

# Westlake Ohio



The City of  
DENNIS M. CLOUGH, MAYOR

RECEIVED  
AUG 13 2026

www.cityofwestlake.org

27700 Hilliard Blvd.  
Westlake, OH 44145

Phone 440.871.3300

CLERK OF COUNCIL  
CITY OF WESTLAKE

## WESTLAKE CONDITIONAL USE PERMIT APPLICATION

All sections of this application must be completed

Name of Applicant\Business requesting CUP: Thomas Lawrence / L7 Group

Name of Applicant\Business Owner requesting CUP: Various

Address of Applicant\Business Owner: N/A

Telephone: 440-336-4373 Email: tom@gpidesign.com

Name of Property Owner: Thomas Lawrence

Address of Property Owner: 975 Bassett Rd  
Westlake, Ohio

Telephone: 440-336-4373 Email: tom@gpidesign.com

Name of Representative: Same as above

Address of Representative: \_\_\_\_\_

Telephone: \_\_\_\_\_ Email: \_\_\_\_\_

CUP Request: Blanket CUP approval for various business types for 36 units on parcel 212-01-013

Would like to include professional offices and fitness/recreational uses

Property address for CUP: 28220 Ranney Parkway

*(if tenant space provide tenant address and/or suite number)*

Involving Parcel Nos.: 212-01-013

*(must provide parcel number and zoning)*

Property zoned: Business: ☐OB ☐EOP ☐SC ☐GB ☐IS ☐RB ☐AP ☐HM ☐ISF

Residential: ☐R-1F-80 ☐R-1F-Cluster ☐R-2F-100 ☐R-MF-40 ☐R-MF-24 ☐R-MF-15

Industrial: ☐OL ☒EI ☐EOL Health Campus: ☐HC Planned: ☐PUD ☐PO

Section of Code for CUP: 1218.03 (a)(2) and (h)(13).

*(provide code section listing use as CUP)*

Square foot area of building requested for CUP: 4 seperate 13,500 sf buildings

Signature of Property Owner **(required)**

Signature of Business Owner **(required)**

Submit completed application and any supplemental information to the **Westlake Planning Department**



28220 Ranney Pkwy Westlake

August 4, 2026

**Jim Bedell, AICP**

Planning & Economic Development Director

City of Westlake

27700 Hilliard Blvd.

Westlake, OH 44145

Dear Jim,

As a Westlake resident and business owner of over 30 years, I am happy to confirm that we are moving forward with the recently approved Westlake Elevated project on Ranney Parkway. As you know, a couple years ago I purchased 4 separate parcels from The Scott Fetzer Companies on Ranney, the last available lots on the street and roughly 13 acres. I plan to develop these lots, spread out over the next 4-6 years, and my focus is to bring an elevated office/industrial flex space community through the construction of 8 high end SMALL BAY flex spaces, also referred to as Industrial Condos. These small bay condos offer start-ups and small businesses an option for warehouse / showroom space in much smaller increments – between 1000 and 2500 sf. There is a shortage of small bay spaces not only in Westlake, but in all the Mid-West. The Insurgence is in part due to a void in inventory, and a high demand in Northeast Ohio and throughout the mid-west. The future of warehousing and industrial spaces is changing, and my goal is to help Westlake stay ahead of other cities on the far westside. We are extremely confident that by offering these smaller bay, high end flex condos FOR SALE (not lease) we will help drive more commerce, taxes, services and convenience to the people of Westlake. Services drive business, and the services we aim to fill in Westlake Elevated will make Westlake a more desirable city for years to come, and further establish Westlake as a leader in the Cleveland area.

In that light, it was wonderful to get approval for the development of the Westsides first and only Industrial Flex Condo development, Westlake Elevated, by the Planning Commission on 6/1/26 and the Council on 6/4/26. We are requesting the use of a blanket CUP to better enhance the small business buyer experience at Westlake Elevated. It is important that prospects considering a new location for their small business feel that

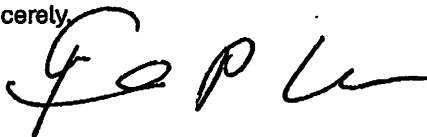
Westlake is welcoming, and that Westlake should be their new home. While we understand the value of the current CUP process, it is our hope that the city can help us convert buyers more quickly for the unique flex spaces in Westlake Elevated by offering an expedited approval process through a single document presented to the Planning Commission, for those tenants that would either be considered Main Use, or be covered under the new BLANKETED CUP approval guidelines for any professional offices / showrooms, design studio, and wellness/fitness/recreational uses. This is something for which we have experience within our existing community at 975 & 977 Bassett Rd. We have successfully obtained CUP'S for 3 out of 3 current tenants who offer athletic training and wellness/fitness to their clients here on our campus. So, we are asking that those same types of businesses should be offered with the single document CUP approval on the blanket CUP.

It should be noted that since placing these 3 tenants in their home here at 977 Bassett, we have eliminated semi-trucks through the property, making it safer, we have maintained the campus with better landscaping, offered residents better and more unique services and we have had zero complaints and/or incidences resulting in safety, all vast improvements from when we had the industrial "only" type tenant. We believe this type of small business community is far better an option for the parkway than a warehouse with few workers, daily truck traffic and dangerous driveways. Furthermore, our campus and small businesses are supporting one another with referrals and introductions while their clients are on campus.

