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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. 62 - 2017

7
8 AN ORDINANCE APPROVING THE APPLICATION OF
9 THE CITY OF CUYAHOGA FALLS FOR THE
10 DESIGNATION OF A COMMUNITY ENTERTAINMENT
11 DISTRICT WITHIN THE DOWNTOWN CUYAHOGA
12 FALLS AREA; MAKING CERTAIN FINDINGS IN
13 CONNECTION THEREWITH, AND DECLARING AN
14 EMERGENCY.
15

16
17 WHEREAS, Section 4301.80 of the Ohio Revised Code ("R.C.") authorizes the City
18 to designate a contiguous area in excess 20 acres as a Community Entertainment
19 District, upon the application of one or more of the owners of the parcels located in
20 such area; and
21

22 WHEREAS, the Downtown Cuyahoga Falls Community Entertainment District
23 contains no less than 20 acres in accordance with R.C. 4301.80; and
24

25 WHEREAS, the City of Cuyahoga Falls is a property owner within the proposed
26 district and has made application to designate a Community Entertainment District
27 within the Downtown Cuyahoga Falls District, the boundaries of said district being
28 more fully detailed in the application, which is attached to this Ordinance as Exhibit
29 1; and
30

31 WHEREAS, the application contains the submissions required by R.C.
32 §4301.80(B), is complete and in order, and has been forwarded to this Council from
33 the Mayor with a recommendation that it be approved; and
34

35 WHEREAS, the creation of a Community Entertainment District within the City of
36 Cuyahoga Falls in the downtown area will provide the City with another tool for
37 economic development and business revitalization.
38

39 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga
40 Falls, County of Summit, and State of Ohio, that:
41

42 Section 1. The application of the City of Cuyahoga Falls for designation of a
43 Community Entertainment District, attached hereto as Exhibit 1, is well taken and is
44 approved for boundaries set forth in the application.
45

46 Section 2. This Council finds and determines that the proposed community
47 entertainment district will substantially contribute to entertainment, retail,
48 education, sporting, social, cultural, or arts opportunities for the City of Cuyahoga
49 Falls.
50

51 Section 3. This Council hereby authorizes the Mayor, Director of Community
52 Development or their designees to file the application and to provide such
53 information and to execute, certify or furnish such other documents, and do all
54 other things, as are necessary for and incidental to establishing the community
55 entertainment district.
56

57 Section 4. Any other ordinances or resolutions or portions of ordinances and
58 resolutions inconsistent herewith are hereby repealed, but any ordinances and
59 resolutions not inconsistent herewith and which have not previously been repealed
60 are hereby ratified and confirmed
61

62 Section 5. It is found and determined that all formal actions of this Council
63 concerning and relating to the adoption of this ordinance were adopted in an open
64 meeting of this Council, and that all deliberations of this Council and of any of its
65 committees that resulted in such formal action, were in meetings open to the public,
66 in compliance with all legal requirements including, to the extent applicable, Chapter
67 107 of the Codified Ordinances.
68

69 Section 6. This ordinance is hereby declared to be an emergency measure
70 necessary for the preservation of the public peace, health, safety, convenience and
71 welfare of the City of Cuyahoga Falls and the inhabitants thereof, and provided it
72 receives the affirmative vote of two thirds of the members elected or appointed to
73 Council, it shall take effect and be in force at the earliest period allowed by law.
74

75
76 Passed: 9-11-17

May Ellen Pyke
President of Council

77
78
79
80
81 Clerk of Council

Don Leonard

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83
84 Approved: 9-12-2017

[Signature]
Mayor

85
86 7/31/17
87 O:\2017ords\Community Entertainment District - Downtown Cuyahoga Falls
88 District.doc
89

Community Entertainment District Application July 2017

1.) Applicant's Name and Address:

City of Cuyahoga Falls
Attention: Diane Sheridan
2310 Second Street
Cuyahoga Falls, Ohio 44221
(330) 971-8135

Population: approximately 49,652

2.) A map or survey of the proposed Community Entertainment District (CED) and property owned by the applicant within the proposed CED:

Exhibit A shall serve as the map identifying the boundaries of the proposed Downtown Cuyahoga Falls Community Entertainment District, comprising approximately 57 acres, inclusive of privately owned land and public rights-of-way. The City of Cuyahoga Falls owns multiple properties within the proposed district. Although not a legal description, the boundaries of the proposed CED are generally depicted in Exhibit A and all parcels within the proposed CED are listed by parcel identification number on Exhibit B, attached hereto.

