

## SUMMARY OF DEVELOPMENT TRENDS AND ISSUES

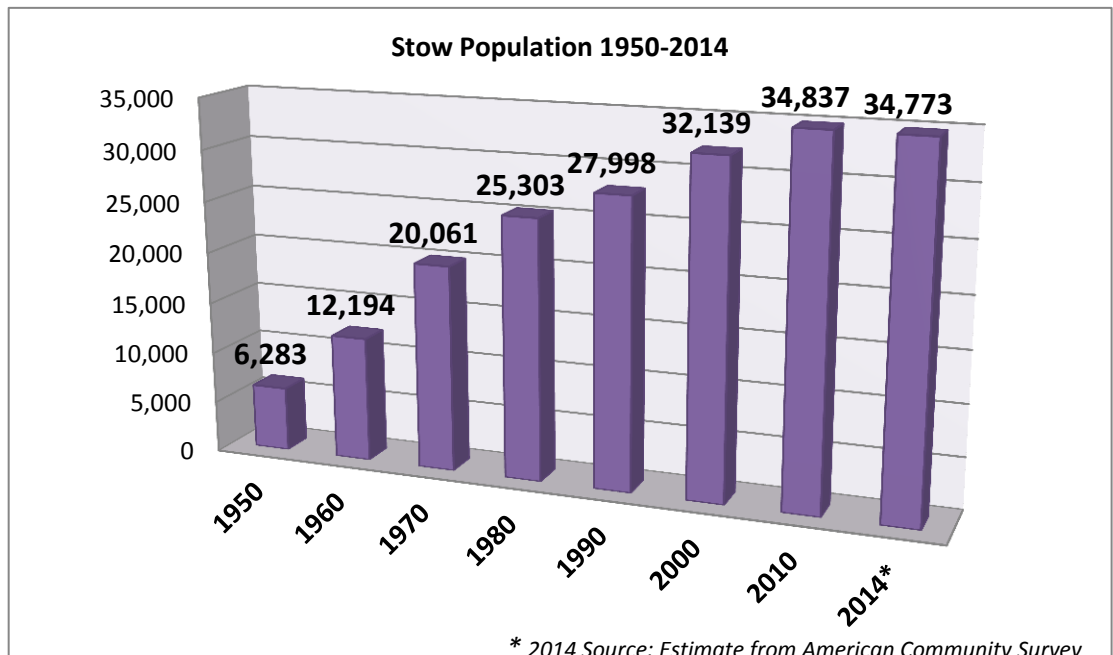
An understanding of current patterns of development and both regional and local trends will have a bearing on determining those elements of the 2001 Plan that should be retained as well as those that should be re-evaluated.

### 1. Significant regional development and market trends:

- a. The general supply of retail, industrial, residential facilities in the Northeast Ohio region is occurring at a pace that exceeds demand. Retail, in particular, has an excess supply.
- b. The general location criteria for nonresidential development is changing and concentrating in fewer select locations. Stow's policy has been to concentrate retail uses in nodes at major intersections, and to concentrate industrial development near the Route 8 corridor.
- c. Often times, older buildings – in all categories – do not reflect what is being primarily demanded in today's market place; as a result older buildings are experience increasing levels of obsolescence.

