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Presented by the Administration
Upon Recommendation of the Planning Commission

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CITY OF CUYAHOGA FALLS, OHIO

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ORDINANCE NO. 77 - 2012

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AN ORDINANCE RE-ZONING PARCELS 02-05240, 02-05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439 AND 02-02885 FROM MU-4 ("SUB-URBAN CORRIDOR") TO C-1 ("COMMERCIAL DISTRICT"), AUTHORIZING A CORRESPONDING AMENDMENT OF THE CITY'S OFFICIAL ZONE MAPS, AND DECLARING AN EMERGENCY.

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WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires that all affirmative decisions made by the Planning Commission be submitted to Council; and

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WHEREAS, the Planning Commission has non-exclusive jurisdiction to review and approve, deny, or approve with conditions an application for re-zoning of land in accordance with the General Plan, pursuant to Section 1113.07 of the Codified Ordinances; and

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WHEREAS, on July 24, 2012 the Planning Commission approved and recommended the re-zoning of parcels 02-05240, 02-05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439 and 02-02885 from MU-4 ("Sub-Urban Corridor") to C-1 ("Commercial District"), as more fully described in File P-16-12-Z and in the proposed Official Zone Map amendment attached hereto as Exhibit "A," and

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WHEREAS, this Council finds that the procedural and notice requirements applicable to re-zoning, as established in Section 1113.07(F)(3) of the Codified Ordinances, have been faithfully observed,

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NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit, and State of Ohio, that:

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Section 1. The zoning classification of the parcels of real property known as Summit County Parcel Nos. 02-05240, 02-05241, 02-14014, 02-01811, 02-18517, 02-18768, 02-18769, 02-20436, 02-20437, 02-20439, and 02-02885, is hereby changed from MU-4 ("Sub-Urban Corridor") to C-1 ("Commercial District"), as more fully described in Planning Commission File P-16-12-Z and in the proposed Official Zone Map amendment attached hereto as Exhibit "A." The Director of Community Development is hereby authorized to amend the City's official zone maps to reflect the change in classification made hereby.

50 Section 2. Any other ordinances or resolutions or portions of ordinances and
51 resolutions inconsistent herewith are hereby repealed, but any ordinances and
52 resolutions not inconsistent herewith and which have not previously been repealed
53 are hereby ratified and confirmed
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55 Section 3. It is found and determined that all formal actions of this Council
56 concerning and relating to the adoption of this ordinance were adopted in an open
57 meeting of this Council, and that all deliberations of this Council and of any of its
58 committees that resulted in such formal action, were in meetings open to the
59 public, in compliance with all legal requirements including, to the extent
60 applicable, Chapter 107 of the Codified Ordinances.
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62 Section 4. This ordinance is hereby declared to be an emergency measure
63 necessary for the preservation of the public peace, health, safety, convenience and
64 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason
65 that it is immediately necessary to permit timely and appropriate development of
66 this property, and provided it receives the affirmative vote of two thirds of the
67 members elected or appointed to Council, it shall take effect and be in force
68 immediately upon its passage and approval by the Mayor; otherwise it shall take
69 effect and be in force at the earliest period allowed by law.
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72 Passed: 9-24-12