3.) The nature and types of establishments described in Ohio Revised Code Section 4301.80(A) that are or will be located within the CED:

The Ohio Revised Code Section 4301.80(A) defines a Community Entertainment District as follows:

(A) As used in this section "community entertainment district" means a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

1. Hotels;
2. Restaurants;
3. Retail sales establishments;
4. Enclosed shopping centers;
5. Museums;
6. Performing arts theaters;
7. Motion picture theaters;
8. Night clubs;
9. Convention facilities
10. Sports facilities;
11. Entertainment facilities or complexes;

12. Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community.

The CED will contain a diverse group of businesses engaged in commercial activity, including restaurants, retail sales establishments, hotels, art facilities, entertainment facilities, and many other complimentary businesses. In addition, the Downtown Cuyahoga Falls Community Entertainment District is inclusive of established businesses referenced in O.R.C. 4301.80.

4.) Timeframe for Completion of Establishments:

The City is currently in the process of redeveloping downtown, which includes a \$13.5 million in infrastructure improvements. In 2016, a Retail Market Study by the Gibbs Planning Group found downtown could support an additional 215,350 square feet of retail and restaurant development, generating over \$60.4 million in new sales. By 2021, continued development in the study area and household income growth could increase potential sales to \$65.9 million. The demand could partially be absorbed by existing businesses and/or with the opening of 95 to 115 new restaurants and stores.

Filling existing vacancies and new development in the area can provide needed goods and services for the existing surrounding consumer base of nearby residents, employees and visitors. Furthermore, attracting a critical mass of retailers and restaurants downtown can reestablish the historic commercial, social and civic functions to the core of Cuyahoga Falls.

The district will likely fully develop over the next 10 to 15 years and will involve a public-private investment in excess of \$50 million.

5.) Evidence that the land in the CED is consistent with the City's Master Plan:

See zoning letter from Fred Guerra, Director of Planning, attached as Exhibit C.

6.) Certificate from surveyor/engineer that CED contains at least 20 acres:

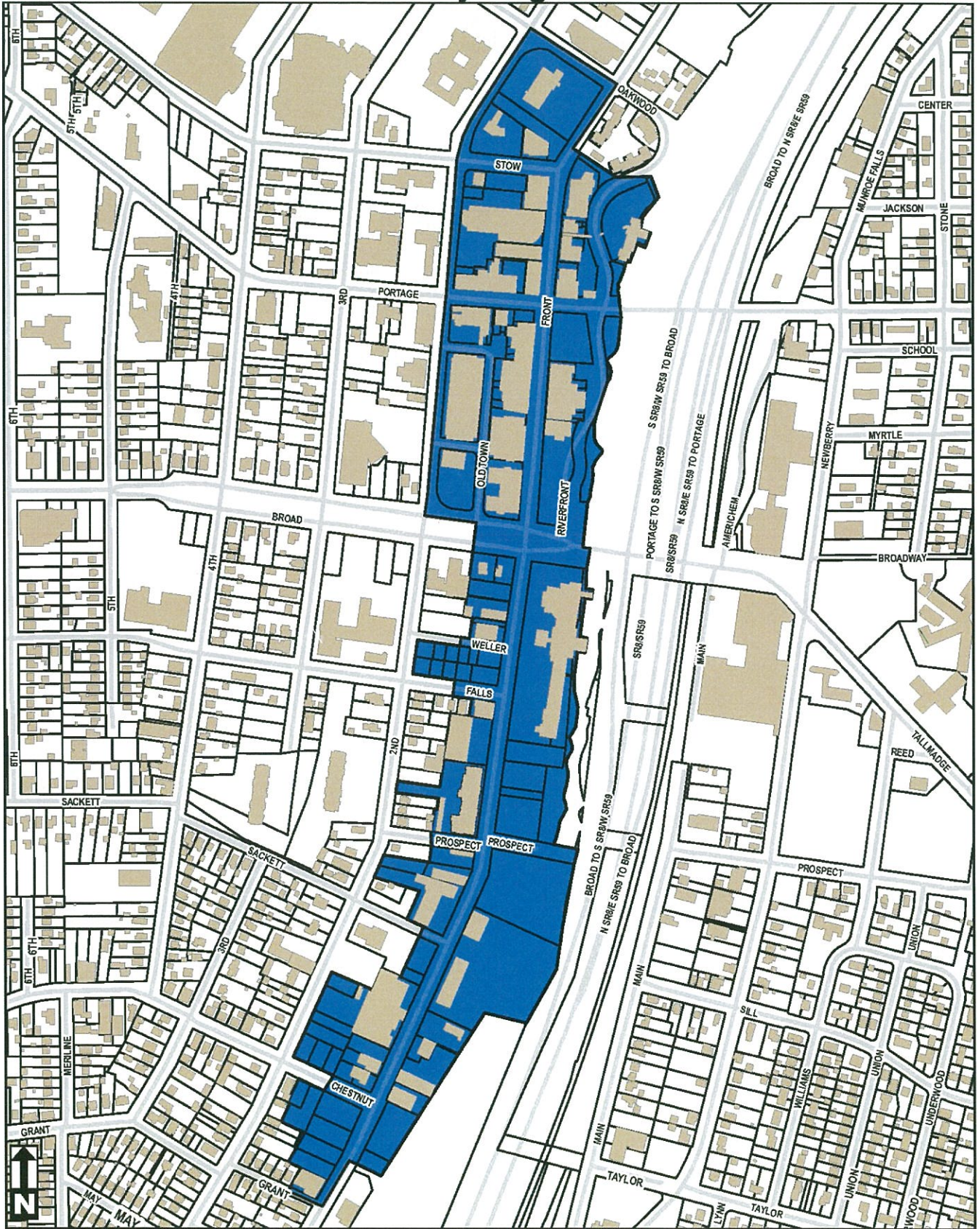
See surveyor certificate from Gary Krannich, attached as Exhibit D.

As the City of Cuyahoga Falls, a municipal corporation, seeks to create the Community Entertainment District, there are no fees associated with this application.

Respectfully submitted,

Diane Sheridan
Director of Community Development

Downtown Cuyahoga Falls CED



Area = 57 Acres

Exhibit B

PARCEL	ADDR	ACRES
0202787	PORTAGE TRL	0.00715
0207229	110 PORTAGE TR	0.04117
0207228	2170 FRONT ST	0.08169
0213242	2164 FRONT ST	0.03152
0214591	120 PORTAGE TRL	0.06708
0214211	116 PORTAGE TRL	0.03905
0208048	2156 FRONT ST	0.09552
0214275	2146 FRONT ST	0.09134
0208049	2140 FRONT ST	0.05294
0202769	2035 OLD TOWN LP	1.10887
0208050	FRONT ST	0.05683
0216828	2128 FRONT ST	0.27036
0218640	2114 FRONT ST	0.08755
0218641	2104 FRONT ST	0.15098
0213304	2100 FRONT ST	0.10013
0218991	2052 FRONT ST	0.49417
0217569	141 BROAD BLVD	0.72451
0202834	2020 FRONT ST	0.70741
0203026	1938 FRONT ST	0.24326
0219602	FRONT ST	0.05784
0202786	1924 FRONT ST	0.18923
0204672	1913 2ND ST	0.10142
0205259	126 WELLER CT	0.07012
0214716	122 WELLER CT	0.07473
0209391	WELLER DR	0.06114
0205071	114 WELLER CT	0.0519
0211764	1914 FRONT ST	0.13554
0204671	1905 2ND ST	0.09813
0206334	133 FALLS AVE	0.07683
0214717	FALLS AVE	0.07699
0200438	FRONT ST	0.08906
0200439	1908 FRONT ST	0.16052
0207879	1884 FRONT ST	0.14221
0204985	1832 FRONT ST	0.25495
0212842	1816 FRONT ST	0.91317
0207152	1772 FRONT ST	0.24519
0207151	1772 FRONT ST	0.07856
0204817	2ND ST	0.15189
0204818	2ND ST	0.16654
0203612	1710 FRONT ST	0.21982
0204667	127 CHESTNUT BLVD	0.11214
0215609	125 CHESTNUT BLVD	0.11655
0204691	1704 FRONT ST	0.12998
0219061	2052 FRONT ST	0.49417
0212717	122 BROAD BLVD	0.22692
0214686	1950 FRONT ST	0.17114
0203611	1710 FRONT ST	0.19195
0204819	1734 FRONT ST	1.47684
0215076	1824 FRONT ST	0.2398
0215075	2ND ST	0.19617
0219950	1872 FRONT ST	0.68228
0203025	FRONT ST	0.0081
0203024	1930 FRONT ST	0.30271
0220570	FRONT ST	0.82303
0220556	1846 FRONT ST	0.43862
0220557	1846 FRONT ST	0
0220558	1846 FRONT ST	0
0220559	1846 FRONT ST	0
0220560	1846 FRONT ST	0
0220561	1846 FRONT ST	0
0220562	1846 FRONT ST	0