### 2. Demographic and Housing:

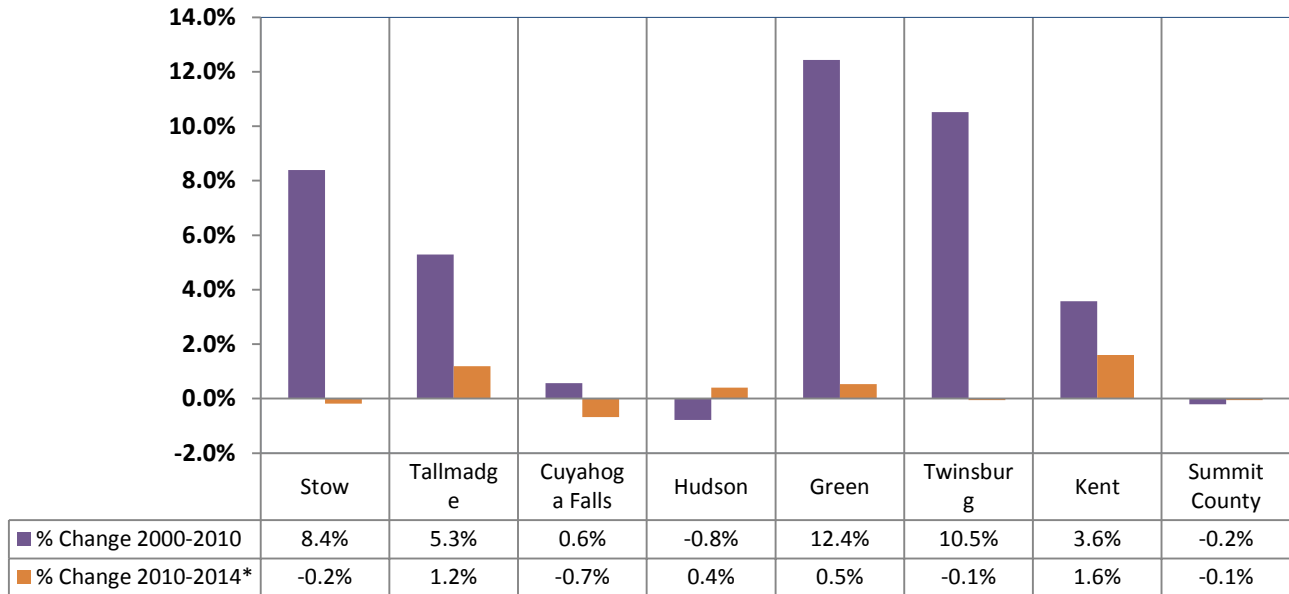
- a. According to the US Census and American Community Survey, the City's steady population growth had continued through 2010, but then declined slightly between 2010 and 2014. Since 2000, the City's population has increased by approximately 8.1% (from 32,139 people to 34,773) and the number of housing units has increased approximately 18% (from 12,852 to 15,141 between 2000 and 2010.)



- b. Compared to surrounding/comparison communities, Stow's population increase from 2000 to 2010 is 1/3 lower than Green's 12.4% increase, but larger than for Hudson (-0.8%), Cuyahoga Falls (0.6%), Kent (3.6%) and Tallmadge (5.3%).

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**% Population Change, Stow and Comparison Communities**



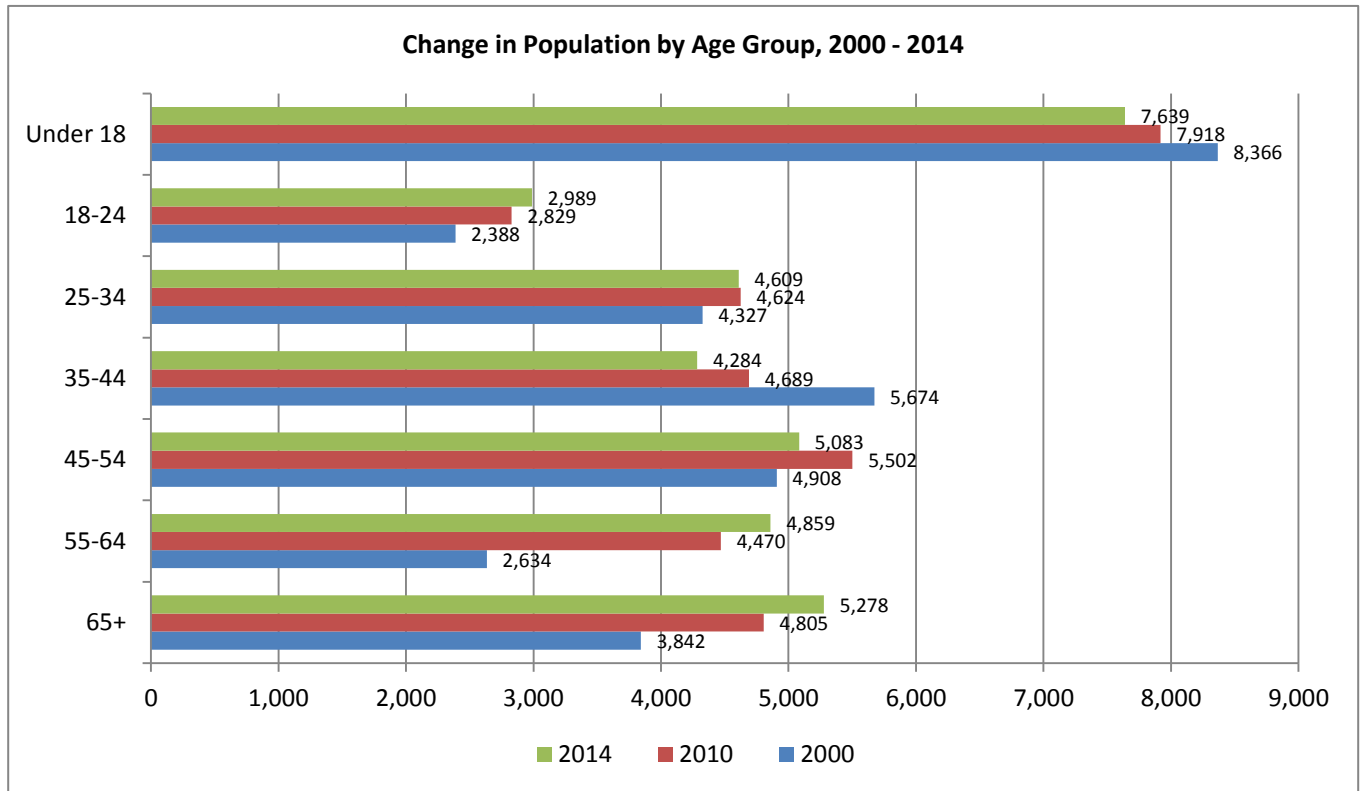
- c. The population of Stow is getting older:
  - i. The median age has increased from 36.9 in 2000 to 40.2 in 2014;
  - ii. The percentage of the population under 18 has declined from 26% to 22%, and in total numbers has declined by 727 persons;
  - iii. While the percentage of the population age 65 and older has increased from 12% to 15.2%, with an increase of 1,436 persons.
  - iv. The age group that has increased the most is the 55-64 category, with an increase of 2,225 persons.

