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4 CITY OF CUYAHOGA FALLS, OHIO

5  
6 ORDINANCE NO. - 2026

7  
8 AN ORDINANCE APPROVING THE APPLICATION TO  
9 EXPAND THE DOWNTOWN CUYAHOGA FALLS  
10 COMMUNITY ENTERTAINMENT DISTRICT WITHIN THE  
11 DOWNTOWN CUYAHOGA FALLS AREA; MAKING CERTAIN  
12 FINDINGS IN CONNECTION THEREWITH, AND  
13 DECLARING AN EMERGENCY.  
14

15 WHEREAS, Section 4301.80 of the Ohio Revised Code (“R.C.”) authorizes the City to  
16 designate a contiguous area in excess of 20 acres as a Community Entertainment District,  
17 upon the application of one or more of the owners of the parcels located in such area;  
18 and  
19

20 WHEREAS, the Downtown Cuyahoga Falls Community Entertainment District  
21 contains no less than 20 acres in accordance with R.C. 4307.80; and  
22

23 WHEREAS, the City of Cuyahoga Falls is a property owner within the proposed district  
24 and has made an application to designate a Community Entertainment District within  
25 the Downtown Cuyahoga Falls District, the boundaries of said district being more fully  
26 detailed in the application, which is attached to this Ordinance as Exhibit A; and  
27

28 WHEREAS, the application contains the submissions required by R.C. 4301.80(B),  
29 is complete and in order, and has been forwarded to this Council from the Mayor with a  
30 recommendation that it be approved; and  
31

32 WHEREAS, the expansion of the Community Entertainment District within the City  
33 of Cuyahoga Falls in the downtown area will provide the City with another tool for  
34 economic development and business revitalization.  
35

36 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls,  
37 County of Summit, and State of Ohio:  
38

39 Section 1. The application of the City of Cuyahoga Falls to expand the Downtown  
40 Cuyahoga Falls Community Entertainment District, attached hereto as Exhibit A, is well  
41 taken and is approved for boundaries set forth in the application.  
42

43 Section 2. This Council finds and determines that the proposed community  
44 entertainment district will substantially contribute to entertainment, retail, education,  
45 sporting, social, cultural, or arts opportunities for the City of Cuyahoga Falls.  
46

47 Section 3. This Council hereby authorizes the Mayor, Director of Community  
48 Development, or their designees to file the application and to provide such information  
49 and to execute, certify, or furnish such other documents, and do all other things, as are  
50 necessary for and incidental to establishing the community entertainment district.  
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52 Section 4. Any other ordinances or resolutions or portions of ordinances and  
53 resolutions inconsistent herewith are hereby repealed, but any ordinances and  
54 resolutions not inconsistent herewith and which have not previously been repealed are  
55 hereby ratified and confirmed.  
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61        Section 5. It is found and determined that all formation actions of this Council  
62 concerning and relating to the adoption of this ordinance were adopted in an open  
63 meeting of this Council, and that all deliberations of this Council and of any of its  
64 committees that resulted in such formal action, were in meetings open to the public, in  
65 compliance with all legal requirements, to the extent applicable, including Chapter 107  
66 of the Codified Ordinances.

67  
68        Section 4. This ordinance is hereby declared to be an emergency measure necessary  
69 for the preservation of the public peace, health, safety, convenience and welfare of the  
70 City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately  
71 necessary to permit timely and appropriate development of this property, and provided it  
72 receives the affirmative vote of two thirds of the members elected or appointed to Council,  
73 it shall take effect and be in force immediately upon its passage and approval by the  
74 Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.

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78 Passed: \_\_\_\_\_  
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\_\_\_\_\_  
President of Council

\_\_\_\_\_  
Clerk of Council

Approved: \_\_\_\_\_  
Mayor

5/11/26

**Exhibit A**

**Community Entertainment District Application  
Expansion of the Downtown Cuyahoga Falls CED  
June 2026**

**1.) Applicant's Name and Address:**

City of Cuyahoga Falls  
Attention: Mary Spaugy  
2310 Second Street  
Cuyahoga Falls, Ohio 44221  
330-971-8135

Population: approximately 51, 114

**2.) A map or survey of the proposed Community Entertainment District (CED) and property owned by the applicant within the proposed CED:**

Exhibit A shall serve as the map identifying the boundaries of the proposed expansion of the Downtown Cuyahoga Falls Community Entertainment District, comprising of approximately 85 acres, inclusive of privately owned land and public rights-of-way. The City of Cuyahoga Falls owns multiple properties within the proposed expanded district. Although not a legal description, the boundaries of the proposed expanded CED are generally depicted in Exhibit 1, and all parcels within the proposed CED are listed by parcel identification number on Exhibit 2, attached hereto.

