

1 B-98 (Sub 11/7/11)

Presented by the Administration  
Upon Recommendation of the Planning Commission

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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 89 - 2011

8  
9 AN ORDINANCE APPROVING THE SITE PLAN RELATED  
10 TO CONSTRUCTION OF A 55,000 SQUARE FOOT/100-  
11 UNIT SKILLED NURSING FACILITY AT 186 WEST BATH  
12 ROAD (PARCEL NO. 35-05985), AND DECLARING AN  
13 EMERGENCY.  
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15  
16 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires  
17 that all affirmative decisions made by the Planning Commission be submitted to  
18 Council, and  
19

20 WHEREAS, site plan review by the Planning Commission is required for the  
21 construction of all new buildings in excess of 8,000 SF in the City of Cuyahoga  
22 Falls, Ohio, and  
23

24 WHEREAS, on October 18, 2011, the Planning Commission approved the major  
25 site plan for the construction of a 55,000 square foot/100-unit skilled nursing  
26 facility at 186 West Bath Road, within the City of Cuyahoga Falls, Ohio,  
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28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga  
29 Falls, County of Summit, and State of Ohio, that:  
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31 Section 1. The City Council approves the site plan for the construction of a  
32 55,000 square foot/100-unit skilled nursing facility, at 186 West Bath Road,  
33 Cuyahoga Falls, Ohio, in accordance with Cuyahoga Falls General Development  
34 Code regulations as stipulated in the Codified Ordinances of the City of Cuyahoga  
35 Falls and as approved by the Planning Commission as per the plans and final  
36 stipulations contained in File P-16-11-SP (plan and elevation views attached hereto  
37 as Exhibit "A").  
38

39 Section 2. Any other ordinances or resolutions or portions of ordinances and  
40 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
41 resolutions not inconsistent herewith and which have not previously been repealed  
42 are hereby ratified and confirmed.  
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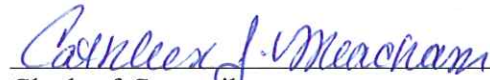
44 Section 3. It is found and determined that all formal actions of this Council  
45 concerning and relating to the adoption of this ordinance were adopted in an open  
46 meeting of this Council, and that all deliberations of this Council and of any of its  
47 committees that resulted in such formal action, were in meetings open to the  
48 public, in compliance with all legal requirements, to the extent applicable, including  
49 Chapter 107 of the Codified Ordinances.  
50

51 Section 4. This ordinance is hereby declared to be an emergency measure  
52 necessary for the preservation of the public peace, health, safety, convenience and  
53 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason  
54 that it is immediately necessary to permit timely and appropriate development of  
55 this property, and provided it receives the affirmative vote of two thirds of the  
56 members elected or appointed to Council, it shall take effect and be in force  
57 immediately upon its passage and approval by the Mayor; otherwise it shall take  
58 effect and be in force at the earliest period allowed by law.

