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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 15 - 2025

AN ORDINANCE AUTHORIZING AND APPROVING THE FINAL SUBDIVISION PLAT FOR THE RESERVE AT BOULDER ESTATE DEVELOPMENT LOCATED ON THE SOUTHWEST CORNER OF STATE ROAD AND BOULDER BOULEVARD AND DECLARING AN EMERGENCY.

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

WHEREAS, the Planning Commission is required to review and provide a recommendation for all Final Subdivision Plats in the City of Cuyahoga Falls, Ohio, and

WHEREAS, on February 19, 2025, the Planning Commission approved the Reserve at Boulder Estate Final Subdivision Plat consisting of 11 single family residential lots and general utility easements located on the west side of State Road south of Boulder Boulevard, within the City of Cuyahoga Falls, Ohio, as detailed in File FMP-25-00002.

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

Section 1. That the City Council approves the Reserve at Boulder Estate Final Subdivision Plat consisting of 11 single family residential lots and general utility easements located on the west side of State Road south of Boulder Boulevard, within the City of Cuyahoga Falls, Ohio, in accordance with all Cuyahoga Falls General Development Code regulations and as stipulated in the Codified Ordinances of the City of Cuyahoga Falls as approved by the Planning Commission as per all plans and stipulations contained in Project File FMP-25-00002.

Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.

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


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

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Passed: 3-10-2025



President of Council



Clerk of Council

Approved: 3-11-2025



Mayor

2/24/25

Figure 1-Final Subdivision Plat

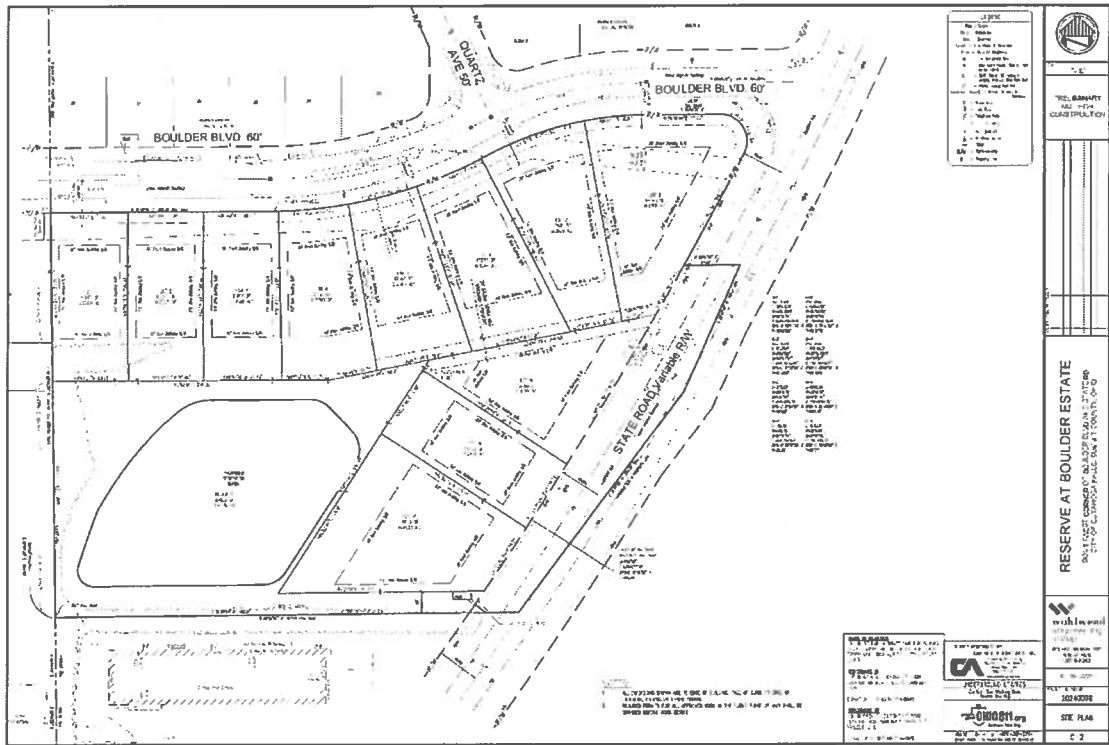


Figure 2 - Street Tree Plan