**3.) The nature and types of establishments described in Ohio Revised Code Section 4301.8(A) that are or will be located within the CED:**

The Ohio Revised Code Section 4301.80(A) defines a Community Entertainment District as follows:

(A) As used in this section, "community entertainment district" means a bounded area that includes or will include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments within close proximity to some or all of the following types of establishments within the district, or other types of establishments similar to these:

1. Hotels;
2. Restaurants;
3. Retail sales establishments;
4. Enclosed shopping centers;
5. Museums;
6. Performing arts theaters;
7. Motion picture theaters;
8. Nightclubs;

## **Exhibit A**

9. Convention facilities
10. Sports facilities;
11. Entertainment facilities or complexes;
12. Any combination of the establishments described in division (A)(1) to (11) of this section that provide similar services to the community.

The expanded CED will contain a diverse group of businesses engaged in commercial activity, including restaurants, retail sales establishments, hotels, art facilities, entertainment facilities, and many other complementary businesses. In addition, the Downtown Cuyahoga Falls Community Entertainment District is inclusive of established businesses referenced in O.R.C. 4301.80.

#### **4.) Timeframe for Completion of Establishments:**

The Downtown Cuyahoga Falls Community Entertainment District was originally established in 2017 on 57 acres, allowing for 11 D5-J permits. With more than \$30 million in public investment in infrastructure improvements, the Downtown area has seen an additional \$20 million in private investment, with more projects in the works. With assistance from the Downtown Cuyahoga Falls CED, the area has become a center for arts and culture, dining, and social functions. Of the 11 current D5-J permits, eight are in use, and two are pending. The proposed expansion of the CED will increase the total number of D5-J permits to the maximum allowed of 15. There are multiple projects not included in the current Downtown Cuyahoga Falls CED that would benefit from the district's expansion and availability of additional D5-J permits.

#### **5.) Evidence that the land in the CED is consistent with the City's Master Plan:**

See zoning letter from Rob Kurtz, Director of Planning, attached as Exhibit 3.

#### **6.) Certificate from surveyor/engineer that CED contains at least 20 acres:**

See engineer's certificate from Mackenzie Kaser, attached as Exhibit 4.