**Age of Population, 1990-2014**

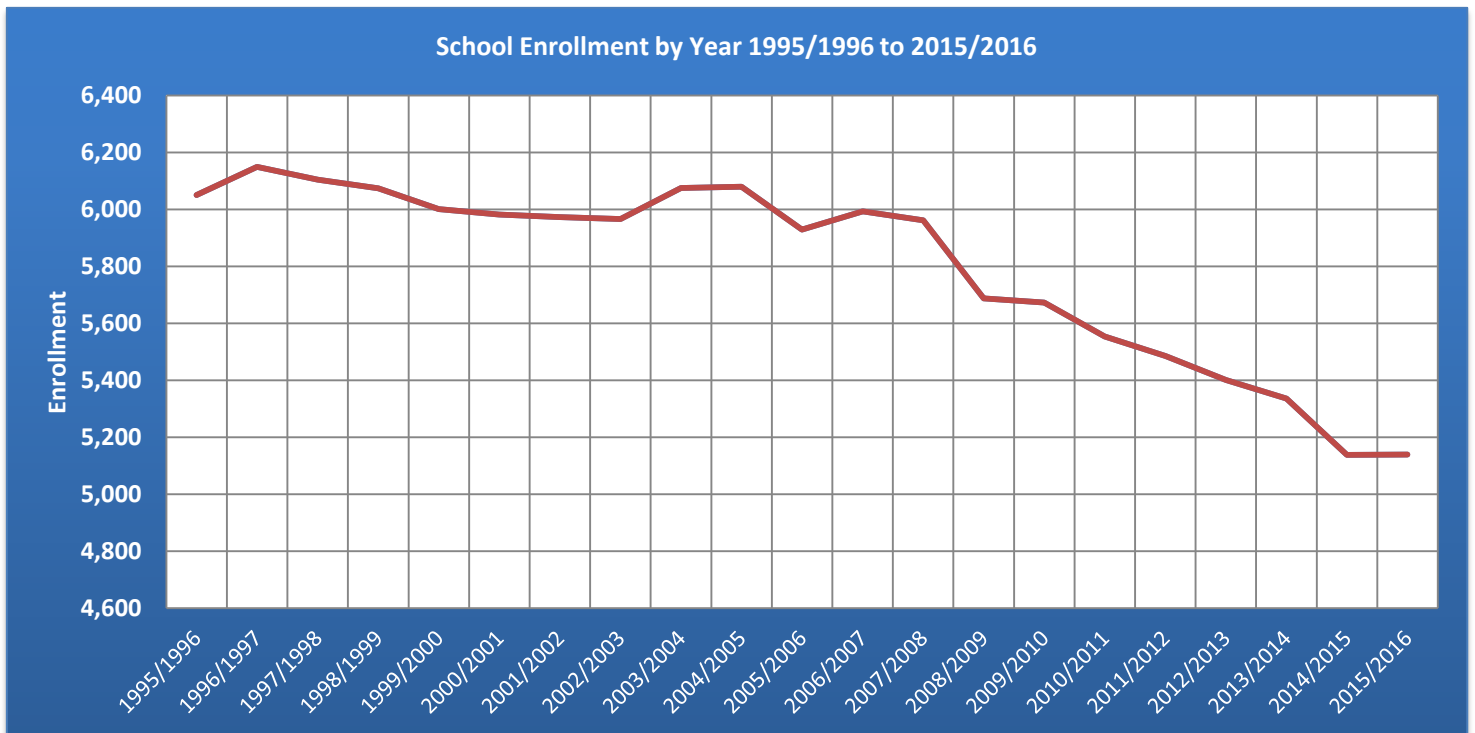
Category	1990		2000		2010		2014	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
Total Population	27,702		32,139		34,837		34,741	
Median Age			36.9		39.7		40.2	
Under 5	2,124	7.7%	2,126	6.6%	1,916	5.5%	1,808	5.2%
Under 18	6,437	23.2%	8,366	26.0%	7,918	22.7%	7,639	22.0%
65 & Over	2,621	9.5%	3,842	12.0%	4,805	13.8%	5,278	15.2%

