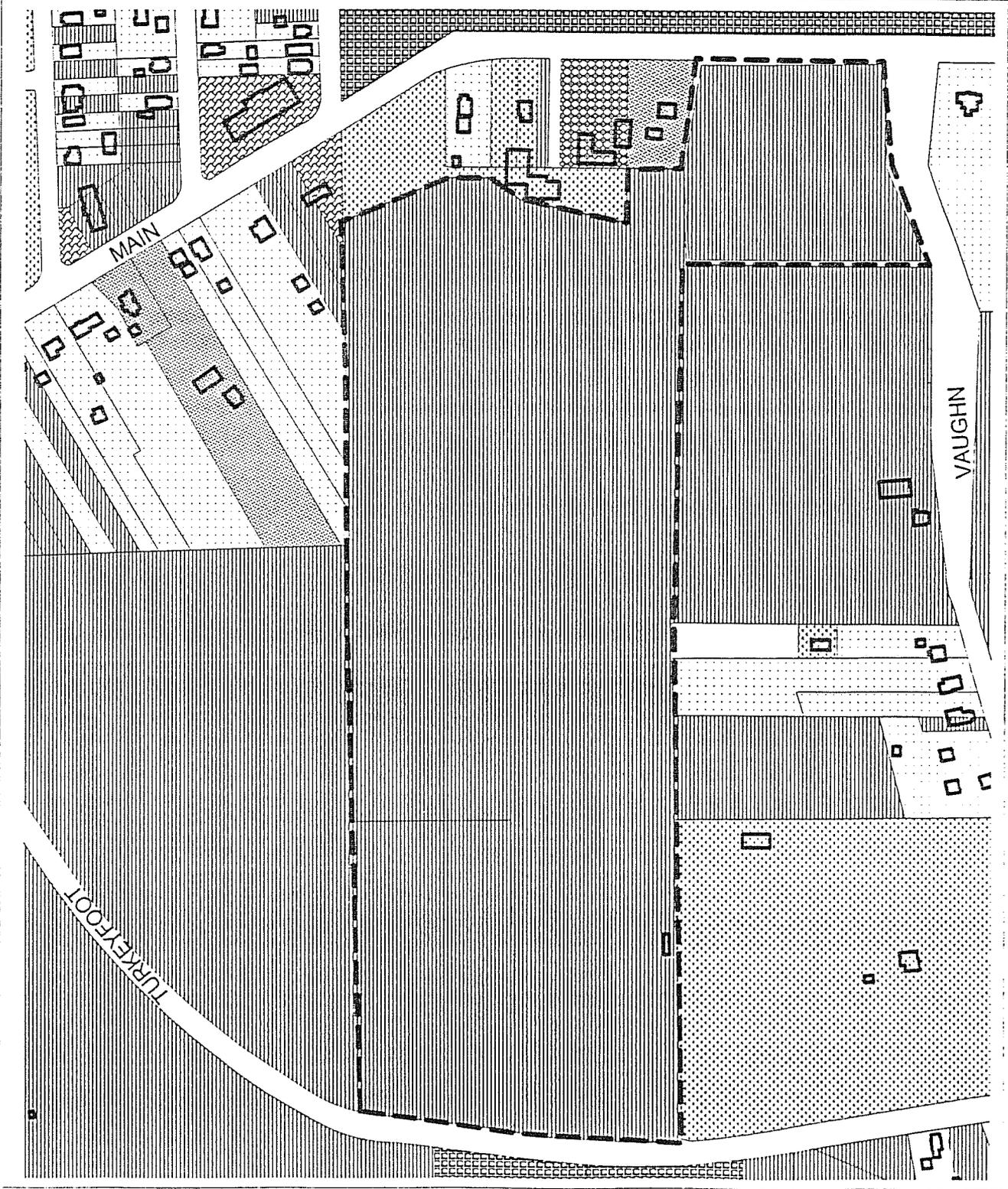


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North Turkeyfoot Redevelopment Area