Mond Masry
President of Council

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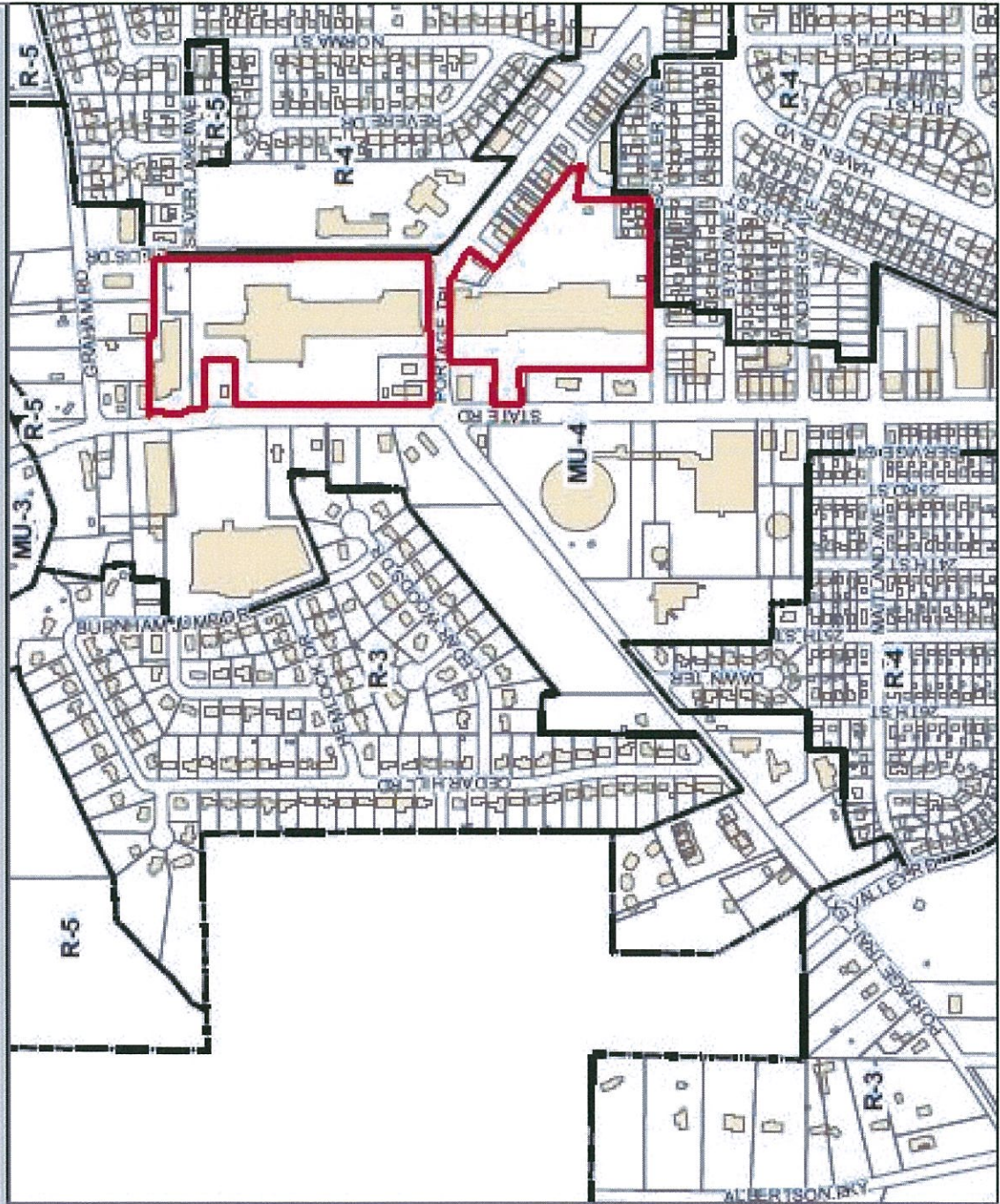
Cathleen J. Meacham
Clerk of Council

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80 Approved: 9/26/12

D. Robert
Mayor

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83 7/30/12
84 O:\2012ords\P-16-12-Z Portage Crossing Re-zoning.doc

City of Cuyahoga Falls Zoning Districts



Zoning District Classifications

- R-R Rural Residential
- R-1 Large-Lot Residential
- R-2 Low Density Residential
- R-3 Sub-Urban Density Residential
- R-4 Urban Density Residential
- R-5 Mixed Density Residential
- R-6 Urban Mixed Density Residential
- MU-1 Rural Neighborhood Center
- MU-2 Neighborhood Center
- MU-3 Sub-Urban Center
- MU-4 Sub-Urban Center
- MU-5 Urban Center
- MU-6 Downtown
- C-1 Commercial District
- E-1 Employment District
- M-1 Manufacturing District
- NP-1 National Park District



NOTE: Zoning and property boundaries are subject to frequent change. This map is not a substitute for a legal description.

Prepared By:
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Ordinance 98-2005
 July 25, 2005
 Revised:
 Ordinance 62-2009
 July 27, 2009