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4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 90 - 2014

8
9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION
10 APPROVAL, FINDINGS AND CONDITIONS OF THE RIVERWALK
11 MIXED-USE DEVELOPMENT-PHASE 1 AT 1749 S. FRONT
12 STREET AND 1797 S. FRONT STREET, 1803 S. FRONT STREET
13 AND LOCATED ON EXISTING PARCELS 02-17769, 02-03122,
14 02-03123, 02-03124, 02-17696 AND 02-1770 AND
15 DECLARING AN EMERGENCY.
16

17 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
18 Planning Commission be submitted to Council, and
19

20 WHEREAS, on November 4, 2014 the Planning Commission recommended approval of the
21 site plan for the construction Riverwalk Mixed-Use Development-Phase 1 which consists of two
22 mixed-use buildings at 1749 and 1797 S. Front Street and one restaurant building at 1803 S.
23 Front Street and located on existing parcels 02-17769, 02-03122, 02-03123, 02-03124, 02-
24 17696 and 02-1770, and
25

26 WHEREAS, such approval is given subject to conditions subsequent to be satisfied, and
27

28 WHEREAS, such approval is necessary to determine that the allotment is satisfactory,
29 serves the public interest, and is acceptable for recording.
30

31 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
32 of Summit, and State of Ohio, that:
33

34 Section 1. The City Council approves the Riverwalk-Phase 1 Site Plan for the
35 construction of a 5,100 square foot mixed-use building with 6 second floor apartments at 1749
36 S. Front Street and a 5,100 square foot mixed-use building with 6 second floor apartments at
37 1797 S. Front Street and a 6,980 square foot restaurant at 1803 S. Front Street, in Cuyahoga
38 Falls, Ohio, and located on existing parcels 02-17769, 02-03122, 02-03123, 02-03124, 02-
39 17696 and 02-1770 in accordance with Cuyahoga Falls General Development Code regulations
40 as stipulated in the Codified Ordinances of the City of Cuyahoga Falls and as approved by the
41 Planning Commission as per the plans and final stipulations contained in Project File MSP-14-
42 00045.
43

44 Section 2. Any other ordinances or resolutions or portions of ordinances and resolutions
45 inconsistent herewith are hereby repealed, but any ordinances and resolutions not inconsistent
46 herewith and which have not previously been repealed are hereby ratified and confirmed.
47

48 Section 3. It is found and determined that all formal actions of this Council concerning
49 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,
50 and that all deliberations of this Council and of any of its committees that resulted in such

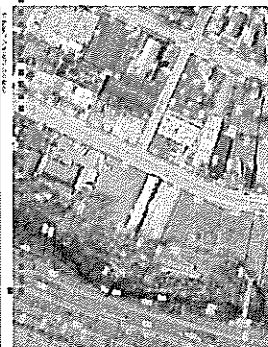
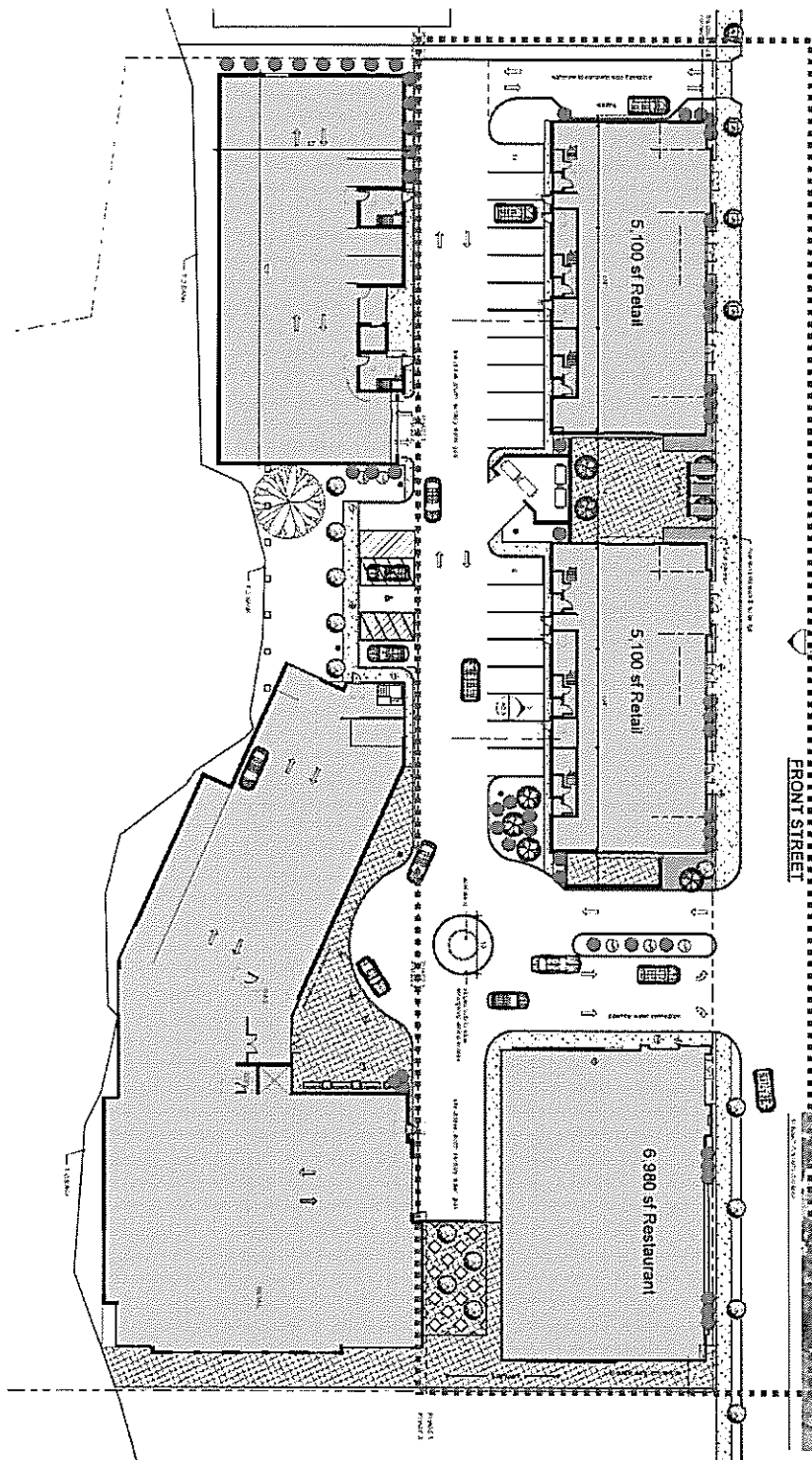
51 formal action, were in meetings open to the public, in compliance with all legal requirements, to
52 the extent applicable, including Chapter 107 of the Codified Ordinances.

