

AN ORDINANCE TO REZONE PERMANENT PARCEL NO. 04-00-006-114-078 FROM A PUBLIC AND INSTITUTIONAL (P-I) DISTRICT TO A LIMITED BUSINESS (B-1) DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, Planning Commission has, at its meeting of March 5, 2024, approved a request to rezone a 2.02-acre parcel owned by Lake Veterinary Properties, LLC, that fronts Durrell Avenue and designated by the County Auditor as PPN 04-00-006-114-078, (the “Property”) and more particularly described in Exhibit A attached hereto and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF
THE CITY OF AVON LAKE, STATE OF OHIO:

Section No. 1: That the Property, which is presently zoned Public and Institutional (P-I) District, is hereby rezoned to Limited Business (B-1) District.

Section No. 2: That the official zoning map and the Planning and Zoning Code of the City of Avon Lake is hereby amended accordingly, and the City Engineer is directed to make the necessary changes thereto.

Section No. 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 which resulted in such formal action were in meetings open to the public, in compliance with all legal requirements, including Section 121.22 of the Ohio Revised Code.

Section No. 4: That this Ordinance is hereby declared to be an emergency measure to allow the property owner to develop the property and contribute to the economic development of Avon Lake, thus for the health, safety, and welfare of the residents of Avon Lake. Therefore, this Ordinance shall be in full force and effect from and immediately after its passage and approval by the Mayor.

1st reading: 3/11/2024

2nd reading:

3rd reading:

PASSED: 3/25/2024

/s/ Martin E. O'Donnell
President of Council

POSTED: 3/29/2024

APPROVED: 3/26/2024

ATTEST: /s/ Valerie E. Rosmarin
Clerk of Council

/s/ Mark A. Spaetzel
Mayor



LAKE VETERINARY PROPERTIES LLC

Report

To: Avon Lake Planning Commission

From: Kelly La Rosa, Planning and Zoning Manager

Date: February 29, 2024

Re: Case No. CPC-24-2 Lake Veterinary Properties LLC, Map Amendment Request for Parcel No. 04-00-006-114-078 from P-I District to B-1 District.

PROJECT OVERVIEW:

The purpose of this planning report is to assess the rezoning proposal for a 2.02-acre parcel that fronts Durrell Avenue. The proposal aims to rezone the property from P-I (Public and Institutional District) to B-1 (Limited Business District) to align with the existing zoning districts of adjacent properties.

PROJECT BACKGROUND

Parcel No. 04-00-006-114-078 was formerly owned by the City of Avon Lake and specifically utilized by Avon Lake Regional Water as part of the land where the water filtration plant is located. This parcel of land was split from the main water treatment plant site and then made available for sale. The property was purchased through a public bidding process conducted in December 2022 that resulted in the transfer of property in December 2023 to Lake Veterinary Properties, LLC, 430 Regatta Drive, Avon Lake.

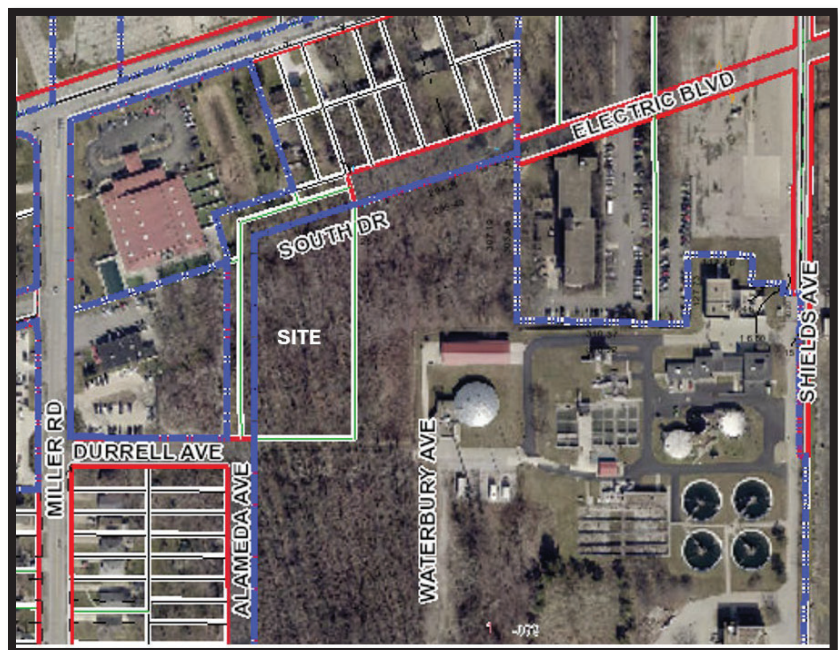


Figure 1: Maps Data: Google Earth 5/30/2016.

The subject site is currently owned by Lake Veterinary Properties, while the adjacent sites to the north and west are owned by Regatta Properties, 124 Miller Road, Avon Lake. All of these sites will be utilized by the Avon Lake Animal Clinic which provides veterinary services to the community. The transition of ownership from public to private necessitates a zoning change.

