

ORDINANCE NO. 68-25

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO PREMIER 1500 NAGEL, LLC TO ALLOW THEIR TENANT, K-1 SPEED, INC. TO OPERATE AN ELECTRIC GO-CART AND AMUSEMENT CENTER BUSINESS LOCATED AT 1500 NAGEL ROAD, (PPN 04-00-021-000-263) AND DECLARING AN EMERGENCY

WHEREAS, the zoning regulations for the City of Avon require indoor recreational facilities in an M-1 General Industrial District to obtain a Special Use Permit pursuant to ACO Sections 1278.03(f)(6); and

WHEREAS, Premier 1500 Nagel, LLC, ("Premier"), the property owner, has submitted an application and presented plans and specifications to Planning Commission for a Special Use Permit to allow their tenant, K1 Speed, Inc. to operate an electric go-cart and amusement center business located at 1500 Nagel Road, (PPN 04-00-021-000-263); and

WHEREAS, the Planning Commission held a public hearing on July 16, 2025, and by a vote of Five (5) in favor and Zero (0) opposed, recommended approval of the Special Use Permit; and

WHEREAS, the granting of this Special Use Permit requires approval of City Council; and

WHEREAS, Council, after reviewing the application, plans and specifications and the recommendation of the Planning Commission, deems it in the best interests of the health, safety, and welfare of the community 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 the Special Use Permit to Premier 1500 Nagel, LLC, as owner of the property at 1500 Nagel Road, (PPN 04-00-021-000-263), Council hereby accepts the recommendation of the Planning Commission and agrees to grant them a Special Use Permit to allow their tenant, K1 Speed, Inc. to operate an electric go-cart and amusement center business in an M-1 General Industrial District per the plans and specifications submitted and approved by the Planning Commission on July 16, 2025, and made a part of this Special Use Permit by reference. (See Exhibit A)

Section 2 - Conditions. (1) The project shall proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its July 16, 2025 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 Chapter 1230, Sections 1280.02, 1280.03, 1280.05(l), and 1280.06(r). Any expansion, development, enlargement, improvement, change in ownership or 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 Premier 1500 Nagel, LLC to allow their tenant, K1 Speed, Inc. to operate an indoor recreation facility, viz., an electric go-cart and amusement center business at their facility located at 1500 Nagel Road, (PPN 04-00-021-000-263), subject to the conditions set forth above; therefore, this Ordinance shall be in full force and effect immediately upon its passage and approval by the Mayor.

PASSED: August 11, 2025 DATE SIGNED: August 11, 2025

By:

Brian Fischer
Brian Fischer, Council President

DATE APPROVED BY THE MAYOR August 12, 2025

Bryan K. Jensen
Bryan K. Jensen, Mayor

APPROVED AS TO FORM:

John A. Gasior
John A. Gasior, Law Director

ATTEST:

