

Minutes of the Planning Committee of Stow City Council Meeting held on Thursday, February 24, 2022 at 5:36 p.m.

Any members of the public wishing to have a public comment read at a standing committee or Council meeting must provide their name, address, and comment in writing to the Clerk of Council no later than 3 P.M. the day of the meeting. Comments may be delivered in person, by mail or emailed to clerkofcouncil@stow.oh.us. Any written public comments will be read by the Clerk of Council or another appropriate meeting participant during the requested meeting.

Public comments must come directly from the person requesting the comment to be read and cannot be compiled or vetted by a third-party representative. Any public comments requested to be read shall provide their name and address for the record and shall be read in the same reasonable time permitted to those speaking in person. Any public comments submitted by persons other than the indicated (signed) party will not be read.

Committee Members Present: Fiocca, Harrison, Licate and Lowdermilk

Committee Members Absent: None

Other Council Members Present: Feldman, McIntire

City Officials Present: Mayor Pribonic, Chief of Staff/Service Director Wren, Finance Director Costello, Police Chief Film, Fire Chief Stone, City Engineer McCleary, Law Director Syx, Planning Director Leppo, Parks & Recreation Director Nahrstedt, Information Director Paxton, Deputy Clerk of Council Mottram and Clerk of Council Villers.

Press Representatives: None

Call to Order

Mr. Fiocca called the meeting to order.

Approval of Minutes

Motion made by Lowdermilk seconded by Licate for approval of Minutes of the Planning Committee Meeting of January 27, 2022. Vote - Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

*An overhead presentation displayed for the following item(s).
The presentation is attached to the minutes.*

Business Item(s)

T-229 Hope Homes/Jeff Barber – Rezoning – C-2 Limited Retail District to C-3 Residence District (Version 1)

T-229 AN ORDINANCE ENACTED PURSUANT TO SECTION 1137.08, ENTITLED "AMENDMENTS", TO PROVIDE FOR THE AMENDMENT OF THE ZONING DISTRICTS MAP AND ZONING DISTRICTS BY RECLASSIFYING FROM "C-2 LIMITED RETAIL DISTRICT TO C-3 RESIDENCE DISTRICT" OF PROPERTY LOCATED ON FISHCREEK ROAD, 750 FEET FROM THE STOW ROAD INTERSECTION, KNOWN AS **2300 CALL ROAD**, ALSO KNOWN AS **PARCEL NO. 56-19699**; AND AUTHORIZING AMENDMENT TO THE ZONING DISTRICTS MAP THEREFOR.

Mr. Leppo stated as request by Council, to re-examine the proposal of the rezoning of parcel from C-2 Limited Retail District to C-3 Community Retail District. The property is located on Fishcreek Rd. 750 ft. from the Stow Rd. intersection.

Parcel 56-19699 is approximately 1.23 acres (53,578 square feet) and adjacent to the existing Hope Homes Headquarters Building located behind on Stow Rd. Future plans are to construct a 4-unit adult special needs group home associated with Hope Homes.

All properties immediately surrounding the parcel are zoned C-2 Limited Retail District. The properties immediately across Fishcreek Rd. are zoned R-2 Residence District.

Planning Commission approved the rezoning of the parcel from C-2 to C-3. (APPROVED 4-0)

Mr. Jeff Barber, architect for Hope Homes, stated that they complied with the recommendations of Council.

Motion made by Fiocca seconded by Lowdermilk forward to this evening's Regular Council and assign an Ordinance number to T-229. Vote – Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

T-247 Mike Merle/Ray Fogg Building Methods – Site Plan – Seasons Business Center 6 – Gray Lane (Seasons Road)

T-247 A RESOLUTION GRANTING SITE PLAN APPROVAL TO MIKE MERLE WITH RAY FOGG BUILDING METHODS, LLC, APPLICANT, ON BEHALF OF BH (OHIO) LEASING, LLC, PROPERTY OWNER, TO CONSTRUCT AN APPROXIMATELY 254,474 SQUARE FOOT INDUSTRIAL BUILDING AND PARKING LOT, LOCATED IN THE SEASONS BUSINESS PARK – WEST, ON THE SOUTHWEST CORNER OF STATE ROUTE 8 AND SEASONS ROAD, ON THE EAST SIDE OF GRAY LANE, IN THE CITY OF STOW, OHIO.

Request by Mike Merle / Ray Fogg Building Methods, applicant, for the approval of a site plan to permit the construction of a 254,474 square foot industrial building in the Seasons Business Park – West industrial park located at the southwest corner of SR 8 and Seasons Road. The project site is located on the east side of Gray Lane. The property is zoned I-1 Limited Industrial, and this use is permitted by right in this district.

A preliminary plan for Seasons Business Park – West, was approved in 2017. The park consists of one public street, "Gray Lane" that intersects Seasons Road approximately 600 feet west of the S.R. 8 south bound entrance ramp. The Preliminary Plan shows the acreage of the parcel at 15.09 acres. A

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conservation easement 30 acres in area has been recorded over the southern portion of development which provides a significant buffer from the Wyoga Lake subdivision located to the south.

The proposed Seasons Business Center 6 will feature high bay ceilings and multiple loading docks on the east side. Similar to the buildings constructed on Gray Lane. The exterior of the building will be finished in concrete with alternating colors and horizontal and vertical accents.

A 114-vehicle parking lot is proposed to be located west of the structure and a 49-trailer land banked lot on the east side. Landscaping is proposed adjacent to the parking lot and Gray Lane.

Planning Commission approved the parking variance and site plan. (APPROVED 4-0)

Mr. Mike Merle, Cuyahoga Falls, summarized the stormwater mediation for the property he and effect on Mud Brook. Mr. Fiocca asked if a tenant was planned for the building. Mr. Merle said there would be a tenant. Mr. Lowdermilk asked how many businesses were new to the City of Stow. Mr. Merle stated that most of the businesses occupying his buildings have relocated from another city or new to the City. The one company that relocated has grown in the new location.

Motion made by Lowdermilk seconded by Harrison forward to this evening's Regular Council and assign an Ordinance number to T-247. Vote – Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

T-248 Ian Jones/Mann Parsons Gray Architects – Site Plan & CZC – Coffee Kiosk (PP#56-14887

T-248 A RESOLUTION GRANTING CONDITIONAL ZONING CERTIFICATE AND SITE PLAN APPROVAL TO IAN JONES OF MANN PARSONS GRAY ARCHITECTS, APPLICANT, ON BEHALF OF STOW-HUDSON INVESTMENT CO. TO CONSTRUCT TWO DRIVE-THROUGH LANES AND A SMALL COFFEE KIOSK BUILDING, LOCATED ALONG NORTON ROAD NEAR THE INTERSECTION OF DARROW ROAD, IN THE CITY OF STOW, OHIO.

Request by Ian Jones/ Mann Parsons Gray Architects, acting as the property representative, applying for approval of a Site Plan and Conditional Zoning Certificate to permit the construction of a drive-thru coffee kiosk located along Norton Rd.

The property is zoned C-4 Community Retail. Both counter service restaurant and a drive-thru are conditionally permitted in this district, subject to site plan approval per 1145.05(c). The proposed building will require a variance for front setback and reduced parking. Access will occur from internal drive aisles within the multi-tenant shopping center.

Planning Commission approved the conditional zoning certificate(s), two (2) variances and site plan. (APPROVED 3-1)

Charles Gray, architect for the applicant, explained the concept of the new coffee shop. Council members asked questions about the concept and drive through signage. The owner explained more details regarding the concept.

Motion made by Fiocca seconded by Harrison forward to this evening's Regular Council and assign an Ordinance number to T-248. Vote – Yeas: Fiocca, Harrison, Licate and Lowdermilk Nays: None. Motion carried.

T-249 Engineering Department Staff – Additional Designated Reviewer – Minor Subdivisions

AN ORDINANCE APPOINTING THE ASSISTANT CITY ENGINEER TO THE POSITION OF ALTERNATE REVIEW AGENT FOR MINOR SUBDIVISIONS FOR THE CITY OF STOW.

This is a request by Engineering Department staff to designate Mike Jones, Assistant Director of Engineering to be an additional designated minor subdivision plan reviewer in addition to the current Director of Engineering by the Planning Commission.

The City of Stow Code of Ordinances section 1117.02 Minor Subdivision Procedure requires “The City Engineer or a representative designated by the Planning Commission and confirmed by Council shall review Minor Subdivisions”.

Planning Commission nominated / approved Mike Jones – Jim McCleary (Director of Engineering) will continue the process with Council. (APPROVED 4-0)

Motion made by Harrison seconded by Lowdermilk forward to this evening’s Regular Council and assign an Ordinance number to T-249. Vote – Yeas: Fiocca, Harrison, and Licate. Nays: Lowdermilk. Motion carried.

Planning Director’s Report

Nothing to Report.

Citizen Comment

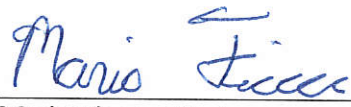
None.

Adjournment


Motion made by Harrison seconded by Lowdermilk to adjourn. Vote - Yeas: Fiocca, Harrison, Licate and Lowdermilk. Nays: None. Motion carried unanimously.

The meeting adjourned at 6:15 p.m.


Lorree Villers, Clerk of Council


Mario Fiocca, Chairman

Minutes prepared by:


Sonya Mottram, Deputy Clerk of Council

PROJECT – T-229

Applicant:

- Hope Homes – Property Owner / Jeff Barber - Architect

Current Zoning:

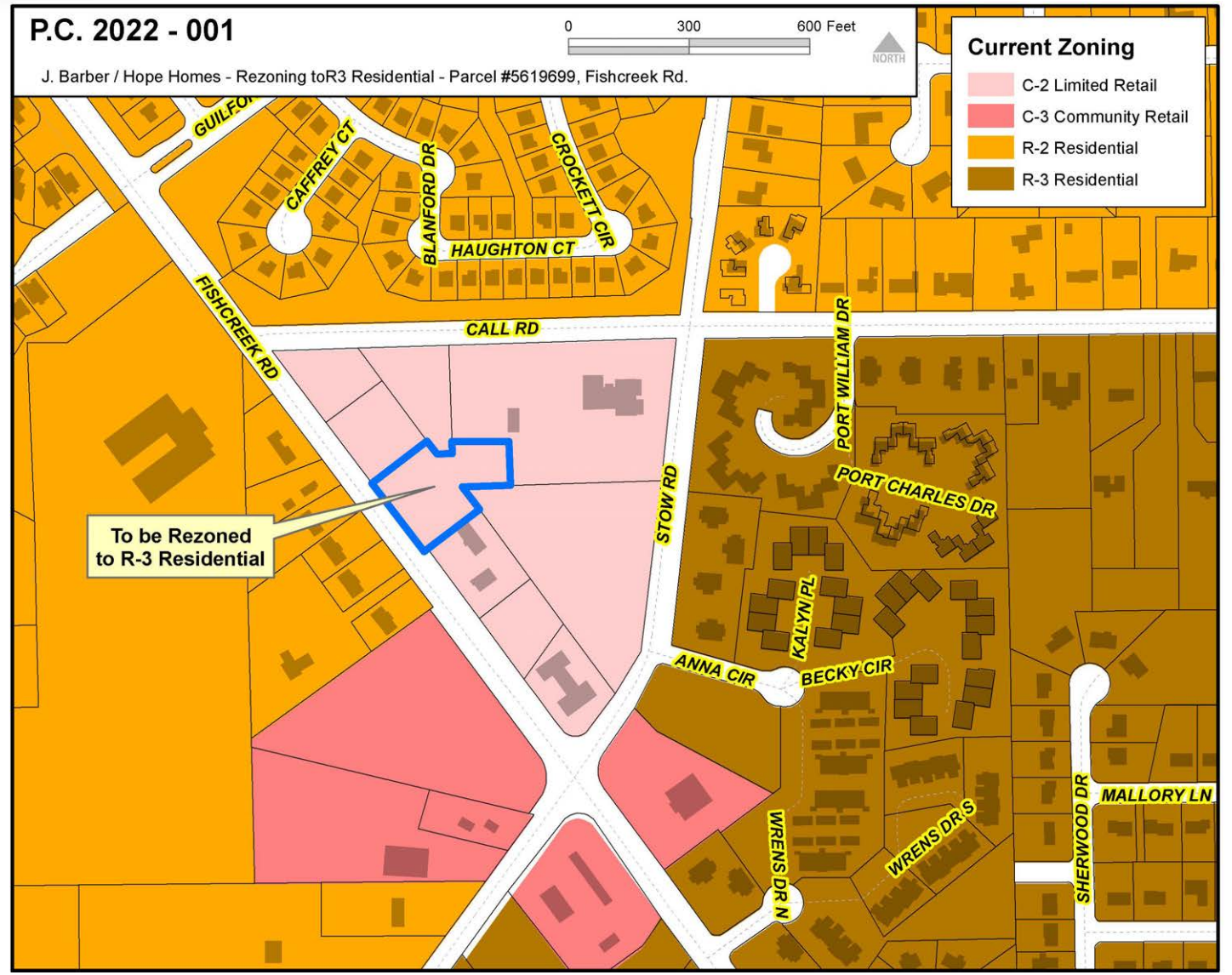
- C-2 Limited Retail District

Proposed Zoning:

