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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 5 - 2021

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9 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR  
10 PARCELS 35-00402 and 35-00517 (4344 AND 4356 WYOGA  
11 LAKE ROAD) FROM E-1 EMPLOYMENT DISTRICT TO MU-3 SUB  
12 URBAN CENTER, AND DECLARING AN EMERGENCY.

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

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17 WHEREAS, on December 15, 2020 the Planning Commission considered an application for zoning  
18 map amendment from applicant Walsh Highlands LLC and recommended a zoning map amendment for  
19 parcels 35-00402 and 35-00517 (4344 and 4356 Wyoga Lake Road) from E-1 Employment District to  
20 MU-3 Sub Urban Center. The zoning map amendment site is 36.72 acres; and

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22 WHEREAS, applicant has changed its name from Walsh Highlands LLC to Princeton LLC to better  
23 accommodate their business model; and

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25 WHEREAS, the Planning Commission recommended the map amendment based on conceptual plans  
26 and findings more fully described in Project File MAP-20-00048, and

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28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of  
29 Summit, and State of Ohio:

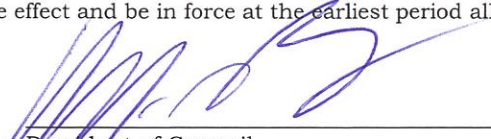
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31 Section 1. That the City Council approves the zoning map amendment for Parcels 35-00402 and  
32 35-00517 (4344 and 4356 Wyoga Lake Road), comprising 36.72 acres, from E1 employment district to  
33 MU3 sub urban center, based on conceptual plans and findings as described in project File MAP-20-  
34 00048.


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37 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not  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

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

54 Passed: 2-8-2021

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President of Council

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Clerk of Council

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61 Approved: 2-10-2021

62   
63 Mayor

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65  
66 12/28/20

