

AN ORDINANCE TO REZONE PERMANENT PARCEL NO. 04-00-006-135-071
FROM B-2 GENERAL BUSINESS DISTRICT TO R-1A SINGLE-FAMILY RESIDENCE
DISTRICT AND DECLARING AN EMERGENCY.

WHEREAS, Planning Commission has, at its meeting of October 1, 2025, approved a request to rezone a 2.38-acre parcel owned by Rotz Investments, LLC, located on the west side of Moore Road, north of Walker Road, and designated by the County Auditor as PPN 04-00-006-135-071, (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 B-2 General Business District, is hereby rezoned to R-1A Single-Family Residence 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: 10/16/2025

2nd reading: 10/27/2025

3rd reading:

PASSED: 11/10/2025

/s/Jennifer J. Fenderbosch
Council President

POSTED: 11/14/2025

APPROVED: 11/11/2025

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

/s/Mark A. Spaetzel
Mayor

04-00-006-135-071
VICINITY MAP

