PLANNING COMMITTEE **NOVEMBER 5, 2026**

AGENDA **TIME: 5:30 P.M.**

Council Chambers
3760 Darrow Road
Stow, OH

Committee Members: Kim Young, Chair; Kyle Herman, Vice-Chair; Matt Riehl, and Cyle Feldman

Meeting will be Live Streamed and Archived on the City Council webpage
https://stowohio.org/244/City-Council and You Tube @CityofStowOhio

1. **Call To Order**

2. **Roll Call**

3. **Approval of Minutes**

   a. The Approval of Minutes from October 22, 2026
   2026-10-22 Planning Committee - DRAFT.pdf

4. **Planning Director's Report**

5. **Consideration of Business Items**

   a. 2026-175 AN ORDINANCE ENACTED PURSUANT TO SECTION 1112.14 C.O.S., ENTITLED "AMENDMENTS", TO PROVIDE FOR THE AMENDMENT OF THE ZONING DISTRICTS MAP AND ZONING DISTRICTS BY RECLASSIFYING FROM "R-3" HIGH-DENSITY RESIDENTIAL TO "C-3" REGIONAL COMMERCIAL OF 4239 KENT ROAD, PARCEL NO. 56-19916, IN THE CITY OF STOW, OHIO
   P.C. 2026-025 - 4239 Kent Road - Zoning Map Amendment **PC Vote: 4-0**

Applicant:	Becca Puckrin
Owner:	OCG Stow Double Nickel Development, LCC
Location:	4239 Kent Road (Parcel #56-19916)
Acreage:	0.83 acres
Zoning:	R-3– High-Density Residential
Request:	Requesting approval of a zoning map amendment to rezone the property from the existing R-3 – High-Density Residential to C-3 – Regional Commercial per Section 1112.14 of the zoning code.

   2026-175 (PC-2026-025) - Location Map
   2026-175 (PC-2026-025) - Complete Packet
   2026-175 Presentation
   2026-175 - Zoning Map Amendment - OCG_Stow_Double_Nickel.pdf

6. **Public Comment Period**

7. **Adjournment**

ALL PERSONS WITH DISABILITIES:
The City of Stow will make the transition of all city business accessible via any reasonable accommodation. Please

contact the Clerk of Council or Commission Secretary 48 hours in advance for the necessary arrangements.

PLEASE TURN OFF ALL CELL PHONES BEFORE THE MEETING

(Agendas, Minutes, Packets and Legislation posted at www.stowohio.gov)

Minutes of the Planning Committee held on Thursday, October 22, 2026, 5:17 pm

Call To Order

Roll Call

Council Members Present:	Kim Young, Kyle Herman, Cyle Feldman, and Matt Riehl
Council Members Absent:	None.
City Officials Present:	John Baranek, Kelly Coffey, Kelly Toppin, Drew Reilly, Steve Hooten, Mike Jones, Pete Wearstler, Stacy Carr, Angela Revay, Heather Prusha, Mike Lang Jr., and Sonya Mottram

Approval of Minutes

- The Approval of Minutes from October 10, 2026

  2026-10-08 Planning Committee - DRAFT.pdf

  Motion made by Kyle Herman, seconded by Cyle Feldman, to approve. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

Planning Director's Report

Mr. Wearstler introduced new Deputy Director of Planning and Development Stacy Carr, who had joined from Barberton and was in her second week. He said the department was fully staffed. He also reported that preliminary work had begun at the bowling alley, with heavy vehicles expected the following Monday, and that El Campesino representatives had begun making moves, though they had not provided a firm date.
Mrs. Coffey asked whether the bowling alley was still planned to become a Vann's Pizza. Mr. Wearstler said the plans had shifted toward an entertainment facility that could include several vendors, restaurants, and an arcade. He went on to say, Vann's might still be involved, but likely would not be the primary tenant. Mr. Feldman compared the idea to food halls he had visited and asked for updates, noting that residents often asked about the project. Mr. Wearstler said the plans had changed from one tenant occupying the space to a layout that could accommodate four or five tenants, and that developers were still in talks with potential businesses. He said he would update council when he learned more.