- d. The average household size has declined from 2.57 persons per household in 2000 to 2.45 by 2014.
- e. The median household income is \$64,073 which is 28% above the median for Summit County (\$50,082) and 31% above the median for the state of Ohio (\$48,849).

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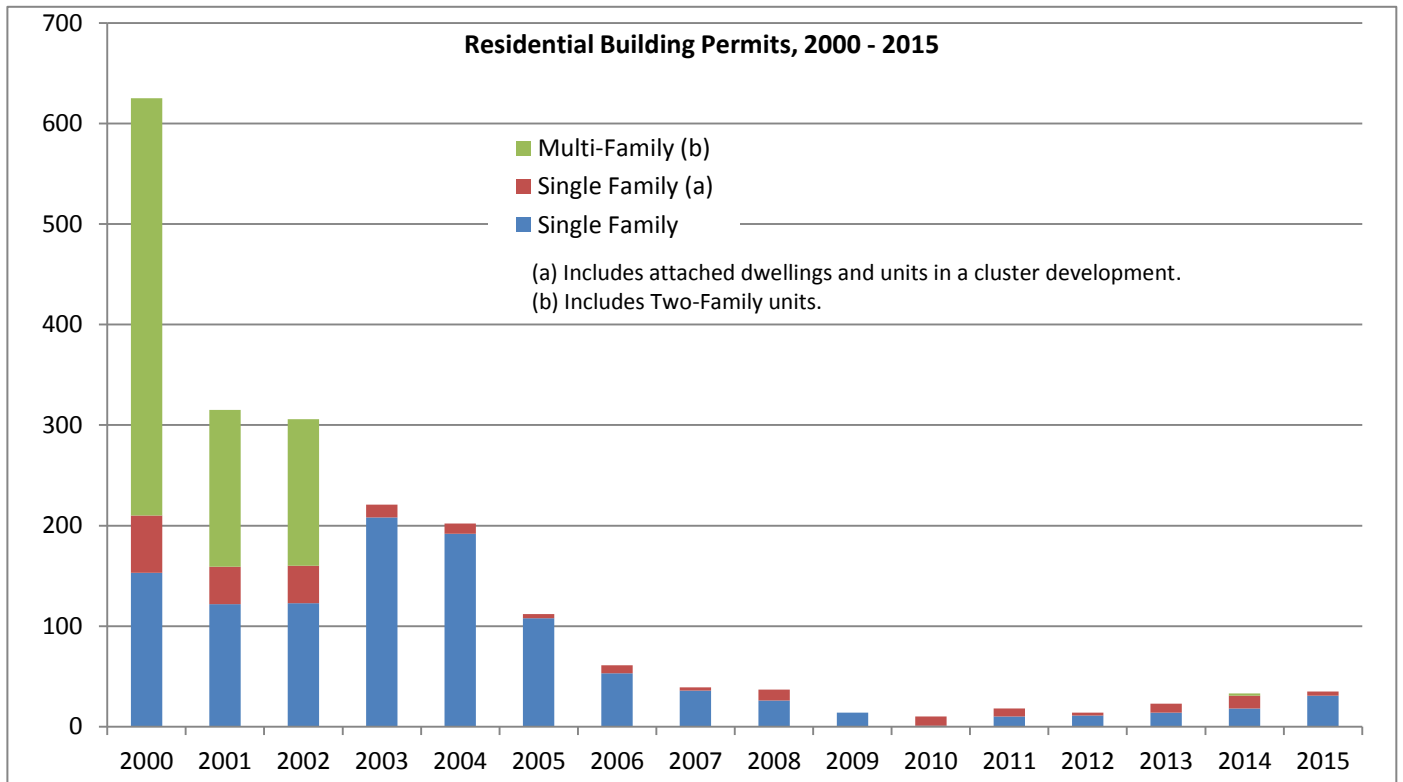


