

ORDINANCE NO. 41-26

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR PROPERTY OWNED BY SL AVON CENTER FUND, LLC TO ALLOW THEIR TENANT, PREMIER PET OPCO, LLC (dba ACUTEPET URGENT CARE), TO LEASE AND OPERATE A VETERINARY URGENT CARE FACILITY WITHIN AN EXISTING 3,000 SQ. FT. TENANT SPACE LOCATED AT 2100 CENTER ROAD, SUITE G AND DECLARING AN EMERGENCY

WHEREAS, SL Avon Center Fund, LLC as the owner of property at 2100 Center Road, Suite G in the C-2 zoning district is seeking to allow their tenant, Premier Pet OPCO, LLC (dba Acutepet Urgent Care), to lease and operate a veterinary urgent care facility at that address; and

WHEREAS, ACO §1270.03(b)(11) allows veterinary office and/or hospital within the C-2 District but only with a Special Use Permit; and

WHEREAS, SL Avon Center Fund, LLC, on behalf of Premier Pet OPCO, LLC (dba Acutepet Urgent Care), submitted an application, together with plans and specifications for said veterinary urgent care facility; and

WHEREAS, the Planning Commission held a public hearing on April 15, 2026 and by a vote of Four (4) to Zero (0), recommended approval of the Special Use Permit; and

WHEREAS, having reviewed the plans and operation of the proposed facility as submitted and the recommendation of Planning Commission, Council deems it in the best interest of the health, safety, and welfare of the city that the Special Use Permit be granted.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVON, LORAIN COUNTY, OHIO:

Section 1 - That having considered the matter of granting a Special Use Permit for property owned by SL Avon Center Fund, located at 2100 Center Road to lease to an entity that operates a veterinary urgent care facility at said location, Council hereby accepts the recommendation of the Planning Commission and agrees to grant said Special Use Permit subject to the conditions set forth in this ordinance. ([Exhibit A](#))

Section 2 - Conditions. 1) That project shall proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its April 15, 2026 meeting; 2) that the Special Use Permit granted herein is conditioned upon applicant meeting all applicable requirements of the Avon Codified Ordinances, including, but not limited to, those set forth in Chapter 1230, 1230.09, 1270.03(b)(11), 1280.02, 1280.03, 1280.05(hh), and 1280.06(kk) of the Codified Ordinances of the City of Avon. Any expansion, development, enlargement, improvement, change in ownership, change in tenancy, use or the like, other than maintenance of the property in its current condition, will require an additional amendment to this Special Use Permit, with a recommendation of Planning Commission and approval by Council.

Section 3 - That it is found and determined that all formal actions of this Council concerning and relating to the passage 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 actions were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section 4 - That this Ordinance is hereby declared to be an emergency measure necessary for the preservation of the public peace, health, safety, and welfare of the citizens of the City of Avon, the immediate emergency being the necessity to grant a Special Use Permit to operate a veterinary urgent care facility in the C-2 zoning district located at 2100 Center Road as soon as practicable; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: _____

DATE SIGNED: _____

By: _____
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR _____

Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior, Law Director

ATTEST:

Barbara Brooks, Clerk of Council

POSTED: _____
Electronically and at City Hall as
Provided by Council

Prepared by:
John A. Gasior, Esq.
Law Director