Consideration of Business Items

• 2026-161 A RESOLUTION GRANTING A CONDITIONAL USE PERMIT TO MATTHEW NEFF, APPLICANT, ON BEHALF OF IZAT BEKTIC, OWNER, ON THE PROPERTY LOCATED AT 2815 & 2845 GRAHAM ROAD (PARCEL NOS. 56-06048 & 56-00165)

2026-161 PC_Presentation.pdf

2026-161 Complete_Packet.pdf

2026-161 CZC - Matthew Neff - Townhomes - Graham Rd.pdf

2026-161 V2 CZC- Matthew Neff Townhomes - Graham Rd.pdf

2026-161 Location_Map.pdf

Mr. Wearstler presented application PC 2620 (Res. 2026-161), which sought a conditional use permit for townhomes on two Graham Road parcels totaling just over 4.5 acres. The parcels were zoned high-density residential and each had an existing home. He emphasized that no formal site plan had been submitted, so the committee was considering only whether townhomes could be allowed as a use; any site plan would go through later administrative and Planning Commission review, with Council also able to weigh in. He showed conceptual examples of roughly 1,500-square-foot units and reviewed the applicable standards, including the road-location requirement, residential design standards, and a maximum of eight units per townhome cluster. He then noted that Councilwoman Coffey had raised questions about the review criteria and said the Planning and Law Departments had met to discuss them.

Mr. Hooten explained that the Planning and Law Departments had interpreted the code to allow a conditional-use application and a formal site plan to be reviewed separately. He said the wording of the review criteria such as requirements that measures “have been or are being provided” and “must have been or will be taken” supported that interpretation. Mr. Hooten had discussed with former Planning Director Cowan. Mr. Hooten emphasized that the committee was assessing townhomes as a use, not approving the conceptual plan for 34 units. He went on to say, the committee would consider whether townhomes would harm public health, safety, or welfare; impede normal development nearby; comply, or be made to comply, with zoning requirements; and align with the Comprehensive Plan. He acknowledged that staff and fire-prevention officials had concerns about the conceptual plan, but said those details belonged to the later site-plan review. To clarify that process, he had submitted version two with an added condition: the permit would be void unless relevant planning, engineering, building, fire, and other departmental comments were sufficiently addressed during site-plan approval, including issues such as access, utilities, drainage, and fire protection. He said the condition was intended to protect the city and make clear that approval would let the process continue, not approve the conceptual plan.

Mrs. Coffey questioned how the committee could assess the application’s criteria without a site plan, particularly because the conceptual plan appeared to need a density variance. Mr. Hooten and Mr. Reilly responded that no formal plan or variance request had been submitted, so the committee was considering townhomes as a use and not the proposed number or layout of units. Mr. Reilly said any variances would be reviewed with a future site plan. Mrs. Coffey said she remained unsure she could affirmatively find that all the required criteria were met. Mrs. Young clarified that the vote concerned whether townhomes could be allowed on

the parcels, not whether the conceptual plan should be approved. Mr. Herman and Mr. Wearstler described the process as allowing a developer to seek approval for the use first, then develop a site plan and address any needed variances. Mr. Feldman raised concerns about the conceptual plan's access, fire-truck turnaround, safety, and the applicant's stated economic reasons for avoiding a cul-de-sac. Mr. Wearstler and Mr. Reilly emphasized that those concerns would be reviewed when a formal site plan was submitted. Mr. Hooten acknowledged that the applicant's absence made the discussion more difficult and reiterated that the committee could consider the conceptual plan separately from the conditional-use request. Mrs. Coffey also asked how the committee could know whether residential design standards would be met. Mr. Hooten said version two of the application included a condition making the permit void if relevant planning, engineering, building, fire, or other departmental requirements were not satisfactorily addressed during site-plan review. Mr. Baranek confirmed that the later site-plan review would allow the city to assess a specific proposal and raise safety concerns.

Motion made by Kyle Herman, seconded by Cyle Feldman, to forward to this evening's regular council meeting. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

- 2026-170 A RESOLUTION GRANTING A CONDITIONAL ZONING CERTIFICATE TO JOHN CONGROVE, APPLICANT, ON BEHALF OF LINN STATION 001, LLC, OWNER, ON THE PROPERTY LOCATED AT 4670 ALLEN ROAD (PARCEL NOS. 56-05423 & 56-05424).