f. Not surprising, the public school district has also seen a significant decline in enrollment. (Stow-Munroe Falls Enrollment 1995/1996 to 2015/2016)



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g. According to the City’s building permit data, 2,065 new dwelling units were built between 2000 and 2015 (an average of 129 per year). However, as shown in the chart below, there has been a significant decline in the number of housing units constructed since 2004, and there have been no multi-family units constructed since 2002. Indeed, the average number of residential units constructed annually since 2007 is 25, compared to an average of 263 between 2000 and 2006.



h. According to the US Census and ACS data, single-family detached units and attached single-family comprise just over 72% of all units, which is slightly less than 74.6% in 2000. In contrast, the percentage of units in buildings with 5 or more units in the structure increased from 16.5% to 21.4%, based on an increase of 1,069 units.

**Percent of Housing Units, By Number of Units in structure**

	2000	2010	2014
Total:	100%	100%	100%
1, detached	63.3%	59.4%	60.8%
1, attached	11.3%	12.2%	11.6%
2 to 4 units	8.1%	6.1%	5.4%
5 or more units	16.5%	21.3%	21.4%
Mobile Home/Other	0.7%	1.0%	0.9%

Source: US Census and 2010-2014 American Community Survey.

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**Change in Housing Units 2000-2014**

	2000	2010 (5-yr est)	2000-2010 change		2014 (5 yr est)	2010-2014 change	
			#	%		#	%
Total:	12,852	14,785	1,933	15%	14,933	148	1%
1, detached	8,139	8,785	646	8%	9,073	288	3%
1, attached	1,450	1,803	353	24%	1,730	(73)	-4%
2 to 4 units	1,046	900	(146)	-14%	808	(92)	-10%
5 or more units	2,126	3,144	1,018	48%	3,195	51	2%
Mobile Home/Other	91	153	62	68%	127	(26)	-17%
Source: US Census and 2010-2014 American Community Survey.							

- i. Newer homes being built are generally substantially larger than the existing older homes.
- j. The median house value is \$164,300, which is 23% higher than the median value for Summit County (\$133,700) and 27% higher than the median for the state (\$129,600).

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3. **Land Use:**

- a. In 1999, there were approximately **8,357** acres of developed land, which was over 75% of the land area in the City. By 2016, the number of developed acres has increased to 9,396, which is 85% of the City.
- b. The dwellings constructed since 1999 are estimated to have utilized 314 acres or 30% of the land developed in that period.

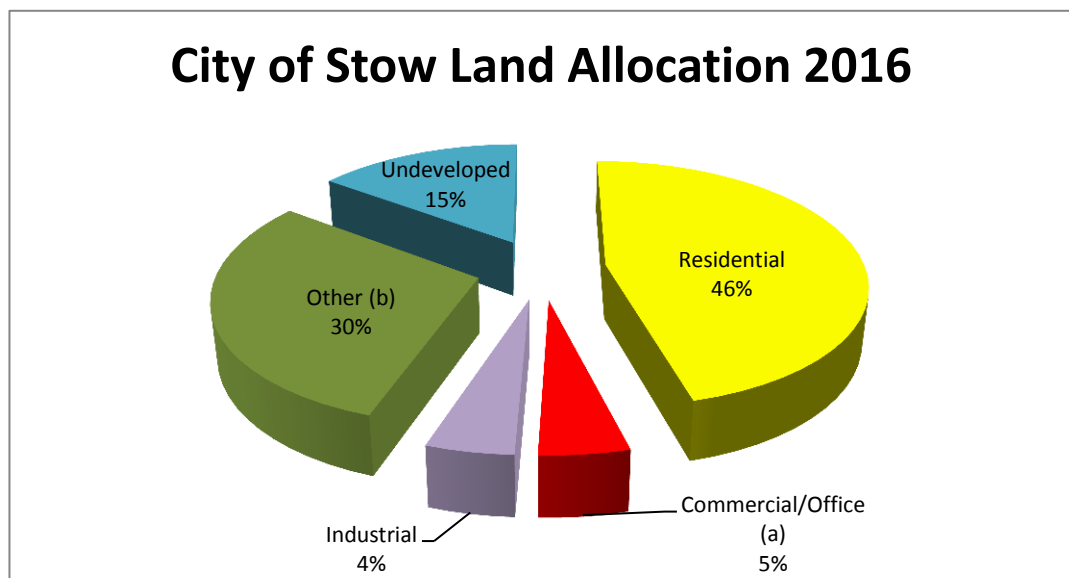
**Land Allocation Comparison 1999 - 2016 City of Stow**