- C-3 Community Retail District

Parcel

- 1.23 acres



Existing Conditions

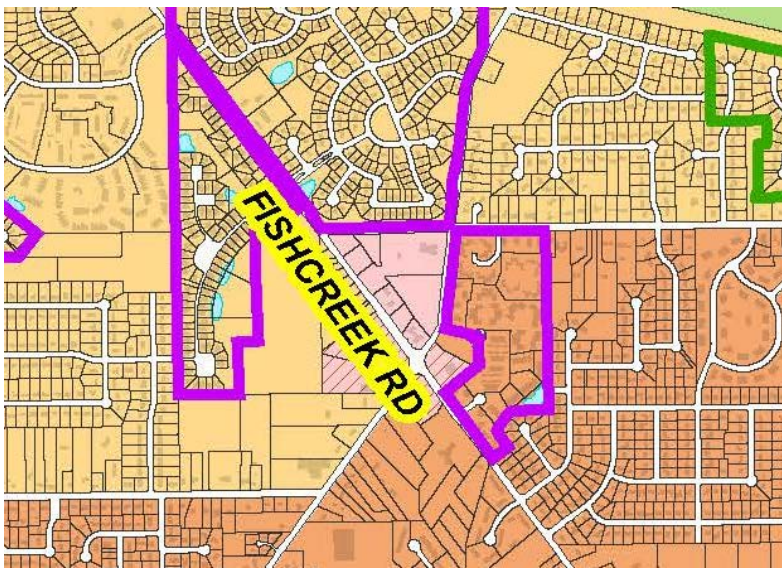


Intended Use

“Requesting that parcel 56-19699 be changed from C2 zoning to R-3 to build a four unit housing for special needs adults.”



Zoning Map



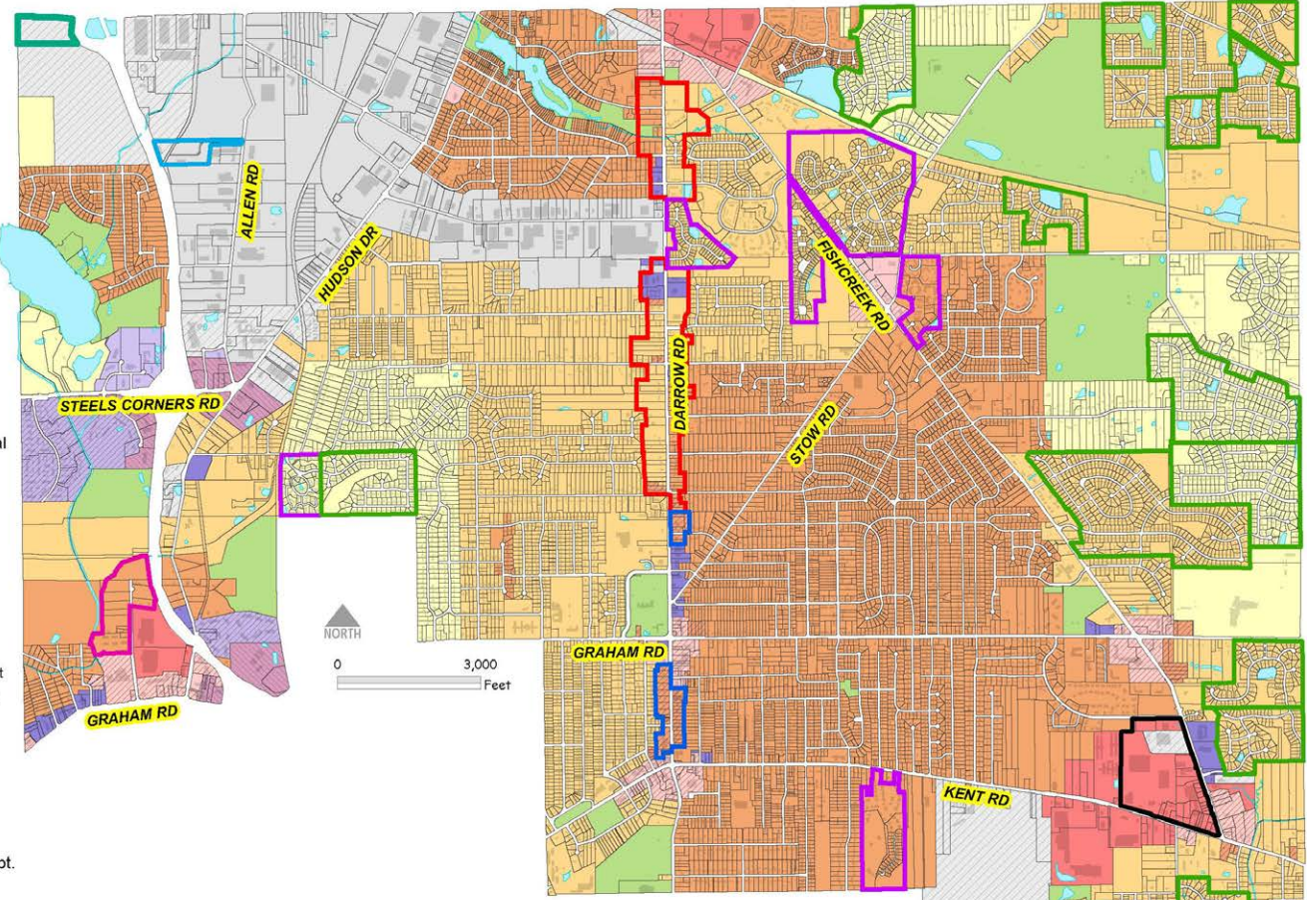
Zoning

-  C2 - Limited Retail
-  C3 - Community Retail
-  C4 - General Business
-  C5 - Highway Service
-  C6 - Office
-  C7 - Office / Multi-Family
-  C8 - Office / Service
-  I1 - Limited Industrial
-  I2 - Industrial
-  O - Conservation
-  R1 - Single Family Residential
-  R2 - Residential
-  R3 - Residential
-  RB - Residential / Business

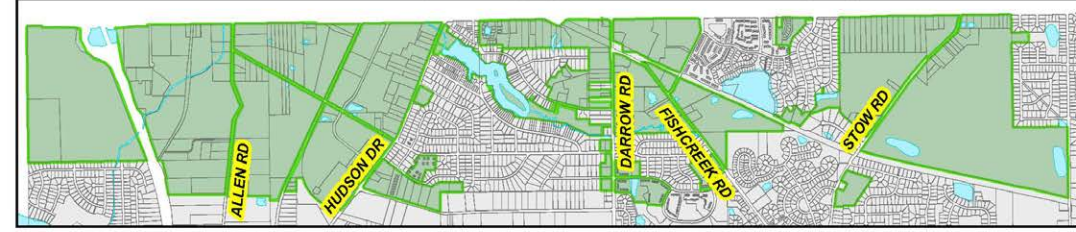
Overlay Districts

-  DRO 1 - Darrow Road #1
-  DRO 2 - Darrow Road #2
-  PRD - Planned Res. Development
-  PUD - Planned Unit Development
-  SKO - Stow-Kent Overlay
-  PID - Planned Industrial District
-  GRO - Gilbert Rd Overlay
-  SRO - Seasons Road Overlay

Map by City of Stow Planning Dept.



Mud Brook Wetland & Stream Setback Overlay District (map not to scale of main zoning map)



Setbacks vary according to local wetland & stream characteristics. Please refer to the City of Stow Planning & Zoning Code Chapter 1155



Zoning Comparison

C-2 Limited Retail District - Established to restrict small retail areas that are not located at major intersections to less intense retail uses, therefore prohibiting drive-thru facilities and gas stations.

Vs.

R-3 Residence District - Provide areas for single-family uses at a higher density, a minimum lot size of 12,000 sq. ft., which conditionally permit clustered single-family, two-family and multiple-family dwellings, as well as boarding houses.

Vs.

C-3 Community Retail District – Established to permit small-to-medium size retail centers at major intersections in order to consolidate commercial use in these locations and prohibit sprawl along major streets. No outdoor storage is permitted.

Zoning Comparison

SCHEDULE 1145.02 - PERMITTED USES IN COMMERCIAL DISTRICT

PERMITTED USES	C-2 Limited Retail	C-3 Comm. Retail	C-4 General Business	C-5 High-way Services	C-6 Office/Business	C-7 Office / Multi-Family	C-8 Office/Service
a. Residential							
1. Multi-Family Dwelling						C	
2. Nursing Home		C	C		C	C	
3. Assisted Living		C	C		C	C	



SCHEDULE 1143.02 - PERMITTED PRINCIPAL AND CONDITIONAL USES IN O, R-1, R-2, R-3 AND R-B DISTRICT

PERMITTED USE	O Conservation	R-1 Single-Family	R-2 Residence	R-3 Residence	R-B Residential Business
1. Single Family	P	P	P	P	P
2. Two Family			C	C	C
3. Cluster Development		C	C	C	
4. Multi-Family			C	C	
5. Planned Unit Development		C	C	C	
6. Planned Residential Development (PRD)	C	C	C	C	
7. Assisted Living				C	
8. Congregate Living Facilities				C	
9. Boarding/Lodging Houses				C	
10. Family Homes for Disabled Persons	C	C	C	C	C
11. Group Homes for Disabled Persons			C	C	

Comprehensive Plan

Residential
 Single-Family Residential
 Medium-Density Residential
 Office
 Business
 Industrial
 State


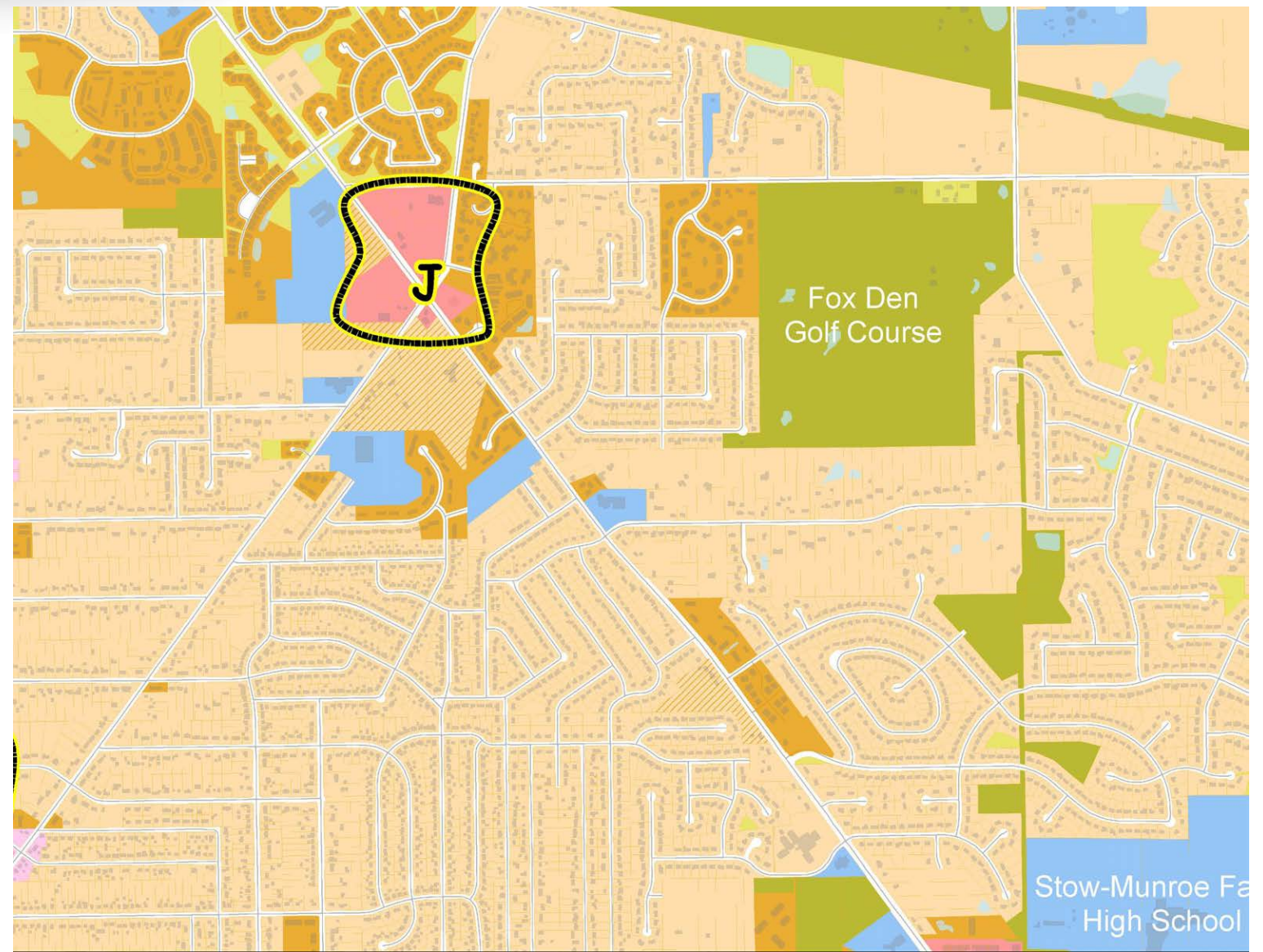
B. Single-Family Residential
 C. Medium-Density Residential
 D. Office
 E. Business
 F. Industrial
 G. State