Mr. Wearstler presented application PC 2623, a request for conditional use approval for a 13,680-square-foot soccer and goalkeeping training facility on Allen Road, within an industrial district. He showed where the facility would be located inside a larger building and briefly reviewed the proposed plans. He explained that the code's 500-foot separation requirement from heavy-industrial properties was obsolete: the updated code had combined light and heavy industrial districts and no longer defined "heavy industrial." He said the outdated language appeared to have been left in by oversight.
Mrs. Coffey asked whether the city would amend the zoning code to remove the outdated separation requirement for indoor sports training facilities. Mr. Wearstler said the city would bring forward a text amendment to clean up the language. Mr. Reilly explained that, because the current code no longer defined heavy industrial uses, the requirement did not apply as written. Mr. Feldman asked what was currently in the space. Mr. Wearstler responded that it was vacant and added other parts of the building were used for warehousing and storage. He continued to say, the owner was considering renting additional areas to complementary businesses.

2026-170 Complete Packet

2026-170 PC Presentation

2026-170 CZC-_Linn_Station.pdf

2026-170 Location Map

Motion made by Kyle Herman, seconded by Cyle Feldman, to forward to this evening's regular council meeting. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

Public Comment Period

There were no public comments this evening.

Adjournment

Motion made by Matt Riehl, seconded by Kyle Herman, to adjourn. Vote – Yeas: Kim Young, Kyle Herman, Cyle Feldman, Matt Riehl. Nays: None. Motion carried unanimously.

The meeting adjourned at 5:53 PM.

Clerk

Chairman

PC-26-25 Location Map
4239 Kent Road, Stow, OH 44224 (Parcel #56-19916)



City of Stow
Tradition Centered. Future Focused.

Department of Planning & Development
3760 Darrow Rd., Stow, OH 44224
Phone: 330-689-2812

PLANNING COMMISSION
STAFF REPORT

October 20, 2026

Application #PC-26-25

Applicant:	Becca Puckrin
Owner:	OCG Stow Double Nickel Development, LCC
Location:	4239 Kent Road (Parcel #56-19916)
Acreage:	0.83 acres
Zoning:	R-3– High-Density Residential
Request:	• Requesting approval of a zoning map amendment to rezone the property from the existing R-3 – High-Density Residential to C-3 – Regional Commercial per Section 1112.14 of the zoning code.

Staff Review:

Zoning Map Amendment

The property owner is proposing to rezone the property from the existing R-3 High-Density Residential to C-3 Regional Commercial to allow for the development of a drive-thru coffee shop according to the applicant. The 0.83-acre property was recently split from the parent parcel and is currently vacant.

Under the existing R-3 zoning, single family dwelling is the only use permitted by right. Conditional uses include but are not limited to muti-family housing types and public facilities but would not allow for any retail or drive-thru facilities. A complete list can be found in Chapter 1104.

If rezoned to C-3, uses by right include, but is not limited to retail, office, personal services, restaurants, and fitness clubs. A complete list can be found in Chapter 1104.

The newly created property complies with the minimum C-3 lot width of 50 feet. Commercial Districts do not have a minimum lot area size.

Comprehensive Plan

The Comprehensive Plan designates the property as retail/service.

Surrounding Areas:

Direction	Zoning	Land Use
North	R-3 High Density Residential	Assisted Living
East	C-3 Regional Commercial	Gas Station
South	C-3 Regional Commercial	Commercial Plaza
West	C-3 Regional Commercial	Gas Station

Department and Agency Review:

- Engineering Department – N/A
- Fire Department – N/A
- City Arborist – N/A

Resolution:
For your convenience, the following resolution may be considered by the Commission when making a motion:
"I move to recommend approval of application #PC-26-25"
("with the following conditions" if conditions are to be placed on the approval)."

PC-26-25 Location Map
4239 Kent Road, Stow, OH 44224 (Parcel #56-19916)



1102.03 ESTABLISHMENT OF BASE DISTRICTS.

Each base zoning district prescribes a set of uniform development regulations for a defined geographic area. The following base districts are established by this Code.