Barbara Brooks
Barbara Brooks, Clerk of Council

POSTED: August 13, 2025
Electronically and at City Hall as
Provided by Council

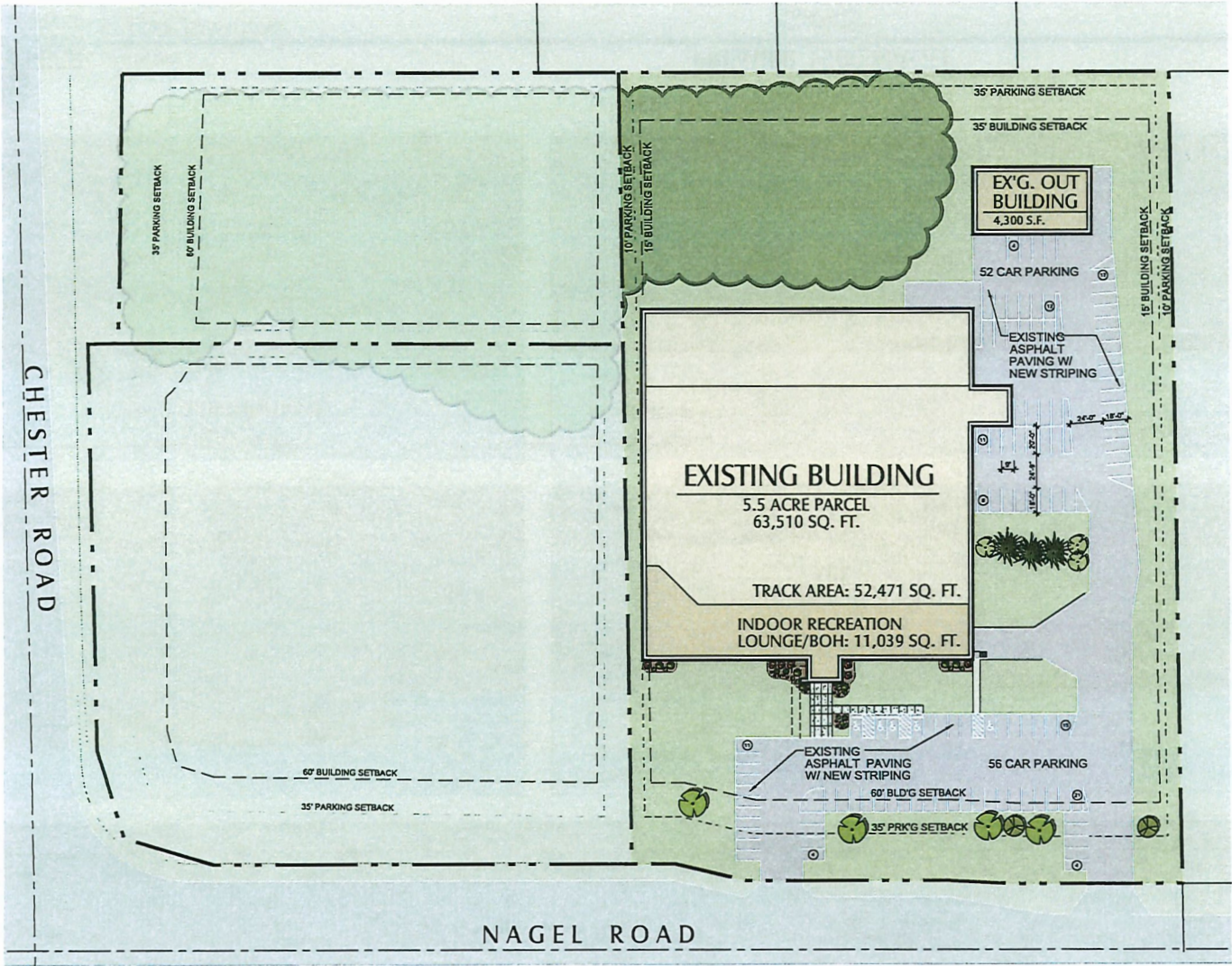
Prepared by:
John A. Gasior, Esq.
Law Director

I, Barbara J. Brooks, Clerk of the Council of the City of Avon, Ohio, hereby certify this document to be a true and exact copy of Ordinance No. 68-25, passed by the Council of said City on August 11, 2025.

IN WITNESS WHEREOF, I have on this 12th day of August, 2025, affixed my signature and official seal.

