

4 CITY OF CUYAHOGA FALLS, OHIO

6 ORDINANCE NO. 101 - 2021

7 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION'S
8 RECOMMENDATION FOR THE APPROVAL OF A CONDITIONAL
9 ZONING CERTIFICATE AND MAJOR SITE PLAN FOR THE
10 CONSTRUCTION OF A 5,550 SQ. FT. CAR WASH FACILITY
11 FOR SGT. CLEAN CAR WASH AND VACATING A PORTION OF
12 A CITY OWNED UTILITY EASEMENT LOCATED ON THE
13 PROPERTY, AND DECLARING AN EMERGENCY.

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

17
18 WHEREAS, on November 2, 2021, the Planning Commission recommended approval of the
19 conditional zoning certificate and major site plan for the construction of a 5,550 sq. ft. car wash
20 facility for Sgt. Clean Car Wash at 2726 Hudson Drive and including the demolition of an auto
21 repair garage, accessory structure and billboard on the property; and

22
23 WHEREAS, such approval is given subject to all Planning Commission findings and
24 provisions contained in Project File CZ-21-00040; and

25
26 WHEREAS, the City agrees to vacate a 25 foot wide portion of an existing utility easement on
27 the subject property that is 50 feet in width, with the City retaining a utility easement of 25 feet
28 in width on the subject property; and

29
30 WHEREAS, such approval is necessary to determine that the conditional use and site plan
31 are satisfactory, serves the public interest, and is acceptable for recording.

32
33 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County
34 of Summit, and State of Ohio:

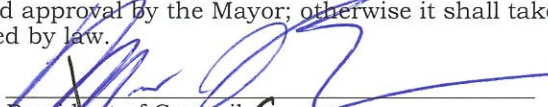
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36 Section 1. That the City Council approves the conditional zoning certificate and major site
37 plan for the construction of a 5,550 sq. ft. car wash facility for Sgt. Clean Car Wash at 2726
38 Hudson Drive, including the demolition of an auto repair garage, accessory structure and
39 billboard on the property. City Council further approves the vacation of a 25 foot wide portion of
40 the City's existing 50 foot wide utility easement to accommodate the car wash facility. The
41 subject property is located in an MU-5 District. The approved site plan and utility easement
42 vacation are depicted in the ordinance attachment and the site plan is more fully described in
43 Project File CZ-21-00040.

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

49
50 Section 3. That it is found and determined that all formal actions of this Council concerning
51 and relating to the adoption of this ordinance were adopted in an open meeting of this Council,
52 and that all deliberations of this Council and of any of its committees that resulted in such formal
53 action, were in meetings open to the public, in compliance with all legal requirements, to the
54 extent applicable, including Chapter 107 of the Codified Ordinances.

55
56 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for
57 the preservation of the public peace, health, safety, convenience and welfare of the City of
58 Cuyahoga Falls and the inhabitants thereof, for the reason that it is immediately necessary to
59 permit timely and appropriate development of this property, and provided it receives the
60 affirmative vote of two thirds of the members elected or appointed to Council, it shall take effect
61 and be in force immediately upon its passage and approval by the Mayor; otherwise it shall take
62 effect and be in force at the earliest period allowed by law.