H. Hydrology / Retail
 I. Hydrology / Retail



Business
 Office

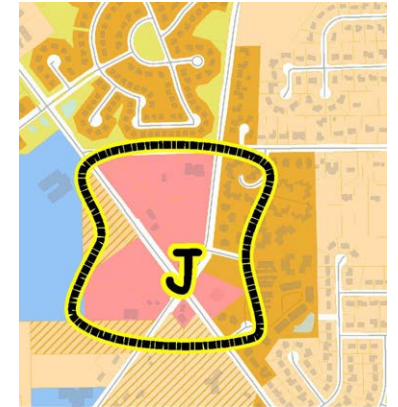
J. Business
 K. Office
 L. Hydrology / Retail

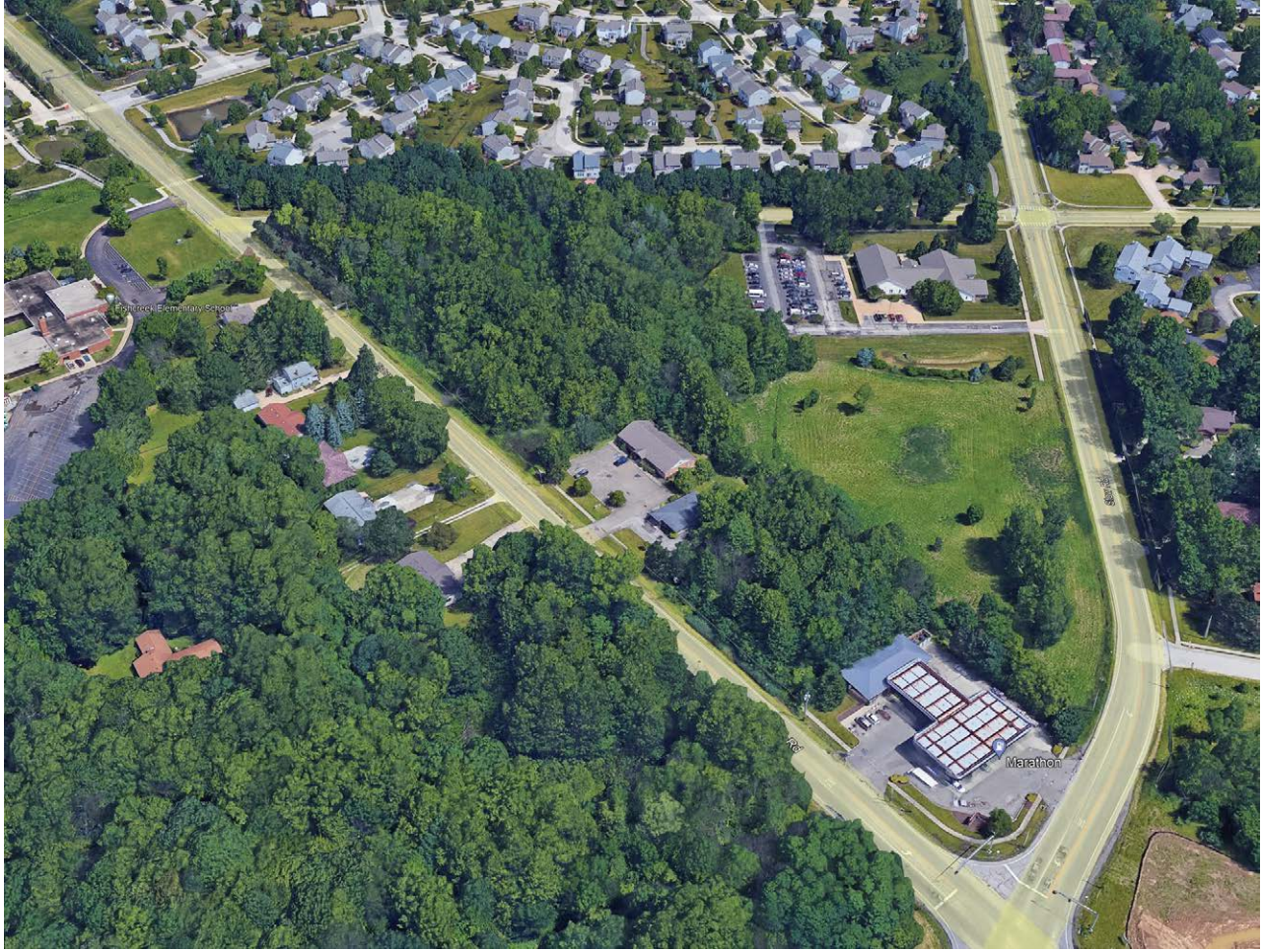
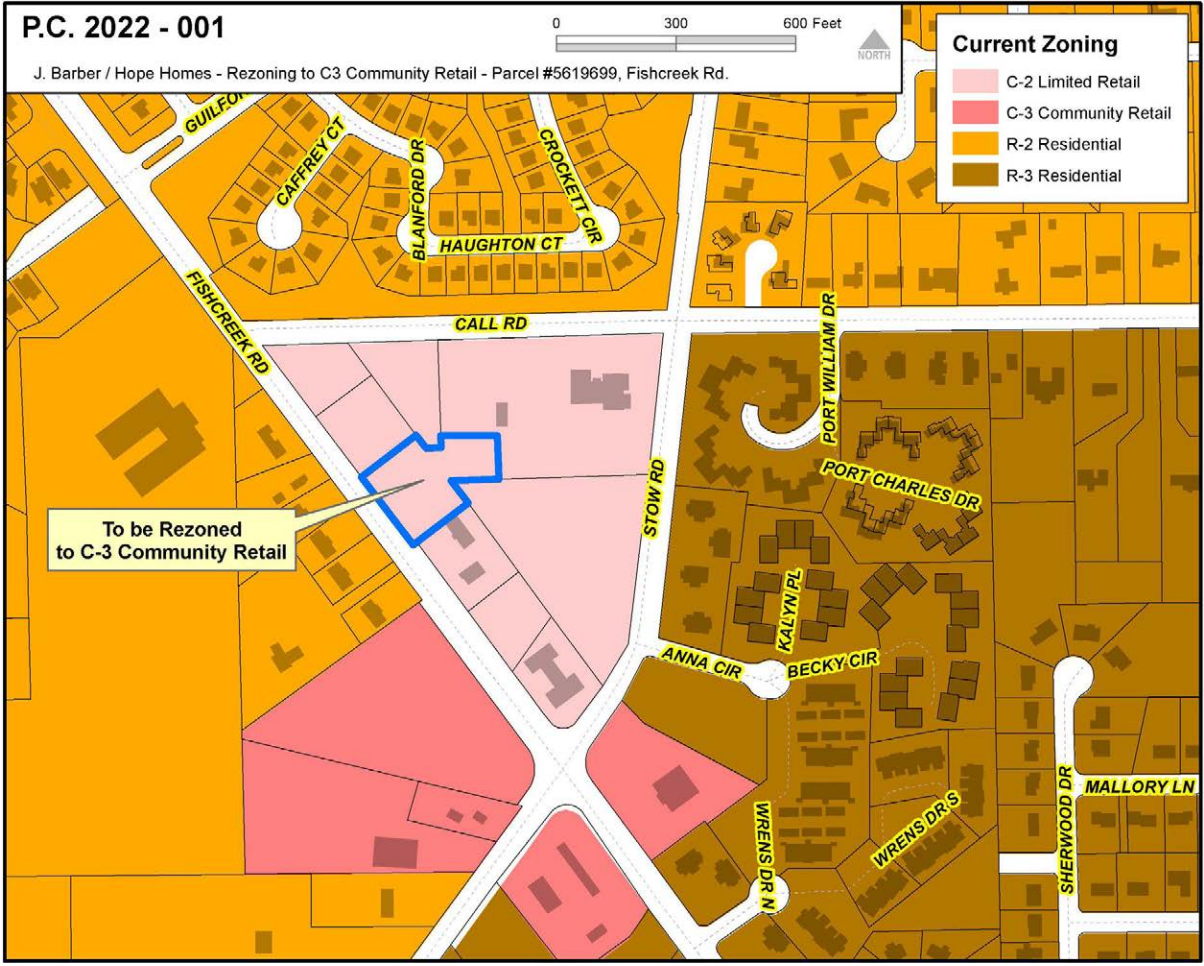



Comprehensive Plan

Area J Policies and Strategies:

- (a) Limit the potential for future retail in the area. Consider proactively downzoning parcels that are surrounded by residential uses and too small for commercial development. However, it is important to recognize that the Stow/Fishcreek intersection is a busy intersection and there may be pressure for more retail at this intersection. Expansion of existing businesses may require expansion of the commercial zoning. Such limited expansion is supported only when landscaping, screening and building design improvements would upgrade the appearance of the existing development.
- (b) Encourage infill residential development around the existing node – similar to the higher density residential development to the east - to serve as a transition to lower density single-family residential.
- (c) Allow senior care facilities as a transition between the existing commercial and residential development.
- (d) Install sidewalks to improve the walkability of the area.
- (e) Monitor traffic and make improvements as needed to manage traffic through this mostly residential area. (See also the Transportation section).





PROJECT – T-247

Applicant:

- Michael Merle – Ray Fogg Building Methods LLC

Overview

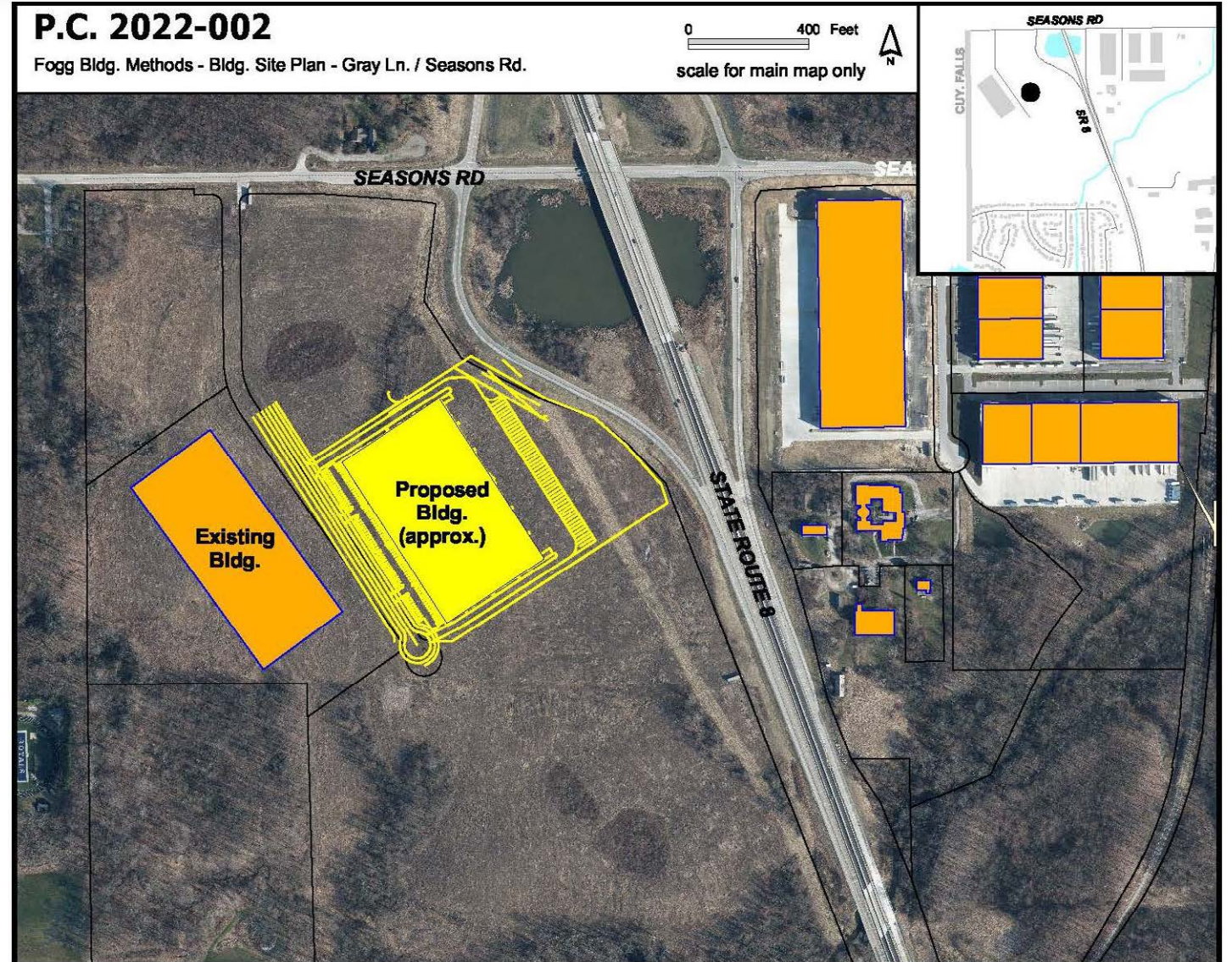
- Site plan approval for a speculative, high bay, industrial building for lease consisting of 254,474 SF of floor area on Gray Lane (Seasons # 6)

Current Zoning:

- I-1 – Limited Industrial

Parcel

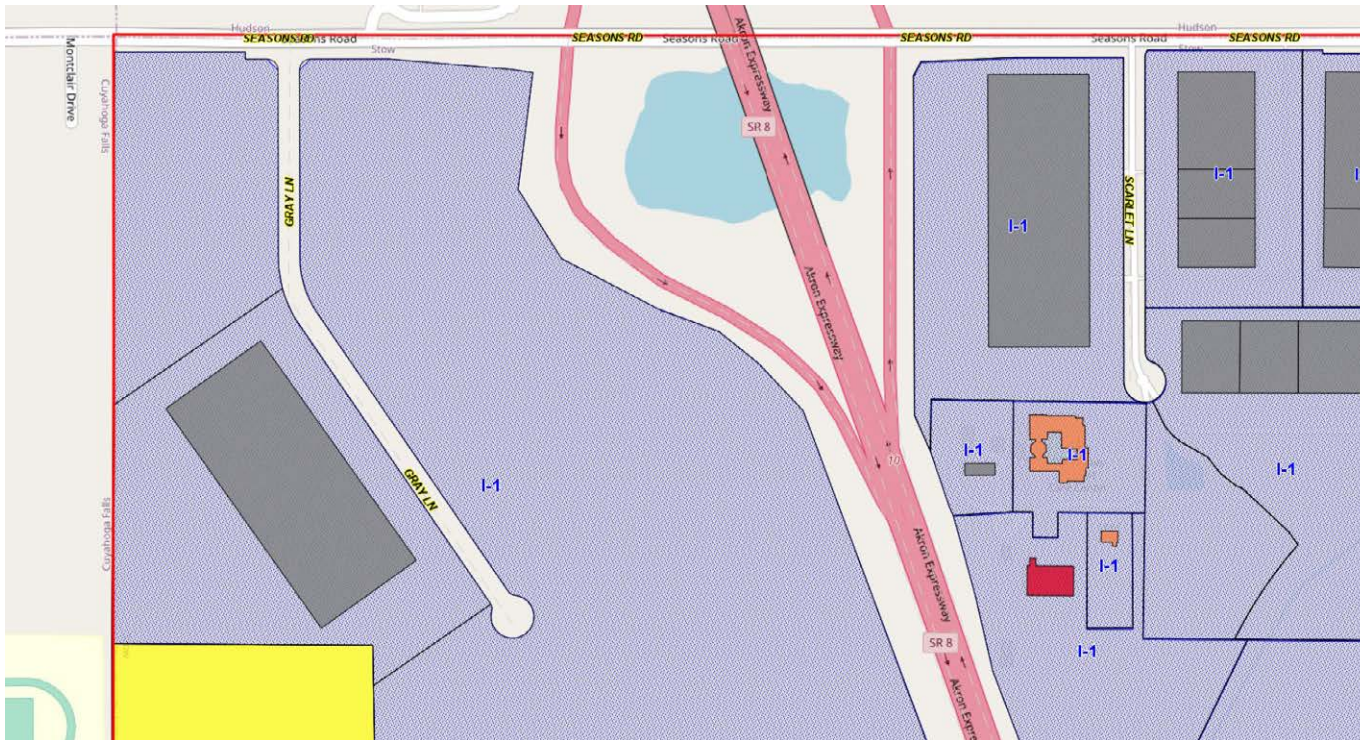
- 15.09 acres



Administrative Review

1147.01 PURPOSE.

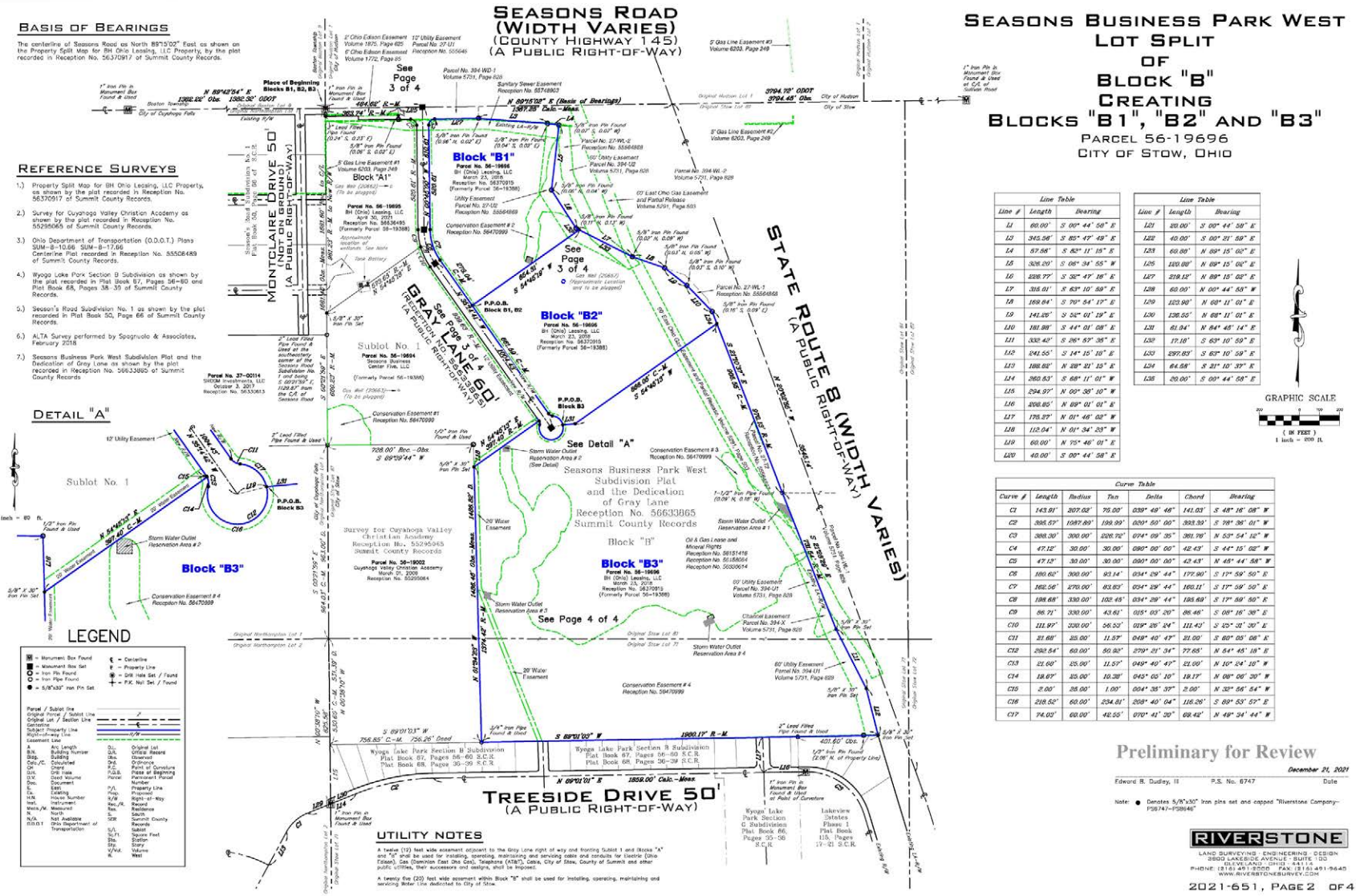
I-1 Limited Industrial District - Established to encourage the grouping of professional, research and administrative uses and the distribution and handling of goods and materials in a clean and non-intrusive manner and when all permitted uses, including accessory uses except for off-street parking and incidental loading, and other equipment shall be contained and stored in a completely enclosed building.



Lot Split (Dec)

Parcel

- B2 -15.09 acres



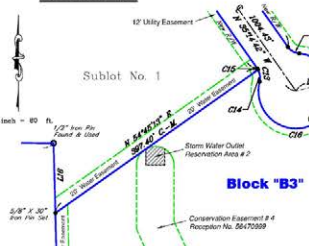
BASIS OF BEARINGS

The centerline of Seasons Road as North 89°15'00" East as shown on the Property Split Map for the Ohio Leasing, LLC Property, by the plat recorded in Reception No. 56370917 of Summit County Records.

REFERENCE SURVEYS

- 1) Property Split Map for 181 Ohio Leasing, LLC Property, as shown by the plat recorded in Reception No. 56370917 of Summit County Records.
- 2) Survey for Cuyahoga Valley Christian Academy as shown by the plat recorded in Reception No. 55295665 of Summit County Records.
- 3) Ohio Department of Transportation (O.D.O.T.) Plans SUM-8-10.86, SUM-8-17.66, Centerline Plat recorded in Reception No. 83508489 of Summit County Records.
- 4) Wyoga Lake Park Section B Subdivision as shown by the plat recorded in Plat Book 82, Pages 54-60 and Plat Book 88, Pages 38-39 of Summit County Records.
- 5) Season's Road Subdivision No. 1 as shown by the plat recorded in Plat Book 50, Page 66 of Summit County Records.
- 6) ALTA Survey performed by Spagnuolo & Associates, February 2018.
- 7) Seasons Business Park West Subdivision Plat and the Dedication of Gray Lane as shown by the plat recorded in Reception No. 56633865 of Summit County Records.