Existing Land Use

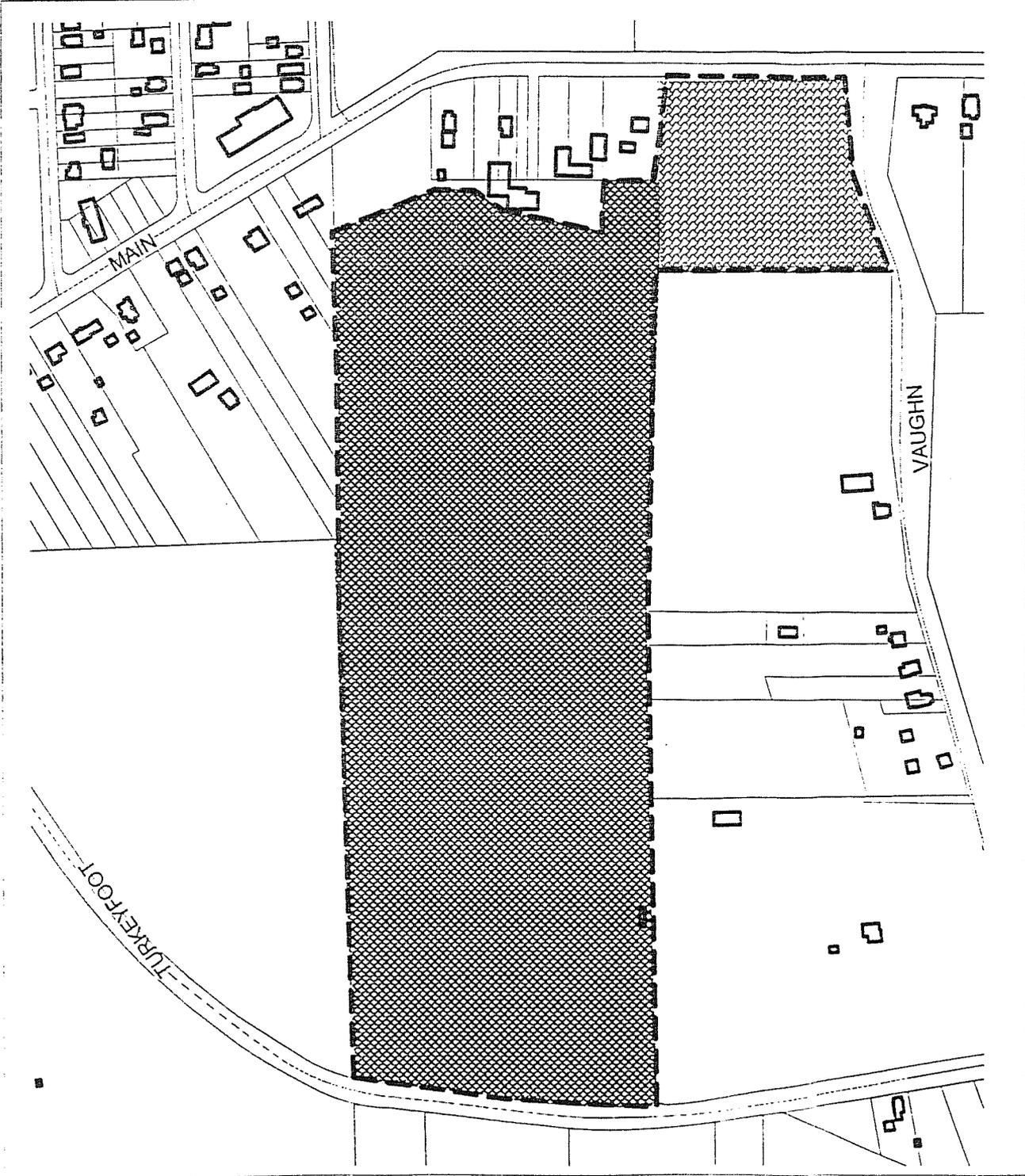
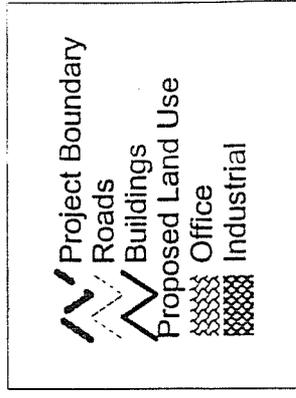
	Project Boundary
	Buildings
	Existing Land Use
	Single Family
	Two Family
	Public Facilities
	Office
	Retail
	Vacant
	No Data




