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5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 22 - 2016

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9 AN ORDINANCE APPROVING THE CREATION OF AN
10 INDIVIDUAL HISTORIC OVERLAY LANDMARK OF THE FALLS
11 THEATER AT 2218-2220 FRONT STREET ACCORDING TO
12 SECTION 1132.21 H, HISTORIC OVERLAY IN THE CUYAHOGA
13 FALLS GENERAL DEVELOPMENT CODE, AND DECLARING AN
14 EMERGENCY.
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17 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by
18 the Planning Commission be submitted to Council; and
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20 WHEREAS, on March 1, 2016, the Planning Commission recommended approval for the
21 designation of the Falls Theater as an individual historic overlay landmark according to
22 Section 1132.21 H, Historic Overlay of the Cuyahoga Falls General Development Code and
23 as outlined in this legislation and in File HIS-16-00006; and
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25 WHEREAS, the Planning Commission acted with the recommendation and approval of
26 the Cuyahoga Falls Design and Historic Review Board; and
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28 WHEREAS, the proposed Falls Theater individual historic landmark is considered
29 historically significant because its historical association with neighborhood scale commerce
30 and entertainment, distinct characteristic of type, period, and method of construction as a
31 locally significant example of Mediterranean Revival style; and
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33 WHEREAS, the Planning Commission based its individual historic overlay landmark
34 designation for 2218-2220 Front Street on Section 1132.21 H, Historic Overlay and
35 Ordinance 18-2014; and
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37 WHEREAS, the Planning Commission is recommending that City Council approve this
38 individual historic overlay landmark designation at 2218-2220 Front Street because the
39 structure has special historic and architectural value to the City of Cuyahoga Falls.
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41 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
42 County of Summit, and State of Ohio, that:
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44 Section 1. The City Council approves the creation of an individual historic overlay
45 landmark of the Falls Theater at 2218-2220 Front Street according to Section 1132.21 H,
46 Historic Overlay in the Cuyahoga Falls General Development Code as stipulated in the
47 Codified Ordinances of the City of Cuyahoga Falls and as approved by the Planning
48 Commission per the plans and final stipulations contained in File HIS-16-00006.

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Section 2. Council hereby waives the publication notice and the public hearing requirements pursuant to Codified Ordinance Section 1132.21 C 2 f (1) of the Codified Ordinances regarding the landmark designation herein for the reason that the Developer must apply for State of Ohio Historic tax credits by March 31, 2016.

Section 3. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

Section 4. It is found and determined that all formal actions of this Council concerning and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all deliberations of this Council and of any of its committees that resulted in such formal action, were in meetings open to the public, in compliance with all legal requirements including, to the extent applicable, Chapter 107 of the Codified Ordinances.

Section 5. This ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate development of this property, and provided it receives the affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

Passed: 3-28-16



President of Council



Clerk of Council

Approved: 3-29-2016



Mayor