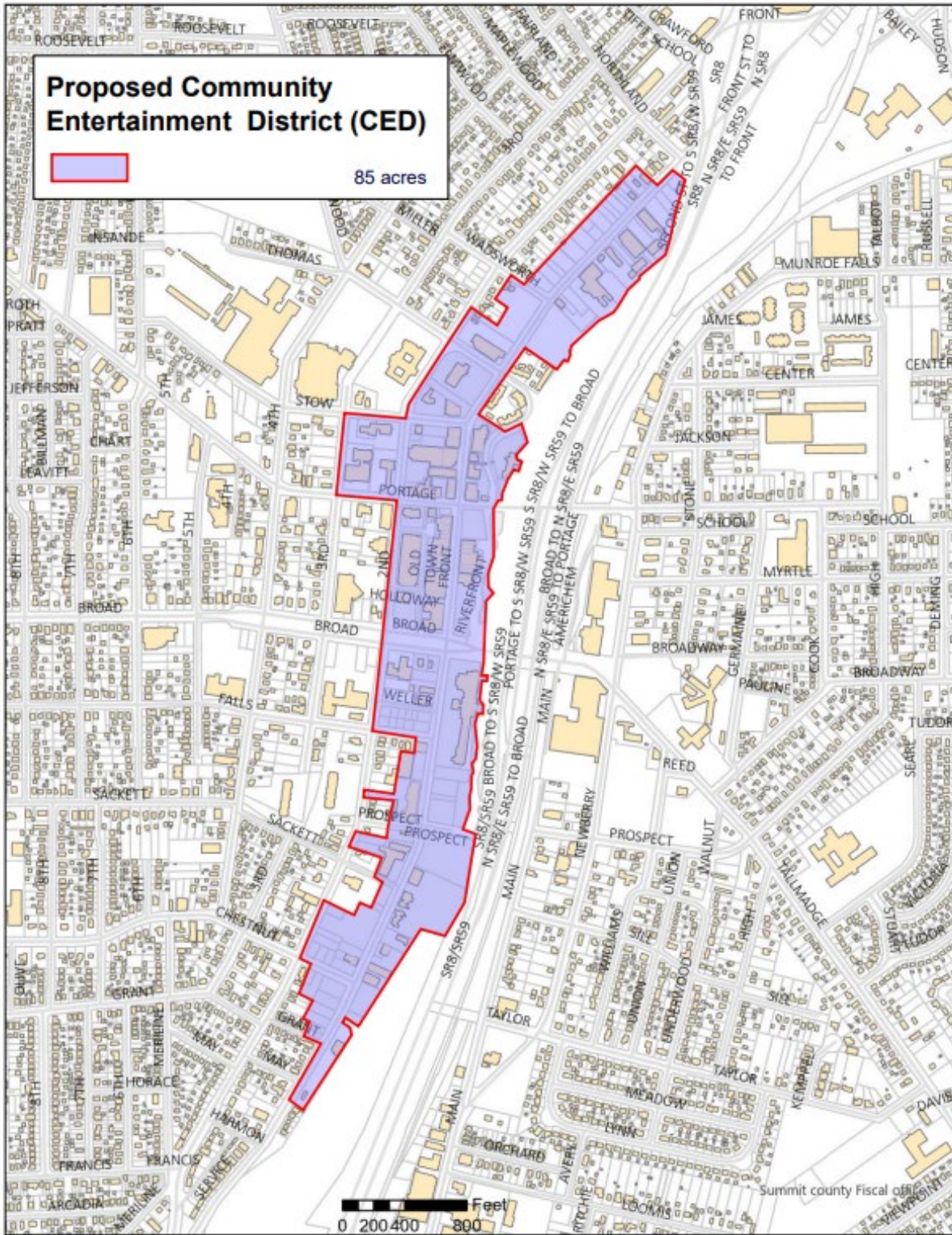
As the City of Cuyahoga Falls, a municipal corporation, seeks to expand the current Downtown Cuyahoga Falls Community Entertainment District, there are no fees associated with this application.

Respectfully submitted,

Mary Spaugy  
Director of Community Development

Exhibit A

Exhibit 1



**Exhibit 2**

<b>Parcel #</b>	<b>Address</b>	<b>Acres</b>
207229	110 PORTAGE TR	0.0
202854	111 STOW AVE	0.2
217574	111-117 PORTAGE TRL	0.0
205071	114 WELLER CT	0.1
214211	116& 118 PORTAGE TRL	0.0
217572	119 PORTAGE TRL	0.0
214591	120 PORTAGE TRL	0.1
212717	122 BROAD BLVD	0.2
214716	122 WELLER CT	0.1
217573	123& 125 PORTAGE TRL	0.0
205259	126 WELLER CT	0.1
204667	127 CHESTNUT BLVD	0.1
217571	127 PORTAGE TRL	0.0
217576	129& 131 PORTAGE TRL	0.0
212295	130 BROAD BLVD	0.7
206334	133 FALLS AVE	0.1
217577	133- 137 PORTAGE TRL	0.0
215625	134 CHESTNUT BLVD	0.1
210939	138 STOW AVE	0.1
200912	139 PORTAGE TRL	0.0
220643	140 PORTAGE TRL	0.5
220720	140 PORTAGE TRL	0.5
217569	141 BROAD BLVD	0.7
213925	143& 145 PORTAGE TRL	0.0
217575	149& 151 PORTAGE TRL	0.1
200309	1601 FRONT ST	1.3
215607	1608 FRONT ST	0.1
215606	1616 FRONT ST	0.1
215592	1620 FRONT ST	0.2
215590	1632 FRONT ST	0.2
215591	1642 FRONT ST	0.3
208875	1659 FRONT ST	0.6
215610	1662 FRONT ST	0.4
203081	1701 FRONT ST	0.3
204691	1704 FRONT ST	0.2
202551	1707 FRONT ST	0.6
203611	1710 FRONT ST	0.2
203612	1710 FRONT ST	0.2
204668	1713 S 2ND ST	0.2
204819	1734- 1738 FRONT ST	1.5
205664	1735 FRONT ST	0.4
220672	1749- 1811 FRONT ST	3.4
207151	1772 FRONT ST	0.1
207152	1772 FRONT ST	0.2
203082	1783 FRONT ST	0.2
212842	1816 FRONT ST	0.9
220002	1817 FRONT ST	2.1
215076	1824 FRONT ST	0.2

