

Zoning - Map Amendment
PMA26-0001

Record Information

Record No:	PMA26-0001	Milestone:	Submitted
Record Type:	Zoning	Sub Type:	Map Amendment
Variant:		Parcel APN:	21716033
Location:	30755 CENTER RIDGE ROAD		
City/State/Zip:	Westlake, OH 44145		
Submitted:	9/1/2026	Approved:	
Issued:		Expires:	
Final:		Cancelled:	

Short Description

PPN 217-16-033 Rezoning Request

Full Description

Requesting to Re-zone property from G-B to PUD (Small Scale Residential)

Contacts

Label	Name	Address	City/State/Zip	Phone	Email
Applicant	Kevin Hoffman	34600 Chardon Road, Suite D	Willoughby Hills, OH 44094		kevinh@polaris-es.com
Property Owner (GIS)	BRADLEY PARK SUITES LLC	2860 WATERFALL WAY	WESTLAKE, OH 44145		hazemn@msn.com
Representative	Kevin Hoffman	34600 Chardon Road, Suite D	Willoughby Hills, OH 44094	(419) 902- 9524	kevinh@polaris-es.com

Application Details

1 Application Information

Applicant is Owner	No
Pre Application Meeting with Staff	Yes
Pre Application Meeting Date	01/21/2026
Property Zoned	Business
Business Zoning	GB
Rezoning Requested	Planned
Planned Rezone	PUD

Location Info

Council Member	Todd LeVeck (440) 785-4621
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Ward	4C
Development/Project	
Zone Use	GENERAL BUSINESS
Road Type	MAIN
Living Area, SF	0
Sublot	
Parcel Lot Size, SF	170085
Home Style	
Res Garage Type	
Garage Door Count	
Res Garage Count	
Parcel Frontage, LF	348.4
Comm Units, Count	
Parcel Type	LAND
Comm. Floor Count	



Polaris Engineering & Surveying
34600 Chardon Road Suite D
Willoughby Hills, Ohio 44094
Office: (440) 944-4433
Fax: (440) 944-3722

September 2, 2026

City of Westlake Planning Commission
Attn: Nicolette A. Sackman, MMC
Clerk of Commissions
27700 Hilliard Boulevard
Westlake, OH 44145

RE: Re-zoning Request for PPN 217-16-033 from G-B to PUD

Ms. Sackman,

On behalf of my client, Dr. Hazem Nouraldin of Bradley Park Suites, LLC, please find the enclosed zoning map amendment request to Re-zone PPN 217-16-033 from G-B to PUD (small scale residential) with the intention to develop a Twenty (20) Unit Townhome development on 3.90 acres. My client believes this is the best use of property for the following reasons:

- There is a reduced market for general business uses in this location of the city as Crocker Park has become the main retail corridor drawing the majority of general business uses on the west side of town.
- There remains a strong demand for residential uses in the city as the available residentially zoned land is reduced.
- The property abuts the Cleveland Metroparks Bradley Reservation, and a residential use would be a more harmonious buffer when compared to uses expected in general business.

We look forward to presenting this plan to the city council and the planning commission should the re-zoning receive a favorable recommendation from the Planning, Zoning, and Legislative committee.

Respectfully,

A handwritten signature in black ink, appearing to read "Kevin T. Hoffman".

Kevin T. Hoffman, P.E.
Polaris Engineering & Surveying, Inc.



POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO

**LEGAL DESCRIPTION
OF AREA TO BE RE-ZONED TO PUD
3.9046 ACRES**

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 2, ORIGINAL DOVER TOWNSHIP, BEING TOWNSHIP NUMBER 7 NORTH IN THE 15TH RANGE WEST OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1/2 INCH IRON PIN FOUND AT THE INTERSECTION OF THE CENTERLINE OF BRADLEY ROAD (60 FEET WIDE) WITH THE CENTERLINE OF CENTER RIDGE ROAD (60 FEET WIDE);

THENCE **NORTH 66°30'14" EAST** ALONG THE CENTERLINE OF SAID CENTER RIDGE ROAD, **523.52 FEET** TO A POINT;

THENCE **SOUTH 12°13'20" EAST, 30.59 FEET** TO A 1/2 INCH BENT IRON PIPE FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CENTER RIDGE ROAD AND THE NORTHWESTERLY CORNER OF LAND CONVEYED TO DEEB KIRALLAH BY AFN: 2022-09060174 OF CUYAHOGA COUNTY RECORDS (PPN: 217-21-001), AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE CONTINUING **SOUTH 12°13'20" EAST** ALONG THE SOUTHWESTERLY LINE OF SAID KIRALLAH, **274.23 FEET** TO A 3/4 INCH IRON PIN FOUND AT THE SOUTHWESTERLY CORNER THEREOF;