63
64 Passed: 12-13-2021

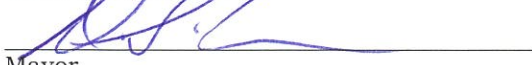


President of Council



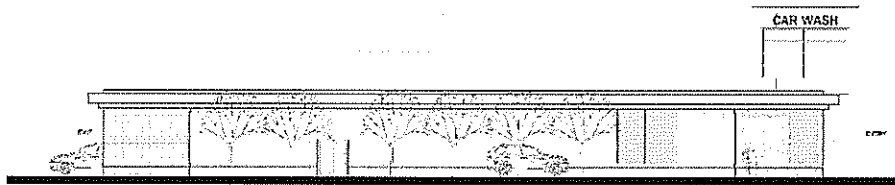
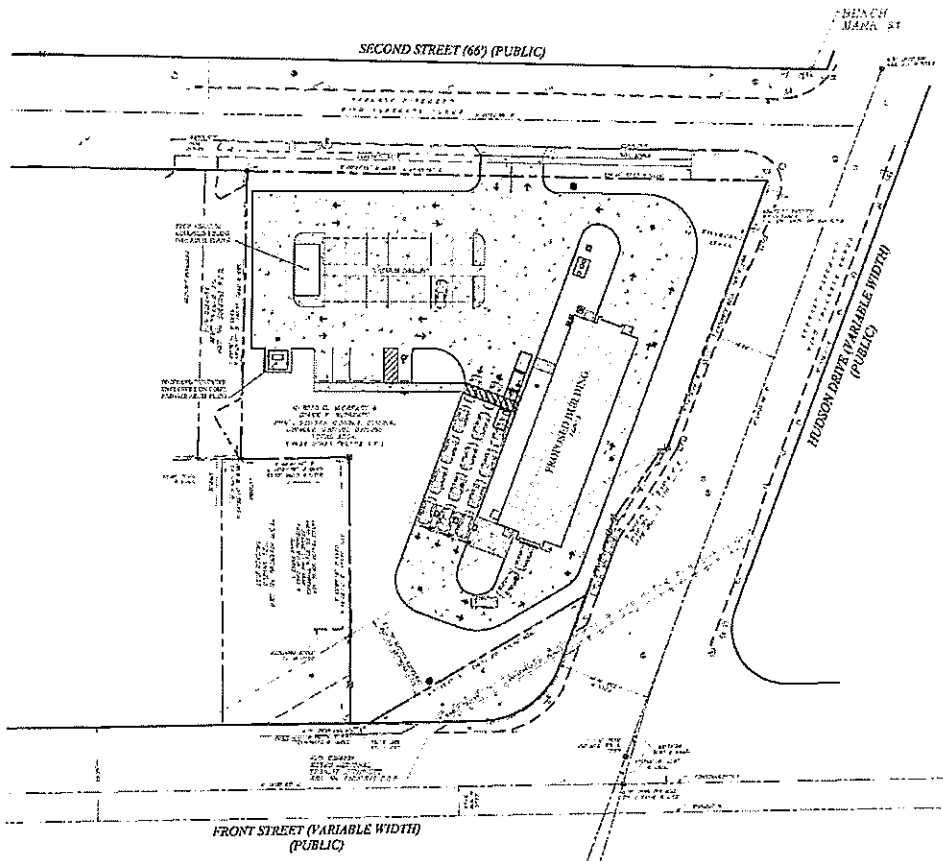
Clerk of Council

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70 Approved: 12-13-2021

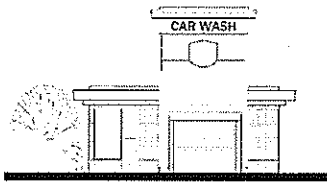


Mayor

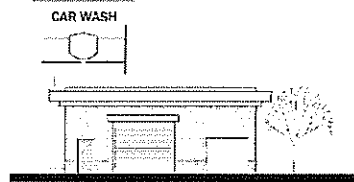
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72 11/8/21



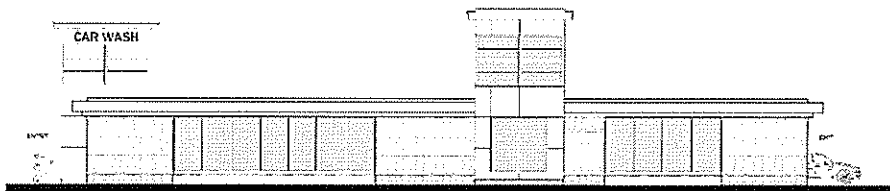
Pay Station Side Elevation
1/4" = 1'-0"



Entry Elevation
1/8" = 1'-0"



Exit Elevation
1/8" = 1'-0"



Hudson Drive Elevation
1/4" = 1'-0"



ABBREVIATIONS

- LN - LINE
- PL - PLANE
- PT - POINT
- SP - SURFACE
- ST - STRAIGHT
- TR - TURN
- VE - VELOCITY
- WA - WATER
- WI - WIDTH
- WT - WEIGHT
- HT - HEIGHT
- DI - DIAMETER
- RA - RADIUS
- TA - TANGENT
- CA - CHORD
- SA - SACRIFICE
- EA - EQUAL
- LA - LENGTH
- HA - HALF
- QA - QUARTER
- TA - TENTH
- HA - HUNDRED
- KA - THOUSAND
- MA - MILLION
- BA - BILLION
- TR - TRILLION

NOTE

NO TRANSFER IS TAKING PLACE WITH THE PRESENCE OF THIS SURVEY. THIS SURVEY IS BEING RECORDED AS A CONVEYANCE INSTRUMENT OF A LEGAL DESCRIPTION BY A DEED.