**Exhibit 2**

204985	1832 FRONT ST	0.3
210988	1839 FRONT ST	0.6
207242	1861 FRONT ST	0.4
207243	1861 FRONT ST	0.4
219950	1872 FRONT ST	0.7
207879	1884& 1886 FRONT ST	0.1
204671	1905 2ND ST	0.1
200439	1908 FRONT ST	0.2
204672	1913 2ND ST	0.1
211764	1914 FRONT ST	0.1
202786	1924 FRONT ST	0.2
203024	1930 FRONT ST	0.3
205944	1935 2ND ST	0.2
203026	1938 FRONT ST	0.2
214686	1950 FRONT ST	0.2
218719	1989 FRONT ST	3.1
202834	2020 FRONT ST	0.7
220713	2032-2056 FRONT ST	0.2
202769	2035 OLD TOWN LP	1.1
218227	2050 RIVERFRONT PKWY	1.0
218991	2052 FRONT ST	0.5
211081	2091 FRONT ST	0.1
208518	2097 FRONT ST	0.1
213304	2100 FRONT ST	0.1
217568	2101-2115 FRONT ST	0.2
218641	2104 FRONT ST	0.2
218640	2114 FRONT ST	0.2
217570	2115 FRONT ST	0.1
213862	2121- 2125 FRONT ST	0.1
216828	2128 FRONT ST	0.2
206903	2131 FRONT ST	0.1
208049	2140 FRONT ST	0.1
218226	2141 FRONT ST	0.7
214275	2146- 2152 FRONT ST	0.1
208048	2156-2162 FRONT ST	0.1
213242	2164& 2168 FRONT ST	0.0
207228	2170 FRONT ST	0.1
214274	2202& 2208 FRONT ST	0.1
214271	2205 FRONT ST	0.1
201614	2207 2ND ST	0.0
202848	2210-2214 FRONT ST	0.1
200219	2215&2219 FRONT ST	0.1
209477	2218 FRONT ST	0.0
219577	2218& 2220 FRONT ST	0.2
214835	2220 2ND ST	1.0
202847	2221 2ND ST	0.3
202864	2221 2ND ST	1.3
218225	2223 FRONT ST	0.1
201936	2225 FRONT ST	0.0

**Exhibit 2**

213108	2231& 2235 FRONT ST	0.2
213107	2237& 2239 FRONT ST	0.1
203191	2241 FRONT ST	0.0
203608	2244 FRONT ST	0.1
212974	2250 FRONT ST	0.1
220635	2251 FRONT ST	0.5
202861	2290 RIVERFRONT PKWY	0.3
219096	2291 RIVERFRONT PKWY	0.0
219098	2291 RIVERFRONT PKWY	0.9
219099	2291 RIVERFRONT PKWY	0.1
205049	230 STOW AVE	1.0
202712	230 STOW AVE	0.3
205055	2305 2ND ST	0.7
215542	2321&2335 2ND ST	1.8
220778	2355 2ND ST	1.3
220534	2355 FRONT ST	1.9
220722	2380 FRONT ST	1.7
214794	2385 FRONT ST	0.2
212129	2390 FRONT ST	0.3
212130	2400 FRONT ST	0.3
209025	2409 FRONT ST	1.1
209021	2412 FRONT ST	0.4
200464	2415 FRONT (REAR) ST	0.5
204701	2427 FRONT ST	0.8
208302	2436 FRONT ST	0.3
208304	2438 FRONT ST	0.2
208303	2445 FRONT ST	0.2
205054	245 PORTAGE TR	1.2
205317	2451 FRONT ST	0.5
205310	2454 FRONT ST	0.2
205312	2456 FRONT ST	0.1
205311	2461 FRONT ST	0.0
205313	2461 FRONT ST	0.1
205315	2461 FRONT ST	0.3
205316	2461 FRONT ST	0.3
211303	2468 FRONT ST	0.2
214799	2470 FRONT ST	0.5
209122	2478 FRONT ST	0.2
209121	2480 FRONT ST	0.3
202748	2481 FRONT ST	0.2
202853	2ND ST	0.4
215142	2ND ST	0.1
202846	2ND ST	0.0
202843	2ND ST	0.1
202851	2ND ST	0.0
215075	2ND ST	0.2
204817	2ND ST	0.2
204818	2ND ST	0.2
204665	CHESTNUT BLVD	0.1

