

5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 18 - 2026

8 AN ORDINANCE AUTHORIZING AND APPROVING THE
9 FINAL DEVELOPMENT PLAN FOR A RESIDENTIAL
10 CONSERVATION OVERLAY AND PRELIMINARY
11 SUBDIVISION PLAT FOR PARK RIDGE PRESERVE ON
12 PARCEL NUMBER 3502964, AND DECLARING AN
13 EMERGENCY.
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16 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made
17 by the Planning Commission be submitted to Council; and
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19 WHEREAS, the Planning Commission is required to review and provide a
20 recommendation for all Preliminary Subdivision Plats in the City of Cuyahoga Falls, Ohio;
21 and
22

23 WHEREAS, on March 17, 2026, the Planning Commission approved the Final
24 Development Plan for a Residential Conservation Overlay and Preliminary Subdivision
25 Plat for Park Ridge Preserve consisting of eleven (11) detached single family residential
26 dwelling lots, street rights-of-way, general utility and access easements, utilities,
27 stormwater facilities and open space on Parcel number 3502964 located north of Bellaire
28 Lane, within the City of Cuyahoga Falls, Ohio, as detailed in File FMOP-26-00003.
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30 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,
31 County of Summit, and State of Ohio:
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33 Section 1. That the City Council approves Final Development Plan for a Residential
34 Conservation Overlay and Preliminary Subdivision Plat for Park Ridge Preserve consisting
35 of eleven (11) detached single family residential dwelling lots, street rights-of-way, general
36 utility and access easements, utilities, stormwater facilities and open space on Parcel
37 number 3502964 located north of Bellaire Lane, within the City of Cuyahoga Falls, Ohio,
38 in accordance with all Cuyahoga Falls General Development Code regulations and as
39 stipulated in the Codified Ordinances of the City of Cuyahoga Falls as approved by the
40 Planning Commission as per all plans and stipulations contained in Project File FMOP-
41 26-00003.
42

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44 resolutions inconsistent herewith be and the same are hereby repealed, but any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46 repealed are hereby ratified and confirmed.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

48 Section 3. That it is found and determined that all formal actions of this Council
49 concerning and relating to the adoption of this ordinance were adopted in an open
50 meeting of this Council, and that all deliberations of this Council and of any of its
51 committees that resulted in such formal action, were in meetings open to the public, in
52 compliance with all legal requirements, to the extent applicable, including Chapter 107
53 of the Codified Ordinances.
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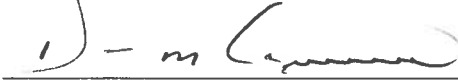
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Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that 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.

Passed: 4-13-2026



President of Council



Clerk of Council

Approved: 4-13-2026



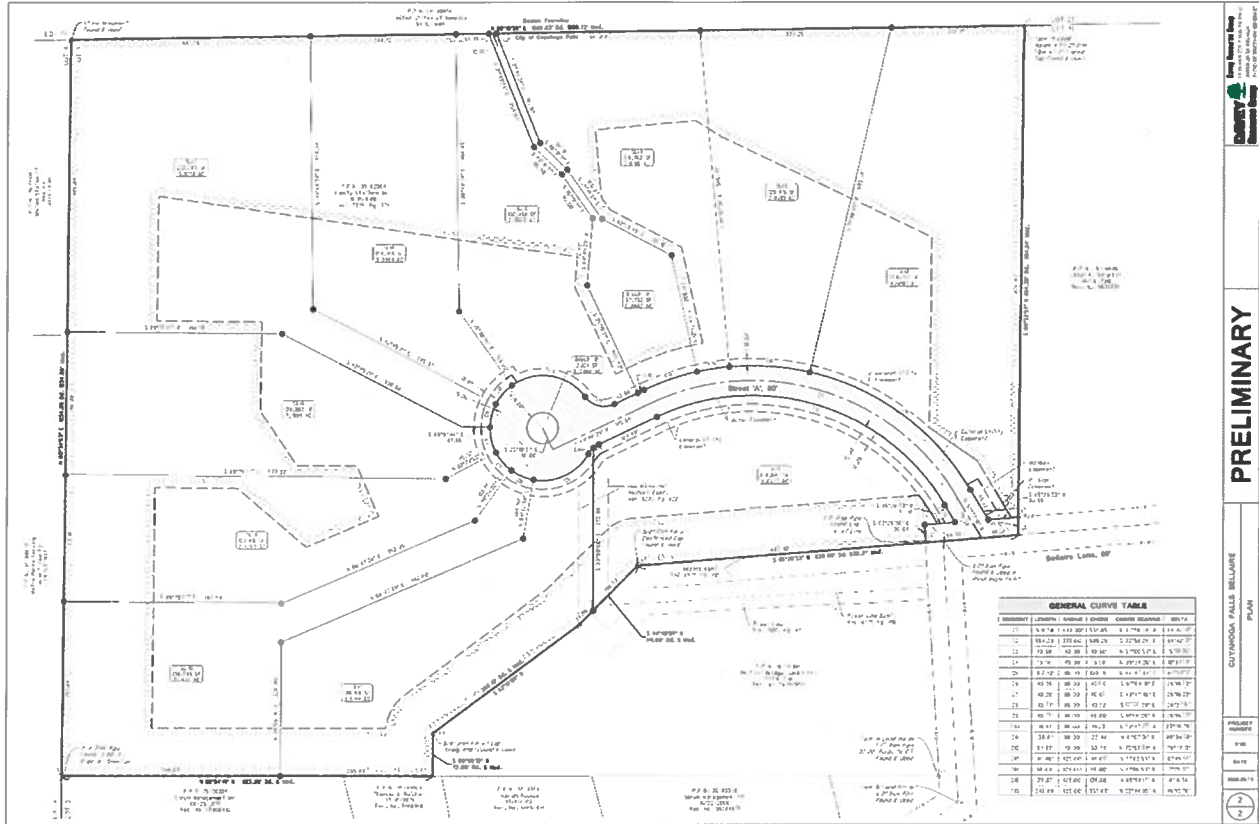
Mayor

3/23/26

Figure 1 – Final Development Plan



Figure 2 - Preliminary Subdivision Plat



PRELIMINARY

CITY OF FALLS BELLARE
PLAN
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