

A RESOLUTION GRANTING CONDITIONAL ZONING CERTIFICATE APPROVAL TO TOM JACOBS, EXECUTIVE DIRECTOR OF SUMMIT HOUSING DEVELOPMENT CORPORATION, APPLICANT, AND RYAN ALLEN OF RSRP STOW, LLC, PROPERTY OWNER, TO PERMIT THE CONSTRUCTION OF A FOUR-UNIT RESIDENTIAL ASSISTED LIVING FACILITY AT 2935 GRAHAM ROAD, IN THE CITY OF STOW, AND DECLARING AN EMERGENCY.

WHEREAS, on April 26, 2016 the Planning Commission did recommend to this Council the approval of said Conditional Zoning Certificate as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF STOW, COUNTY OF SUMMIT AND STATE OF OHIO:

SECTION 1. That Tom Jacobs, Executive Director of Summit Housing Development Corporation, applicant, and Ryan Allen of RSRP Stow, LLC, property owner, are hereby granted Conditional Zoning Certificate approval to permit the construction of a four-unit residential assisted living facility at 2935 Graham Road, in the City of Stow. The property is zoned C-6 Office and assisted living facilities are conditionally permitted in this district.

The 1.4-acre property is located on the north side of Graham Road east of Oregon Trails Park. To the east of this site is a driveway for the Stow Presbyterian Church and a medical office building zoned C-6 Office.

The proposed structure will be located approximately 175 feet from the Graham Road right-of-way, 42 feet from the east property line and 60 feet from the west property line. It will contain four separate apartments, an office and a common room. Covered patios are proposed for each unit. One of the units will be fully handicapped accessible and one will be designed for the sensory impaired. The exterior of the facility will be a combination of brick and wood or vinyl siding with an asphalt shingle roof.

The structure will be accessed from a single curb cut and five parking spaces are proposed. Four additional parking spaces are shown on the site plan, but will be land-banked and not constructed as part of the initial project.

The Summit Housing Development Corporation has indicated that the target tenants for this facility will be individuals with developmental disabilities and diagnosed mental illness.

Said approval shall be contingent upon the applicant complying with the following terms and conditions:

1. The applicant shall either execute the Assent and Acceptance By Applicant attached hereto or, in lieu thereof, and pursuant to Section 965.01, C.O.S., the applicant shall post a cash or surety bond in the amount of \$1,100 to the City of Stow to guarantee the applicant's faithful performance of all conditions and stipulations contained herein. Said bond shall be in a form approved by the Law Director.
2. To the Building, Engineering and Fire Departments' approval of construction plans.
3. To the City Arborist's approval of landscape plans


4. This approval is non-assignable and may not be transferred without the consent of Council.
5. This approval shall expire within one (1) year of the date of this enactment unless prior thereto a building permit has been issued and actual construction undertaken.
6. The authorization granted by this legislation shall become null and void if it is not signed or if the bond is not posted within 30 days from the effective date of this legislation.

SECTION 2. This Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Resolution were taken in an open meeting of this Council and that all deliberations of this Council and committees and subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 3. That this resolution was adopted pursuant to Section 4.11, Charter, and is hereby declared to be an emergency measure necessary for the immediately preservation of the public health and safety for the reason that the applicant wishes to start the project as soon as possible, and, pursuant to Section 4.13, Charter, shall take effect upon its adoption by Council and approval by the Mayor, otherwise, at the earliest period allowed by law.

ADOPTED BY COUNCIL 5/12/16

ATTEST


 Bonnie J. Emahiser
 CLERK OF COUNCIL


 Mike Rasor
 PRESIDENT OF COUNCIL

FILED WITH MAYOR 5/13/16

APPROVED

FILED WITH CLERK 5/13/16


 Sara Kline
 MAYOR

APPROVED AS TO FORM


 Amber K. Zibritosky
 LAW DIRECTOR


EFFECTIVE DATE 5/13/16

ASSENT AND ACCEPTANCE BY APPLICANT

I, Tom Jacobs, Executive Director of Summit Housing Development Corporation, applicant, and I, Ryan Allen of RSRP Stow, LLC, property owner, have read the foregoing enactment by Stow City Council and do hereby assent and accept all terms and conditions contained herein as being the basis upon which approval was granted and upon which the authorized activity is expressly conditioned.

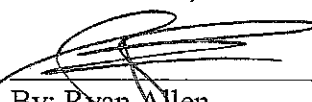
5/16/16
 Date

SUMMIT HOUSING DEVELOPMENT CORPORATION


 By: Tom Jacobs

5/17/16
 Date

RSRP STOW, LLC


 By: Ryan Allen

