

ORDINANCE NO. 77-23

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO ROUTE 83
PROPERTIES, LLC TO ALLOW FOR THE CREATION OF A FLAG LOT
ALONG THE WEST SIDE OF CENTER ROAD, PERMANENT PARCEL
NOS. 04-00-013-000-586 & 04-00-013-000-588
AND DECLARING AN EMERGENCY**

WHEREAS, Avon Codified Ordinance '1262.04(b) requires a Special Use Permit for the creation/development of a flag lot in the R-1 zoning district; and

WHEREAS, Route 83 Properties, LLC, owns property in the R-1 zoning district along the west side of Center Road, Permanent Parcel Nos. 04-00-013-000-586 & 04-00-013-000-588; and

WHEREAS, Route 83 Properties, LLC presented plans to Avon's Planning Commission, on May 17, 2023, a public hearing was held and by a vote of Five (5) to Zero (0), Planning Commission recommended granting the lot split and the Special Use Permit for the creation of a flag lot at said location; and

WHEREAS, the granting of this Special Use Permit requires approval by Council.

WHEREAS, having reviewed the plans for the proposed creation of the flag lot 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 to Route 83 Properties, LLC to split off a flag lot in the R-1 zoning district located along the west side of Center Road, from Permanent Parcel Nos. 04-00-013-000-586 & 04-00-013-000-588, (see attached [Exhibit A](#)), 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.

Section 2 - Conditions. 1) That the creation of the flag lot shall proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its May 17, 2023 meeting; and 2) the Special Use Permit granted herein is conditioned upon applicant and his or her heirs and assigns meeting all applicable requirements set forth in Chapter 1230, 1280.02, 1280.03, 1280.04(i) and 1280.06(l); Except as otherwise provided herein, any expansion, development, enlargement or improvement, other than utilization of the property as a permitted use in R-1 and compliance with all R-1 zoning requirements set forth in Chapter 1262, will require an amendment to this Special Use Permit, with a recommendation from Planning Commission and approval by City 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

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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 authorize a Special Use Permit for the creation of a flag lot along the west side of Center Road, Permanent Parcel Nos. 04-00-013-000-586 & 04-00-013-000-588; 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
City of Avon, Ohio

ATTEST:

Barbara Brooks, Clerk of Council

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

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