DETAIL "A"



LEGEND

■ Monument Box Found	— Delineate
○ Monument Box Found	— Easement Line
○ Iron Pipe Found	— 6" DR. Hk. Set / Found
○ Iron Pipe Found	— 6" DR. Hk. Set / Found
● 6" DR. Hk. Set / Found	— 6" DR. Hk. Set / Found
○ 6" DR. Hk. Set / Found	— 6" DR. Hk. Set / Found

SEASONS ROAD (WIDTH VARIES) (COUNTY HIGHWAY 145) (A PUBLIC RIGHT-OF-WAY)

SEASONS BUSINESS PARK WEST LOT SPLIT OF BLOCK "B" CREATING BLOCKS "B1", "B2" AND "B3" PARCEL 56-19696 CITY OF STOW, OHIO

Line Table

Line #	Length	Bearing
L1	60.00'	S 00° 44' 58" E
L2	345.56'	S 05° 47' 49" E
L3	67.66'	S 62° 11' 15" E
L4	306.00'	S 06° 34' 55" W
L5	328.77'	S 32° 47' 18" E
L6	305.01'	S 63° 10' 39" E
L7	168.04'	S 70° 54' 13" E
L8	141.20'	S 52° 01' 29" E
L9	181.89'	S 44° 01' 08" E
L10	338.42'	S 26° 57' 35" E
L11	241.55'	S 14° 15' 10" E
L12	188.08'	S 28° 21' 23" E
L13	266.83'	S 68° 11' 01" W
L14	294.97'	S 00° 38' 10" W
L15	306.85'	S 09° 01' 01" E
L16	175.29'	S 01° 46' 02" W
L17	112.04'	S 01° 34' 23" W
L18	60.00'	S 75° 46' 01" E
L19	40.00'	S 00° 44' 58" E

Line Table

Line #	Length	Bearing
L20	20.00'	S 00° 44' 58" E
L21	40.00'	S 00° 21' 59" E
L22	60.00'	S 08° 15' 02" E
L23	120.00'	S 08° 15' 02" E
L24	219.12'	S 08° 15' 02" E
L25	60.00'	S 00° 44' 58" W
L26	120.00'	S 00° 11' 01" E
L27	126.55'	S 08° 11' 01" E
L28	61.84'	S 84° 45' 14" E
L29	17.56'	S 63° 10' 39" E
L30	299.83'	S 63° 10' 39" E
L31	64.58'	S 21° 10' 39" E
L32	20.00'	S 00° 44' 58" E

Curve Table

Curve #	Length	Radius	Thn	Delta	Chord	Bearing
C1	143.81'	307.02'	75.00'	039° 48' 48"	141.03'	S 48° 16' 08" W
C2	385.57'	1087.80'	199.89'	020° 55' 00"	383.50'	S 78° 36' 01" W
C3	388.30'	3000.00'	626.76'	014° 09' 35"	383.79'	S 53° 54' 12" W
C4	47.12'	30.00'	30.00'	080° 00' 00"	42.43'	S 44° 15' 02" W
C5	47.12'	30.00'	30.00'	080° 00' 00"	42.43'	S 44° 15' 02" W
C6	180.60'	3000.00'	92.14'	034° 29' 44"	179.90'	S 17° 59' 50" E
C7	162.56'	2700.00'	63.63'	034° 29' 44"	160.11'	S 17° 59' 50" E
C8	186.68'	3300.00'	102.45'	034° 29' 44"	183.69'	S 17° 59' 50" E
C9	86.71'	3300.00'	43.61'	015° 03' 20"	86.46'	S 08° 16' 38" E
C10	111.97'	3300.00'	56.52'	019° 26' 24"	111.47'	S 25° 11' 30" E
C11	31.68'	25.00'	11.57'	048° 40' 47"	31.00'	S 00° 05' 08" E
C12	262.54'	60.00'	60.00'	270° 21' 34"	77.65'	S 64° 45' 18" E
C13	21.60'	25.00'	11.57'	049° 40' 47"	21.00'	S 10° 24' 30" E
C14	18.87'	25.00'	10.38'	045° 00' 10"	18.17'	S 08° 06' 30" E
C15	2.00'	25.00'	1.00'	004° 38' 39"	2.00'	S 32° 56' 54" W
C16	218.52'	60.00'	234.81'	208° 40' 04"	116.26'	S 08° 53' 57" E
C17	74.02'	60.00'	42.50'	070° 41' 20"	68.42'	S 49° 34' 44" W



TREESIDE DRIVE 50 (A PUBLIC RIGHT-OF-WAY)

UTILITY NOTES




A 12" iron pipe water main is located in the City Line right-of-way and fronting Sublot 1 and Block "A" and "B" that be used for installing, operating, maintaining and servicing water and sanitary sewer lines. The City of Stow, Ohio, is the owner of the water main and sanitary sewer lines. The City of Stow, Ohio, is the owner of the water main and sanitary sewer lines. The City of Stow, Ohio, is the owner of the water main and sanitary sewer lines.

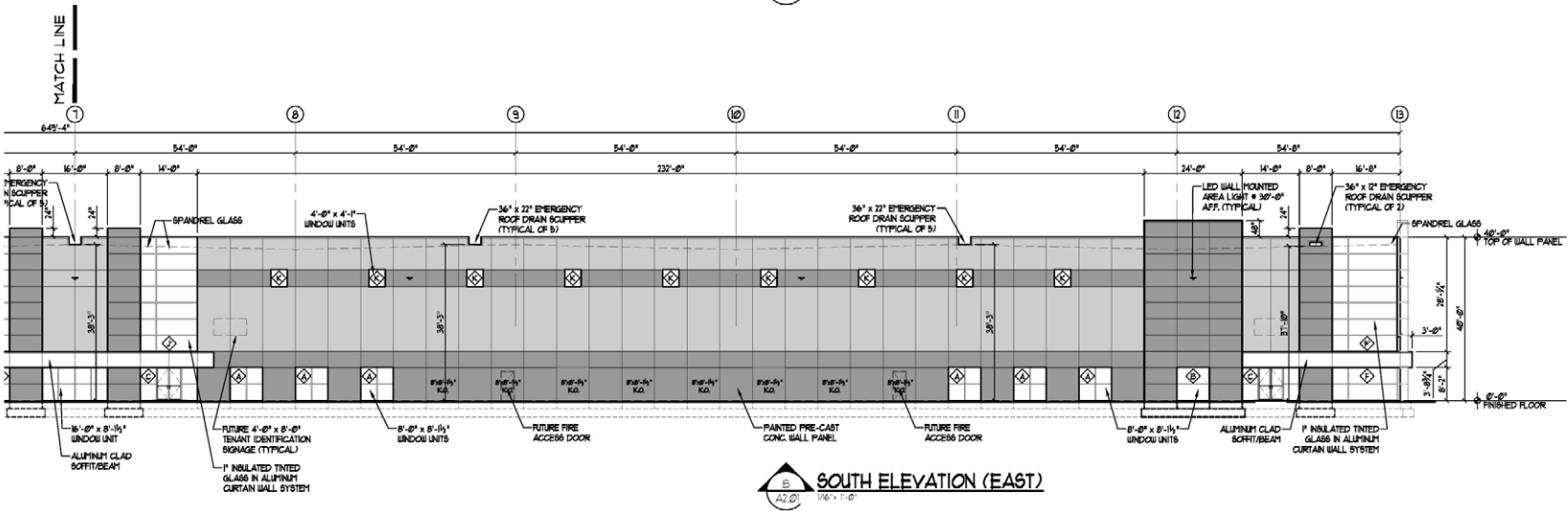
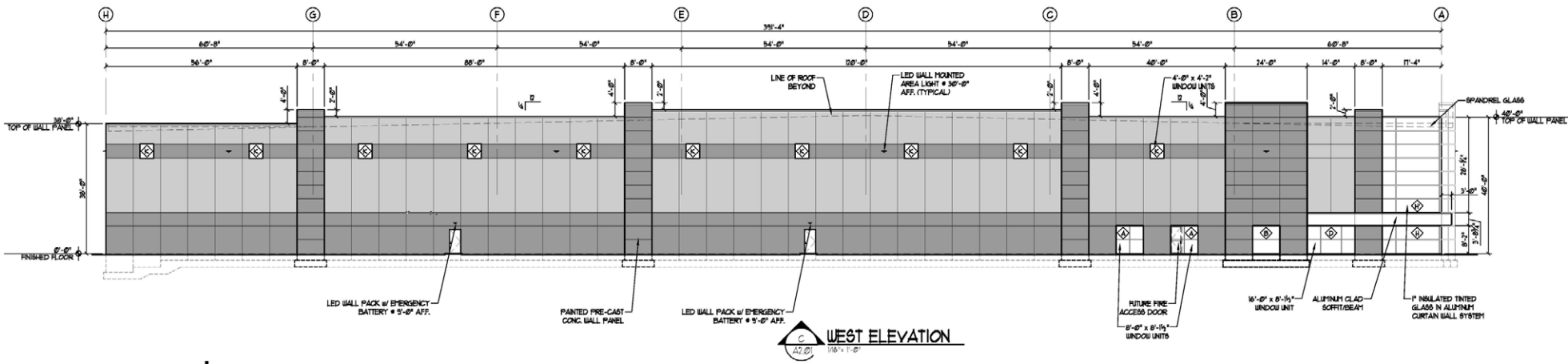
Preliminary for Review

Edward R. Dudley, II P.S. No. 6747 Date
 Note: (1) Denotes 6" DR. Hk. Set and copper "Sturtevant Company" 150/14-105840




RIVERSTONE
 LAND SURVEYS, ENGINEERING & DESIGN
 3800 LAKEVIEW AVENUE, SUITE 150
 CLEVELAND, OHIO 44115
 PHONE: (216) 491-8200 FAX: (216) 491-8445
 WWW.RIVERSTONE-DESIGN.COM

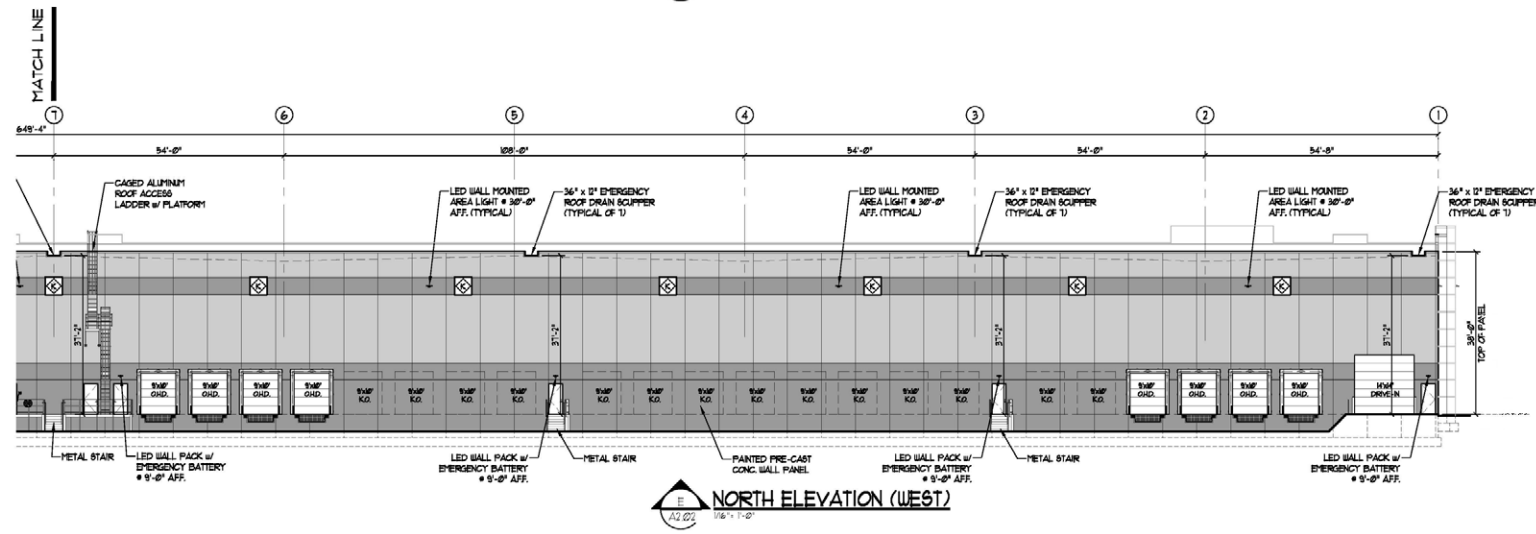
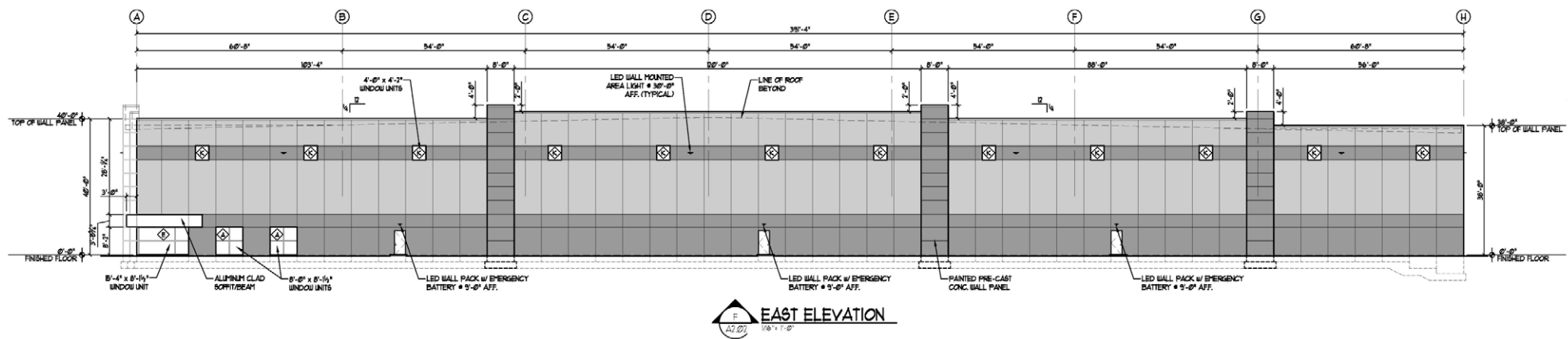
Elevations

