

MINUTES OF PUBLIC HEARING

February 5, 2018

Temp. Ord. B-111

An ordinance approving a zoning map amendment for Parcels 02-05262, 02-05624, and 02-05625, from R-5 Mixed-Density Residential to C-1 Commercial District, as more fully described and depicted herein, and declaring an emergency.

On the 5th day of February 2018, at 2345 Fourth Street, Cuyahoga Falls, Ohio at xx p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. B-111, dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearings were published twice in the Falls News Press, a newspaper of general circulation in the City of Cuyahoga Falls, at least fourteen days prior to the date of these hearings, to-wit: December 17, 2017 and December 24, 2017. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Guerra, Planning Director, stated that the zoning map amendment is for 1183 to 1193 Cliffside Street, at the corner of Howe Avenue and Cliffside Street. The site is currently occupied by Cliffside Manor, an apartment complex built in 1974. The property is approximately 2.1 acres and is zoned R-5 Mixed-Density Residential. The applicant is purchasing this property to redevelop it as a dine-in restaurant. This action requires a C-1 Commercial map amendment. The map amendment is consistent with surrounding Howe Avenue C-1 Commercial property in the corridor that runs from State Route 8 to Tallmadge Avenue. The first figure on the handout shows the existing apartment buildings on that site. The second figure shows the proposed restaurant location. This is a preliminary site plan. They still must go through site plan approval. Figure 3 shows the Commercial C-1 corridor in red. The blue dotted line shows where this property is located.

Mr. Guerra stated that, on December 5th, 2017, the Planning Commission recommended a zoning map amendment for Parcels 02-05262, 02-05624 and 02-05625 from R-5 Mixed-Density Residential to C-1 Commercial District. Additionally, the Planning Commission found that the proposed map amendment is harmonious with review criteria as described in Section 1113.07A of the Cuyahoga Falls General Development Code. The map amendment is consistent with historical development patterns on Howe Avenue. It will benefit the City through new investment and job creation. It's harmonious with the R-5 Mixed-Density district. It will not adversely impact the adjacent land uses. Mr. Colavecchio stated that his understanding was that this passed unanimously through the Planning Commission. Mr. Guerra stated that that was correct.

Robert Abramovich, Cliffside Investors, LLC, 1585 Frederick Boulevard, Akron, Ohio, stated they are the contract holder for the purchase of the property. This is one of the last residential pieces along the Howe Road corridor. The existing structures have outlived their useful life. They have not been very well taken care of in the last several years, if not

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decade, and are in very poor condition. The vacancy rate is approximately 50 percent. As they currently stand, the tenants are on month-to-month leases on all the units there. To bring those buildings up to commercially-reasonable standards would be such that the investment would outweigh the amount of rent there. From a redevelopment standpoint, they looked at it and worked with the owner, Mr. Carter, on purchasing the property and redeveloping it to fit in with the corridor.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio, at 6:30 p.m. on Monday, February 5, 2018, in the City Council meeting room located in the Cuyahoga Falls Natatorium.

Dated: February 16, 2017

Proof of Publication

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REC'D

FEB 05 2018

CITY OF CUYAHOGA FALLS
LAW DEPT

I, Nancy Whitehead being first duly sworn depose and say that I am Advertising Clerk of
Record Publishing Company

30 South Zone a newspaper printed and published in the city of Kent, and of General circulation in the County of Portage, State of Ohio, and personal knowledge of the facts herein stated and that the notice hereto annexed was Published in said newspapers for 2 insertions on the same day of the week from and after the 17th day of December, 2017 and that the fees charged are legal.

Nancy Whitehead

Name of Account: City of CUYAHOGA FALLS LEGAL
Ad Number: 12397929
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Day(s) Published: 12/17, 12/24.
Printers Fee: \$63.00

Sworn to and subscribed before this 2nd day of February, 2018.

Elizabeth McDaniel
Elizabeth McDaniel
Notary Public
Commission Expires June 19, 2021

LEGAL NOTICE

Notice is hereby given that there will be a Public Hearing in the Council Chambers in The Natatorium, 2345 Fourth Street, Cuyahoga Falls, Ohio on Monday, February 5, 2018 at 6:30 PM relative to the ordinance bearing temporary number B-111.

Planning and Zoning Committee:

Temp Ord B-111
AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PARCELS 02-05262, 02-05624, AND 02-05625, FROM R-5 MIXED-DENSITY RESIDENTIAL TO C-1 COMMERCIAL DISTRICT, AS MORE FULLY DESCRIBED AND DEPICTED HEREIN AND DECLARING AN EMERGENCY.
By Order of the Clerk of Council
Dana Capriulo
FNP, Dec 17, 24, 2017, 12397929