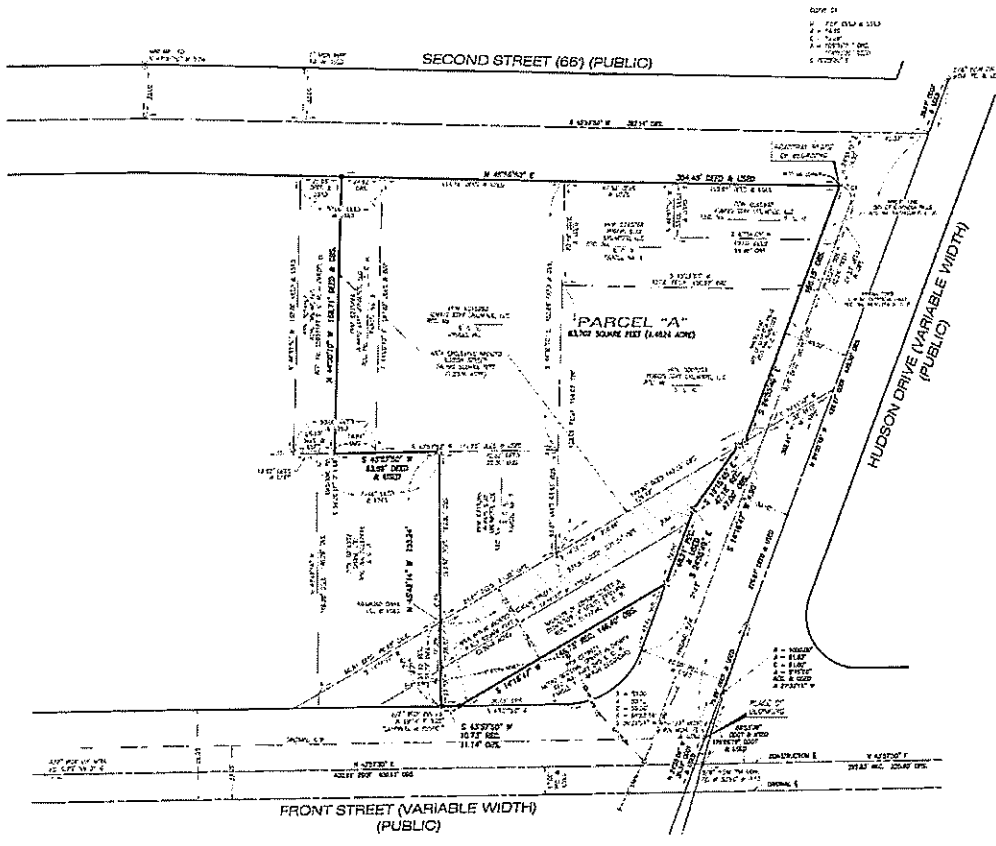
BASES OF BORINGS

BORINGS ARE REFERENCED TO GRID NORTH OF THE OLD STATE PLANE. CONSIDER THE NORTH END AND AS BEING ORIGINALLY ESTABLISHED USING THE EQUIPMENT CONNECTED TO THE GUY WIRE FOR REFERENCE.

NOTHING SHOWN ON THIS MAP IS TO BE WAIVED BY THIS MAP.



- WHERE THE SURVEY IS NOT COMPLETE, THE SURVEYOR HAS NOT BEEN ADVISED BY THE COUNTY ENGINEER.
- THE SURVEYOR HAS NOT BEEN ADVISED BY THE COUNTY ENGINEER.
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- BENCH MARK
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