COLOR LEGEND:	
	A. MODAC #B2199865 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE. COLOR #6148 "COOL SKEN"
	B. MODAC #B2199865 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE. COLOR #6150 "UNIVERSAL KHAKI"
	C. WINDOW FRAMING: CLEAR ANODIZED
	D. GLAZING: SOLARGRAY
	E. LIGHT FIXTURES: SILVER METALIC
	F. COPING: CLEAR ANODIZED
	G. METAL CLADDING: SILVER METALIC
NOTE: PAINT ALL HOLLOW METAL MAIN DOORS AND LOUVERS TO MATCH COLOR OF PANEL IN WHICH THEY ARE LOCATED	
SYMBOL LEGEND:	
	EXTERIOR WINDOW TYPE. SEE WINDOW SCHEDULE ON DRAWING "AS.02"



Elevations

COLOR LEGEND:	
	A. MODAC #182199985 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE. COLOR #50 6148 "COOL SKEN"
	B. MODAC #182199985 ACRYLIC LATEX TEXTURE COATING w/ MEDIUM TEXTURE. COLOR #50 6150 "UNIVERSAL KHAKI"
	C. WINDOW FRAMING: CLEAR ANODIZED
	D. GLAZING: SOLARGRAY
	E. LIGHT FIXTURES: SILVER METALIC
	F. COPING: CLEAR ANODIZED
	G. METAL CLADDING: SILVER METALIC
NOTE: PAINT ALL HOLLOW METAL MAIN DOORS AND LOUVERS TO MATCH COLOR OF PANEL IN WHICH THEY ARE LOCATED	
SYMBOL LEGEND:	
	EXTERIOR WINDOW TYPE. SEE WINDOW SCHEDULE ON DRAWING "AS.02"



Variance

1181.03(f)(1) - REQUIRED OFF-STREET PARKING SPACES

f. General Commercial and Industrial Uses:

1. Wholesale Marketing and Distribution of Goods; Storage; Warehousing of Goods; Printing; Publishing

- **1 space per 800 sq. ft. of floor area**

(Ord. 2007-222. Passed 1-10-08; Ord. 2010-164. Passed 12-9-10.)

- 254,474 SF / 800 = 318 parking required
 - 114 Car
 - 49 Trailer (land banked)
 - 163 Total (155)

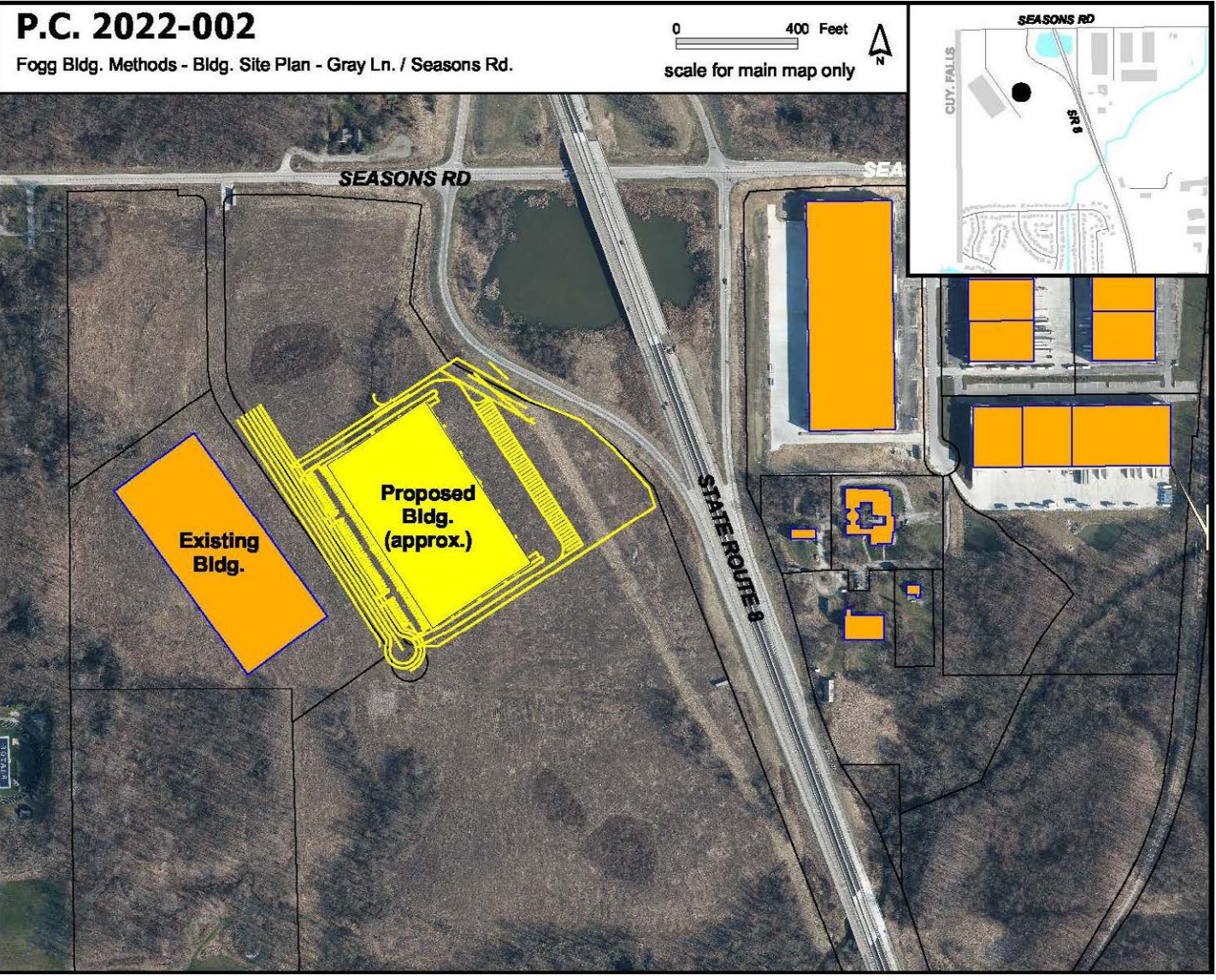
Comments

Fire Department:

- OFC- 507.1 - Fire hydrants shown on the plans do not provide an adequate fire protection water supply. A minimum of eight (8) fire hydrants with an average spacing of 300 feet between hydrants is required to meet the fire protection water supply requirement for this building. Physical protection from vehicle impact shall be provided. The Fire Department must approve hydrant locations.
- OFC- 503.3 - “No Parking – Fire Lane” signs shall be posted on both sides of fire apparatus roads.

Conditions For Approval

1. Fire Prevention approval of plans
2. Engineering and Building Department approval of plans



PROJECT – T-248

Applicant:

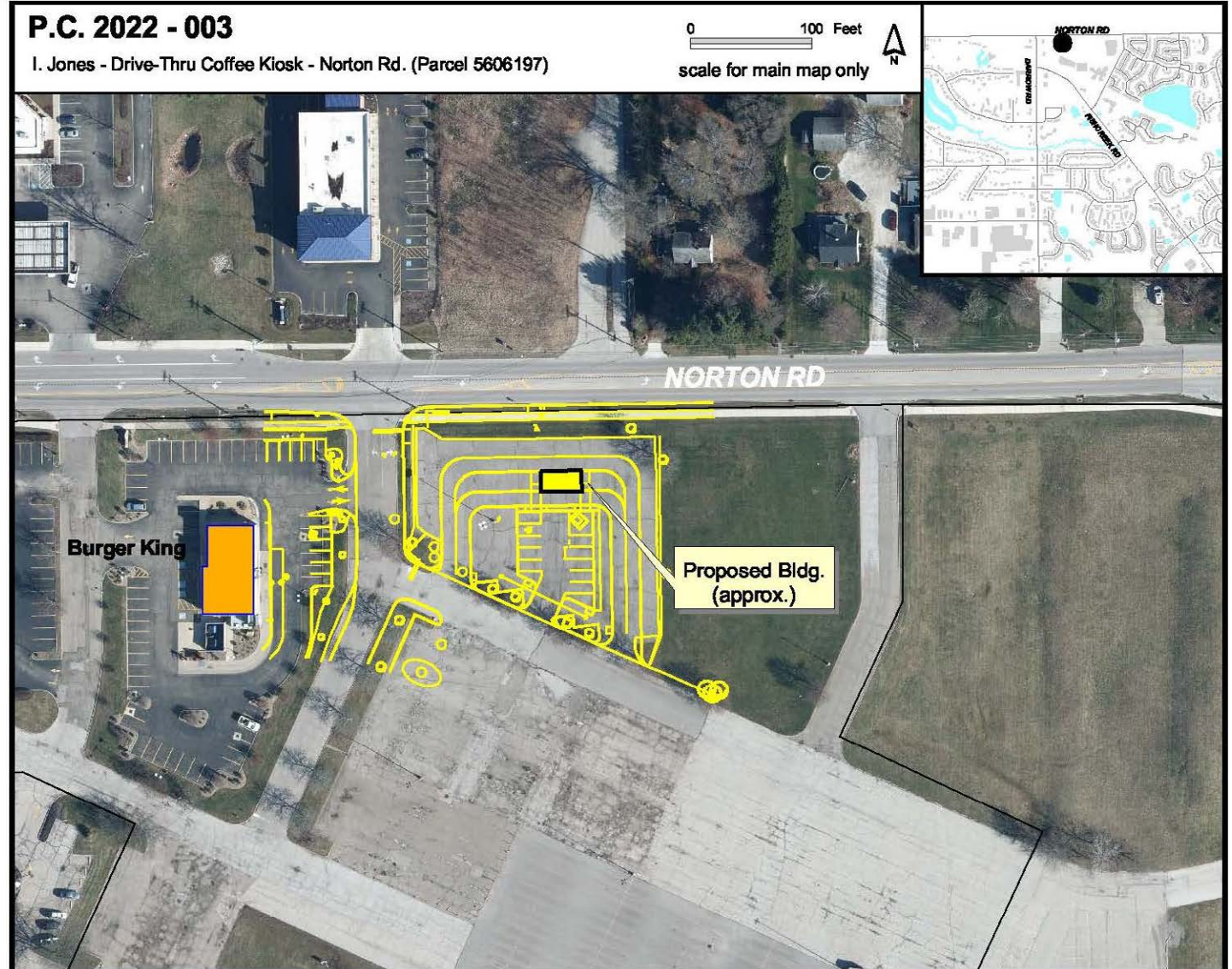
- Ian Jones/ Mann Parsons Gray Architects

Overview

- Site Plan and Conditional Zoning Certificate to permit the construction of a drive-thru coffee kiosk
- Two variances

Current Zoning:

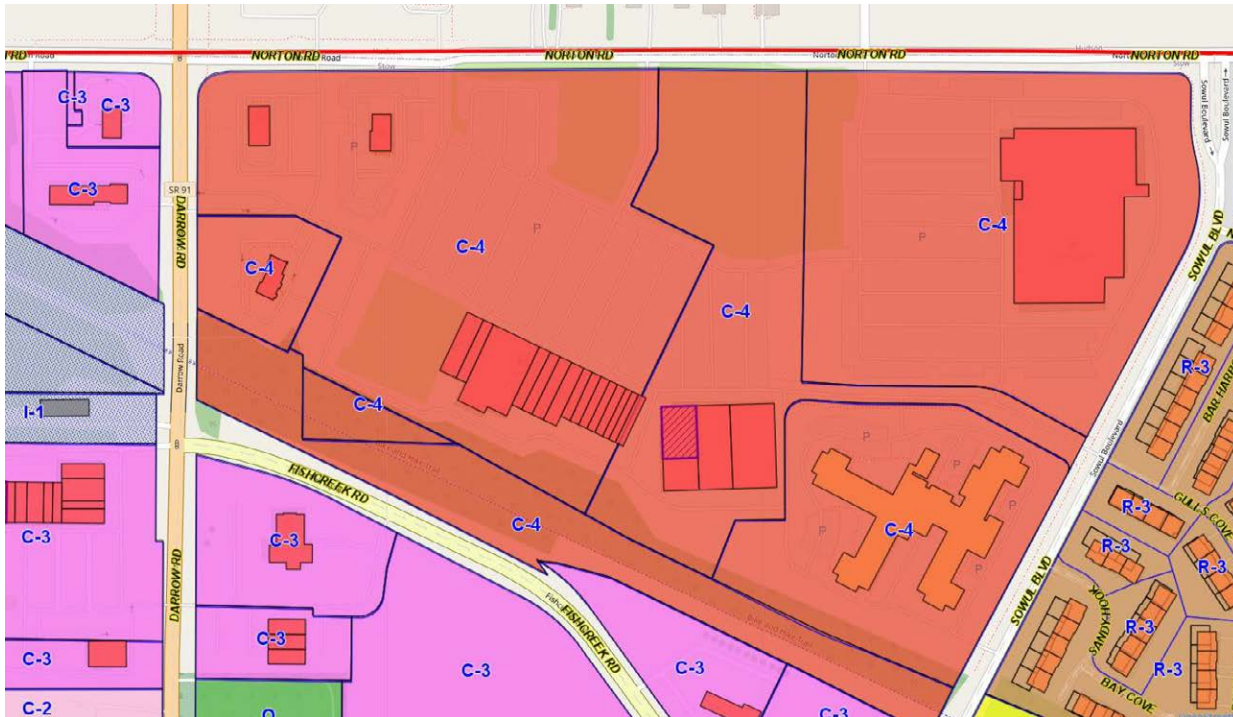
- C-4 – General Business District



Administrative Review

1145.01 PURPOSE.

C-4 General Business District - Established to accommodate a wide range of commercial development, along with outdoor storage as a conditional use, in select areas in a manner that does not disrupt or intrude upon residential areas.



