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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 68 - 2021

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9 AN ORDINANCE ACCEPTING THE PLANNING COMMISSION  
10 RECOMMENDATION FOR THE CONSTRUCTION OF A 3-STORY  
11 BUILDING WHICH INCLUDE 10 TOWNHOME UNITS ON PARCEL NO. 02-  
12 19799 (ADJACENT TO 1239 BAILEY ROAD) AND DECLARING AN  
13 EMERGENCY.  
14

15 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the Planning  
16 Commission be submitted to Council; and  
17

18 WHEREAS, on August 24, 2021, the Planning Commission recommended approval of the major site  
19 plan for the construction of a 3-story building that will include 10 townhome units that are between 1,400-  
20 1,500 sq. ft. in area on parcel 02-19799 (adjacent to 1239 Bailey Road); and  
21

22 WHEREAS, such approval is given subject to all Planning Commission findings and provisions  
23 contained in Project File MSP-21-00028; and  
24

25 WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves the public  
26 interest, and is acceptable for recording.  
27

28 NOW, THEREFORE, BE IT ORDAINED by the Council of the City of Cuyahoga Falls, County of Summit,  
29 and State of Ohio:  
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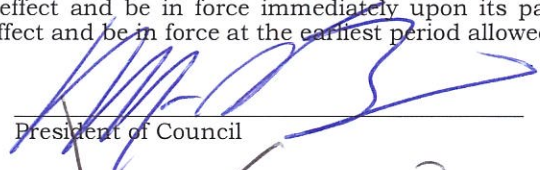
31 Section 1. That the City Council approves the major site plan for the construction of a 3-story building  
32 that will include 10 townhome units that are between 1,400-1,500 sq. ft. in area on Parcel No. 02-19799  
33 (adjacent to 1239 Bailey Road) in accordance with the Cuyahoga Falls General Development Code and  
34 Codified Ordinances. The approved site plan is depicted in the ordinance attachment and as fully described  
35 in Project File MSP-21-00028.  
36


37 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions  
38 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not  
39 inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.  
40

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, to the extent applicable, including  
45 Chapter 107 of the Codified Ordinances.  
46

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 and  
49 the inhabitants thereof, for the reason that it is immediately necessary to permit timely and appropriate  
50 development of this property, and provided it receives the affirmative vote of two thirds of the members  
51 elected or appointed to Council, it shall take effect and be in force immediately upon its passage and  
52 approval by the Mayor; otherwise it shall take effect and be in force at the earliest period allowed by law.  
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54 Passed: 9-27-2021

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President of Council

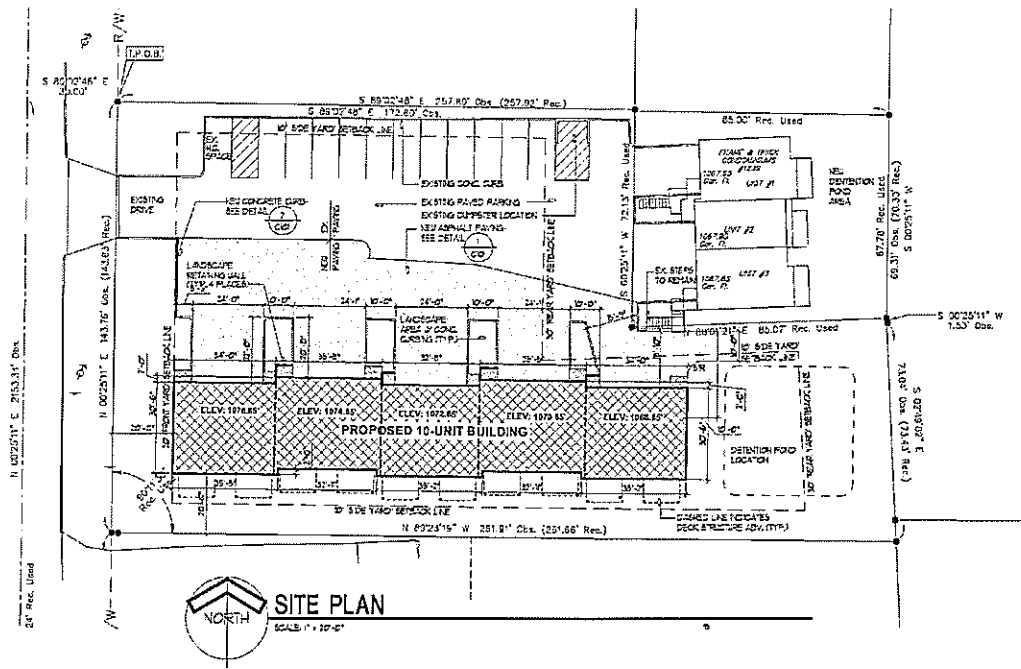
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Clerk of Council

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61 Approved: 9-28-2021

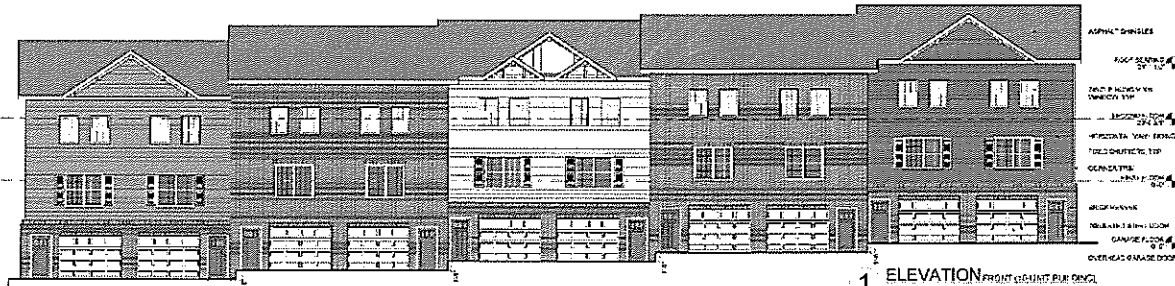
62   
63 Mayor  
64

65 9/13/21

BAILY ROAD (60')



2 ELEVATION REAR (10 UNIT BUILDING)  
1/8" = 10'



1 ELEVATION FRONT (10 UNIT BUILDING)  
1/8" = 10'