**Exhibit 2**

204666	CHESTNUT BLVD	0.1
220455	CHESTNUT BLVD	0.3
214717	FALLS AVE	0.1
203186	FRONT ST	0.2
202445	FRONT ST	0.2
206212	FRONT ST	0.2
209019	FRONT ST	0.3
209066	FRONT ST	0.4
215933	FRONT ST	0.1
209064	FRONT ST	0.1
208307	FRONT ST	0.2
208306	FRONT ST	0.3
208301	FRONT ST	0.3
208305	FRONT ST	0.3
209020	FRONT ST	0.3
220013	FRONT ST	0.4
218228	FRONT ST	0.1
218229	FRONT ST	0.0
218223	FRONT ST	0.0
202856	FRONT ST	0.0
219576	FRONT ST	0.0
219578	FRONT ST	0.0
202833	FRONT ST	0.1
208050	FRONT ST	0.1
218720	FRONT ST	0.3
218895	FRONT ST	0.2
200438	FRONT ST	0.1
203025	FRONT ST	0.0
219602	FRONT ST	0.1
210989	FRONT ST	0.1
220570	FRONT ST	0.8
209120	FRONT ST	0.0
202818	MANCHESTER CT	0.2
202787	PORTAGE TRL	0.0
202824	PORTAGE TRL	0.1
219095	RIVERFRONT PKWY	0.1
202840	RIVERFRONT PKWY	0.5
202852	STOW AVE	0.2
205039	WATER ST	1.0
217700	WELLER CT	0.4
209391	WELLER CT	0.1

**Exhibit 3**

Mayor Don Walters  
2310 Second Street  
Cuyahoga Falls, Ohio 44221



Mary Spaugy  
Development Director

Carrie Snyder, Deputy Director  
Rob Kurtz, AICP Planning Director

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May 5, 2026

Re: Community Entertainment District – Downtown

I have reviewed the Downtown Cuyahoga Falls Community Entertainment District boundaries and map and conclude that all property within the proposed district is zoned either MU-5 Urban Center or MU-6 Downtown. Both of these districts allow mixed uses that include a combination of entertainment, retail, educational, sporting, social, cultural, or arts establishments as defined in Ohio Revised Code Section 4301.80 (A).

Sincerely,

A handwritten signature in blue ink, appearing to read "Rob Kurtz".

Robert Kurtz, AICP  
Planning Director | City of Cuyahoga Falls



**Exhibit 4**



**City of Cuyahoga Falls**

Division of Engineering  
2310 Second Street  
Cuyahoga Falls, Ohio 44221-2583  
PHONE: 330-971-8180  
FAX: 330-971-8168

TONY V. DEMASI, P.E.  
*City Engineer*

MACKENZIE KASER, P.E.  
*Assistant City Engineer*

May 6, 2026

Ms. Mary Spaugy  
Community Development Director  
City of Cuyahoga Falls  
2310 2<sup>nd</sup> Street  
Cuyahoga Falls, OH 44221

**Re: Downtown Cuyahoga Falls Community Entertainment District**

Dear Ms. Spaugy,

Please be advised that the proposed Downtown Cuyahoga Falls Community Entertainment District for which boundaries are defined on the attached map (Exhibit A) contains no less than 20 contiguous acres as required in Ohio Revised Code Section 4301.80(B)(6).



Sincerely,

Mackenzie Kaser, P.E.  
Assistant City Engineer



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