0220563	1846 FRONT ST	0
0220564	1846 FRONT ST	0
0220565	1846 FRONT ST	0
0220566	1846 FRONT ST	0
0220567	1846 FRONT ST	0
0220568	1846 FRONT ST	0
0220569	1846 FRONT ST	0
0220596	1846 FRONT ST	0
0204668	1713 S 2ND ST	0.21331
0204665	CHESTNUT BLVD	0.13941
0204666	CHESTNUT BLVD	0.14383
0220607	1846 FRONT ST	0
0220608	1846 FRONT ST	0
0220609	1846 FRONT ST	0
0220610	1846 FRONT ST	0
0220612	1846 FRONT ST	0
0220613	1846 FRONT ST	0
0220614	1846 FRONT ST	0
0220615	1846 FRONT ST	0
0220616	1846 FRONT ST	0
0220617	1846 FRONT ST	0
0220611	1846 FRONT ST	0
0220618	1846 FRONT ST	0
0220619	1846 FRONT ST	0
0202824	PORTAGE TRL	0
0220643	140 PORTAGE TRL	0.48416
0218720	FRONT ST	0.33354
0207242	1861 FRONT ST	0.41006
0207243	1861 FRONT ST	0.38639
0210989	FRONT ST	0.12066
0210988	1839 FRONT ST	0.5867
0205018	1727 FRONT ST	0.16514
0208875	1659 FRONT ST	0.56875
0203082	1783 FRONT ST	0.15511
0215606	1616 FRONT ST	0.11428
0215607	1608 FRONT ST	0.10102
0205039	WATER ST	0.99459
0215610	1662 FRONT ST	0.36803
0215592	1620 FRONT ST	0.24421
0218719	1989 FRONT ST	3.07426
0218895	FRONT ST	0.18074
0215590	1632 FRONT ST	0.24801
0215588	1642 FRONT ST	0.00811
0215589	1642 FRONT ST	0.0104
0215625	134 CHESTNUT BLVD	0.12153
0215591	1642 FRONT ST	0.29627
0220455	CHESTNUT BLVD	0.30764
0202550	1707 FRONT ST	0.00915
0202551	1707 FRONT ST	0.57271
0205664	1735 FRONT ST	0.43621
0220002	1817 FRONT ST	2.08391
0220649	1749 FRONT ST	3.36917
0203081	1701 FRONT ST	0.268
0220671	1701 FRONT ST	0.268
0220672	1749 FRONT ST	3.36917
0219097	2291 RIVERFRONT PK	0.86302
0219096	2291 RIVERFRONT PK	0.01303
0219610	FRONT ST	0.01488
0219095	RIVERFRONT PKWY	0.10189
0206903	2131 FRONT ST	0.06891
0213862	2121 FRONT ST	0.08071
0217570	2115 FRONT ST	0.10594