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North Turkeyfoot Redevelopment Plan

Proposed Land Use

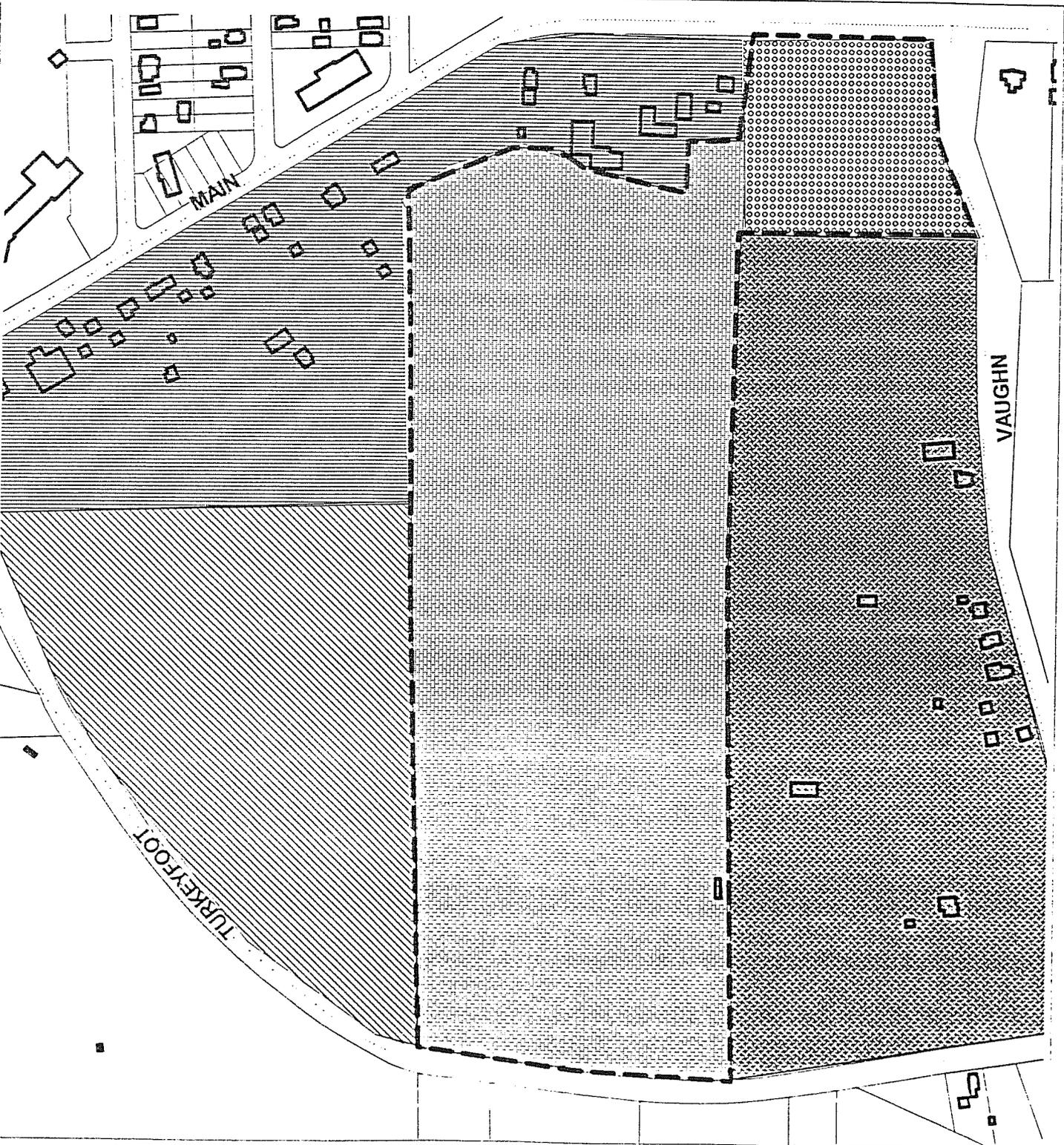



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North Turkeyfoot Redevelopment Area

Existing and Proposed Zoning

-  Buildings
-  Roads
-  Project Boundary
-  Zoning
-  Business 2
-  Office
-  Commercial-Industrial
-  Open Space Conservation
-  Industrial



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Planning

September 7, 2000

CITY OF AKRON
PLANNING DEPARTMENT

City Planning Commission
PC-2000-106-DEV

Offered by: J OTTERMAN - R OTTERMAN - VALLE-SOMMERVILLE-CONTI & McAVOY

H.
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ORDINANCE NO. 811-2000 approving the Redevelopment Plan for the North Turkeyfoot Redevelopment Area; making necessary findings in connection therewith; and declaring an emergency.

