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2 **CITY OF WESTLAKE, OHIO**
3 **ORDINANCE NO. 2026-18:**
4

5 **AN ORDINANCE PROVIDING FOR THE**
6 **AMENDMENT OF THE ZONE MAP OF THE CITY**
7 **OF WESTLAKE, WHICH ZONE MAP IS PART OF**
8 **THE ZONING CODE OF THE CITY OF WESTLAKE,**
9 **BY CHANGING THE ZONING OF CERTAIN LAND**
10 **LOCATED AT 30395 CENTER RIDGE ROAD, BEING**
11 **VARIOUS PERMANENT PARCELS NUMBERS,**
12 **FROM R-1F-80 AND R-MF-40 DISTRICTS TO R-1F-**
13 **CLUSTER DISTRICT.**

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15
16 **WHEREAS**, Edward Pavicic, representative of Ann Michaels Investments, LLC,
17 property owner, has submitted an application to the City of Westlake to amend the Zone Map by
18 requesting that Council rezone the land located at 30395 Center Ridge Road, being all of
19 Permanent Parcel Nos. 217-22-003 and 217-22-004, from R-1F-80 and R-MF-40 Districts to R-
20 1F-Cluster District for the purpose of constructing six single family cluster homes; and

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

24 **WHEREAS**, after careful consideration, the Planning Commission of the City, on the 2nd
25 day of March, 2026, recommended approval of the change of the District herein specified as
26 requested by this Council; and

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

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

30 **Section 1:** That after submission of this Ordinance to the Planning Commission of
31 this City for its opinion and recommendations, and after a Public Hearing hereon, notice of
32 which has been given pursuant to Section 13 of Article III of the Charter of this City entitled
33 "The Council - Enactment of Zoning Ordinances," and after its passage pursuant to the Charter
34 of this City and its approval by the Mayor of the City of Westlake, the Zone Map of Westlake is
35 hereby amended and as amended shall be and the same is hereby revised by changing the zoning
36 of certain land known as Permanent Parcel Nos. 217-22-003 and 217-22-004 from R-1F-80 and

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37 R-MF-40 Districts to R-1F-Cluster District which land is more fully described in Exhibit "A"
38 attached hereto and made a part hereof.

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

42 **Section 3:** That the Director of Engineering be and he hereby is directed to amend
43 said Zone Map of Westlake so that when amended said Zone Map will disclose that the premises
44 described in Section 1 hereof shall be revised by changing the zoning of certain described land
45 from R-1F-80 and R-MF-40 Districts to R-1F-Cluster District and that said portion of parcel of
46 land may thereafter be used in accordance with the use of the District permitted by the Zoning
47 Code of the City of Westlake.

48 **Section 4:** That it is found and determined that all formal actions of this Council
49 concerning and relating to this legislation were adopted in an open meeting of this Council and
50 that all deliberations of this Council and of any of its committees that resulted in such formal
51 action were in meetings open to the public in compliance with all legal requirements including
52 Section 10, Article XI of the Charter of the City of Westlake and Section 121.22 of the Ohio
53 Revised Code.

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

56 First Reading: _____

57 Referred to Planning Commission: _____

58 Report of Planning Commission on: _____

59 The Planning Commission recommended to Council that this Ordinance be:

60 Approved: _____ Disapproved: _____

61

62 Second Reading: _____

63 Public Hearing: _____

64 Passed: _____

65

David S. Greenspan

66

President of Council

67

68 Presented to Mayor: _____

Approved: _____

69 ATTEST:

70

71 Denise L. Rosenbaum, MMC

Dennis M. Clough, Mayor

72 Clerk of Council



Polaris Engineering & Surveying
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 Willoughby Hills, Ohio 44094
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LEGAL DESCRIPTION OF
 OF 4.2120 ACRES TO BE RE-ZONED
 TO R-1F CLUSTER
 (PPN 217-22-003 & 217-22-004)

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND BEING PART OF ORIGINAL DOVER TOWNSHIP LOT 2;

