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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. 76 - 2014

7
8 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION
9 APPROVAL, FINDINGS AND CONDITIONS OF THE BATH CREEK
10 MEMORY CARE ASSISTED LIVING FACILITY SITE PLAN AT 190
11 WEST BATH ROAD LOCATED ON PARCEL 35-06407 AND
12 DECLARING AN EMERGENCY.

13
14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
15 Planning Commission be submitted to Council, and

16
17 WHEREAS, on August 19, 2014 the Planning Commission recommended approval of the site plan
18 for the construction of a 61,605 square foot, 72-bed assisted living facility at 190 West Bath Road on
19 parcel 35-06407, and

20
21 WHEREAS, such approval is given subject to conditions subsequent to be satisfied, and

22
23 WHEREAS, such approval is necessary to determine that the allotment is satisfactory, serves the
24 public interest, and is acceptable for recording.

25
26 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
27 Summit, and State of Ohio, that:

28
29 Section 1. The City Council approves the site plan for the construction of a 61,605 square foot
30 Bath Creek Memory Care Assisted Living at 190 West Bath Road and on parcel 35-06407 in Cuyahoga
31 Falls, Ohio, in accordance with Cuyahoga Falls General Development Code regulations as stipulated in
32 the Codified Ordinances of the City of Cuyahoga Falls and as approved by the Planning Commission as
33 per the plans and final stipulations contained in Project File MSP-14-00035.

34
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36 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
37 herewith and which have not previously been repealed are hereby ratified and confirmed.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 all
41 deliberations of this Council and of any of its committees that resulted in such formal action, were in
42 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 Falls
47 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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54 Passed: 9/22/2014

Mary Ellen Pyke
President of Council

Paul O'Connell
Clerk of Council

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59 Approved: 9-23-2014

[Signature]
Mayor

60 9/8/14

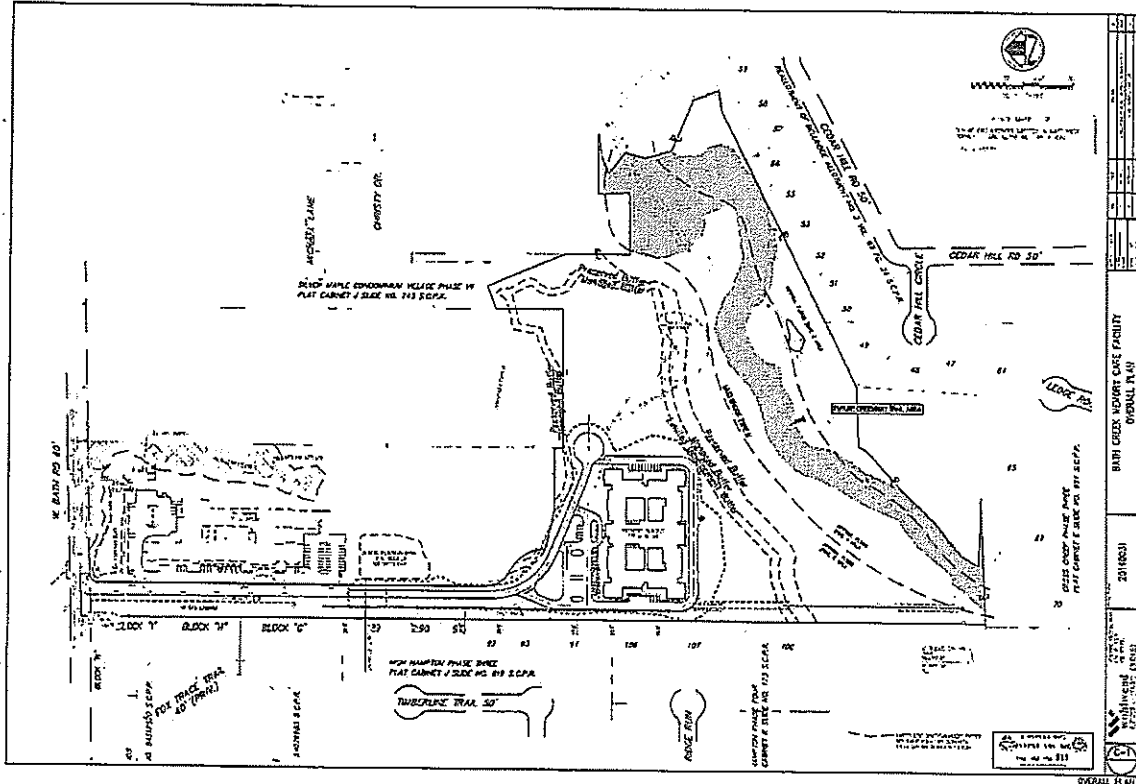


Figure 1 -- Overall Site Plan

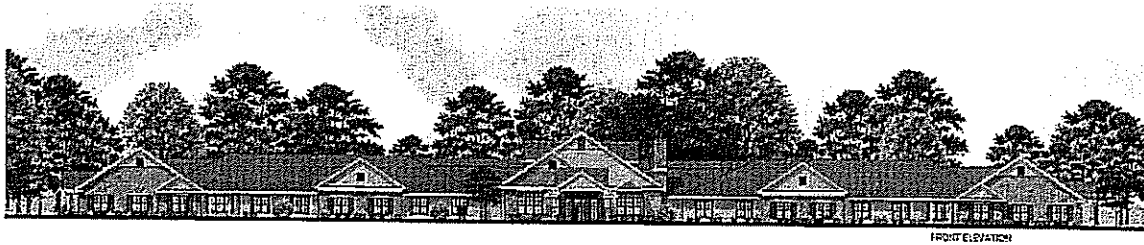


Figure 2 -- Front (North) Elevation

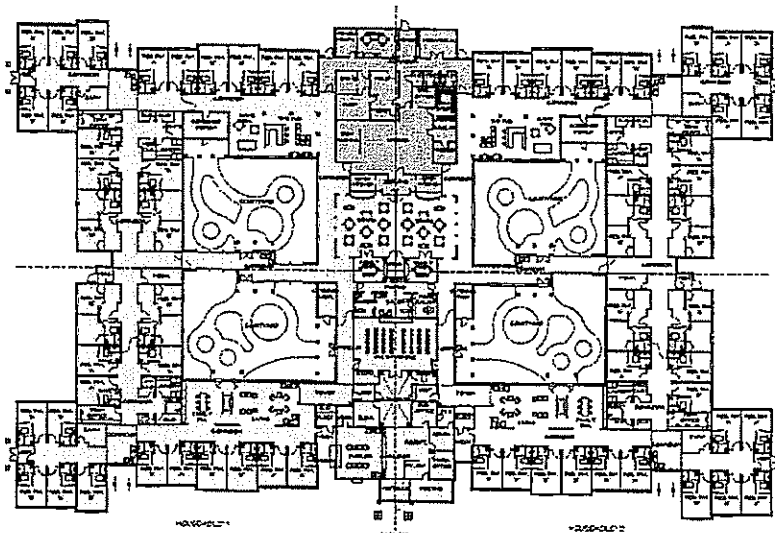


Figure 3 -- Floor Plan