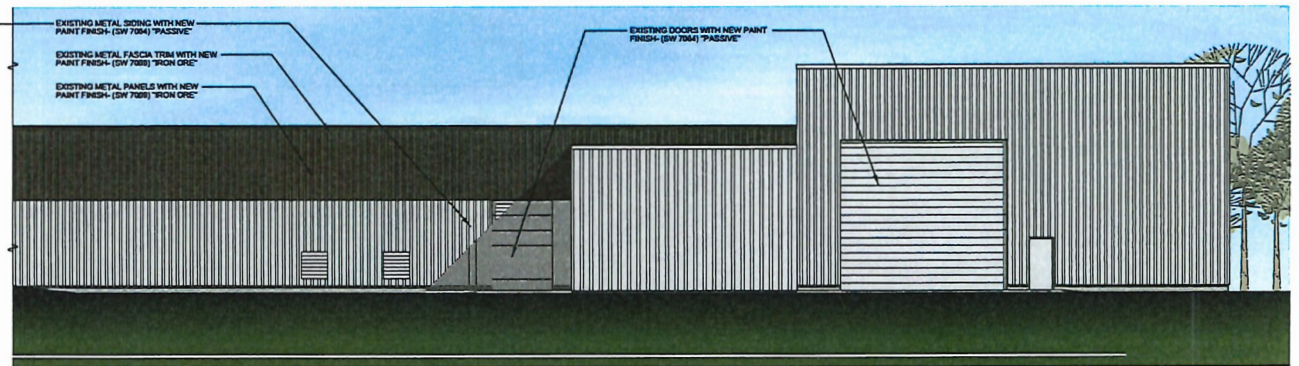
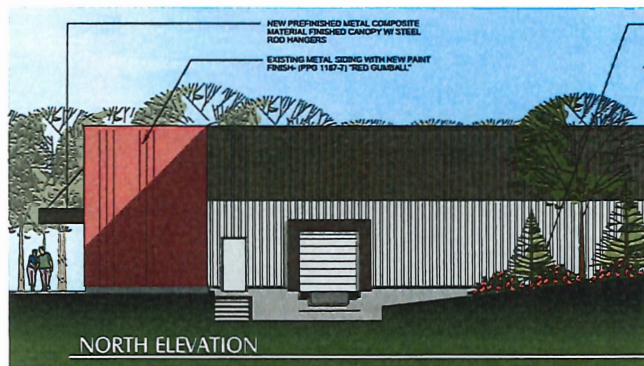
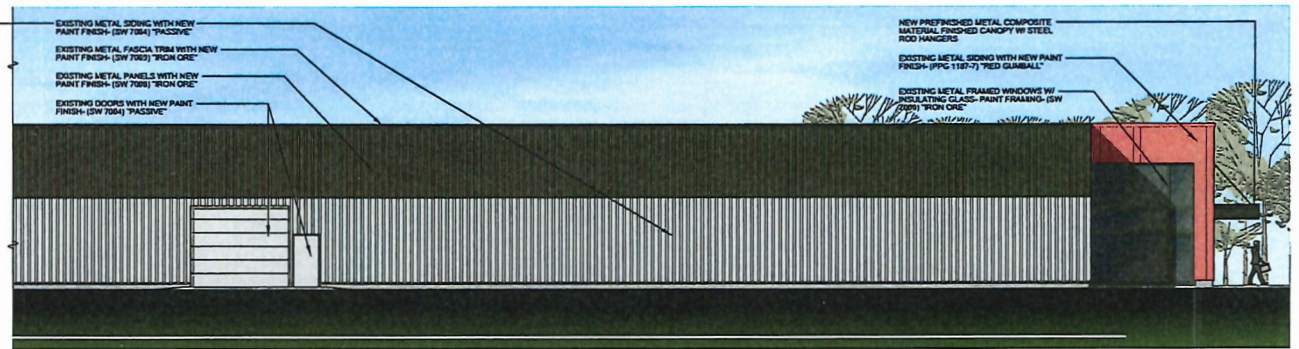
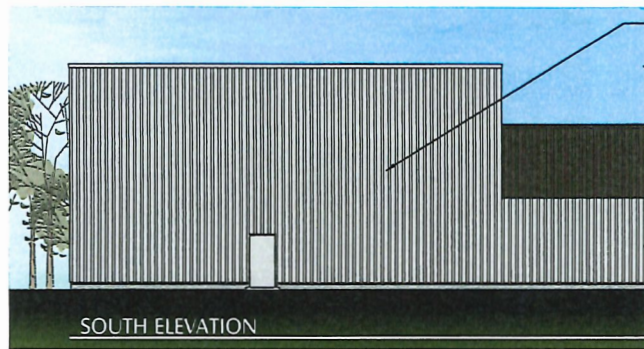
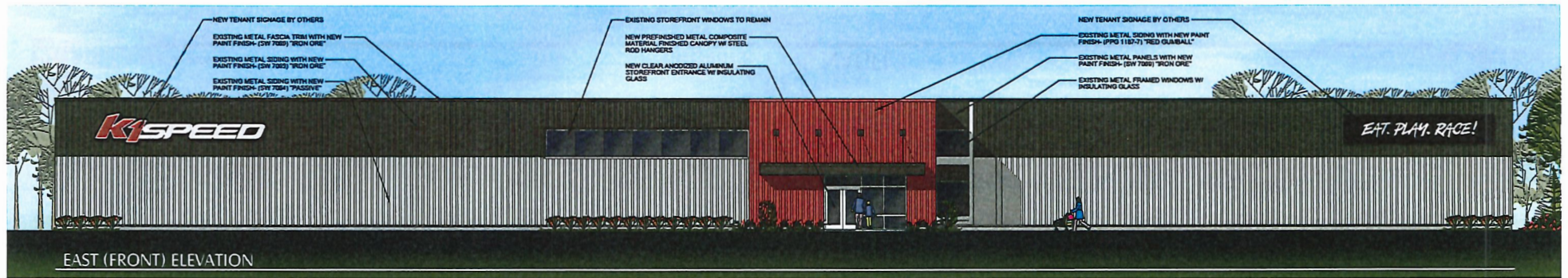
Barbara J. Brooks
Barbara J. Brooks, Clerk of the Council
of the City of Avon, Ohio