	1990		1999		2016	
	Acres	% of Total in City	Acres	% of Total in City	Acres	% of Total in City
<b>Developed Land</b>						
Residential	4,008	36.3%	4,757	43.1%	5,071	45.9%
Commercial/Office (a)	307	2.8%	421	3.8%	516	4.7%
Industrial	388	3.5%	436	3.9%	503	4.6%
Other (b)	2,834	25.7%	2,743	24.8%	3,306	29.9%
<b>Subtotal</b>	<b>7,537</b>	<b>68.3%</b>	<b>8,357</b>	<b>75.7%</b>	<b>9,396</b>	<b>85.1%</b>
<b>Undeveloped Land</b>	<b>3,503</b>	<b>31.7%</b>	<b>2,683</b>	<b>24.3%</b>	<b>1,644</b>	<b>14.9%</b>
<b>Total Acres in the City</b>	<b>11,040</b>	<b>100.0%</b>	<b>11,040</b>	<b>100%</b>	<b>11,040</b>	<b>100.00%</b>

(a) Includes land zoned Residential-Business

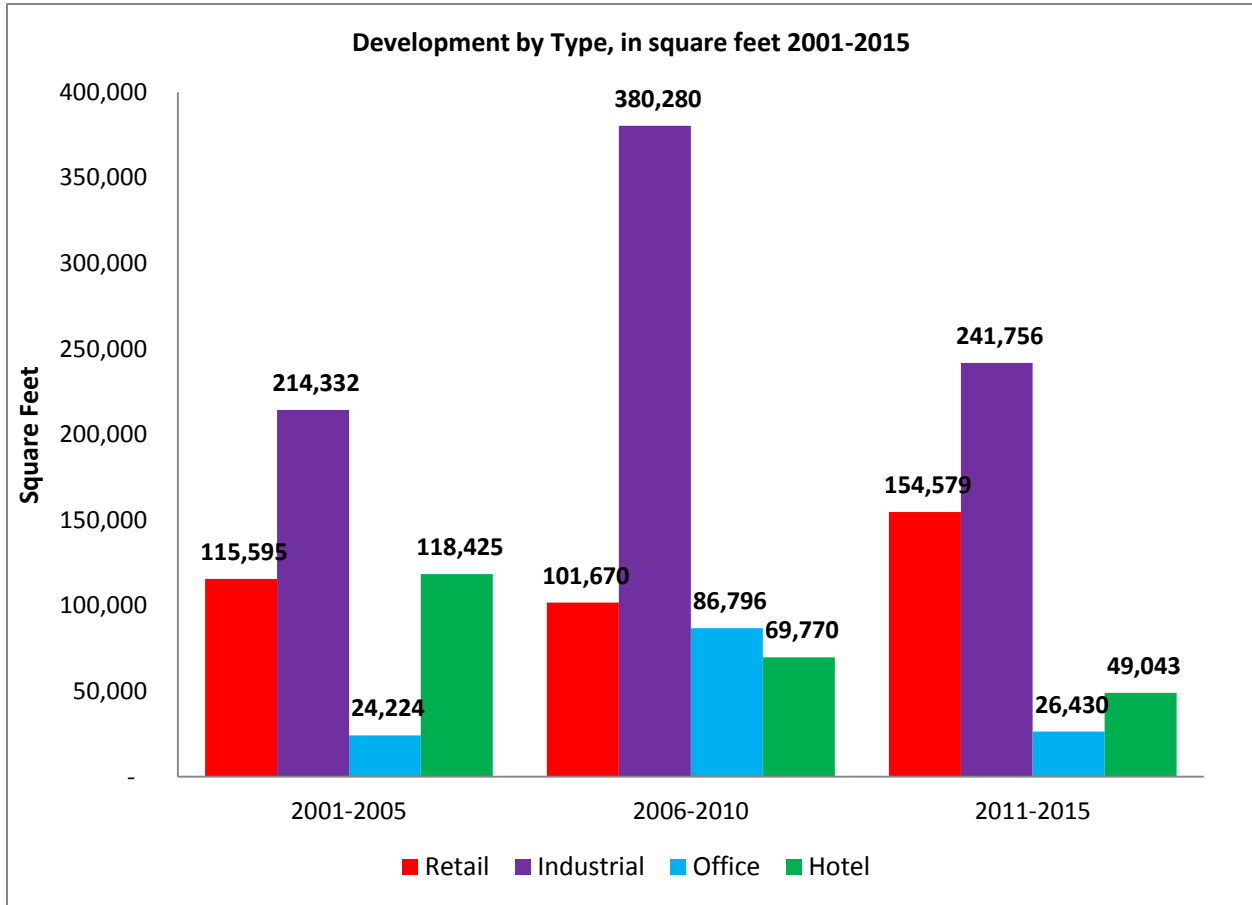
(b) Includes land used for Parks, Government, Churches, Roads, etc and is derived by subtracting the developed and undeveloped categories from City's total 11,040 acres.

