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5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 76 - 2013

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9 AN ORDINANCE APPROVING THE SITE PLAN RELATED TO THE  
10 CONSTRUCTION OF A 3-BUILDING, 36-UNIT RESIDENTIAL  
11 APARTMENT DEVELOPMENT AT 3574 WYOGA LAKE ROAD  
12 (PARCEL NO. 35-01110), AND DECLARING AN EMERGENCY.  
13

14 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires that all affirmative  
15 decisions made by the Planning Commission be submitted to Council; and  
16

17 WHEREAS, site plan review by the Planning Commission is required for the construction of all  
18 new buildings in excess of 8,000 SF in the City of Cuyahoga Falls, Ohio, and  
19

20 WHEREAS, on October 1, 2013 the Planning Commission approved the site plan for the  
21 construction of a 3-building, 36-unit residential apartment development for Twin Crown Properties,  
22 LLC, at 3574 Wyoga Lake Road (Parcel No. 35-01110), within the City of Cuyahoga Falls, Ohio; and  
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County  
25 of Summit, and State of Ohio, that:  
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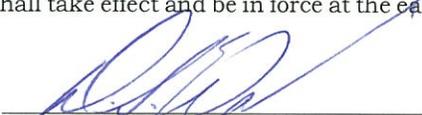
27 Section 1. This Council approves the site plan related to the construction of a 3-building, 36-  
28 unit residential apartment development for Twin Crown Properties, LLC, at 3574 Wyoga Lake Road  
29 (Parcel No. 35-01110), in Cuyahoga Falls, Ohio, in accordance with Cuyahoga Falls General  
30 Development Code regulations as set forth in the Codified Ordinances of the City of Cuyahoga Falls  
31 and as approved by the Planning Commission subject to the plans and final conditions contained in  
32 File P-23-13-SP and as further depicted on the plan and elevation drawings attached hereto as  
33 Exhibits A-1 and A-2.  
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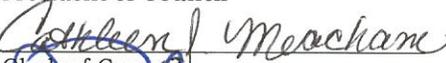
35 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions  
36 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent  
37 herewith and which have not previously been repealed are hereby ratified and confirmed.  
38

39 Section 3. It is found and determined that all formal actions of this Council concerning and  
40 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that  
41 all deliberations of this Council and of any of its committees that resulted in such formal action, were  
42 in meetings open to the public, in compliance with all legal requirements, to the extent applicable,  
43 including Chapter 107 of the Codified Ordinances.  
44

45 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the  
46 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga  
47 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and  
48 appropriate development of this property, and provided it receives the affirmative vote of two thirds of  
49 the members elected or appointed to Council, it shall take effect and be in force immediately upon its  
50 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period  
51 allowed by law.  
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53 Passed: 11-25-13

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55 \_\_\_\_\_  
56 President of Council

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58 \_\_\_\_\_  
59 Clerk of Council

60 Approved: 12/2/13

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62 \_\_\_\_\_  
63 Mayor