Zoning District Map: This site is located within a P-I, Public and Institutional District. The P-I District establishes sites for various governmental, institutional, educational, or other public or quasi-public uses that are integral to the community while ensuring compatibility with the surrounding neighborhoods.

Property located to the northwest and on the west side of the subject property is zoned B-1, Limited Business. The property to the northeast of the subject property is zoned R-1B, Single-Family Residences, while the properties to the east and the south are zoned as P-I, Public, and Institutional District (see Zoning District Map of Avon Lake, Figure 2).

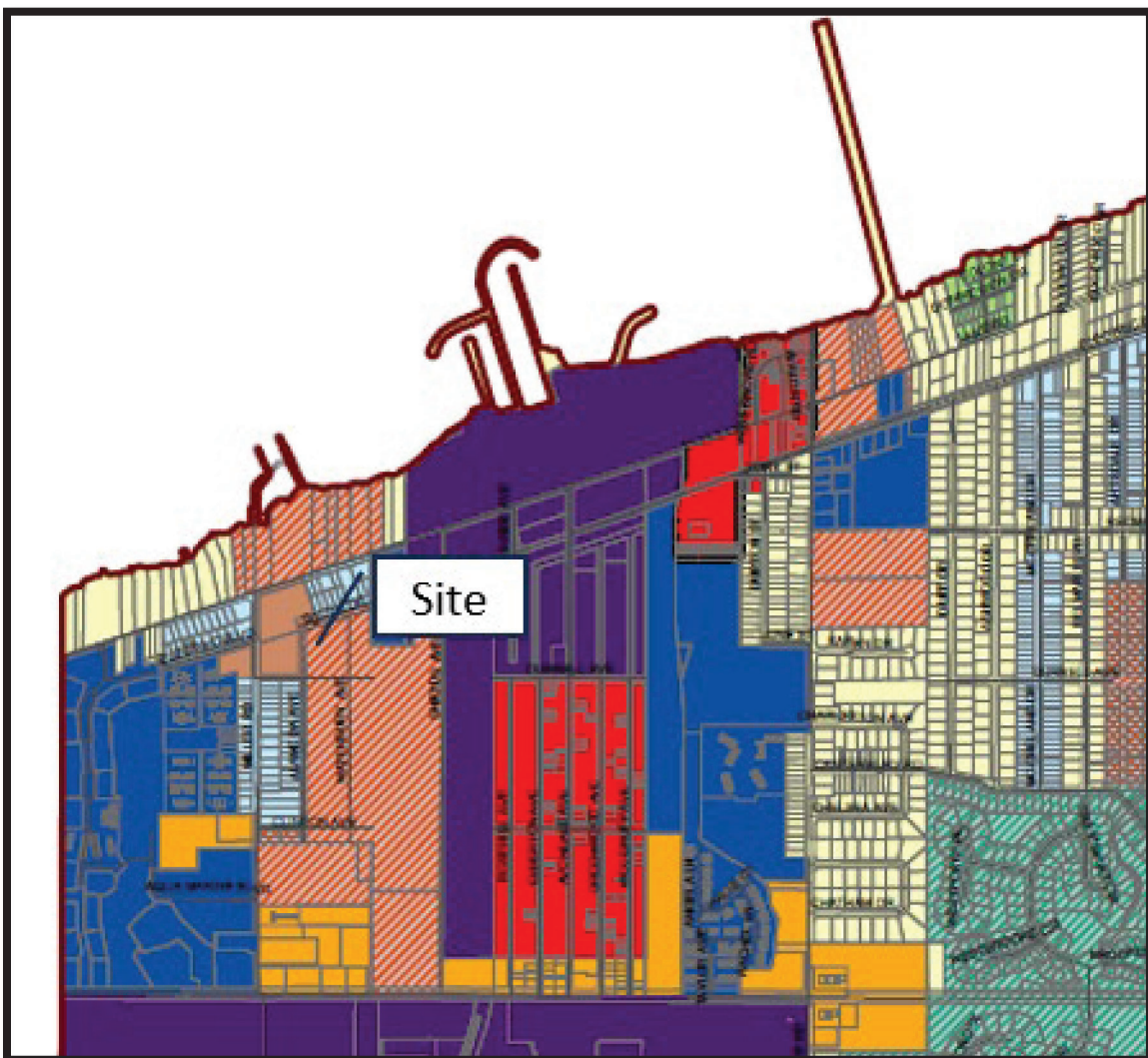


Figure 2: Excerpt of the Zoning District Map of Avon Lake, January 2022

Comprehensive Land Use Plan: The Future Land Use Map designates the subject property as Civic/Institutional District. The Civic/Institutional designation accommodates public and semi-public uses.

The area west of this site is classified as Professional Offices District while the property to the north is classified as Commercial and Residential Districts. These classifications serve as general guidelines for future development rather than as strict standards.



Figure 3: Future Land Use Map Excerpt, Avon Lake Comprehensive Plan, September 2019

Applicable Code Section: 1214.02: Code Text and Map Amendments apply.

Vicinity Map Parcel No. 04-00-006-114-077

