



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2026-58:**

**AN ORDINANCE PROVIDING FOR THE AMENDMENT
OF THE ZONE MAP OF THE CITY OF WESTLAKE,
WHICH ZONE MAP IS PART OF THE ZONING CODE
OF THE CITY OF WESTLAKE, BY CHANGING THE
ZONING OF CERTAIN LAND LOCATED AT 27059
CENTER RIDGE ROAD, PERMANENT PARCEL NO.
215-10-005, FROM OFFICE BUILDING DISTRICT TO
GENERAL BUSINESS DISTRICT.**

WHEREAS, 27059 Center Ridge Road LLC, Owner of 27059 Center Ridge Road, has submitted an application to the City of Westlake to amend the Zone Map by requesting that Council rezone the land located on 27059 Center Ridge Road, being all of Permanent Parcel No. 215-10-005, from Office Building District to General Business District; and

WHEREAS, it appears that the zoning that applies to the real property described in the legal description attached hereto is improper under the conditions presently existing and inadequate for the development and use of this land; and

WHEREAS, after careful consideration, the Planning Commission of the City, on the day of _____, 2026, recommended _____ of the change of the District herein specified as requested by this Council; and

WHEREAS, Council desires to have said land rezoned as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA AND STATE OF OHIO:

Section 1: That after submission of this Ordinance to the Planning Commission of this City for its opinion and recommendations, and after a Public Hearing hereon, notice of which has been given pursuant to Section 13 of Article III of the Charter of this City entitled “The Council - Enactment of Zoning Ordinances, ” and after its passage pursuant to the Charter of this City and its approval by the Mayor of the City of Westlake, the Zone Map of Westlake is hereby amended and as amended shall be and the same is hereby revised by changing the zoning of certain land known as Permanent Parcel No. 215-10-005 from Office Building District to General Business District which land is more fully described in Exhibit “A” attached hereto and made a part hereof.

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Section 2: That the Clerk of Council be and she hereby is directed to cause a notice of Public Hearing hereon to be given pursuant to the provisions of Section 13 of Article III of the Charter of the City.

Section 3: That the Director of Engineering be and he hereby is directed to amend said Zone Map of Westlake so that when amended said Zone Map will disclose that the premises described in Section 1 hereof shall be revised by changing the zoning of certain described land from Office Building District to General Business District and that said portion of parcel of land may thereafter be used in accordance with the use of the District permitted by the Zoning Code of the City of Westlake.

Section 4: That it is found and determined that all formal actions of this Council concerning and relating to this legislation 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 action were in meetings open to the public in compliance with all legal requirements including Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio Revised Code.

Section 5: That this Ordinance shall take effect and be in force from and after the earliest period allowed by law.

First Reading: _____

Referred to Planning Commission: _____

Report of Planning Commission on: _____

The Planning Commission recommended to Council that this Ordinance be:

Approved: _____ Disapproved: _____

Second Reading: _____

Public Hearing: _____

Passed: _____

David S. Greenspan
President of Council

Presented to Mayor: _____

Approved: _____

ATTEST:

Denise L. Rosenbaum, MMC
Clerk of Council

Dennis M. Clough, Mayor