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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 48 - 2013

8  
9 AN ORDINANCE APPROVING THE SITE PLAN RELATED  
10 TO THE FRENCH MILL RUN SUBDIVISION PLAT  
11 (PARCEL NOS. 35-06452, 35-05607, AND 35-02080),  
12 AND DECLARING AN EMERGENCY.  
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14 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires  
15 that all affirmative decisions made by the Planning Commission be submitted to  
16 Council; and  
17

18 WHEREAS, site plan review by the Planning Commission is required for all new  
19 subdivision plats filed in the City of Cuyahoga Falls, and  
20

21 WHEREAS, on July, 2, 2013 the Planning Commission approved the site plan  
22 related to the French Mill Run subdivision plat for French Mill Run, LLC, for  
23 development of a mixed-use residential and retail project to be located on the west  
24 side of State Road between West Bath Road and Ascot Parkway (Parcel Nos. 35-  
25 05607, 35-06452 and 35-02080) within the City of Cuyahoga Falls, Ohio,  
26

27 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga  
28 Falls, County of Summit, and State of Ohio, that:  
29

30 Section 1. This Council approves the site plan related to the French Mill Run  
31 subdivision plat, for development of a mixed-use residential and retail project to be  
32 located on the west side of State Road between West Bath Road and Ascot Parkway  
33 (Parcel Nos. 35-05607, 35-06452 and 35-02080) in Cuyahoga Falls, Ohio, in  
34 accordance with Cuyahoga Falls General Development Code regulations as set forth  
35 in the Codified Ordinances of the City of Cuyahoga Falls and as approved by the  
36 Planning Commission as per the plans and final conditions contained in File P-20-  
37 13-SP, as further depicted on the plan and elevation drawings attached hereto as  
38 Exhibits A-1 and A-2.  
39

40 Section 2. Any other ordinances or resolutions or portions of ordinances and  
41 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
42 resolutions not inconsistent herewith and which have not previously been repealed  
43 are hereby ratified and confirmed.  
44


45 Section 3. It is found and determined that all formal actions of this Council  
46 concerning and relating to the adoption of this ordinance were adopted in an open  
47 meeting of this Council, and that all deliberations of this Council and of any of its  
48 committees that resulted in such formal action, were in meetings open to the public,  
49 in compliance with all legal requirements, to the extent applicable, including Chapter  
50 107 of the Codified Ordinances.  
51

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

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Passed: 7-22-13

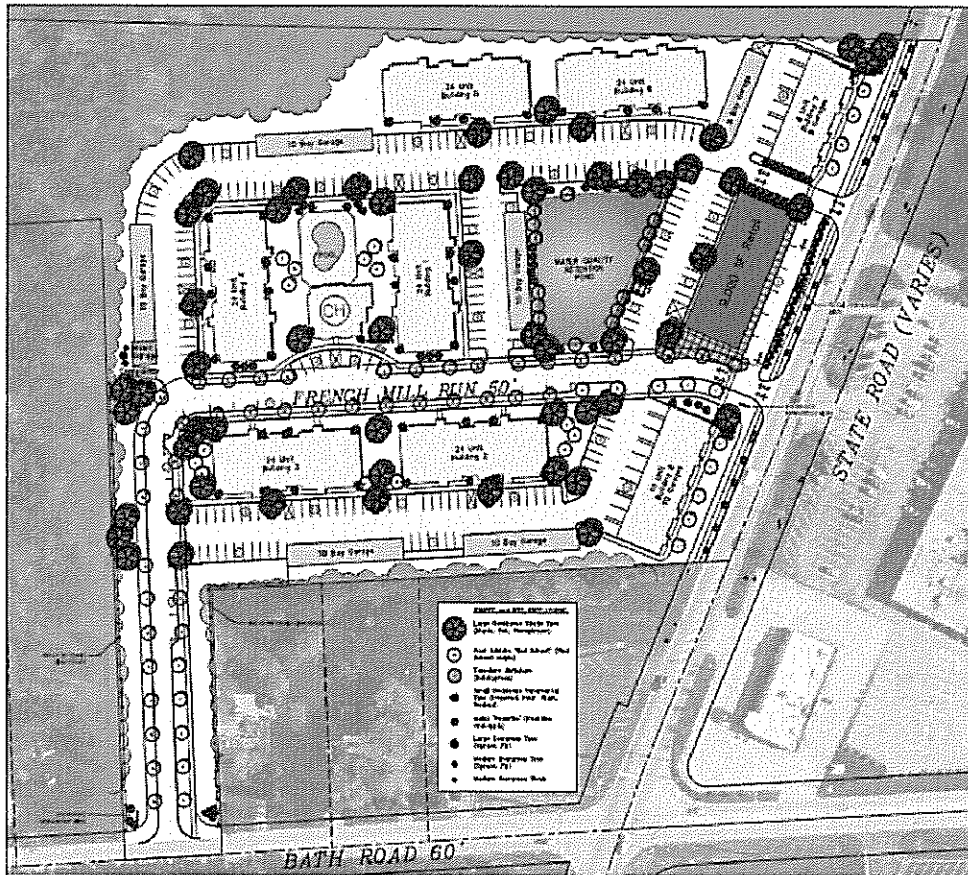
  
\_\_\_\_\_  
President of Council

  
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Clerk of Council

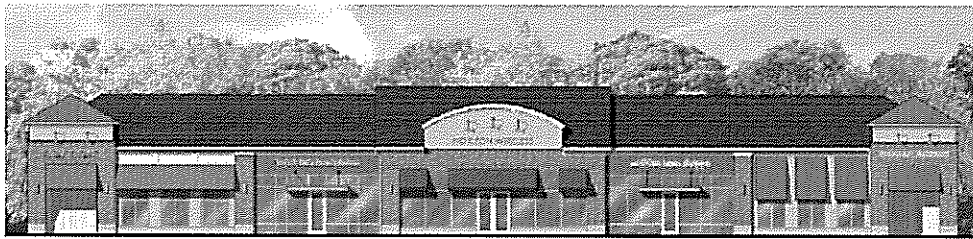
Approved: 7/23/13

  
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Mayor

7-8-2013  
O:\2013ords\P-20-13-S French Mill Run Site Plan v.2.doc



74  
75 Figure 1 -- Site/Landscape Plan



76  
77 Figure 2 -- Retail Center



Figure 3 -- 2-story apartment building



Figure 4 -- 3-story apartment building