

Presented by the Administration Upon
Recommendation of the Planning Commission

B-53

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 51 - 2017

AN ORDINANCE ACCEPTING THE PLANNING COMMISSION APPROVAL, FINDINGS AND CONDITIONS OF THE SITE PLAN FOR THE CONSTRUCTION OF 7 BUILDINGS/143 APARTMENT UNITS ON APPROXIMATELY 10 ACRES AT FRENCH MILL RUN, AND DECLARING AN EMERGENCY.

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

WHEREAS, on July 5, 2017 the Planning Commission recommended approval of the site plan for the construction of 7 buildings/143 apartment units at French Mill Run on approximately 10-acres on parcels 35-02225, 35-00539, 35-01132, 35-07199, 35-06463 and 70-00495; and

WHEREAS, such approval is given subject to conditions subsequent to be satisfied; and

WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves the public interest, and is acceptable for recording.

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

Section 1. The City Council approves the site plan for the construction of 7 buildings/143 apartment units at French Mill Run on approximately 10-acres on parcels 35-02225, 35-00539, 35-01132, 35-07199, 35-06463 and 70-00495 in accordance with MU-3, Suburban Center, zoning district requirements and in accordance with Cuyahoga Falls General Development Code regulations as stipulated in the Codified Ordinances of the City of Cuyahoga Falls and as approved by the Planning Commission as per the plans and final stipulations contained in Project File MSP-17-00014.

Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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 3. 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, to the extent applicable, including Chapter 107 of the Codified Ordinances.

Section 4. 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

53 necessary to permit timely and appropriate development of this property, and provided it
54 receives the affirmative vote of two thirds of the members elected or appointed to Council, it
55 shall take effect and be in force immediately upon its passage and approval by the Mayor;
56 otherwise it shall take effect and be in force at the earliest period allowed by law.

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58 Passed: 7-31-17

Mary Ellen Pyke
President of Council

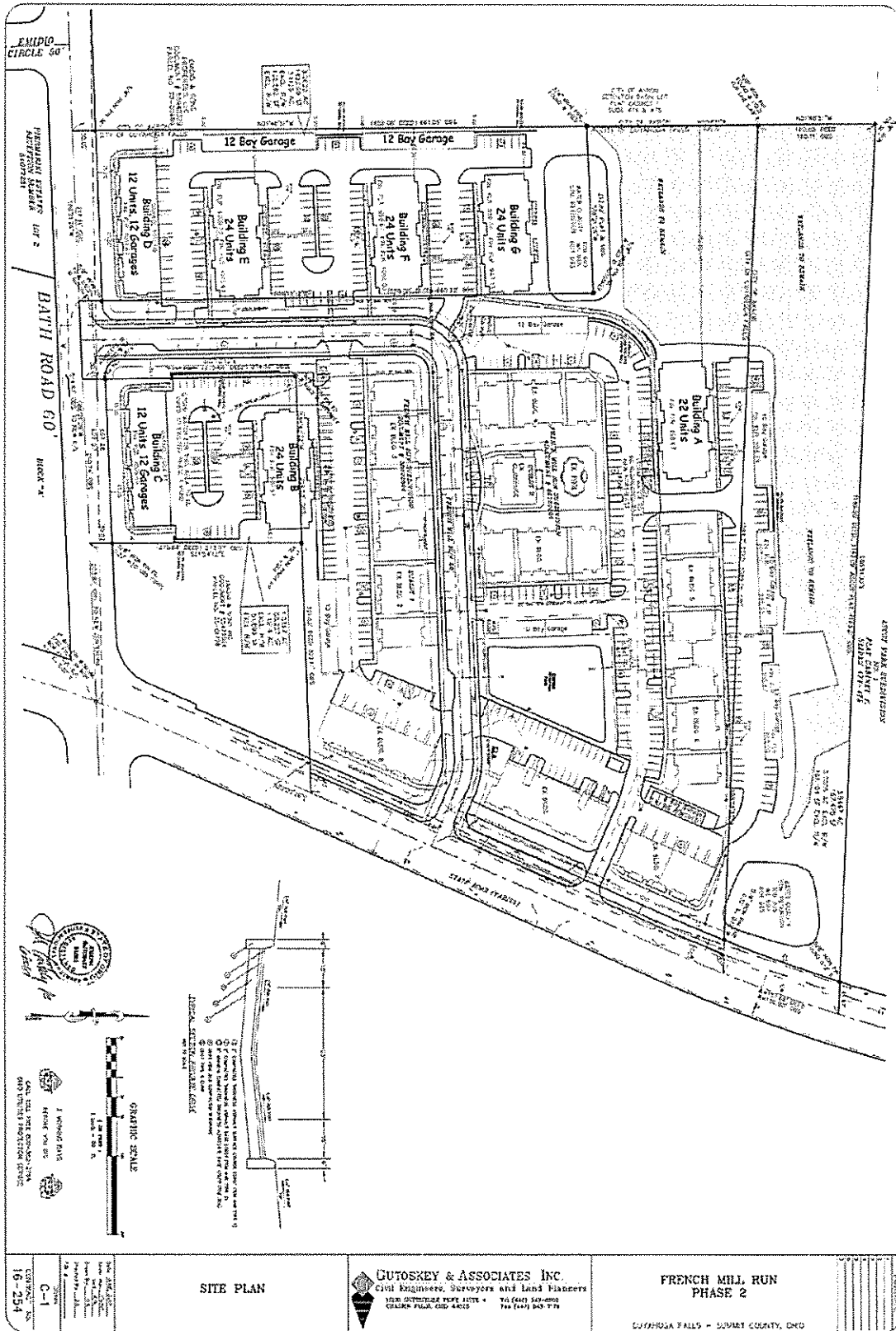
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D. M. [Signature]
Clerk of Council

64 Approved: 8-1-2017

[Signature]
Mayor

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16-254
C-1
CONTRACT NO.

SITE PLAN

GUTOSKEY & ASSOCIATES INC.
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 1500 GUTENBERG PARK DRIVE • WILMINGTON, DE 19804
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 Tel: (410) 543-4800
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FRENCH MILL RUN
PHASE 2

CHESAPEAKE FALLS - SUMMIT COUNTY, OHIO