



## **STOW PLANNING COMMISSION**

**February 13, 2018 6:00 p.m.**

### **COUNCIL CHAMBERS**

### **AGENDA**

#### **CALL TO ORDER**

#### **PLEDGE OF ALLEGIANCE**

#### **ROLL CALL**

#### **APPROVAL OF MINUTES – January 9, 2018**

*Location maps for each business item can be accessed online at*

<http://www.stowohio.org/planning-commission>

### **BUSINESS ITEMS:**

#### **1) P.C. 2018-001 – OMNI SENIOR LIVING: ADDITION TO PREVIOUSLY APPROVED CONDITIONAL ZONING CERTIFICATE & SITE PLAN; ALLEN ROAD**

*(This item was held at the January 9 meeting for further review)*

Request by Mr. Thomas Finley, applicant, for the Planning Commission's approval of a conditional zoning certificate and site plan for the construction of eleven (11) assisted living villas adjacent to the previously approved 148-unit assisted living development located on Allen Road. The proposed villas will be located south the Omni Senior Living campus and east of the Northeast Ohio Eye Surgeons medical building. With this additional parcel the Omni Senior Living campus will consist of approximately 9.7 acres. The property is zoned I-1 Limited Industrial and assisted living facilities are conditionally permitted in this district.

The previously approved 8-acre campus included a total of 148 dwelling units comprised of the following type: 82 independent living; 42 assisted living; 18 memory care; and 6 independent living villas (P.C. 2017-009 & Res. 2017-78).

The proposed villas will be accessed from three locations: the previously approved entrances off of Allen Road and Hudson Drive on Allen Road; and the existing entrance for the Northeast Ohio Eye Surgeons parking lot off of Allen Road.

Screening from the adjacent office/industrial uses will consist of a vinyl fence (6 feet) and landscaping plantings. Storm water management will primarily be accommodated through the use of a regional detention basin located on an adjacent property.

The exterior of the buildings will be finished using a combination of vinyl siding; stone veneer and EIFS (varying colors and textures) and the roof material will be asphalt.

The applicant is requesting a variance from C.O.S. Section 1147.04 to permit the buildings to be located 12 feet from the side property lines (20 feet required).

**2) P.C. 2018-004 – DEVELOPMENT MANAGEMENT GROUP- REVISED SITE PLAN & CONDITIONAL ZONING CERTIFICATE FOR A RETAIL DEVELOPMENT AND CONVENIENCE STORE/GAS STATION; 4185-4217 KENT ROAD**

Request by Mr. Ken Knuckles of Development Management Group, LLC, applicant, for the Planning Commission's approval of a revised site plan and conditional zoning certificate for a retail development located at 4185-4217 Kent Road. The site is located on the north side of Kent Road east of the Mission Baptist Church and across Kent Road from the Stow Community Shopping Center (Target Plaza).

A site plan and conditional zoning certificate was approved in 2017 (P.C. 2017-014 & Council Res. 2017-100). This approval included a variance from 1145.07 to locate a portion of the parking lot 10 feet from the west property line (25 feet is required when adjacent to a residential district).

The development site is comprised of approximately 7.2 acres that is zoned C-4 General Business. There is an additional 4.3 acres located north of the development site which is zoned R-3 Residential. This area, which has a depth of approximately 590 feet, will remain as open space and provide a buffer to the adjacent residential uses to the north. The property to north and west is zoned R-3 Residential and the property located to the east and south across Kent Road is zoned C-4 General Business.

The original approval consisted of a 26,000 sq. ft. multi-tenant retail building, a 5,250 sq. ft. multi-tenant retail building; and a 5,280 sq. ft. convenience store/gas station.

The revised site plan consists of 39,060 square foot 2-unit retail building; a 2,400 square foot restaurant; and a 6,200 square foot convenience/gas station.

Three access points to the development are proposed. The main entrance will be located across from the existing western entrance to the Stow Community Shopping Center (Target Plaza), and a new traffic signal is proposed. Two "right-in/right-out" entrances are proposed on the eastern and western portions of the development. An eastbound left turn lane and a westbound right turn lane are also proposed on Kent Road.

A total of 243 parking spaces are proposed for the development. Interior landscape islands parking lot provide approximately 33,175 square feet of open space or 17% of the parking lot area (5% is the minimum required).

Approximately 52% of the property will remain as open space. Storm water will be managed primarily with an underground detention system as well as an above ground bio-retention cell.

The proposed convenience store will be finished with a brick and stone material in earth tones. The exterior walls for the other two buildings will be comprised of red brick and split face block and accented with EIFS and stone material.

**STUDY ITEMS**

**1) P.C. 2017-018 – PROPOSED CONCEPT PLAN; GILBERT ROAD**

Request by Mr. Paul Zuravel, property owner, for the Planning Commission's for additional preliminary consideration of a site plan to permit the construction of a cluster development on his property located at 3720 Gilbert Road.

**2) P.C. 2018-005 – OMNI SENIOR LIVING: ADDITIONAL VILLAS; ALLEN ROAD**

Request by Mr. Thomas Finley, applicant, for the Planning Commission's preliminary consideration of the development of villas on a 6-acre parcel north of the Omni Senior Living campus.

**NEXT MEETING: Scheduled for February 27, 2018**