Administrative Review

1145.01 (b) - COMMERCIAL DISTRICT PURPOSE

The **C-4 General Business District** is established to accommodate a wide range of commercial development, along with outdoor storage as a conditional use, in select areas in a manner that does not disrupt or intrude upon residential areas.

1145.02 PERMITTED USES

SCHEDULE 1145.02
PERMITTED USES IN COMMERCIAL DISTRICTS

PERMITTED USES	C-2 Limited Retail	C-3 Comm. Retail	C-4 General Business	C-5 High- way Services	C-6 Office/ Business	C-7 Office / Multi- Family	C-8 Office/ Service
7. Restaurant – counter service (in a multi-tenant building without a drive-thru)	P	P	P	P			P (b)
8. Restaurant – counter service (stand alone building)		C	C	P			P (b)
13. Drive-Thru Facilities in association with a permitted use excluding drive-thru beverage stores		C	C	P	C	C	C

Conditional Zoning Certificate(s)

Administrative Review

Variations (2)

1. A variance will be required for Schedule 1145.06 (80 ft. front yard).

**Schedule 1145.06
MINIMUM REQUIRED FRONT, REAR AND SIDE YARDS
IN COMMERCIAL DISTRICTS**

Minimum Depth in Feet			
District	Front Yard (a)	Rear & Side Yard	Rear and Side Yard Adjacent to Residential District
C-2 Limited Retail	40	10	40
C-3 Community Retail	60	20	40
C-4 General Business	80	20	40
C-5 Highway Services	60	20	40

~27

2. A variance will be required for Schedule 1181.03 (C)(7) – 20 spot minimum

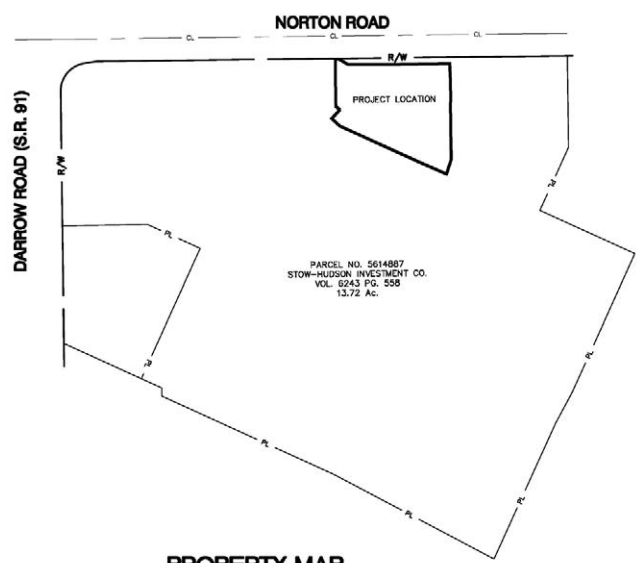
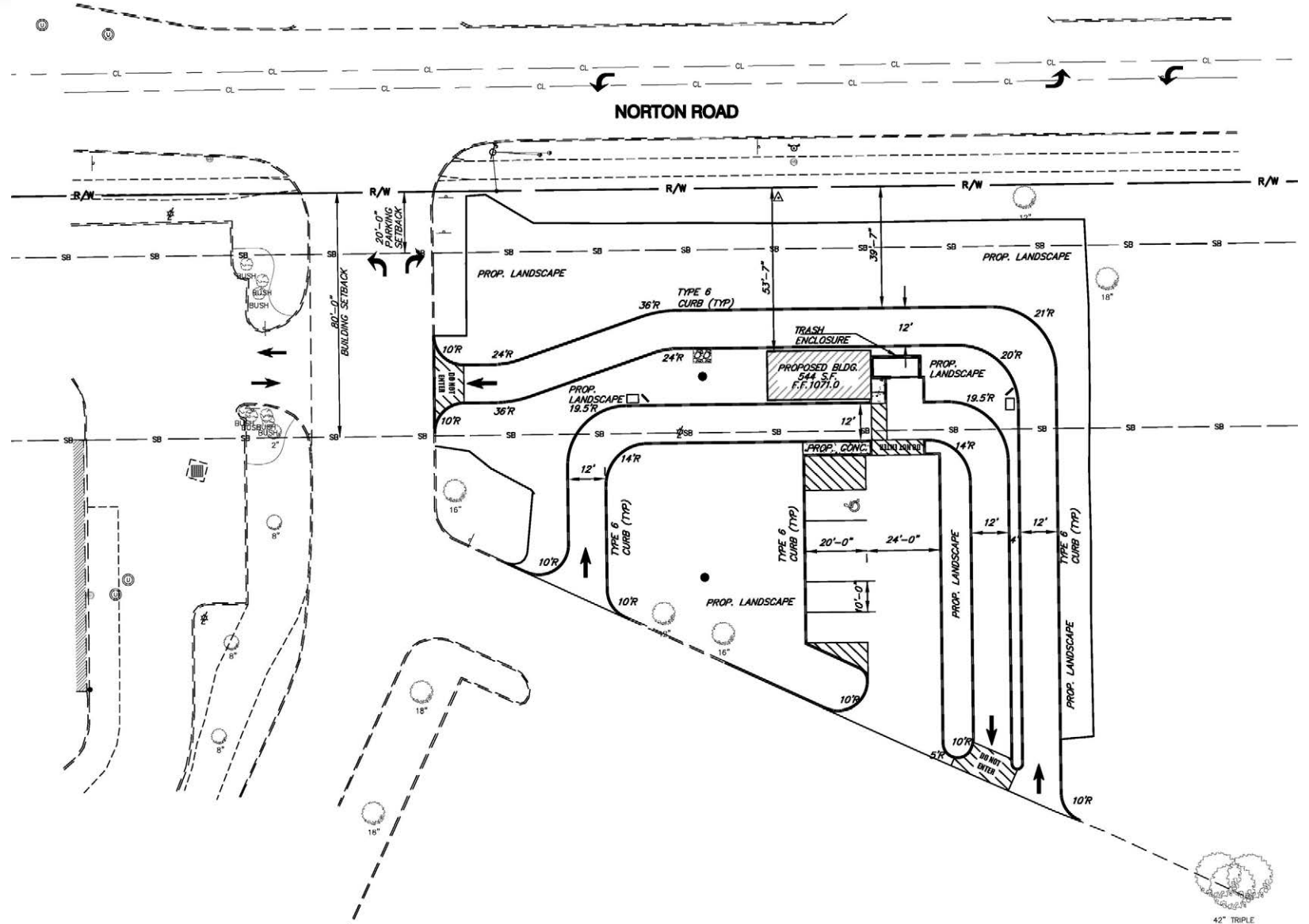
Principal Building or Use	Minimum Spaces Required (a)
c. Retail/Service Uses:	
6. Restaurants--Counter Service when located in a shopping center(b)	For restaurants of 2,500 square feet or less 1 space per 250 sq. ft. of floor area plus one space for each delivery vehicle. For restaurants greater than 2,500 square feet, 1 space per 100 sq. ft. of floor area, plus one space for each delivery vehicle.
7. Restaurants - Counter Service when located as the only use in a free-standing building	20 spaces, or 1 space per 100 sq. ft. of floor area, whichever is greater, plus one space for every delivery vehicle

~15

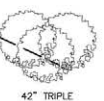
Existing Conditions



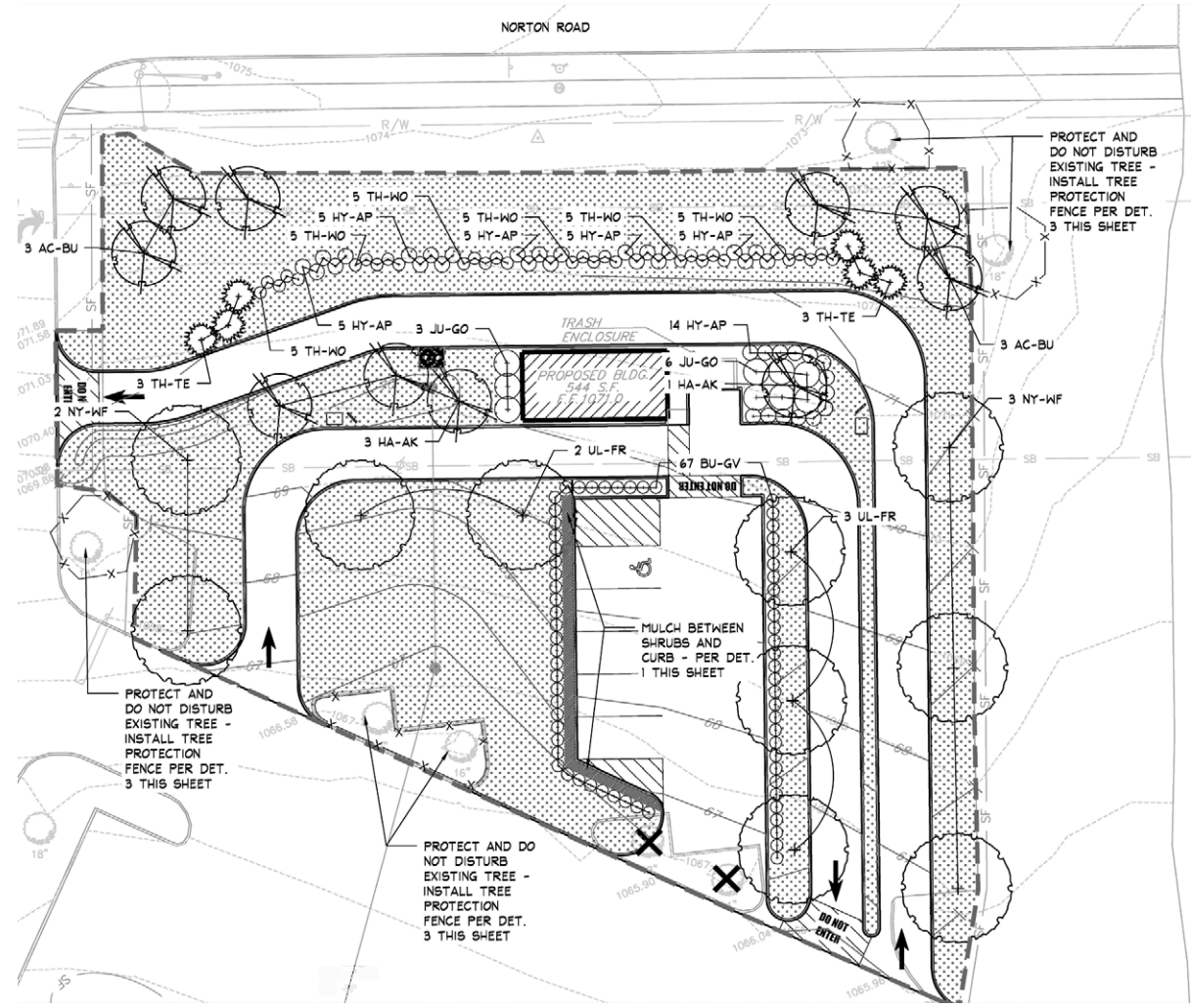
Site Plan











PROPERTY MAP
SCALE: 1" = 100'



