



## **STOW PLANNING COMMISSION**

**December 4, 2018 6:00 p.m.**

### **BOARDS AND COMMISSIONS ROOM**

#### **AGENDA**

**CALL TO ORDER**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**APPROVAL OF 11/6/18 MINUTES**

*Location maps for each business item can be accessed online at <http://www.stowohio.org/planning-commission>*

#### **BUSINESS ITEM:**

##### **1) P.C. 2018-022 – INSTANTWHIP; SITE PLAN FOR BUILDING ADDITION; 4870 HUDSON DRIVE**

Request by Kevin Sheaffer, Vice President of Instantwhip-Akron, Inc., property owner, for the Planning Commission's approval of a site plan to permit the construction of an addition to the existing Instantwhip building located 4870 Hudson Drive. The property is zoned I-2 Industrial, and industrial uses are permitted by right in this district.

The project will be located on a currently vacant parcel adjacent to the existing facility. This parcel will be consolidated with the 4870 Hudson Drive parcel.

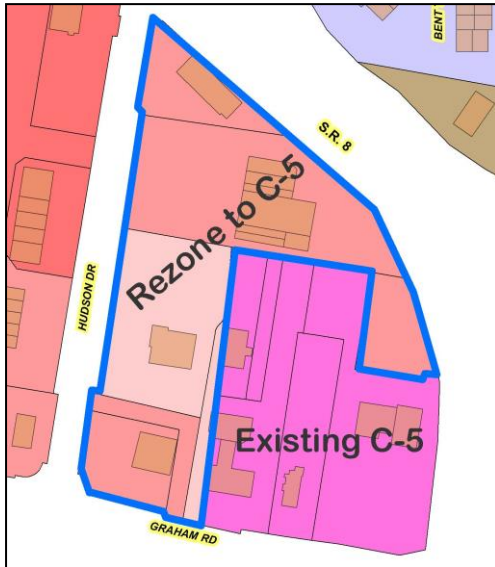
The existing industrial/warehouse building is approximately 17,000 square feet in area and the applicant is proposing to add an additional 21,065 square feet. The addition will be added to the south side of the existing structure. It will be located 190 feet from Hudson Drive, 100 feet south property line and 20 feet from the rear property line.

The parking lot and truck circulation area will be expanded to the south and the entrance drive will be relocated approximately 50 feet to the south. A storm water management basin will be located south of the proposed addition. A total of 35 parking spaces will be provided and the applicant has identified an additional 19 "land banked" parking spaces on the site which will satisfy the 54 parking spaces required for this development.

#### **STUDY ITEM:**

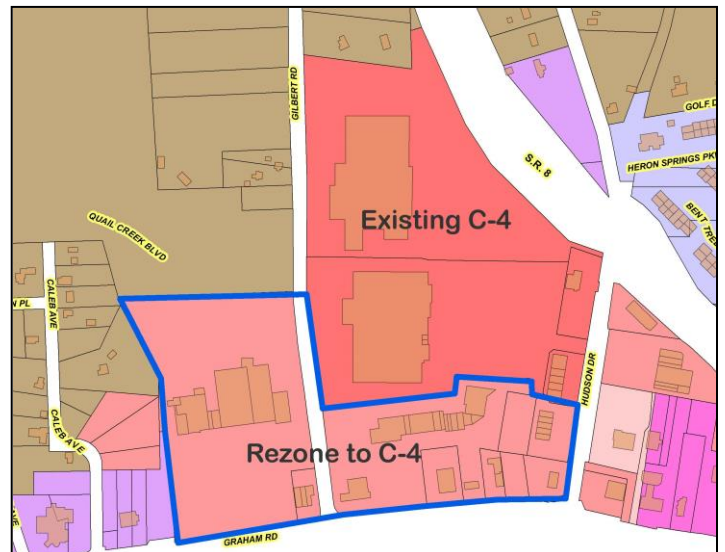
##### **1) P.C. 2018-023 REVIEW OF COMMERCIAL ZONING DISTRICTS – GRAHAM ROAD & S.R. 8 AREA**

Staff has undertaken a study of the commercial districts in the Graham Road/S.R. 8 area and is requesting the Planning Commission's preliminary consideration of rezoning multiple parcels to either C-4 General Business or C-5 Highway Services.



The first area evaluated includes parcels located north of Graham Road, east of Hudson Drive and south of S.R. 8. Despite similar site characteristics, this area contains three different zoning districts: C-2 Limited Retail, C-3 Community Retail, and C-5 Highway Services. Given the proximity of S. R. 8, C-5 Highway Services should be considered for this entire area. An analysis (Attachment A) was completed where the existing businesses were compared against the schedule of uses under the current zoning and proposed C-5 Highway Services. Of the eleven existing businesses, the only potential change would be that the zoning status of Speedway gas station would change from “conditionally permitted” to “permitted by right”.

