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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 50 - 2014

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9 AN ORDINANCE ACCEPTING THE PLANNING  
10 COMMISSION APPROVAL, FINDINGS AND  
11 CONDITIONS OF THE MAJOR SITE PLAN FOR  
12 CASCADE AUTO GROUP'S NEW AUDI TERMINAL AT  
13 4161 STATE ROAD (PARCEL 35-00914) AND NEW  
14 DETAIL/SERVICE FACILITY AT 4149 STATE ROAD  
15 (PARCEL 35-00237) AND DECLARING AN  
16 EMERGENCY.  
17

18  
19 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions  
20 made by the Planning Commission be submitted to Council, and  
21

22 WHEREAS, on May 6, 2014 the Planning Commission recommended approval  
23 of the site plan that includes the construction of a 11,986 square foot Audi  
24 Terminal (Showroom) at 4161 State Road (Parcel 35-00941), a 7,500 square foot  
25 detail/service facility at 4149 State Road (Parcel 35-00237) and overall site  
26 improvements, and  
27

28 WHEREAS, such approval is given subject to conditions subsequent to be  
29 satisfied, and  
30

31 WHEREAS, such approval is necessary to determine that the allotment is  
32 satisfactory, serves the public interest, and is acceptable for recording.  
33

34 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga  
35 Falls, County of Summit, and State of Ohio, that:  
36

37 Section 1. The City Council approves the site plan that includes the  
38 construction of a 12,000 square foot Audi Terminal (Showroom) at 4161 State Road  
39 (Parcel 35-00941), a 7,500 square foot detail/service facility at 4149 State Road  
40 (Parcel 35-00237) and overall site improvements in Cuyahoga Falls, Ohio, in  
41 accordance with Cuyahoga Falls General Development Code regulations as  
42 stipulated in the Codified Ordinances of the City of Cuyahoga Falls and as  
43 approved by the Planning Commission as per the plans and final stipulations  
44 contained in Project File MS-14-00019.  
45

46 Section 2. Any other ordinances or resolutions or portions of ordinances and  
47 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
48 resolutions not inconsistent herewith and which have not previously been repealed  
49 are hereby ratified and confirmed.  
50

51 Section 3. It is found and determined that all formal actions of this Council  
52 concerning and relating to the adoption of this ordinance were adopted in an open  
53 meeting of this Council, and that all deliberations of this Council and of any of its

54 committees that resulted in such formal action, were in meetings open to the  
55 public, in compliance with all legal requirements, to the extent applicable,  
56 including Chapter 107 of the Codified Ordinances.  
57

58 Section 4. This ordinance is hereby declared to be an emergency measure  
59 necessary for the preservation of the public peace, health, safety, convenience and  
60 welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason  
61 that it is immediately necessary to permit timely and appropriate development of  
62 this property, and provided it receives the affirmative vote of two thirds of the  
63 members elected or appointed to Council, it shall take effect and be in force  
64 immediately upon its passage and approval by the Mayor; otherwise it shall take  
65 effect and be in force at the earliest period allowed by law.  
66

67  
68 Passed: 5/27/2014 Mary Ellen Pyke  
69 President of Council  
70 Dawn Cavin  
71 Clerk of Council  
72  
73 Approved: 528-14 [Signature]  
74 Mayor  
75