(a) Residential Districts.

(1) R-1 – Low-Density Single-Family. The R-1 Low-Density Single-Family Residential District is intended to provide areas for single-family detached dwellings on larger lots, situated predominately on the outer edge of the City. The district promotes a low-density residential environment that integrates community facilities and essential infrastructure to enhance the quality of life for residents.

(2) R-2 – Mid-Density Single-Family. The R-2 Mid-Density Single-Family Residential District is designed to accommodate single-family detached homes at a moderate density as well as duplex, triplex, and quadplex dwellings along specified major roads and bus routes. This district encourages residential development that fosters a balanced community while maintaining compatibility with neighboring areas and ensuring adequate access to services.

(3) R-3 – High-Density Single-Family. The R-3 High-Density Single-Family Residential District is intended to provide areas for single-family homes at a higher density as well as duplex, triplex, and quadplex dwellings along specified roads and bus routes. This district is designed to accommodate more compact residential development while preserving the character of single-family living, with easy access to community services and infrastructure that support a connected and vibrant neighborhood.

(b) Mixed-Use and Commercial Districts.

(1) C-1– Neighborhood Commercial. The purpose of the C-1 Neighborhood Commercial District is to provide small-scale commercial uses along arterial streets in residential areas, encourage adaptive reuse of existing residential structures, support mixed-use development with ground-floor businesses and upper-story residences, ensure that new construction complements the neighborhood, and include pedestrian-friendly features and landscaping to enhance visual appeal.

(2) C-2 – Community Commercial. The C-2 Community Commercial District is intended to provide areas for a wide range of commercial and service-oriented uses that cater to the daily needs of the surrounding community. This district supports businesses such as retail stores, restaurants, and professional offices, promoting convenience and accessibility for local residents. Development in this district should foster a pedestrian-friendly environment while ensuring compatibility with nearby residential and commercial areas. The scale and intensity of development shall be appropriate for its location, with design features that encourage vibrant, walkable spaces and support the overall character of the community.

(3) C-3 – Regional Commercial. The C-3 Regional Commercial District is intended to accommodate a variety of commercial and service uses that serve both local and regional markets. The district allows for larger-scale commercial establishments such as retail centers, auto-oriented businesses, and professional offices, which are compatible with high-traffic locations.

(c) Industrial District.

(1) I – Industrial. The I Industrial District is established to provide suitable locations for limited manufacturing, heavy manufacturing, assembly, warehousing, distribution, research, and related activities conducted primarily indoors and having minimal external impacts including but not limited to noise, vibration, glare, heat, dust, air pollution, or odors.

(d) Miscellaneous Districts.

(1) O – Conservation. The purpose of the O Conservation District is to preserve and protect areas with significant geologic, topographic, botanic, historic, or scenic areas; protect the ecological balance of an area; conserve natural resources such as river valleys and tracts of forest land; reduce the problems created by intensive development of areas which have excessively high-water tables, which are subject to flooding, or which are topographically or otherwise unsuited for urban uses; and provide for appropriate public and recreational uses that are consistent with the district's conservation objectives, ensuring minimal environmental impact.

(2) PI – Public and Institutional. The PI Public and Institutional District is intended to provide land for the development of public and institutional uses, including schools, government buildings, places of worship, private educational institutions, and other similar facilities. Properties within the PI District shall be located in areas that are accessible and appropriately suited for public and community-oriented uses.

(3) PD – Major Planned Development. The PD Major Planned Development District is intended to provide opportunities for large-scale, multi-phase developments that promote creative and innovative design. This district allows for the development of site-specific zoning regulations in exchange for providing measurable benefits to the community, such as affordable housing, accessible design, and environmentally sustainable development. The Major PD district is designed to support the City's long-term goals by allowing the creation of unique zoning regulations tailored to the specific needs of each development.

(Ord. 2025-208. Passed 12-4-25.)

1104.03 PRINCIPAL USE TABLE.

(a) Principal Use Table.

(1) Allowance.

A. Principal uses are allowed by district as established in Table 1104.03.

B. A parcel may contain one or more principal uses.

C. A development with multiple principal uses shall include only those principal uses designated in Table 1104.03 as allowed in the applicable zoning district, and each principal use shall be subject to all applicable supplemental standards.