COURSE 2: THENCE **NORTH 87°41'28" EAST** ALONG THE SOUTHERLY LINE OF SAID KIRALLAH, **90.42 FEET** TO A 1/2 INCH IRON PIN FOUND AT AN ANGLE POINT THEREOF;

COURSE 3: THENCE **SOUTH 00°57'45" WEST** ALONG A WESTERLY LINE OF SAID KIRALLAH, AND A WESTERLY LINE OF LAND CONVEYED TO THE BOARD OF PARK COMMISSIONERS OF THE CLEVELAND METROPOLITAN PARK DISTRICT BY VOLUME 10915, PAGE 637 OF CUYAHOGA COUNTY RECORDS (PPN: 217-21-005), **331.20 FEET** TO AN IRON PIN SET AT THE NORTHEASTERLY CORNER OF LAND CONVEYED TO DAVID A. LYONS BY VOLUME 15230, PAGE 765 OF CUYAHOGA COUNTY RECORDS (PPN: 217-16-006);

COURSE 4: THENCE **NORTH 88°29'36" WEST** ALONG THE NORTHERLY LINE OF SAID LYONS, **226.09 FEET** TO AN IRON PIN SET;

COURSE 5: THENCE **NORTH 01°30'24" EAST, 100.00 FEET** TO AN IRON PIN SET;

COURSE 6: THENCE **NORTH 88°29'36" WEST, 111.45 FEET** TO AN IRON PIN SET;

COURSE 7: THENCE **NORTH 01°30'24" EAST, 209.33 FEET** TO AN IRON PIN SET;

COURSE 8: THENCE **NORTH 88°30'36" WEST, 136.68 FEET** TO AN IRON PIN SET AT THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO SPYGLASS PROPERTIES, LLC BY AFN: 2021-08160372 OF CUYAHOGA COUNTY RECORDS (PPN: 217-16-027);

COURSE 9: THENCE **NORTH 01°30'24" EAST** ALONG THE EASTERLY LINE OF SAID SPYGLASS PROPERTIES, LLC, **135.00 FEET** TO THE NORTHEASTERLY CORNER THEREOF, AND THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID CENTER RIDGE ROAD, WITNESSED BY A 1 INCH BENT IRON PIPE FOUND 0.48 FEET NORTH & 0.77 FEET EAST;

COURSE 10: THENCE **NORTH 66°30'14" EAST** ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD, **348.43 FEET** TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 3.9046 ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. CALCULATED AND DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN APRIL, 2024 BY MICHAEL SPELLACY, OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #8169 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83(2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP POLARIS "7388".



Michael P. Spellacy
Michael P. Spellacy, P.S. No. 8169

8/4/2026

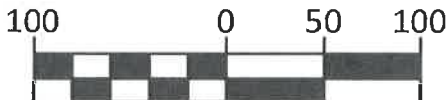
S:\2017 PROJECTS\17223



**POLARIS ENGINEERING
and SURVEYING, INC.**

34600 CHARDON ROAD - SUITE D
WILLOUGHBY HILLS, OHIO 44094
(440) 944-4433 (440) 944-3722 (Fax)
www.polaris-es.com

**GRAPHIC
SCALE**



(IN FEET)