76  
77 5/12/14  
78 O:\2014ords\MSP-14-00019 Cascade Auto Site Plan.doc

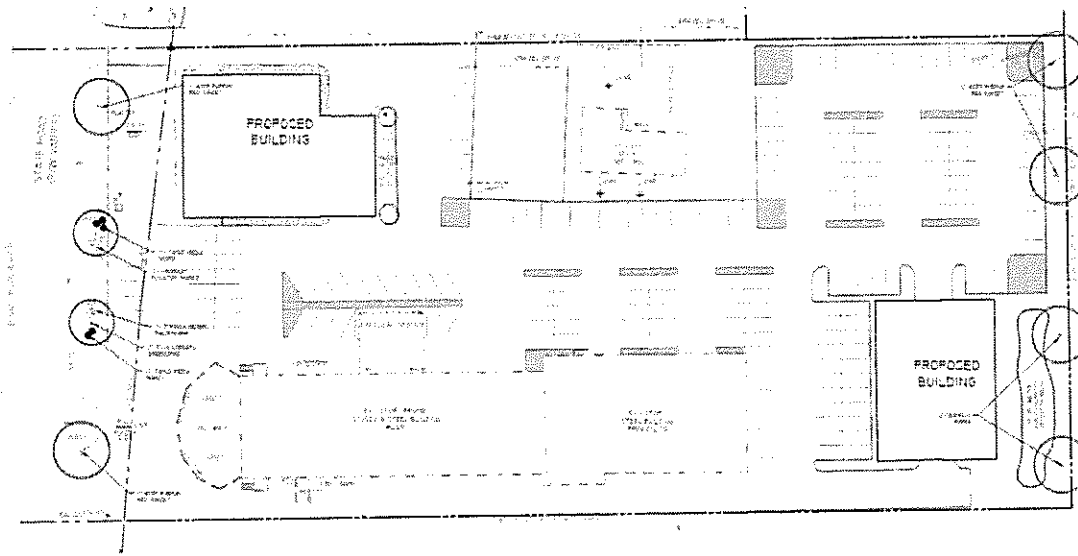


Figure 1 -- Site Plan

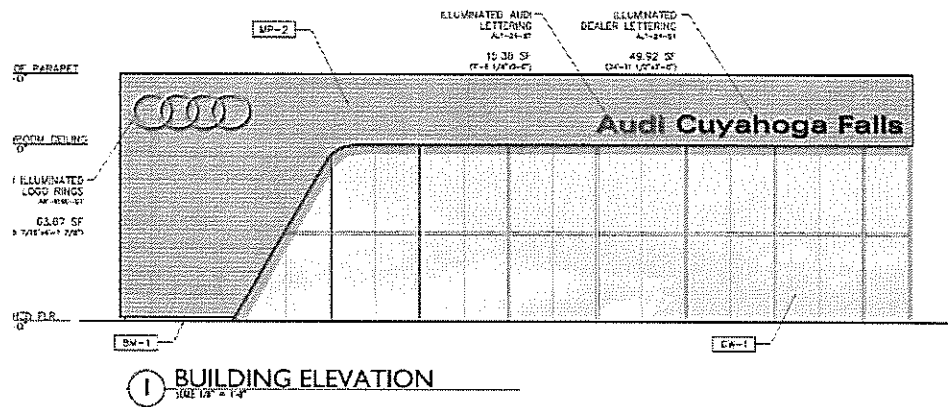


Figure 2 -- Audi Terminal -- Front Elevation

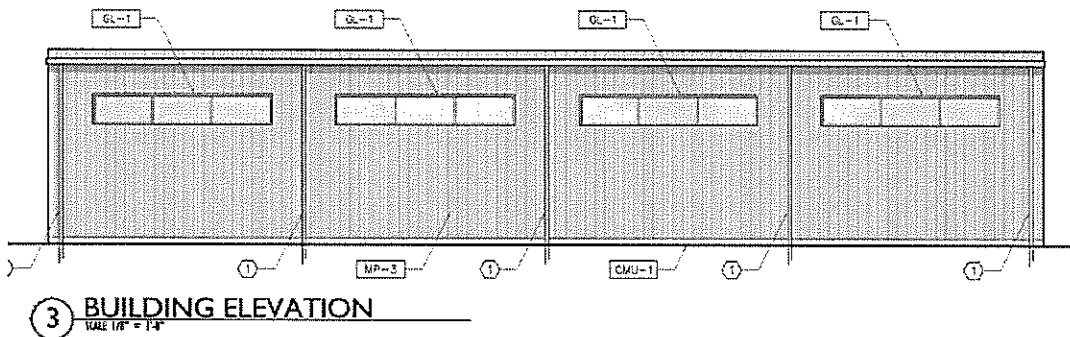


Figure 3 -- Detail/Service Building - Side Elevation