(2) Table Key. The following shall be used in the interpretation of Table 1104.03.

A. Permitted Uses (P). Uses which are marked as "P" in the table shall be allowed principal uses subject to all applicable regulations of this Code.

B. Conditional Uses (C). Uses which are marked as "C" in the table shall require approval as a Conditional Use as detailed in Section 1112.17 prior to establishment.

C. Limited Uses (L). Uses which are marked as "L" in the table shall be allowed in limited locations within the identified district as detailed in the applicable supplemental standards.

D. Prohibited Uses. A blank space in the table indicates that a use is prohibited.

E. Supplemental Standards. If a use has supplemental standards they are referenced in the Supplemental Standards column. Supplemental standards shall apply to all permitted and conditional uses.

F. Uses Not Listed. A use not specifically listed is prohibited unless, through the Interpretation process established in Section 1112.06, it is determined that the use is a part of a general use type as described in Section 1104.02.

Table 1104.03: Principal Uses in All Districts

Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI
Residential Uses										
Assisted Living	1104.04(a)(1)			C		C	C	C		
Boarding/ Lodging House	1104.04(a)(2)			C						
Community Based Residential Social Services Facility	1104.04(a)(3)	C	C	C	C					
Congregate Living Facility	1104.04(a)(4)			C						
Dwelling, Duplex	1104.04(a)(5)		C	C						
Dwelling, Multi-Family 13+ Units	1104.04(a)(6)		C	C			C			
Dwelling, Multi-Family 5-12 Units	1104.04(a)(6)		C	C			C			
Dwelling, Multi-Family Complex	1104.04(a)(6)		C	C			C			

Table 1104.03: Principal Uses in All Districts (Cont.)

Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI
Residential Uses (Cont.)										
Dwelling, Multi-Family, above Ground floor only					C	C	C			
Dwelling, Quadplex	1104.04(a)(5)		C	C						
Dwelling, Single-Family	1104.04(a)(8)	P	P	P	P				P	
Dwelling, Townhome	1104.04(a)(9)		C	C						
Dwelling, Triplex	1104.04(a)(10)		C	C						

Nursing Home	1104.04(a)(11)	C	C	C		C	C			
Public and Institutional Uses										
Ambulance and Emergency Medical Service	1104.04(b)(1)					C	C	C		P
Assembly Hall, Meeting Place							C			P
Cemetery	1104.04(b)(2)	C	C	C					C	
Community Theater							C			
Family Care Service	1104.04(b)(3)	C	C	C	C	C	C	C	C	
Funeral Home					C	C	C			
Golf Course/Mini Golf Course	1104.04(b)(4)	C	C	C					C	
Halfway House/Community ResidentialTreatment Center	1104.04(b)(5)		C	C			C			
Health and Wellness Center	1104.04(b)(6)				P	P	P	P		
Hospital							C	P		
Indoor Public or Non-Profit Recreation Facility	1104.04(b)(7)	C	C	C	C	C	P	C	C	P
Indoor Sports Training Facility	1104.04(b)(8)							C		
Library	1104.04(b)(9)	C	C	C	C	C	C		C	P
Membership/Sports Fitness Club					C	P	P			

Table 1104.03: Principal Uses in All Districts (Cont.)

Principal Uses	**Supplemental Standards**	**R1**	**R2**	**R3**	**C-1**	**C-2**	**C-3**	**I**	**O**	**PI**
Public and Institutional Uses (Cont.)										
Museum, Art Gallery and Artist Studio					P	P	P			P
Park, Playground or Outdoor Public Recreation	1104.04(b)(11)	P	P	P	P	P	P	P	P	P
Places of Worship	1104.04(b)(12)	C	C	C	C	C	C			P
Public Administrative Office		C	C	C	C	P	P	P	C	P
Public Service/Safety Facility	1104.04(b)(13)	C	C	C	C	C	C	C	C	C
Public Utility Substation	1104.04(b)(14)	C	C	C	C	C	C	C	C	P
School, Public		C	C	C	C	C	C		C	P
School, Private		C	C	C	C	C	C		C	P
Urgent Care/Clinic						C	C			
Wildlife Preserve									P	
Commercial Uses										
Administrative, Business, Professional and Medical Office					P	P	P	P		
Adult Use Cannabis Dispensary	1104.04(d)(1)						C	C		
Bar, Tavern, Night Club						C	C			

