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Presented by the Administration Upon
Recommendation of the Planning Commission

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CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 121 - 2023

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR PARCELS 02-13736 AND 02-17196 LOCATED ON 6TH STREET FROM R-4 URBAN DENSITY RESIDENTIAL TO MU-4 SUB-URBAN CORRIDOR, AS MORE FULLY DESCRIBED HEREIN, 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, on October 17, 2023, the Planning Commission considered a map amendment from R-4 Urban Density Residential to MU-4 Sub-Urban Corridor for parcels 02-13736 (2279 6TH St.) and 02-17196 (Vacant Lot 6TH St.) and recommended approval. The zoning map amendment totals 0.12 acres. The map amendment will allow the applicant, Dr. Samuel Glick, to include the subject parcels in the expansion of the Cleveland Smile Center dental office located at the corner of Portage Trail and 6th Street (528 Portage Trail); and

WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in Project File MAP-23-00044; and

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

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 zoning classification for parcels 02-13736 (2279 6TH St.) and 02-17196 (Vacant Lot 6TH St.) is hereby changed from R-4 Urban Density Residential to MU-4 Sub-Urban Corridor. The map amendment will allow the applicant, Dr. Samuel Glick, to include the subject parcels in the expansion of the Cleveland Smile Center dental office located at the corner of Portage Trail and 6th Street (528 Portage Trail). The subject parcels are depicted in Attachment "A" and are fully described in Project File MAP-23-00044. Applicant shall comply with the Cuyahoga Falls General Development Code and provisions contained in project file MAP-23-00044.

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ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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

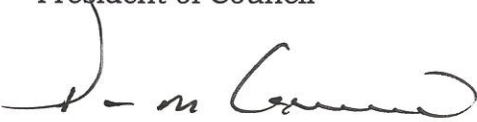
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Section 4. That this ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga Falls and the inhabitants thereof, for the reason that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

Passed: 12-11-2023



President of Council



Clerk of Council

Approved: 12-11-2023



Mayor

10/23/2023
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