

ORDINANCE NO. 24-19

AN ORDINANCE TO AMEND ORDINANCE NO. 413-68, PASSED JANUARY 15, 1969 COMMONLY KNOWN AS THE ZONING ORDINANCE OF THE CITY OF AVON, OHIO, AS AMENDED, REZONING A 3.0 ACRE PORTION OF A 6.1419 ACRE PARCEL OF LAND LOCATED AT 35765 CHESTER ROAD, PERMANENT PARCEL NO. 10-04-00-016-104-047 FROM O-2 PLANNED RESEARCH OFFICE PARK TO O-2/C-4 PLANNED RESEARCH OFFICE PARK/GENERAL BUSINESS DISTRICT OVERLAY

WHEREAS, an application to rezone a 3.0 acre portion of a 6.1419 acre parcel of land located at 35765 Chester Road, from O-2 Planned Research Office Park to O-2/C-4 Planned Research Office Park/General Business District Overlay was submitted to Planning Commission pursuant to Article VII, Section 2(d) of the Avon City Charter; and

WHEREAS, the Planning Commission, on February 20, 2019, held a Public Hearing on said amendment; and

WHEREAS, on February 20, 2019, the Planning Commission reviewed the proposed amendment to rezone this parcel of land as further described herein and considered the public comments and presentations of all interested parties and by a vote of Four (4) in favor and Zero (0) opposed recommended the amendment to Ordinance No. 413-68 to allow a 3.0 acre portion of land located at 35765 Chester Road, currently in an O-2 Planned Research Office Park to be rezoned to O-2/C-4 Planned Research Office Park/General Business District Overlay; and

WHEREAS, Council, on March 11, 2019, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on April 8, 2019 at 7:25 P.M.; and

WHEREAS, notice of the time and place of such Public Hearing has been given to record title holders of property immediately adjacent to, adjoining and abutting on such area, zone, or district proposed to be modified.

WHEREAS, Council finds that the recommendation of Planning Commission is reasonable and in the best interests of the safety, health and welfare of the City and deems it desirable that Ordinance No. 413-68 be amended to rezone a 3.0 acre portion of a 6.1419 acre parcel of land located at 35765 Chester Road, from O-2 Planned Research Office Park to O-2/C-4 Planned Research Office Park/General Business District Overlay.

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

Section 1 - That Ordinance No. 413-68, passed January 15, 1969, commonly known as the Zoning Ordinance of the City of Avon, Ohio, as amended, shall be further amended as provided hereafter.

Section 2 - That from the effective date of this Ordinance, a 3.0 acre portion of a 6.1419 acre parcel of land located at 35765 Chester Road, be and the same is hereby rezoned from O-2

Planned Research Office Park to O-2/C-4 Planned Research Office Park/General Business District Overlay, Permanent Parcel No. 10-04-00-016-104-047 and more fully described in Exhibit A, which is attached hereto and incorporated herein by this reference.

Section 3 - That all provisions of Ordinance No. 413-68 and its various amendments, shall remain in full force and effect.

Section 4 - 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 5 - That this Ordinance shall take effect and be in force at the earliest date allowed by law.

First Reading _____

Second Reading _____

Third Reading _____

PASSED: _____ DATE SIGNED: _____

By: _____
Craig Witherspoon, 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: _____
In Five Places as
Provided by Council

Prepared By:

John A. Gasior, Esq.
Law Director