Bed and Breakfast			C	C	P					
Co-Working Space					P	P	P			
Employee and Workers Instructional Training Facility								P		
Financial Establishment						P	P			
Garden Center							C	C		
Hotel	1104.04(c)(1)						C			
Indoor Commercial Recreation/Entertainment						C	P	P		
Kennel	1104.04(c)(2)							C		

Table 1104.03: Principal Uses in All Districts (Cont.)

Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI
Commercial Uses (Cont.)										
Micro-Brewery/Micro-Winery/Micro-Distillery	1104.04(c)(3)				C	P	P			
Motel	1104.04(c)(1)						C			
Outdoor Commercial Recreation						C	C			
Parking Facility					C	C	C	P		
Personal Service					P	P	P			
Restaurant					C	P	P			
Retail Establishment					P	P	P			
Sexually Oriented Business	1104.04(c)(4)							C		
Studio for Instruction such as Dance, Exercise and Karate					C	P	P			
Tobacco Retailer	1104.04(c)(5)						C			
Tree, Landscaping and Lawn Service								P		
Veterinarian Clinic/Hospital	1104.04(c)(6)					C	C	C		
Automotive/Industrial Uses										
Adult Use Cannabis Cultivator	1104.04(d)(1)							C		
Adult Use Cannabis Processing	1104.04(d)(1)							C		
Adult Use Cannabis Testing Laboratory	1104.04(d)(1)							C		
Airport and Airfield	1104.04(d)(2)							C	C	C
Artisan Manufacturing	1104.04(d)(3)				P	P	P			
Auto Sales/Rental	1104.04(d)(4)					C	C			
Brewery/Winery/ Distillery								P		
Car Wash	1104.04(d)(5)						C			

Construction Trade and Contractors Storage Yard								C		

Table 1104.03: Principal Uses in All Districts (Cont.)

Principal Uses	Supplemental Standards	R1	R2	R3	C-1	C-2	C-3	I	O	PI
Automotive/Industrial Uses (Cont.)										
Crematorium								C		
Equipment Repair Service	1104.04(d)(7)							P		
Fabrication and Assembly Operation								P		
Fuel Distribution Facility								C		
Gasoline Station	1104.04(d)(8)					C	P			
Laboratory/Research Facility							P	P		
Laundry and Cleaning Plant								P		
Lumber Mill, Yard and Building Material								C		
Machine Shop								P		
Major Manufacturing								C		
Minor Manufacturing								P		
Oil and Gas Well	1104.04(d)(9)	C	C	C	C	C	C	C	C	C
Printing and Publishing Plant								P		
Self-Service Storage Facility	1104.04(d)(10)							C		
Truck Sales/Rental							C			
Truck Terminal								C		
Vehicle Service Station, Major	1104.04(d)(11)						C	P		
Vehicular Service Station, Minor	1104.04(d)(12)					C	C	P		
Wholesale, Warehousing and Distribution Facility								P		
Wireless Telecommunication Facility	1104.04(d)(13)	C	C	C	C	C	C	C	C	C
Agricultural Uses										
Agriculture									P	

(Ord. 2025-208. Passed 12-4-25.)

Record No: PC-26-25

Planning Commission Application

Status: Active

Submitted On: 10/6/2026

Primary Location

41.157649, -81.410579

Owner

No owner information

Project Description

Please describe the project in detail.*

Following the lot split LS-26-10, Lot 4A (Parcel #56-19916) needs rezoned from R-3 to C-3 and site plan approval for Dutch Bros Coffee

Existing Zoning*

R-3

Proposed Zoning *

C-3

List all parcel numbers included in the project (Ex. 56-02623.)*

Lot 4A Parcel # 56-19916

Existing Use of Property:*

Vacant

Statement on the ways in which the proposed amendment relates to the Comprehensive Plan*

Rezoning from high-density single family to reginal comerical to accomidate the devlopment of vacent land

