

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. – 2026

AN ORDINANCE AUTHORIZING AND APPROVING THE
FINAL PLAT FOR A RESIDENTIAL CONSERVATION
OVERLAY SUBDIVISION FOR PARK RIDGE PRESERVE, 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 September 15, 2026, the Planning Commission approved the Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve consisting of eleven (11) detached single family residential dwelling lots, street rights-of-way, general utility and access easements, utilities, stormwater facilities and open space on Parcel number 3502964 located north of Bellaire Lane, within the City of Cuyahoga Falls, Ohio, as detailed in File FMP-26-00032.

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 Final Plat for a residential conservation overlay subdivision for Park Ridge Preserve consisting of eleven (11) detached single family residential dwelling lots, street rights-of-way, general utility and access easements, utilities, stormwater facilities and open space on Parcel number 3502964 located north of Bellaire Lane, 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-26-00032. The Final Plat is depicted on Exhibit A.

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ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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

56 Section 4. That this ordinance is hereby declared to be an emergency measure
57 necessary for the preservation of the public peace, health, safety, convenience and welfare
58 of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that it is
59 immediately necessary to permit timely and appropriate development of this property,
60 and provided it receives the affirmative vote of two thirds of the members elected or
61 appointed to Council, it shall take effect and be in force immediately upon its passage
62 and approval by the Mayor; otherwise it shall take effect and be in force at the earliest
63 period allowed by law.
64

65
66 Passed: _____

President of Council

67
68
69
70 _____
71 Clerk of Council
72

73
74 Approved: _____

Mayor

75
76 9/28/26

[illegible]

**EXHIBIT A -
Temp. Ord. A-71**

