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4
5 CITY OF CUYAHOGA FALLS, OHIO

6
7 ORDINANCE NO. 31 - 2024

8
9 AN ORDINANCE ACCEPTING THE RECOMMENDATION OF THE
10 PLANNING COMMISSION FOR THE CONSTRUCTION OF A
11 MEDICAL OFFICE BUILDING FOR PEDIATRICS OF AKRON,
12 PARTNERING WITH AKRON CHILDREN'S HOSPITAL, LOCATED
13 AT 1625 PORTAGE TRAIL, AND DECLARING AN EMERGENCY.
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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

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18 WHEREAS, on February 21, 2024, the Planning Commission recommended the approval of a
19 major site plan for the construction of a new 8,934 sq. ft. medical office building for Pediatrics of
20 Akron, partnering with Akron Children's Hospital; and

21
22 WHEREAS, such approval is given subject to all Planning Commission findings and provisions
23 contained in Project File MSP-24-00002; and

24
25 WHEREAS, such approval is necessary to determine that the site plan is satisfactory, serves
26 the public interest, and is acceptable for recording.

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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 major site plan for the construction of a new
32 8,934 sq. ft. medical office building for Pediatrics of Akron, partnering with Akron Children's
33 Hospital. The approved site plan is depicted in Attachment "A" and is fully described in Project File
34 MSP-24-00002.
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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37 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
38 not inconsistent herewith and which have not previously been repealed are hereby ratified and
39 confirmed.
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41 Section 3. That it is found and determined that all formal actions of this Council concerning
42 and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
43 that all deliberations of this Council and of any of its committees that resulted in such formal
44 action, were in meetings open to the public, in compliance with all legal requirements, to the extent
45 applicable, including 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
48 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
49 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely
50 and appropriate development of this property, and provided it receives the affirmative vote of two
51 thirds of the members elected or appointed to Council, it shall take effect and be in force
52 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
53 force at the earliest period allowed by law.
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56 Passed: 3-11-2024

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58 _____
59 President of Council

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61 _____
62 Clerk of Council

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64 Approved: 3-12-2024

65 
66 _____
67 Mayor

68 2/26/24