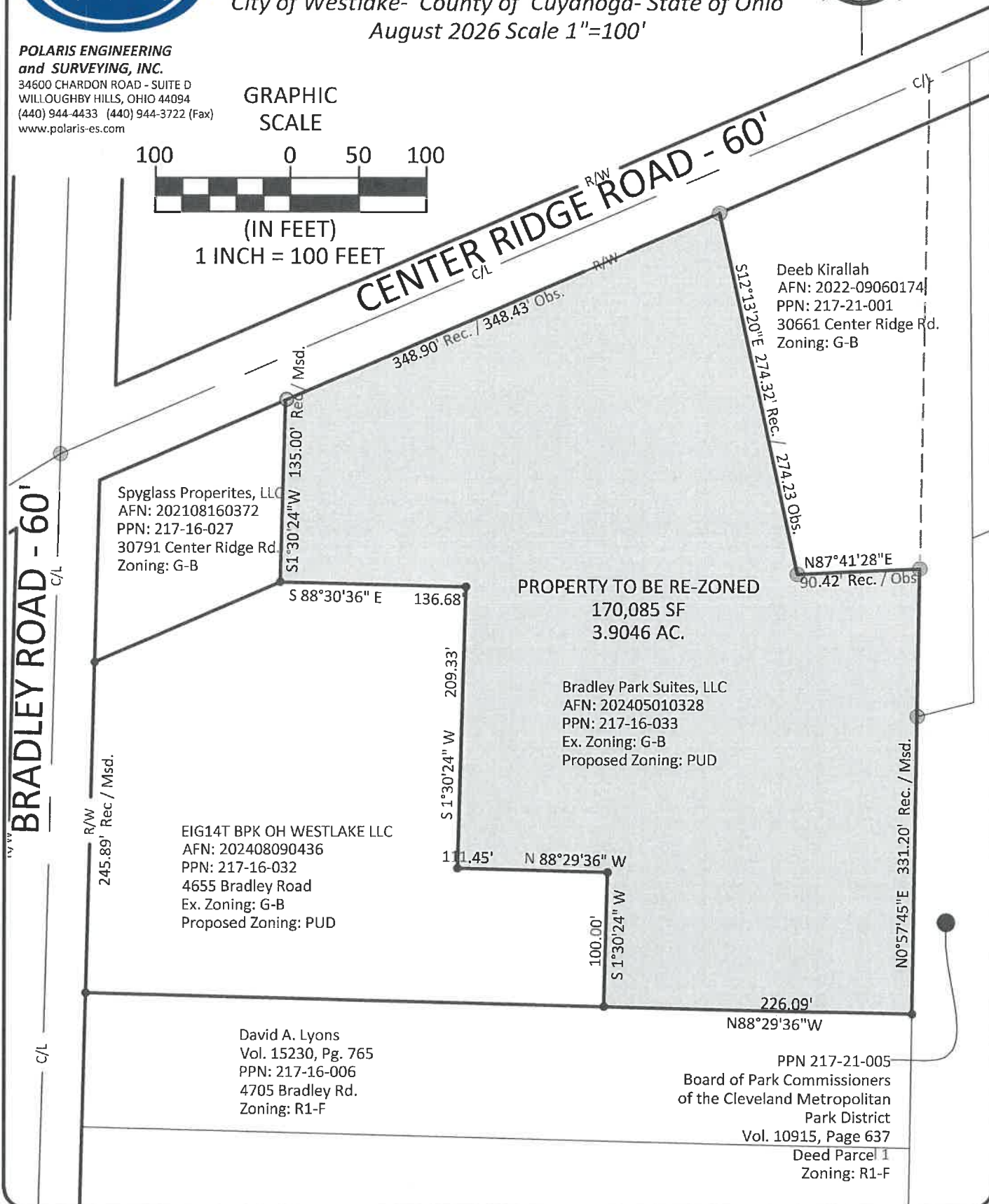
1 INCH = 100 FEET

Zoning Exhibit

P.P.N. 217-16-005

City of Westlake- County of Cuyahoga- State of Ohio

August 2026 Scale 1"=100'





Spyglass Properties, LLC
AFN: 202108160372
PPN: 217-16-027
30791 Center Ridge Rd
0.4213 Acres
Zoning: G-B

EIGHT BPK OH WESTLAKE, LLC
AFN: 2024-08090436
PPN: 217-16-032
Zoning: G-B

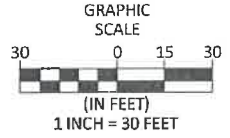
Bradley Park Suite, LLC
AFN: 2024-05019378
PPN: 217-16-033
3,9046 Acres
Zoning: G-B

David A. Lyons
PPN: 217-16-005
4708 Bradley Rd.
Zoning: R-14

SITE AREA
3,904 AC

SMALL SCALE PUD ZONING REQUIREMENTS		
	REQUIRED	PROVIDED
MINIMUM AREA	2.0 AC.	3.90 AC.
DENSITY	6.22 UNITS/AC.	5.12 UNITS/AC
BLDG HEIGHT	30'	30'

WETLANDS SHOWN PER DELINEATION PREPARED BY
LAND SOLUTIONS, LLC
DATED 10/23/2024



6/20/26

CONCEPT PLAN FOR SMALL SCALE PUD REZONING

CONTRACT No.

17223

SHEET OF

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BRADLEY YARDS TOWNHOMES
CITY OF WESTLAKE - CUYAHOGA COUNTY - OHIO