A statement of the reason(s) for the proposed amendment*

Vacent land development for drive thru coffee shop

Proposed Gross Floor Area (Sq Ft)*	Proposed Number of Dwelling Units (if applicable)
986	1

Authorization

By checking this box and typing my full legal name I hereby certify (1) The information contained in this application is accurate to the best of my knowledge, (2) I am authorized to make this application as the property owner of record or I have been authorized to make this application by the property owner of record, (3) I assume sole responsibility for correspondence regarding this application, which will transpire through my indicated email address, and (4) I am aware that all application requirements must be submitted prior to the acceptance of my application.*

Rebecca Puckrin
Aug 19, 2026

Please note that submitting by the deadline is NOT a guarantee that the application will be scheduled on the next agenda date. The application will be reviewed by staff and all comments will need to be resolved prior to scheduling on an agenda.

You will receive notification of a document with the details of the meeting once it is scheduled on the agenda.

City OF Stow

Tradition Centered. Future Focused.

City of Stow
Tradition Centered. Future Focused.

PC-26-25

Applicant:

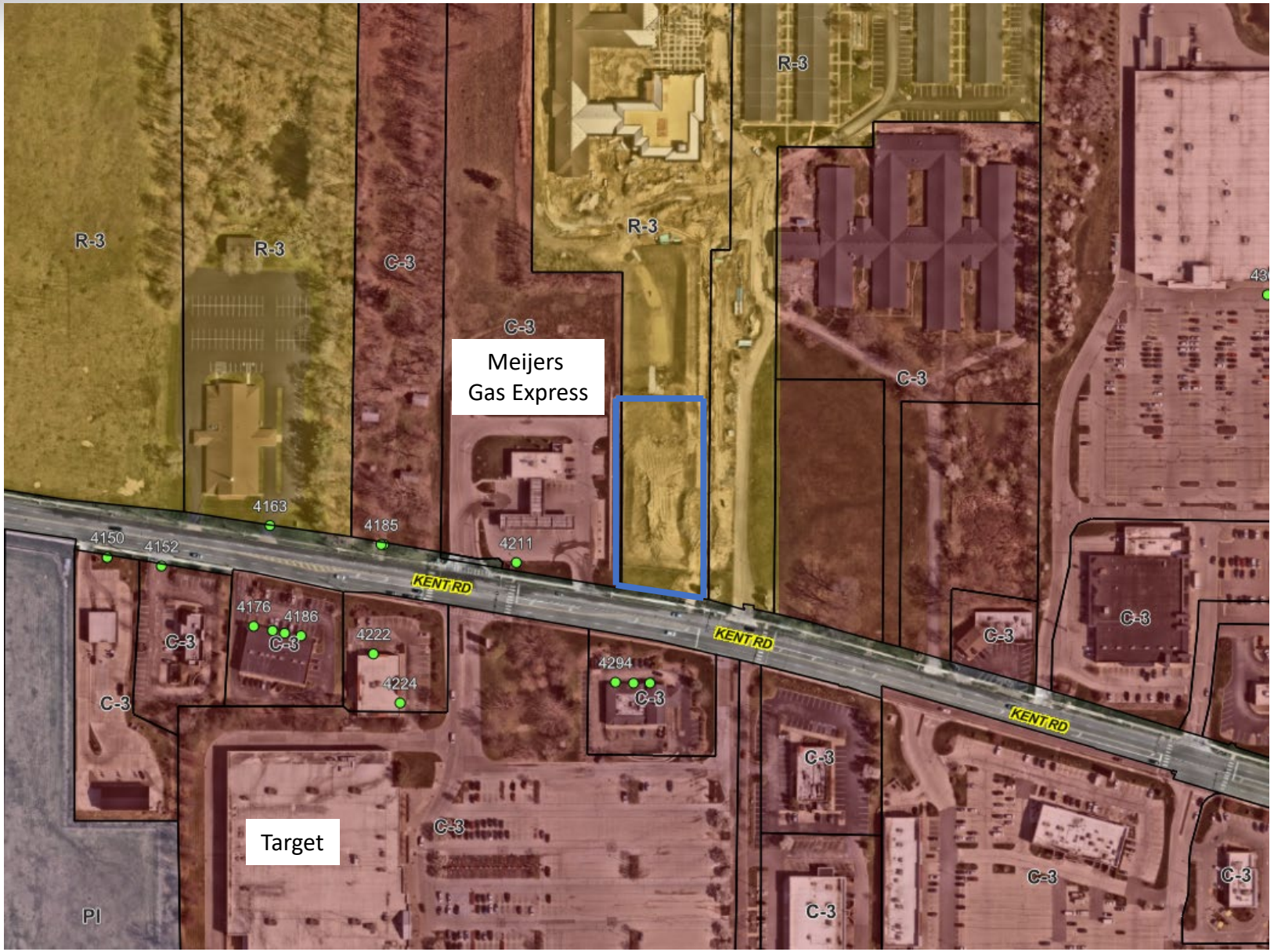
- Becca Puckrin
- 4239 Kent Road
- 0.83 acres