The blanket CUP will be a much needed, more expedited process, allowing main use tenants as well as specific CUP qualified businesses a faster, easier procedure to be approved.

I appreciate your help in getting these business types in the blanket CUP approval they need, and I look forward to developing the next level of modern and small business savvy Industrial Condos on Ranney Parkway.

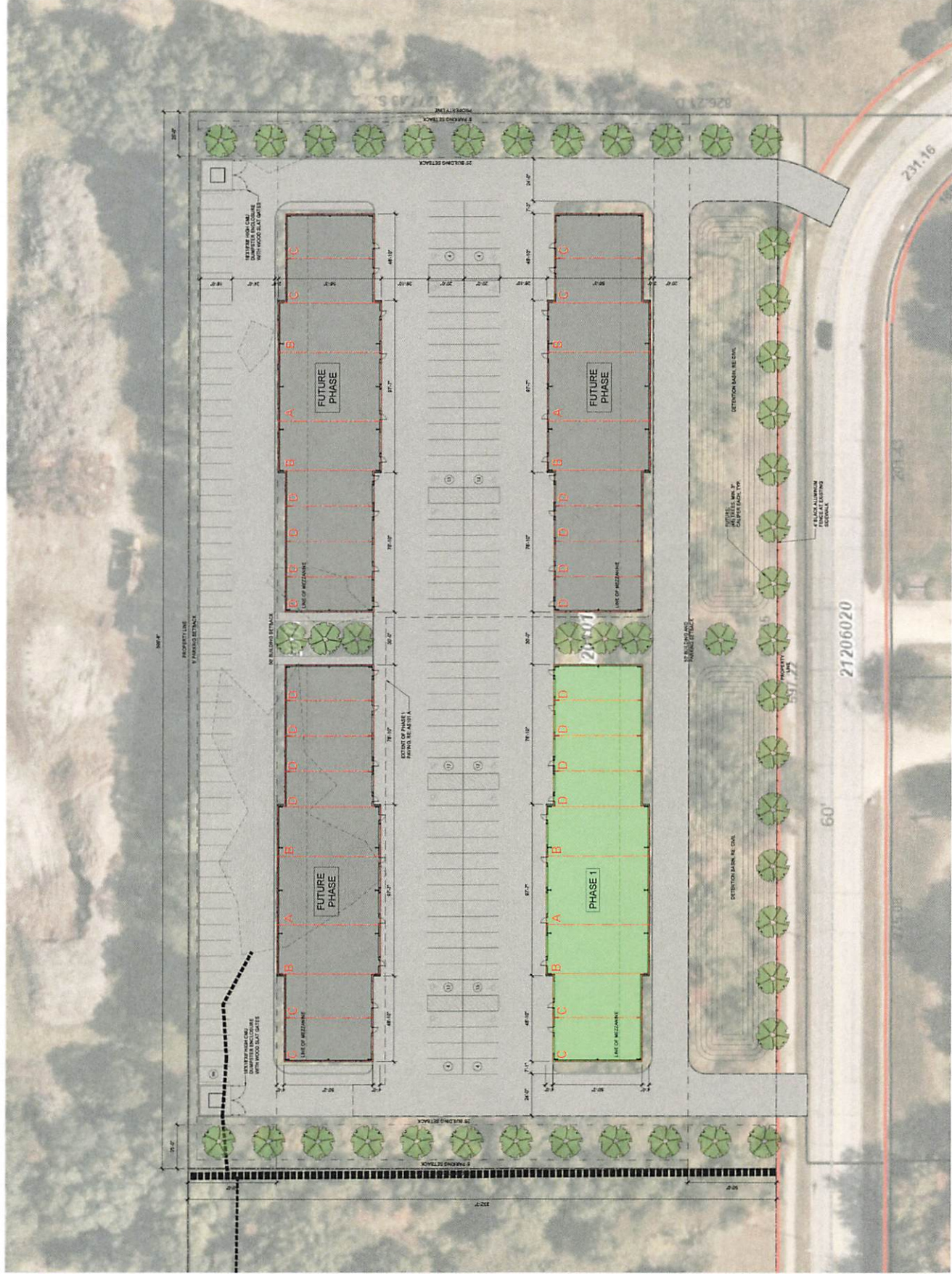
Sincerely,

A handwritten signature in black ink, appearing to read 'T. Lawrence', written over a horizontal line.

Thomas Lawrence

Director, L7 Group

Director, Westlake Elevated



**SPECS**

- 100 PARKING SPACES
- EACH BUILDING IS 12,200 S.F.
- A: 30'x40' / 1,200 S.F.
- B: 30'x40' / 1,200 S.F.
- C: 30'x40' / 1,200 S.F.
- D: 30'x40' / 1,200 S.F.
- E: 30'x40' / 1,200 S.F.

**OVERALL SITE PLAN**

SCALE: 1" = 20'-0"

AS101

North