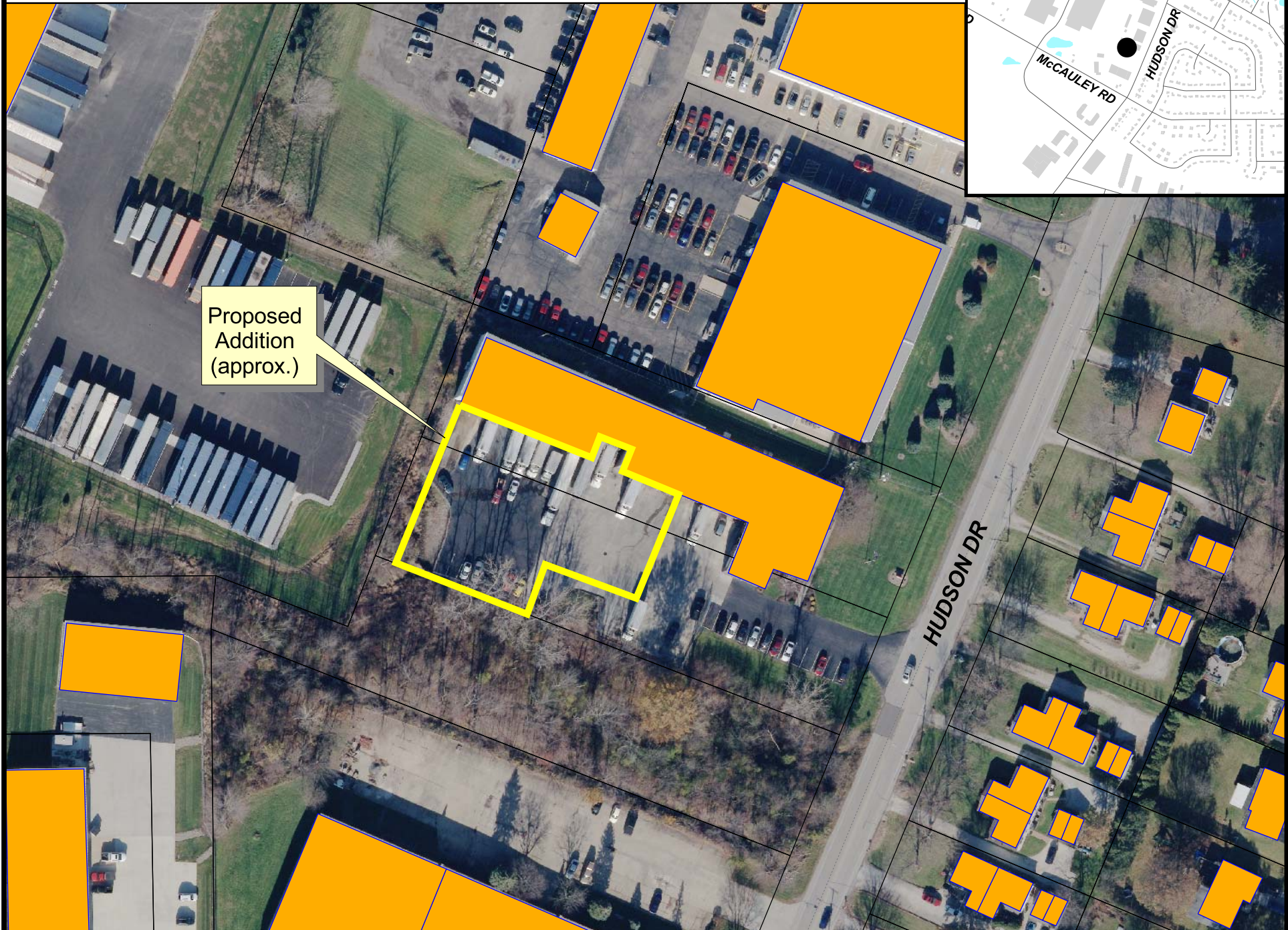
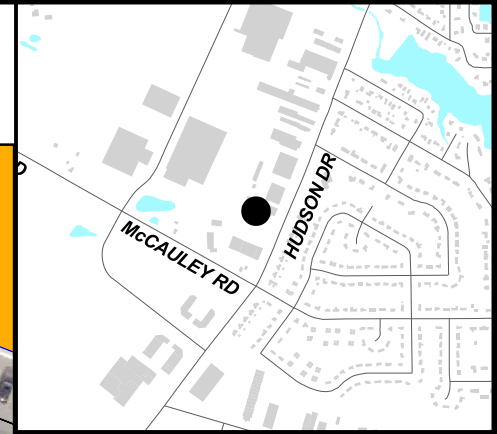
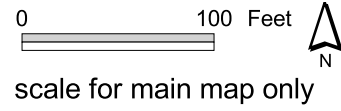
The next area evaluated includes the area west of Hudson Drive, north of Graham Road and south of S.R. 8 which currently contains two zoning districts; C-4 General Business and C-5 Highway Services. This area contains two big box uses (Walmart and Lowes); two commercial strip centers (Stow Falls Center and Graham Square); and various retail services. Given the existing uses and site characteristics, C-4 should be considered for this area. A similar analysis of the existing businesses in this area was also completed assuming a C-4 designation. Of the 30 existing businesses the only potential change would be for the zoning status of Café O’Play “conditionally permitted” to “permitted by right”.



**NEXT MEETING: Scheduled for January 8, 2019**

# P.C. 2018 - 022

Instant Whip - Bldg. Addition - 4870 Hudson Dr.



Proposed Addition (approx.)

# P.C. 2018 - 023

Proposed Rezoning of  
Graham Road / Hudson Drive Area

0 400 800 Feet



## Current Zoning

- C-2 Limited Retail
- C-3 Community Retail
- C-4 General Business
- C-5 Highway Service
- C-6 Office
- C-7 Office / Multi-Family
- R-2 Residential
- R-3 Residential