0217568	2101 FRONT ST	0.23598
0208518	2097 FRONT ST	0.08119
0219098	2291 RIVERFRONT PK	0.86302
0202840	RIVERFRONT PKWY	0.4677
0218227	2050 RIVERFRONT PK	1.01917
0203617	FRONT ST	1.01917
0218226	2141 FRONT ST	0.65824
0219614	100 BROAD BLVD	1.01917
0211081	2091 FRONT ST	0.08803
0202833	FRONT ST	0.05031
0202853	2ND ST	0.44158
0205055	2305 2ND ST	0.68001
0202854	111 STOW AVE	0.21598
0210939	138 STOW AVE	0.11996
0215142	2ND ST	0.07387
0219577	2218 FRONT ST	0.23783
0219576	FRONT ST	0.01618
0202864	2310 2ND ST	1.30569
0201936	2225 FRONT ST	0.03563
0219578	FRONT ST	0.02227
0202818	MANCHESTER CT	0.17253
0209477	2218 FRONT ST	0.01758
0202851	2ND ST	0.02815
0202848	2210 FRONT ST	0.0722
0202846	2ND ST	0.01731
0218225	2223 FRONT ST	0.05668
0201614	2207 2ND ST	0.04926
0217577	133 PORTAGE TRL	0.04917
0200219	2215 FRONT ST	0.07785
0217575	149 PORTAGE TRL	0.05005
0217576	129 PORTAGE TRL	0.02892
0217571	127 PORTAGE TRL	0.03086
0213925	143 PORTAGE TRL	0.02327
0217573	123 PORTAGE TRL	0.02636
0217572	119 PORTAGE TRL	0.03065
0217574	111 PORTAGE TRL	0.04769
0214274	2202 FRONT ST	0.07145
0214271	2205 FRONT ST	0.09713
0215542	2321 2ND ST	1.80167
0202843	2ND ST	0.05058
0200912	139 PORTAGE TRL	0.03326
0202852	STOW AVE	0.23924
0212974	2250 FRONT ST	0.12381
0218229	FRONT ST	0.04488
0203191	2241 FRONT ST	0.03975
0213107	2237 FRONT ST	0.06671
0202856	FRONT ST	0.02706
0213108	2231 FRONT ST	0.15696
0218228	FRONT ST	0.10447
0202861	2290 RIVERFRONT PK	0.32261
0218223	FRONT ST	0.00608
0220635	2251 FRONT ST	0.49972
0202847	2318 2ND ST	0.28801
0203608	2244 FRONT ST	0.14541

Exhibit C

Mayor Donald S. Walters
2310 Second Street
Cuyahoga Falls, Ohio 44221



City of Cuyahoga Falls

Diane Sheridan, Development Director
Sara Leedham, Deputy Director

Fred R. Guerra, AICP, Planning Director

July 26, 2017

Diane Sheridan, Community Development Director
City of Cuyahoga Falls
2310 2nd Street
Cuyahoga Falls, Ohio 44221

Subject: Downtown Cuyahoga Falls Community Entertainment District - Zoning

Dear Ms. Sheridan:

I have reviewed the Downtown Cuyahoga Falls Community Entertainment District boundaries and map and conclude that all property within the proposed district is zoned either MU-5 Urban Center or MU-6 Downtown. Both of these districts allow mixed-uses that include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments as defined in Ohio Revised Code Section 4301.80 (A).

Sincerely,

A handwritten signature in blue ink that reads "Fred R. Guerra". The signature is stylized and cursive.

Fred R. Guerra, AICP
Planning Director

EXHIBIT C

City of Cuyahoga Falls

Division of Engineering

Mayor Don Walters
2310 Second St.
Cuyahoga Falls, Ohio 44221



Tony V. Demasi, P.E.
City Engineer

Craig Marko, P.E.
Assistant City Engineer

July 28, 2017

Ms. Diane Sheridan
Community Development Director
City of Cuyahoga Falls
2310 2nd Street
Cuyahoga Falls OH 44221

Re: Downtown Cuyahoga Falls Community Entertainment District

Dear Ms. Sheridan:

Please be advised that the proposed Downtown Cuyahoga Falls Community Entertainment District for which boundaries are defined on the attached map (Exhibit A) contains no less than 20 contiguous acres as required in Ohio Revised Code Section 4301.80(B)(6).

Respectfully,



Gary W. Krannich

Gary W. Krannich, P.S.
City of Cuyahoga Falls

EXHIBIT D