

ORDINANCE NO. 111-25

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO
AP RES HOSPITALITY, LLC, (dba HAMPTON INN HOTEL), FOR THE
CONSTRUCTION AND OPERATION OF A 119-ROOM HOTEL, LOCATED AT
33040 JUST IMAGINE DRIVE IN THE CITY OF AVON
AND DECLARING AN EMERGENCY**

WHEREAS, zoning regulations for the City of Avon require a Special Use Permit to operate a hotel in the C-4 General Business District pursuant to ACO §1270.03(f)(3); and

WHEREAS, AP RES Hospitality, LLC, (dba Hampton Inn Hotel), (hereinafter “Hampton”), has submitted an application and presented plans and specifications for the construction and operation of a 119-room hotel at 33040 Just Imagine Drive, to Planning Commission on November 19, 2025; and

WHEREAS, the Planning Commission held a public hearing on November 19, 2025, and, after reviewing the application, plans and specifications, voted Five (5) to zero (0), to recommend to Council the approval of the Special Use Permit; and

WHEREAS, 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 Council, having considered the matter of granting the Special Use Permit to AP RES Hospitality, LLC, for the construction and operation of a 119-room hotel (d.b.a. Hampton Inn Hotel) per the plans and specifications submitted to Planning Commission on November 19, 2025, Council hereby accepts the recommendations of the Planning Commission and agrees to grant the Special Use Permit for the C-4 property located at 33040 Just Imagine Drive subject to the conditions set forth in this ordinance. (See, attached [Exhibit A](#))

Section 2 - Conditions. (1) That project proceed pursuant to plans and specifications approved and recommended by the Planning Commission at its November 19, 2025 meeting; (2) the Special Use Permit granted herein is conditioned upon applicant meeting all applicable requirements set forth in Chapter 1230, Sections 1270.03(f)(3), 1280.02, 1280.03, 1280.05(kk), and 1280.06(oo) of the Codified Ordinances of the City of Avon. Any other expansion, development, enlargement, improvement, change in tenancy or ownership, use or the like, other than maintenance of the property in its current condition by Hampton Inn Hotel, will require an additional amendment(s) 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

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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 grant a Special Use Permit for AP RES Hospitality, LLC, to construct and operate the Hampton Inn Hotel at 33040 Just Imagine Drive; 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