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Presented by the Administration Upon
Recommendation of the Planning Commission

CITY OF CUYAHOGA FALLS, OHIO

ORDINANCE NO. 76 - 2024

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT FOR MULTIPLE PARCELS LOCATED ON BOULDER BOULEVARD AND QUARTZ AVENUE IN THE BOULDER ESTATES SUBDIVISION FROM MU-1 RURAL NEIGHBORHOOD CENTER TO RM MIXED DENSITY RESIDENTIAL OVERLAY (R-3), AS MORE FULLY DESCRIBED AND DEPICTED 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 September 4, 2024, the Planning Commission considered a map amendment from MU-1, Rural Neighborhood Center to) RM, Mixed Density Residential Overlay (R-3) for nineteen (19) parcels located on Boulder Boulevard and Quartz Avenue and recommended approval. The map amendment will make these lots conform to the Development Code and consistent with the existing Boulder Estates subdivision.

WHEREAS, such approval is given subject to all Planning Commission findings and provisions contained in Project File MAP-24-00021; 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 nineteen (19) parcels located on Boulder Boulevard and Quartz Avenue is hereby changed from MU-1, Rural Neighborhood Center to RM Mixed Density Residential Overlay (R-3). The map amendment will make these lots conform to the Development Code and consistent with the existing Boulder Estates subdivision. The subject parcels are depicted on Attachment "A".

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ordinances or resolutions or portions of ordinances and resolutions inconsistent herewith be and the same are hereby repealed, but any ordinances and resolutions not inconsistent herewith and which have not previously been repealed are hereby ratified and confirmed.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

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: 10-29-2024



President of Council



Clerk of Council

Approved: 10-28-2024



Mayor

9/9/2024

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ATTACHMENT "A"

