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Presented by the Administration Upon
Recommendation of the Planning Commission

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5 CITY OF CUYAHOGA FALLS, OHIO

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7 ORDINANCE NO. 65 - 2024

8
9 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT
10 FOR 2831 BAILEY ROAD FROM R-4 URBAN DENSITY
11 RESIDENTIAL TO MU-2 NEIGHBORHOOD CENTER, AND
12 DECLARING AN EMERGENCY.
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14 WHEREAS, the Charter of the City of Cuyahoga Falls requires that all decisions made by the
15 Planning Commission be submitted to Council; and

16
17 WHEREAS, on July 16, 2024, the Planning Commission considered a map amendment from
18 R-4 Urban Density Residential to MU-2 Neighborhood Center for parcel 02-03538 (2831 Bailey
19 Road) and recommended approval. The zoning map amendment totals 0.28 acres. The map
20 amendment will allow the applicant, Tim Carrabine, to improve the vacant lot into a parking lot for
21 his business, Tim's Pizzeria, located at 2823 Bailey Road; and

22
23 WHEREAS, such approval is given subject to all Planning Commission findings and provisions
24 contained in Project File MAP-24-00017; and

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

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

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32 Section 1. That the zoning classification for 2831 Bailey Road (Parcel 02-03538) is hereby
33 changed from R-4 Urban Density Residential to MU-2 Neighborhood Center. The map amendment
34 will allow the applicant, Tim Carrabine, to improve the vacant lot into a parking lot for his business,
35 Tim's Pizzeria, located at 2823 Bailey Road. The subject parcel is depicted on Attachment "A" and
36 is fully described in Attachment "B," which are attached hereto and incorporated into this
37 ordinance.
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39 Section 2. That any other ordinances or resolutions or portions of ordinances and resolutions
40 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions
41 not inconsistent herewith and which have not previously been repealed are hereby ratified and
42 confirmed.
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44 Section 3. That it is found and determined that all formal actions of this Council concerning
45 and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and
46 that all deliberations of this Council and of any of its committees that resulted in such formal
47 action, were in meetings open to the public, in compliance with all legal requirements, to the extent
48 applicable, including Chapter 107 of the Codified Ordinances.
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50 Section 4. That this ordinance is hereby declared to be an emergency measure necessary for
51 the preservation of the public peace, health, safety, convenience and welfare of the City of Cuyahoga
52 Falls and the inhabitants thereof, for the reason that it is immediately necessary to permit timely
53 and appropriate development of this property, and provided it receives the affirmative vote of two
54 thirds of the members elected or appointed to Council, it shall take effect and be in force
55 immediately upon its passage and approval by the Mayor; otherwise it shall take effect and be in
56 force at the earliest period allowed by law.
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58 Passed: 9-23-2024



President of Council

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63 Approved: 9-23-2024



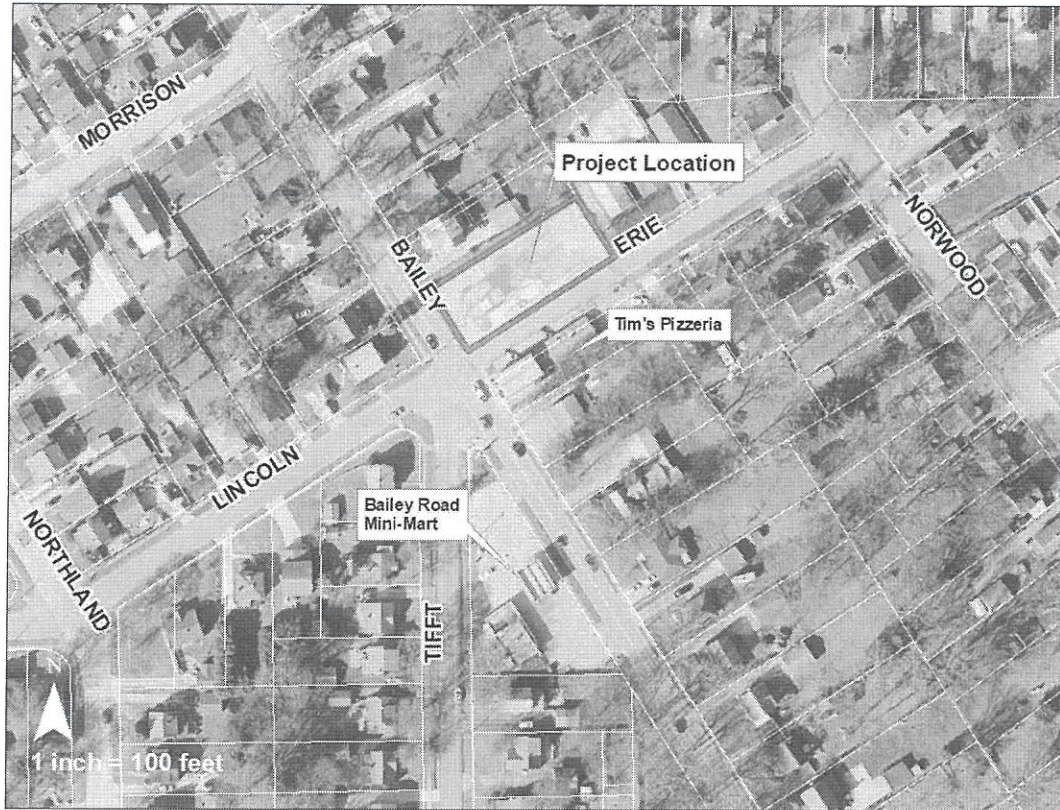
Clerk of Council


Mayor

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ATTACHMENT "A"



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ATTACHMENT "B"

EXHIBIT "A" LEGAL DESCRIPTION
File# A20164726A

Situated in the City of Cuyahoga Falls, County of Summit and State of Ohio:

And known as being a part of Lot No. Eleven (11) formerly in Stow Township, and bounded and described as follows:

Beginning at an iron pin set in the center line of the Bailey Road, North 30 deg. 19' West 345.38 feet (measured along said road center) from the East line of said Lot 11;

Thence North 30 deg. 19' West 73.39 feet along said road center to a stake;

Thence North 59 deg. East 197 feet to a stake;

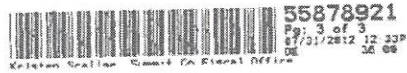
Thence South 30 deg. 19' East 73.39 feet along the line of land now or formerly owned by Robert Sears to a point;

Thence South 59 deg. West 197 feet along the line of land of Weimer to the beginning and containing about 30/100 of an acre of land.

Parcel# 02-03538

CF-00089-05-014-000

Also known as 2831 Bailey Road, Cuyahoga Falls, OH 44221



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