BEGINNING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX ASSEMBLY AT AN ANGLE POINT IN THE CENTERLINE OF CENTER RIDGE ROAD (80 FEET WIDE) AS SHOWN BY THE CENTER RIDGE ROAD DEDICATION PLAT RECORDED IN VOLUME 118, PAGE 30 OF CUYAHOGA COUNTY MAP RECORDS:

THENCE NORTH 62°27'38" EAST ALONG SAID CENTERLINE, 273.67 FEET TO THE NORTHWEST CORNER OF LAND CONVEYED TO JOHN CLAYTON SOWA AS SHOWN BY DEED RECORDED AS AFN: 202412260528 OF CUYAHOGA COUNTY RECORDS (PPN: 217-22-005);

THENCE SOUTH 00°56'30" WEST ALONG THE WESTERLY LINE OF SAID SOWA 45.52' FEET TO A 5/8" IRON PIN FOUND IN CONCRETE IN THE SOUTHERLY LINE OF CENTER RIDGE ROAD AND THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1 THENCE CONTINUING SOUTH 00°56'30" WEST ALONG THE WESTERLY LINE OF SAID SOWA AND ALONG THE WESTERLY LINES OF SUBLOTS 4-6 OF THE ENCLAVE AT CASA LAGO AS SHOWN BY PLAT RECORDED AS VOLUME 327, PAGES 32-33 OF CUYAHOGA COUNTY RECORDS (PPN: 217-22-006, -022, & 023), 761.72 FEET TO A 5/8" IRON PIN IN THE NORTHERLY LINE OF LAND CONVEYED TO THE BOARD OF PARK COMMISSIONERS BY DEED RECORDED AS VOLUME 10128, PAGE 698 OF CUYAHOGA COUNTY RECORDS (PPN: 217-21-001);

COURSE 2 THENCE NORTH 88°50'09" WEST ALONG THE NORTHERLY LINE OF SAID BOARD OF PARK COMMISSIONERS, 242.94 FEET TO THE NORTHWESTERLY CORNER THEREOF, AND THE SOUTHEASTERLY CORNER OF LAND CONVEYED TO SHAWN & SKYE HUNTINGTON, CO-TRUSTEES BY DEED RECORDED AFN: 202405140008 OF CUYAHOGA COUNTY RECORDS (PPN: 217-21-014);

COURSE 3 THENCE NORTH 01°09'07" EAST ALONG THE EASTERLY LINE OF SAID HUNTINGTON 107.46 FEET TO A 5/8" IRON PIN (ID: O'DONNELL) FOUND AT AN ANGLE POINT THEREOF;

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COURSE 4 THENCE NORTH $05^{\circ}12'47''$ WEST ALONG THE EASTERLY LINE OF SAID HUNTINGTON, 508.25 FEET, TO A $5/8''$ IRON PIN (ID: O'DONNELL) FOUND IN THE SOUTHERLY LINE OF CENTER RIDGE ROAD;

COURSE 5 THENCE 226.30 FEET ALONG THE SOUTHERLY LINE OF CETNER RIDGE ROAD ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 2188.79 FEET, A DELTA OF $05^{\circ}55'26''$, AND A CHORD OF 226.30 FEET THAT BEARS NORTH $65^{\circ}23'02''$ EAST TO A POINT OF TANGENCY;

COURSE 6 THENCE NORTH $62^{\circ}27'38''$ EAST ALONG THE SOUTHERLY LINE OF CENTER RIDGE ROAD 105.82 FEET TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING 4.2120 ACRES OF LAND, SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD, DESCRIBED IN DECEMBER OF 2025 BY MICHAEL SPELLACY., OHIO REGISTERED PROFESSIONAL LAND SURVEYOR #8169, OF POLARIS ENGINEERING AND SURVEYING. BEARINGS REFER TO THE OHIO COORDINATE SYSTEM OF 1983 - NORTH ZONE - 1986 ADJUSTMENT. THE INTENT OF THIS INSTRUMENT IS TO DESCRIBE THE AREA OF LAND TO BE RE-ZONED TO R-F1-CLUSTER.



MICHAEL SPELLACY, P.S. #8169 - 12/9/2025

