

MINUTES OF PUBLIC HEARING

October 21, 2024

Temp. Ord. A-74

An ordinance approving a zoning map amendment for parcels located on State Road south of Boulder Boulevard from MU-1 Rural Neighborhood Center to R-3 Suburban Density Residential, and declaring an emergency.

On the 21st of October, 2024, at 6:30 p.m. EST, public hearings were called to order and conducted regarding Temp. Ord. A-74 dealing with amending specific sections of the Codified Ordinances of the City of Cuyahoga Falls, Ohio. Notice of the hearing was published in the Akron Legal News on September 18, 2024 and September 25, 2024. A true and accurate copy of the published Notices are attached to these Minutes.

Mr. Rob Kurtz, Planning Director, stated that the applicant, Petros Homes (4846 State Road LLC) is requesting that four (4) parcels located on the west side of State Road south of Boulder Lane be rezoned from MU-1, Rural Neighborhood Center to R-3, Sub-Urban Density Residential. The applicant's position is that because the site includes a significant frontage along Boulder Blvd., single family is a more appropriate land use versus the commercial or mixed residential uses allowed in the MU-1 district. The table on the next page provides an analysis of the permitted uses in MU-1 and R-3 districts (page 2). The applicant's intention is to develop eleven (11) single family homes on individual lots. A conceptual plan is included on page 3. Planning Commission Action Planning Commission recommended approval of the map amendment contained in File MAP 24-00018 on September 4, 2024.

Mr. Kurtz spoke in favor of the ordinance.

Mr. Greg Modic, Petros Homes, 4223 Brecksville Road, Richfield, applicant and property owner for this project stated that they looked at the current zoning of MU-1 and looked at uses such as commercial residential components and live-work units. He felt it was putting too much into a space that is relatively small. They looked at R-3 and thought that to be more harmonious with Boulder Creek and the best project. In looking at the neighborhood, he felt it was far more appropriate to present this rezoning.

No further comments, either for or against the legislation, were offered by anyone in attendance.

Certification

The undersigned, Dana M. Capriulo, Clerk of Cuyahoga Falls City Council, hereby certifies that the foregoing is a true and correct copy of the minutes of the public hearing held by the Council of the City of Cuyahoga Falls, Ohio, at 6:30 p.m. on Monday, October 21, 2024.

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Dated: October 21, 2024

Dana M. Capriulo, Clerk
Cuyahoga Falls, Ohio City Council

City of Cuyahoga Falls, Ohio

Notice

City Council Public Hearing

Notice is hereby given that there will be a Public Hearing in the Council Chambers in The Natatorium, 2345 Fourth Street, Cuyahoga Falls, Ohio, on Monday, October 21st at 6:30 PM relative to the ordinance bearing Temporary Numbers A-74 and A-75.

Temp. Ord. A-74

An ordinance approving a zoning map amendment for parcels located on State Road south of Boulder Boulevard from MU-1 rural neighborhood center to R-3 suburban density residential, and declaring an emergency.

Temp. Ord. A-75

An ordinance approving a zoning map amendment for multiple parcels located on Boulder Boulevard and Quartz Avenue in the Boulder Estates subdivision from MU-1 rural neighborhood center to RM mixed density residential overlay (R-3), as more fully described and depicted herein, and declaring an emergency.

By Order of the Clerk of Council

Dana Capriulo

Akron Legal News: September 18, 2024 and September 25, 2024.