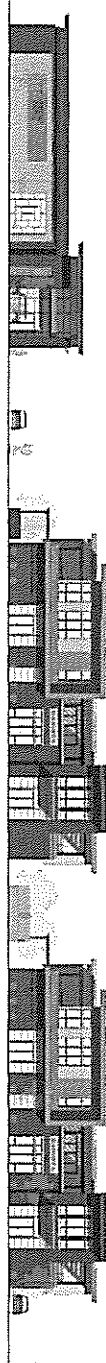
53
54 Section 4. This ordinance is hereby declared to be an emergency measure necessary for
55 the preservation of the public peace, health, safety, convenience and welfare of the City of
56 Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to
57 permit timely and appropriate development of this property, and provided it receives the
58 affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect
59 and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take
60 effect and be in force at the earliest period allowed by law.

61
62
63 Passed: 11/24/2014 Mary Ellen Pyke
64 President of Council
65 David J. Quinn
66 Clerk of Council
67
68 Approved: 11-25-14 [Signature]
69 Mayor
70

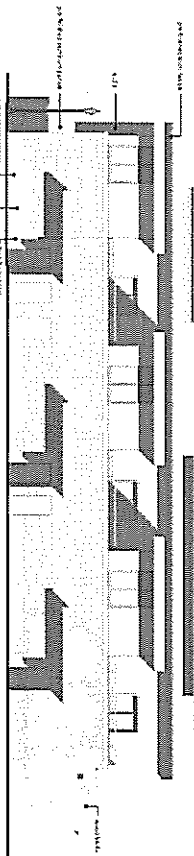
71
72 11/10/14

73 O:\2014ords\MSP-14-00045 Riverwalk Site Plan.doc

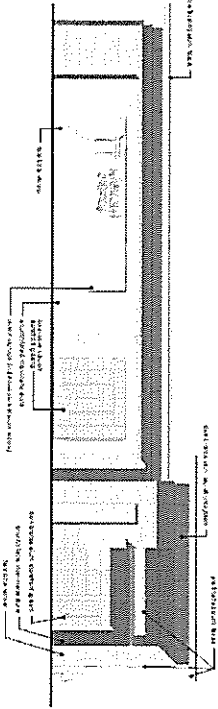
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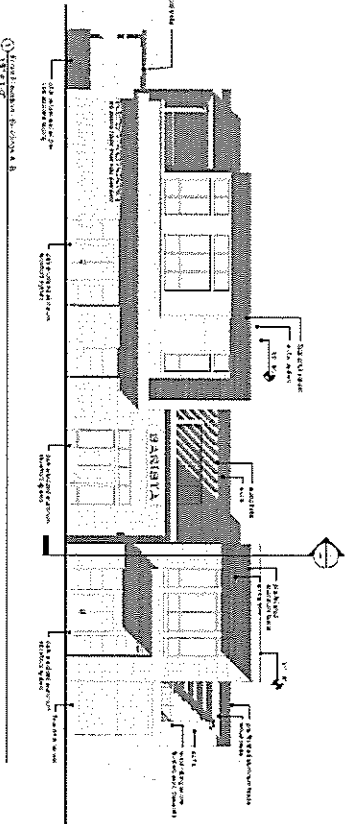
3 Elevations: South East Elevation



3 Elevations: West Elevation



3 Elevations: North Elevation



3 Elevations: East Elevation

PRELIMINARY
FOR REFERENCE
NOT FOR
CONSTRUCTION



Riverwalk Development

Testa Enterprises
2331 Second Street
Cuyahoga Falls, Ohio 44221

Rev.	Description	Date
1	Initial Design	10/14/2014
2	Revised Design	10/14/2014
3	Final Design	10/14/2014
4	Final Design	10/14/2014
5	Final Design	10/14/2014
6	Final Design	10/14/2014
7	Final Design	10/14/2014
8	Final Design	10/14/2014
9	Final Design	10/14/2014
10	Final Design	10/14/2014

Project Name	Riverwalk Development
Project Location	2331 Second Street, Cuyahoga Falls, Ohio 44221
Project Owner	Testa Enterprises
Project Architect	mola architecture
Project Engineer	Testa Enterprises
Project Designer	mola architecture
Project Draftsman	mola architecture
Project Date	10/14/2014
Project Status	Final Design
Project Notes	Final Design
Project Comments	Final Design
Project Revision	Final Design
Project Approval	Final Design
Project Signature	Final Design
Project Stamp	Final Design
Project Seal	Final Design
Project License	Final Design
Project Registration	Final Design
Project Certification	Final Design
Project Accreditation	Final Design
Project Authorization	Final Design
Project Endorsement	Final Design
Project Recommendation	Final Design
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