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Passed: 11-7-11

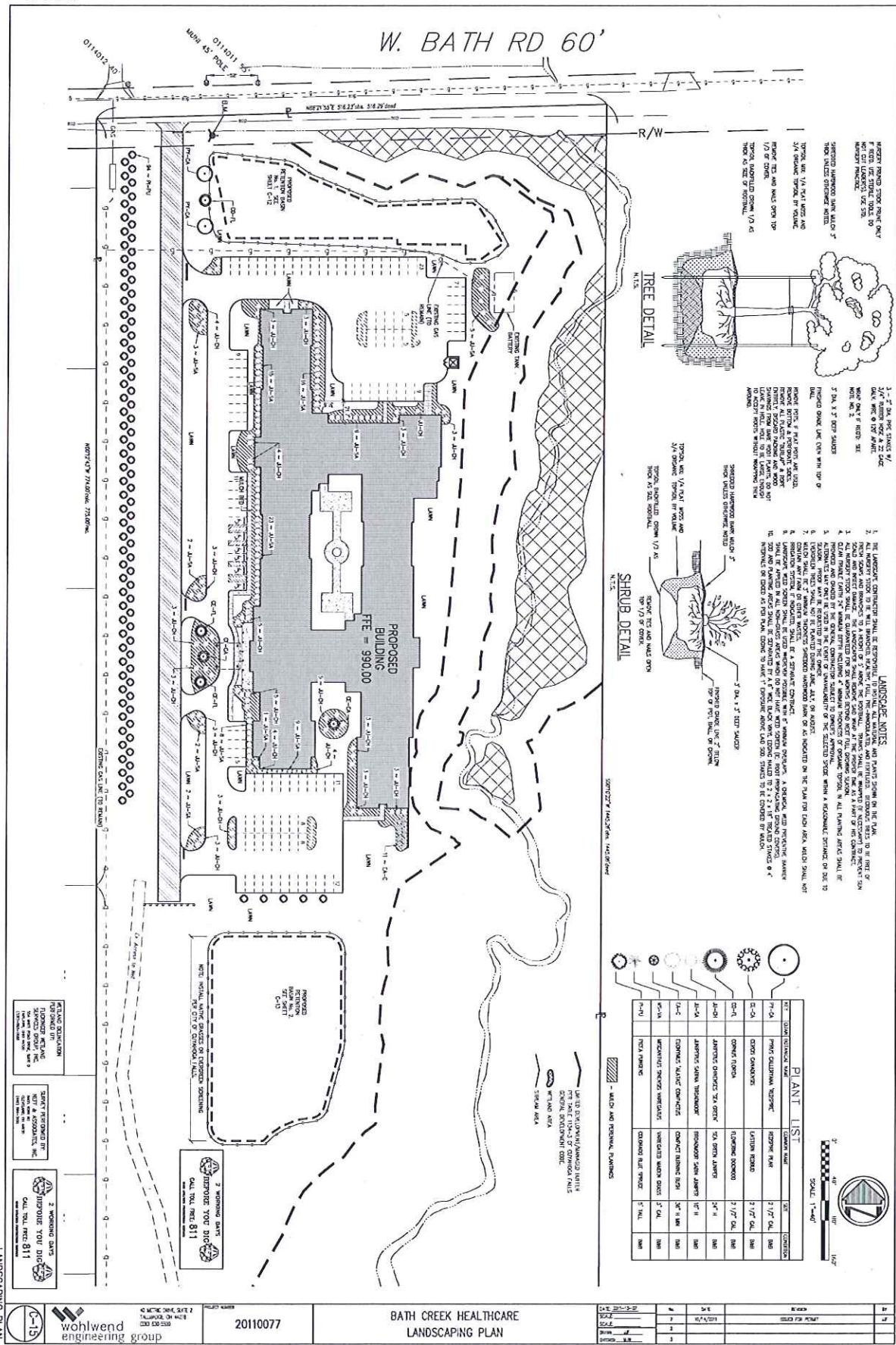
  
\_\_\_\_\_  
President of Council

  
\_\_\_\_\_  
Clerk of Council

Approved: 11/8/11

  
\_\_\_\_\_  
Mayor





W. BATH RD 60'

PROPOSED BUILDING  
FTE = 990.00

LANDSCAPE NOTES

1. THE LANDSCAPE CONSTRUCTION SHALL BE ACCORDING TO THE SPECIFICATIONS AND NOTES ON THE PLAN.
2. ALL MATERIALS TO BE USED SHALL BE OF THE BEST QUALITY AVAILABLE AND SHALL BE SUBJECT TO INSPECTION AND APPROVAL BY THE ARCHITECT.
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TREE DETAIL

SHRUB DETAIL

PLANT LIST

| NO. | PLANT SYMBOL | PLANT NAME | QUANTITY | NOTES |
|-----|--------------|------------|----------|-------|
| 1   | (Symbol)     | ...        | ...      | ...   |
| 2   | (Symbol)     | ...        | ...      | ...   |
| 3   | (Symbol)     | ...        | ...      | ...   |
| 4   | (Symbol)     | ...        | ...      | ...   |
| 5   | (Symbol)     | ...        | ...      | ...   |
| 6   | (Symbol)     | ...        | ...      | ...   |
| 7   | (Symbol)     | ...        | ...      | ...   |
| 8   | (Symbol)     | ...        | ...      | ...   |
| 9   | (Symbol)     | ...        | ...      | ...   |
| 10  | (Symbol)     | ...        | ...      | ...   |

20110077

BATH CREEK HEALTHCARE  
LANDSCAPING PLAN

wohlgend engineering group

SCALE: 1"=40'

DATE: 11/7/11

PROJECT NO: B-98

CLIENT: BATH CREEK HEALTHCARE

DESIGNER: WOHLGEND ENGINEERING GROUP

DATE: 11/7/11

SCALE: 1"=40'

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DESIGNER: WOHLGEND ENGINEERING GROUP