WHEREAS, written and oral reports have been presented to this Council with respect to various conditions which have retarded and impeded the development and sound growth of that area described in Exhibit A attached hereto (the "Project Area"), and with respect to the proposed reuse of parcels in the Project Area, and the members of this Council have been fully apprised of the facts and conditions of the Project Area which substantially prevent or impair the sound growth of the Project Area and surrounding areas; and

WHEREAS, the North Turkeyfoot Redevelopment Plan (hereinafter referred to as the "Redevelopment Plan") dated September 2000, was prepared and submitted to the Planning Commission of the City of Akron, the duly designated and acting official planning body for the City; and

WHEREAS, after notice duly given, the Planning Commission conducted a public hearing on September 8, 2000, at which time all persons and organizations were provided an opportunity to be heard either in person or by counsel; and

WHEREAS, the Planning Commission has submitted to Council its recommendations respecting the Redevelopment Plan, that the Redevelopment Plan conforms to the general plan and Workable Program for the City, and has in all respects approved the same, and the Council has duly considered said recommendations of the Planning Commission; and

WHEREAS, the Council of the City of Akron conducted a public hearing at which time all persons and organizations were provided an opportunity to be heard either in person or by counsel; and

WHEREAS, said Redevelopment Plan for Project Area prescribes public action to encourage urban redevelopment in the Project Area; and



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WHEREAS, Council is of the opinion that acceptance of the North Turkeyfoot Redevelopment Plan is in the public interest.

NOW, THEREFORE, BE IT ENACTED by the Council of the City of Akron, Ohio:

Section 1. That this Council hereby accepts the aforesaid data and information, and based upon such data and written and oral reports relating to the facts and conditions in such Project Area, this Council hereby finds and determines: that there exist in the Project Area conditions that redevelopment activities are required to eliminate and prevent the recurrence of the existing conditions in the Project Area which are detrimental to the public health, safety, morals and general welfare of the inhabitants and users thereof, and of the entire City and in order to further development and employment growth within the City of Akron.

Section 2. That this Council finds that the redevelopment of the Project Area will aid in the creation and preservation of jobs within the Project Area.

Section 3. This Redevelopment Plan is hereby adopted and approved, and the Clerk of Council is hereby directed to file a copy of said Plan with the minutes of this meeting.

Section 4. That it is hereby found and determined that the Redevelopment Plan for the Project Area conforms to the City's general plan and Workable Program, and that the Plan will afford maximum opportunity consistent with the sound needs of the City of Akron as a whole, for the redevelopment of the Project Area by private enterprise.

Section 5. That in order to implement and facilitate the effectuation of the Redevelopment Plan hereby approved it is found and determined that certain additional official action may be taken by this Council, including the construction and installation of public improvements and other public action, and accordingly, this Council hereby:

- A) pledges its cooperation in helping to carry out the Redevelopment Plan;
- B) requests the various officials, departments, boards and agencies of the City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Redevelopment Plan; and
- C) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Redevelopment Plan.

Section 6. It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action were in meetings open to the public, in compliance with the law.

Section 7. This Ordinance is hereby declared to be an emergency measure necessary for the immediate preservation of the public peace, health, and safety for the reason that it is immediately necessary to approve the North Turkeyfoot Redevelopment Plan and make the other aforesaid findings for the Project Area in order to expedite the undertaking and carrying out of renewal and redevelopment activities in such Project Area; and provided that this Ordinance receives the affirmative two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise, it shall take effect and be in force at the earliest time allowed by law.

Passed: December 18, 2000

Vincent Ciraco
Clerk of Council

Mauro A. Lommiello
President of Council

Approved: December 26, 2000

[Signature]
MAYOR Egan-Planting



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