

2  
3  
4  
5 CITY OF CUYAHOGA FALLS, OHIO

6  
7 ORDINANCE NO. 75 - 2024

8  
9 AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR  
10 PARCELS LOCATED ON STATE ROAD SOUTH OF BOULDER  
11 BOULEVARD FROM MU-1 RURAL NEIGHBORHOOD CENTER TO  
12 R-3 SUBURBAN DENSITY RESIDENTIAL, AND DECLARING AN  
13 EMERGENCY.

14  
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

17  
18 WHEREAS, on September 4, 2024, the Planning Commission considered a map amendment  
19 from MU-1, Rural Neighborhood Center to R-3, Suburban Density Residential for parcels 37-00381;  
20 37-00115; 37-00022; and 37-00023 and recommended approval. The zoning map amendment  
21 totals approximately 4.75 acres. The map amendment will allow the applicant, 4846 State Road  
22 LLC (Petros Homes) to develop eleven (11) single family dwelling lots.

23  
24 WHEREAS, such approval is given subject to all Planning Commission findings and provisions  
25 contained in Project File MAP-24-00018; and

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

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

32  
33 Section 1. That the zoning classification for parcels located on State Road south of Boulder  
34 Boulevard (parcels 37-00381; 37-00115; 37-00022; and 37-00023) is hereby changed from MU-1,  
35 Rural Neighborhood Center to R-3, Suburban Density Residential. The map amendment will allow  
36 the applicant, 4846 State Road LLC (Petros Homes), to develop eleven (11) single family dwelling  
37 lots. The subject parcels are depicted on Attachment "A".

38  
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40 inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions  
41 not inconsistent herewith and which have not previously been repealed are hereby ratified and  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.

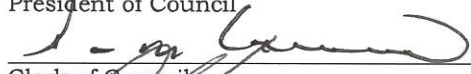
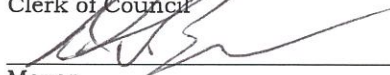
43  
44 Section 3. That it is found and determined that all formal actions of this Council concerning  
45 and relating to the adoption of this ordinance were adopted in an open meeting of this Council, and  
46 that all deliberations of this Council and of any of its committees that resulted in such 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.

49  
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.

57  
58  
59 Passed: 10-28-2024

60   
61 \_\_\_\_\_  
62 President of Council

63  
64  
65 Approved: 10-28-2024

66   
67 \_\_\_\_\_  
68 Clerk of Council  
69   
70 \_\_\_\_\_  
Mayor

9/9/2024

71  
72  
73

ATTACHMENT "A"



74