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4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 93 - 2013

8
9 AN ORDINANCE APPROVING THE FINAL SUBDIVISION PLAT OF
10 THE BOULDER ESTATES PHASE 3 SUBDIVISION AND
11 DECLARING AN EMERGENCY.

12
13 WHEREAS, Art. VIII, §1.7 of the Charter of the City of Cuyahoga Falls requires that all affirmative
14 decisions made by the Planning Commission be submitted to Council; and

15
16 WHEREAS, all subdivision of land in the city is subject to the conditions set forth in Sections
17 1113.03 and 1113.04 of the Codified Ordinances and prior review and approval of the Planning
18 Commission; and

19
20 WHEREAS, on November 19, 2013 the Planning Commission approved the final subdivision plat
21 of the Boulder Estates Phase 3 Subdivision (Parcel No. 37-00380) located in the Northampton
22 Planning District and situated west of the westerly extensions of Boulder Lane and Granite Drive,
23

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

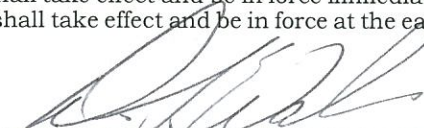
26
27 Section 1. This Council approves the final plat of the Boulder Estates Phase 3 Subdivision in
28 accordance with the Cuyahoga Falls General Development Code regulations as set forth in the
29 Codified Ordinances and as approved by the Planning Commission, subject to the conditions
30 contained in File P-32-13-S, and as further depicted on the subdivision plan attached hereto as
31 Exhibit "A."

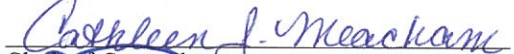
32
33 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions
34 inconsistent herewith hereby repealed, but any ordinances and resolutions not inconsistent herewith
35 and which have not previously been repealed are hereby ratified and confirmed.

36
37 Section 3. It is found and determined that all formal actions of this Council concerning and
38 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that
39 all deliberations of this Council and of any of its committees that resulted in such formal action, were
40 in meetings open to the public, in compliance with all legal requirements, to the extent applicable,
41 including Chapter 107 of the Codified Ordinances.

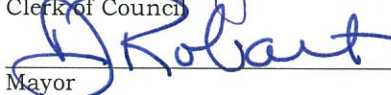
42
43 Section 4. This ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
45 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and
46 appropriate development of this property, and provided it receives the affirmative vote of two thirds of
47 the members elected or appointed to Council, it shall take effect and be in force immediately upon its
48 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period
49 allowed by law.

50
51 Passed: 12-9-13

52 
53 _____
54 President of Council

55 
56 _____
57 Clerk of Council

58 Approved: 12/10/13

59 
60 _____
61 Mayor

60 11/25/13

BOULDER ESTATES PHASE III

STATE OF OHIO, COUNTY OF SUMMIT, CITY OF CUYAHOGA FALLS,
BEING PART OF LOT 11 OF ORIGINAL NORTHAMPTON TOWNSHIP

PLANNED DEVELOPMENT

APPROVED BY THE BOARD OF ZONING AND PLANNING COMMISSIONERS OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

VICINITY MAP

PLANNED DEVELOPMENT

APPROVED BY THE BOARD OF ZONING AND PLANNING COMMISSIONERS OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

APPROVED BY THE CITY COUNCIL OF THE CITY OF CUYAHOGA FALLS, OHIO, ON _____ DAY OF _____ 2013.

SITE DATA

AREA IN LOT 11 = 9,170 ACRES
 AREA IN OPEN SPACE = 7,736 ACRES
 AREA IN ROADWAYS = 1,034 ACRES
 PARCEL A = 1,043 ACRES
 PARCEL B = 2,043 ACRES
 PARCEL C = 4,650 ACRES
TOTAL AREA = 18,573 ACRES

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION OF THE SURVEY AND THAT ALL DISTANCES, BEARINGS, AND ANGLES ARE CORRECTLY SET OUT THEREON.

[Signature]
 SURVEYOR

BOULDER ESTATES PHASE III

PLANNED DEVELOPMENT

STATE OF OHIO, COUNTY OF SUMMIT, CITY OF CUYAHOGA FALLS, OHIO

DATE OF SURVEY: _____

DATE OF RECORDING: _____

RECORDING OFFICE: _____