Current Zoning:

- R-3 – High-Density Residential

Business Item:

- Rezoning
  - C-3 –Regional Commercial



Review

Proposed to rezone to C-3 to allow for the development of a drive-thru coffee shop

- The C-3 Regional Commercial District is intended to accommodate a variety of commercial and service uses that serve both local and regional markets. The district allows for larger-scale commercial establishments such as retail centers, auto-oriented businesses, and professional offices, which are compatible with high-traffic locations.

Currently vacant land

- Split from parent parcel in 2026

<u>Comprehensive Plan:</u>

- Designated as retail / service



City of Stow

Tradition Centered. Future Focused.

REQUESTED BY APPLICANT
APPROVED BY PLANNING COMMISSION
ORDINANCE NO. 2026-175 INTRODUCED BY YOUNG

AN ORDINANCE ENACTED PURSUANT TO SECTION 1112.14 C.O.S., ENTITLED "AMENDMENTS", TO PROVIDE FOR THE AMENDMENT OF THE ZONING DISTRICTS MAP AND ZONING DISTRICTS BY RECLASSIFYING FROM "R-3" HIGH-DENSITY RESIDENTIAL TO "C-3" REGIONAL COMMERCIAL OF 4239 KENT ROAD, PARCEL NO. 56-19916, IN THE CITY OF STOW, OHIO

WHEREAS, on October 27, 2026 (P.C. 2026-025), the Planning Commission did prudently consider and now recommends to this Council the granting of a zoning map amendment rezoning the property from the existing R-3 – High-Density Residential to C-3 – Regional Commercial, located on Kent Road, (Parcel No. 56-19916), as hereinafter set forth, per C.O.S. Section 1112.14; and

WHEREAS, on _____, at _____., Council conducted a public hearing regarding this zoning text amendment with written notice of such public hearing being posted pursuant to Ohio R.C. 713.12.

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

SECTION 1. That after Public Hearing duly held according to law, pursuant to Section 1112.14 C.O.S., entitled "Amendments," the Zoning Districts Map and Zoning Districts set forth therein be, and the same are, hereby amended rezoning the property from the existing R-3 – High-Density Residential to C-3 – Regional Commercial, located on Kent Road, (Parcel No. 56-19916).

SECTION 2. That the City Engineer is hereby authorized and directed to cause the necessary changes of land use classification to be made upon the Zoning Districts Map of the City of Stow with reference to the effect of this Ordinance authorizing such reclassification.

SECTION 3. That this Council finds and determines that all formal actions of this Council concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council and that all deliberations of this Council and of any committees or subcommittees that resulted in those formal actions were in meetings open to the public in compliance with the law.

SECTION 4. That this Ordinance was adopted pursuant to Section 4.11, of the City Charter, and shall take effect thirty (30) days after its adoption by Council and approval by the Mayor, otherwise at the earliest period allowed by law.

ADOPTED BY COUNCIL_____

ATTEST

_____ _____
Sonya Mottram, CLERK OF COUNCIL Kyle Herman, PRESIDENT OF COUNCIL

FILED WITH MAYOR _____ APPROVED_____
John Pribonic, MAYOR

FILED WITH CLERK _____

APPROVED AS TO FORM EFFECTIVE DATE_____

_____
Steven M. Hooten, ACTING LAW DIRECTOR