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3
4 CITY OF CUYAHOGA FALLS, OHIO

5
6 ORDINANCE NO. | - 2023

7
8 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR
9 PROPERTY LOCATED AT THE INTERSECTION OF CLYDE AVENUE
10 AND BUCHHOLZER BOULEVARD, FROM C-1, COMMERCIAL TO R-5,
11 MIXED DENSITY RESIDENTIAL, AND DECLARING AN EMERGENCY.
12

13 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
14 Planning Commission be submitted to Council, and
15

16 WHEREAS, on November 01, 2022 the Planning Commission considered an application for zoning
17 map amendment from applicant/owner Antonio Pilla and recommended a zoning map amendment for
18 parcel 0220528 from C-1, Commercial to R-5, Mixed Density Residential. The zoning map amendment
19 parcel is 2.5441 acres; and
20

21 WHEREAS, the Planning Commission recommended the map amendment based on conceptual
22 plans and associated documents and findings more fully described in Project File MAP-22-00041.
23

24 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of
25 Summit, and State of Ohio:
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27 Section 1. That the zoning classification is hereby changed from C-1, Commercial to R-5, Mixed
28 Density Residential for parcel 0220528, located at the intersection of Clyde Avenue and Buchholzer
29 Boulevard, based upon a conceptual development proposing up to 40 multi-family townhome units
30 shown among nine buildings as depicted in the attachment to this ordinance and more fully described
31 in project file MAP-22-00041.
32

33 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions
34 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not
35 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.
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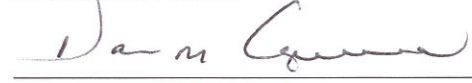
37 Section 3. That it is found and determined that all formal actions of this Council concerning and
38 relating to the adoption of this ordinance were adopted in an open meeting of this Council, and that all
39 deliberations of this Council and of any of its committees that resulted in such formal action, were in
40 meetings open to the public, in compliance with all legal requirements, to the extent applicable,
41 including Chapter 107 of the Codified Ordinances.
42

43 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the
44 preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls
45 and the inhabitants thereof, for the reason that it is immediately necessary to permit timely and
46 appropriate development of this property, and provided it receives the affirmative vote of two thirds of
47 the members elected or appointed to Council, it shall take effect and be in force immediately upon its
48 passage and approval by the Mayor; otherwise it shall take effect and be in force at the earliest period
49 allowed by law.
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51 Passed: 1-9-2023
52



President of Council



Clerk of Council

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59 Approved: 1-9-2023
60



Mayor

61 11/14/22



SITE INFORMATION	
ADDRESS	CLYDE AVENUE
SITE AREA	2.55 ACRES
CITY	CLYDE AVENUE FALLS
COUNTY	SUMMIT COUNTY
EXISTING ZONING	C-1
PROPOSED ZONING	R-5
ZONE REGS (R-5)	
FRONT YARD SETBACK	20'-0"
SIDE YARD SETBACK	20'-0"
BUILDING HEIGHT	40'-0"
LOT COVERAGE	
BUILDINGS	50%
TOTAL SURFACE	65%
DENSITY	16 D.U./ACRE
SITE PLAN SUMMARY	
SITE AREA	2.53 ACRES
NET DENSITY	40 D.U.
UNITS	
FLOOR PLAN 1	29
FLOOR PLAN 2	11
TOTAL	40 D.U.
PARKING REQ'D	
	2 CARS/D.U.
PARKING PROVIDED	
	2 CARS/D.U.
	20 GUEST SPACES
PAVING	
MIN. 6" ASPHALT	
MIN. 4" CONCRETE	
MIN. 2'-0" TOP SOIL	
BUILDING AREA	
BUILDING 1	6,125sf
BUILDING 2	6,125sf
BUILDING 3	4,900sf
BUILDING 4	3,675sf
BUILDING 5	4,900sf
BUILDING 6	4,900sf
BUILDING 7	4,900sf
BUILDING 8	7,314sf
BUILDING 9	6,095sf
TOTAL AREA	48,934sf

