

ORDINANCE NO. 65-26

**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 PARCEL
OF LAND CONSISTING OF APPROXIMATELY FIVE (5) ACRES LOCATED AT
34550 CHESTER ROAD, PERMANENT PARCEL NO.: 04-00-021-000-092 FROM
C-4/O-2 GENERAL BUSINESS/PLANNED RESEARCH OFFICE PARK OVERLAY TO
C-4/M-1/O-2 GENERAL BUSINESS/GENERAL INDUSTRIAL/PLANNED RESEARCH
OFFICE PARK OVERLAY**

WHEREAS, an application to rezone approximately five (5) acres of land located at 34550 Chester Road, from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay was submitted to Planning Commission pursuant to Article VII, Section 2(d) and Article VII, Section 2(e)(1) of the Avon City Charter; and

WHEREAS, the Planning Commission held a public hearing on May 20, 2026; and

WHEREAS, on May 20, 2026, the Planning Commission reviewed the proposed amendment to rezone the aforementioned parcel of land, considered the public comments and presentations of all interested parties and by a vote of Five (5) in favor and Zero (0) opposed, recommended the amendment to Ordinance No. 413-68 to allow approximately five (5) acres to be rezoned from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay; and

WHEREAS, Council, on June 8, 2026, authorized a Public Hearing; and

WHEREAS, said Public Hearing was duly publicized according to law and was held on July 13, 2026 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 health, safety, and welfare of the citizens of Avon and deems it desirable that Ordinance No. 413-68 be amended to rezone approximately five (5) acres of land located at 34550 Chester Road, from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park 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, approximately five (5) acres of land located at 34550 Chester Road, be and the same is hereby rezoned from C-4/O-2 General Business/Planned Research Office Park Overlay to C-4/M-1/O-2 General Business/General Industrial/Planned Research Office Park Overlay. A legal description to Permanent Parcel No. 04-00-021-000-092 is attached hereto and incorporated herein as [Exhibit A](#).

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: _____
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