- c. Nearly 46% of the land in the City is devoted to residential use, while less than 5% is used for commercial development and another 5% for industrial uses. When only developed land is considered, residential uses make up 61% of developed land in 2016.



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- d. Since 2000, there has been 1,513,130 square feet of new nonresidential development. The graph below indicates the fluctuations in retail, industrial, office and hotel development over the last 16 years, but shows that more than half of the new nonresidential construction has been for industrial uses.



Non-Residential Development, by Use Type 2001-2015					
	2001-2005	2006-2010	2011-2015	Total New Construction 2001 – 2016	
				Sq Feet	% of Total
Retail	115,595	101,670	154,579	371,844	25%
Industrial	214,332	380,280	241,756	836,368	55%
Office	24,224	86,796	26,430	137,450	9%
Hotel	118,425	69,770	49,043	237,238	16%
<b>Total</b>	<b>472,576</b>	<b>568,746</b>	<b>471,808</b>	<b>1,513,130</b>	<b>100%</b>

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- e. According to the Auditor’s records, and GIS data, the majority of vacant land is currently zoned for residential use (928 acres, which is 52% of the total), followed by 737 acres of industrially zoned land (41.5%). In contrast, there are only 109 acres of vacant land zoned for retail and office use.

Vacant Land, by Zoning District					
Zoning District		Total Acres	Undeveloped	% of Acres in Zoning District	% of Total Vacant Acres
<b>Single Family &amp; Two Family</b>					
O	O Conservation	705	0	0.0%	0.0%
R-1	Residential	1,531	195	12.7%	11.0%
R-2	Residential	3,081	593	19.2%	33.4%
R-3	Residential	2,490	129	5.2%	7.3%
R-B	Residential-Business	48	11	22.9%	0.6%
	<b>Subtotal</b>	<b>7,855</b>	<b>928</b>	<b>11.8%</b>	<b>52.3%</b>
<b>Commercial</b>					
C-2	Limited Retail	26	7	26.9%	0.4%
C-3	Community Retail	160	32	20.0%	1.8%
C-4	General Business	251	17	6.8%	1.0%
C-5	Highway Service	92	24	26.1%	1.4%
C-6	Office	67	18	26.9%	1.0%
C-7	Office/Multi-Family	117	9	7.7%	0.5%
C-8	Office/Service	34	2	5.9%	0.1%
	<b>Subtotal</b>	<b>747</b>	<b>109</b>	<b>14.6%</b>	<b>6.1%</b>
<b>Industrial</b>					
I-1	Limited Industrial	518	183	35.3%	10.3%
I-2	Industrial	854	416	48.7%	23.4%
	<b>Subtotal</b>	<b>2,337</b>	<b>737</b>	<b>31.5%</b>	<b>41.5%</b>
<b>Grand Total</b>		<b>10,939</b>	<b>1,774</b>	<b>16.2%</b>	<b>100%</b>