Site Plan



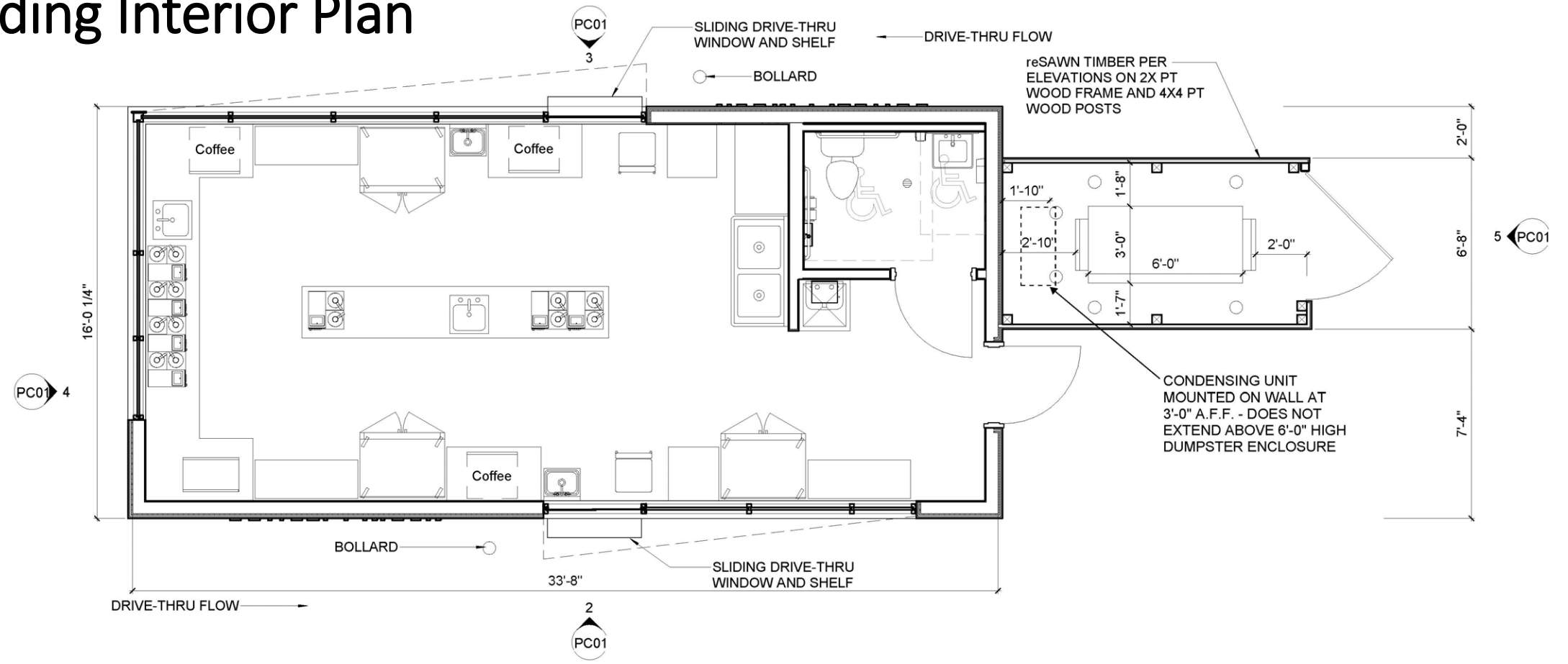
LEGEND:

-  DECIDUOUS SHADE TREE - SEE DET. 2 THIS SHEET
-  ORNAMENTAL TREE - SEE DET. 2 THIS SHEET
-  CONIFEROUS TREE - SEE DET. 2 THIS SHEET
-  SHRUB PLANTING - SEE DET 1 THIS SHEET.
-  LIMITS OF WORK
-  4" TOPSOIL AND SEED TURF TYPE TALL FESCUE
-  CLEAR AND GRUB TREE, COMPLETE
-  TREE PROTECTION FENCE INSTALL PER DET. 3 THIS SHEET

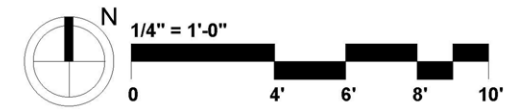
POTENTIAL PLANT LIST

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOTS	NOTES
SHADE TREES						
5	NY-WF	NYSSA SYLVATICA 'WILDFIRE'	WILDFIRE BLACK GUM TREE	2" CAL.	B & B	
5	UL-FR	ULMUS X 'FRONTIER'	FRONTIER ELM	2" CAL.	B & B	
ORNAMENTAL TREES						
6	AC-BU	ACER BUERGERIANUM	TRIDENT MAPLE	2" CAL.	B & B	CLUMP FORM
4	HA-AK	HAMAMELIS I 'ANTOINE KORT'	ANTOINE KORT WITCHHAZEL	4' HGT.	NO. 5 CONT.	MULTI STEM
EVERGREEN TREES						
6	TH-TE	THUJA OCCIDENTALIS 'TECHNY'	MISSION ARBORVITAE	6'	B & B	
SHRUBS						
67	BU-GV	BUXUS X 'GREEN VELVET'	GREEN VELVET BOXWOOD	24"	B & B	
39	HY-AP	HYDRANGEA Q. APPLAUSE	APPLAUSE OAKLEAF HYDRANGEA	24"	NO. 3 CONT.	
9	JU-GO	JUNIPERUS V. 'GREY OWL'	GREY OWL JUNIPER	24"	NO. 3 CONT.	
30	TH-WO	THUJA OCCIDENTALIS 'WOODWARDII'	WOODWARD GLOBE ARBORVITAE	24"	NO. 3 CONT.	

Building Interior Plan



1 PLAN KIOSK BUILDING
1/4" = 1'-0"



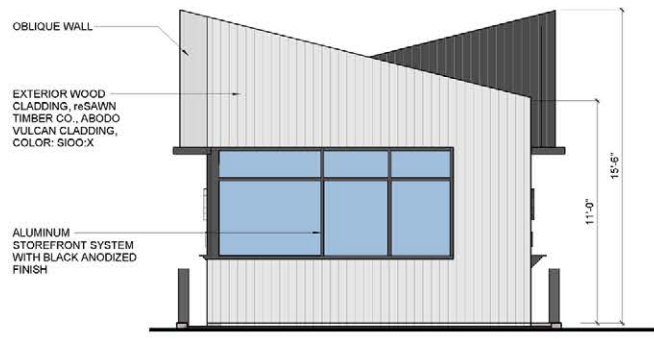
Elevations



5 ELEVATION EAST
1/4" = 1'-0"



3 ELEVATION NORTH
1/4" = 1'-0"



4 ELEVATION WEST
1/4" = 1'-0"



2 ELEVATION SOUTH
1/4" = 1'-0"

Rendering



Rendering



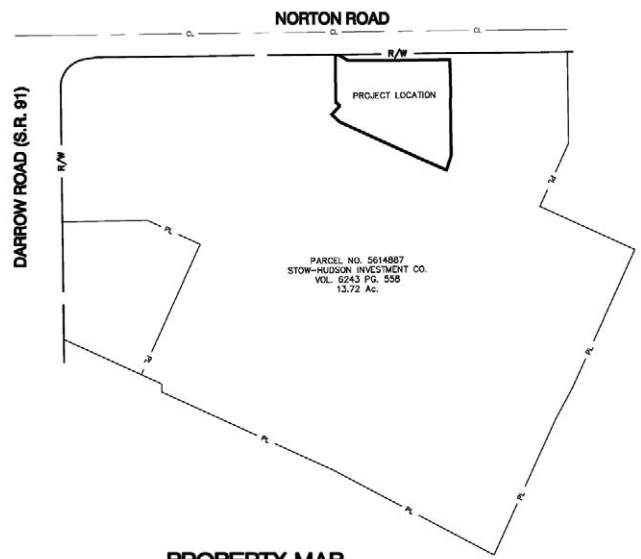
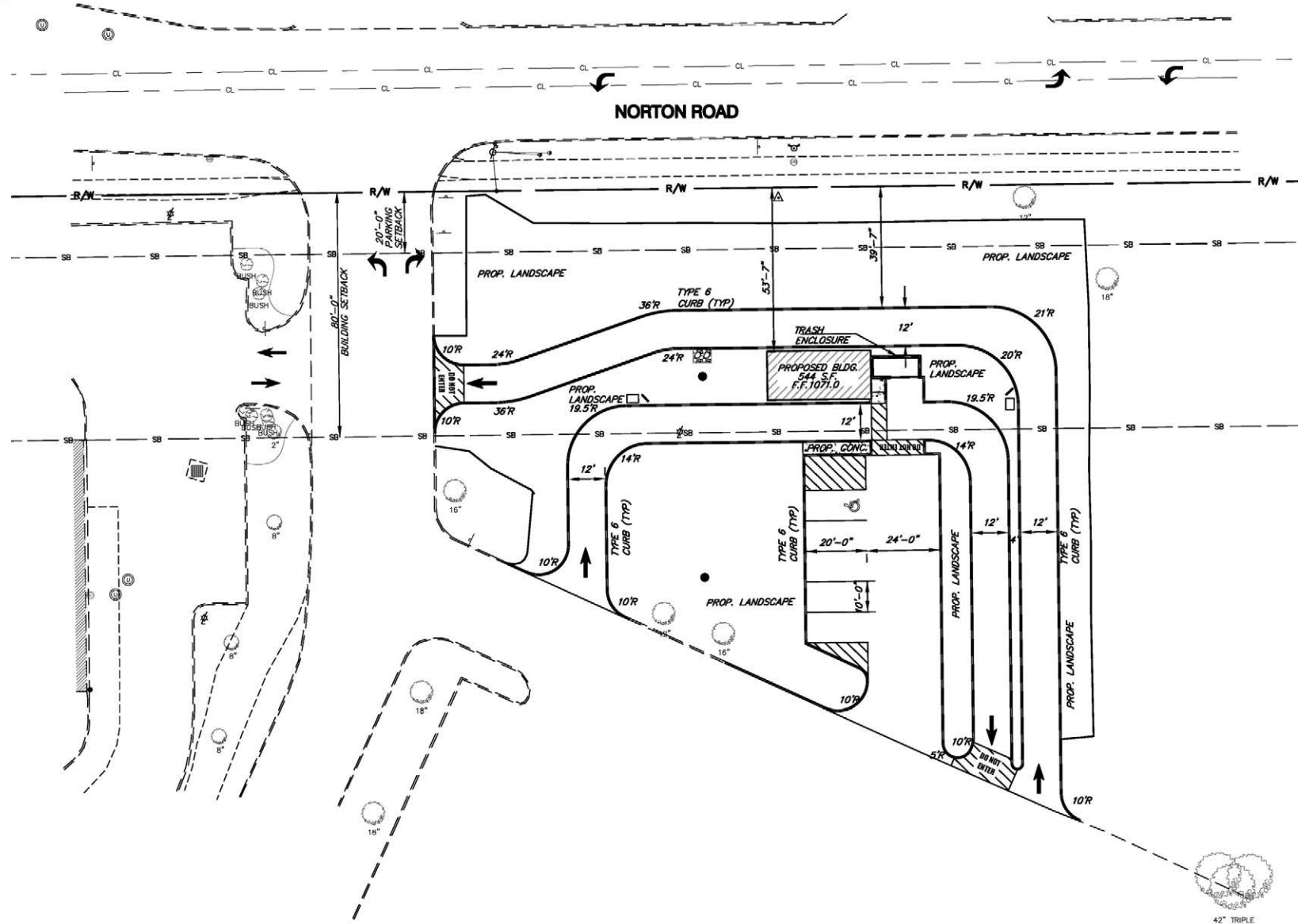
Approved

1. City Arborist

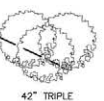
Conditions For Approval

1. Fire Prevention - (1) 505.1 Address identification.
2. Final Engineering and Building Department approval of plans

Site Plan



PROPERTY MAP
SCALE: 1" = 100'



Request T-249

Request:

This is a request by Engineering Department staff to designate Mike Jones, Assistant Director of Engineering as an additional designated minor subdivision plan reviewer in addition to the current Director of Engineering - Jim McCleary.

The City of Stow Code of Ordinances section 1117.02 - Minor Subdivision Procedure requires “The City Engineer or a representative designated by the Planning Commission and confirmed by Council shall review Minor Subdivisions”.