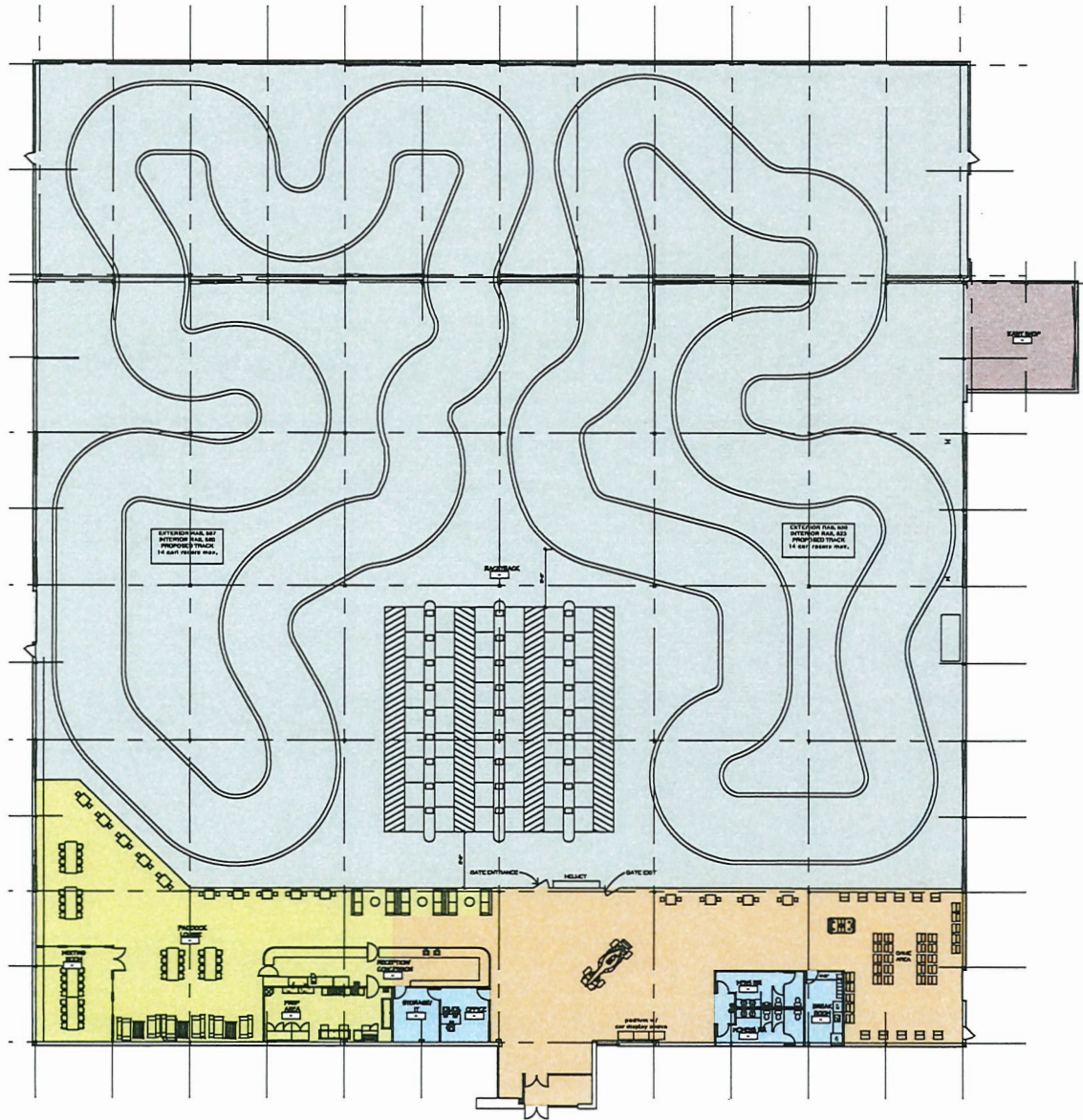
Exhibit A to Ordinance No. 68-25



PROJECT SUMMARY

EXISTING ZONING: (REQUEST FOR SPECIAL USE PERMIT)	M-1
LOT SIZE:	5.5 ACRES
BUILDING AREA:	63,510 SF
EXISTING BUILDING:	
- Indoor recreation:	5,297 sf
- Lounge:	4,706 sf
- Back-of House:	1,036 sf
- Track	52,471 sf
CAR PARKING:	133 SPACES
REQUIRED:	
- Indoor recreation:	21 spaces
- Lounge:	94 spaces
- Back-of House:	3 spaces
- Track	15 spaces
PROVIDED:	108 SPACES





INTERIOR AREA BREAKDOWN

TOTAL INTERIOR AREA:	63,510 sq ft
Indoor Recreation Area: - lobby, reception, gameroom, podium	5,297 sq ft
Lounge Area: (92 seats) - lounge, meeting, concession, prep	4,706 sq ft
Back of House: - office, storage, rest rooms, utility	1,036 sq ft
Track Area: (16 people maximum) - track area of building	51,622 sq ft
Kart Shop: - repair shop	849 sq ft

TENANT AREA PLAN

0 30'

1500 NAGEL ROAD
AVON, OHIO

06/16/25
25.034