

Conditional Use Permit
PCU26-0002

Record Information

Record No:	PCU26-0002	Milestone:	Submitted
Record Type:	Conditional Use Permit	Sub Type:	
Variant:		Parcel APN:	21226025
Location:	2116 DOVER CENTER ROAD		
City/State/Zip:	Westlake, OH 44145		
Submitted:	8/31/2026	Approved:	
Issued:		Expires:	
Final:		Cancelled:	

Short Description

Concord Reserve Comprehensive Campus Master Plan

Full Description

An expansion planned to add new independent lifestyle apartments along with new amenities designed to enhance daily life across campus. Plan consists of demolition of existing campus buildings and a three phase construction plan.

Contacts

Label	Name	Address	City/State/Zip	Phone	Email
Applicant	Jon Homer	6279 Tri-Ridge Blvd STE 320	Loveland, OH 45140		jon.homer@lec.org
Property Owner (GIS)	CONCORD RESERVE REALTY	2116 DOVER CENTER RD	Westlake, OH 44145		jon.homer@lec.org
Representative	Jon H Homer	6279 Tri-Ridge Blvd	Loveland, OH 45140	(513) 722-6393	jon.homer@lec.org

Application Details

1 Application Information

Applicant is Owner	No
Has landlord approved proposal?	Yes
Property Zoned	Health Campus
CODE SECTION	1219.03
Health Campus Zone	HC
Sq Ft Area of Building Requested	135529
Project Tax Exempt?	Yes
Provide tax exempt number	34-0742692

Location Info

Council Member	Todd LeVeck (440) 785-4621
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Ward	4B
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Development/Project	
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Zone Use	HEALTH CAMPUS
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Road Type	MAIN
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Living Area, SF	0
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Sublot	
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Parcel Lot Size, SF	695993
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Home Style	
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Res Garage Type	
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Garage Door Count	
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Res Garage Count	
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Parcel Frontage, LF	468.9
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Comm Units, Count	1
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Parcel Type	LAND
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Comm. Floor Count	9
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**The City of Westlake Ohio
Planning Department
27700 Hilliard Blvd.
Westlake, OH 44145**

Dear Mr. Beddell:

Please accept this letter and enclosed attachments for consideration of approval for our Comprehensive Master Plan at Concord Reserve as a Conditional Use under the Health Campus District Zoning, 1219.03. Concord Reserve has evolved over its 94-year history into a thriving Senior Life Plan Community and with this extensive master plan, will position itself to help meet the growing need of seniors in the Westlake community for years to come.

Respectfully,

Jon H. Homer

Director Planning and Development
Life Enriching Communities



Concord Reserve Talking Points

For today's residents, Concord Reserve's history is more than a timeline; it is a story of continuity, stewardship, and purposeful growth that honors the community's roots while responding to the needs and expectations of older adults today and in the future.

Concord Reserve was founded in 1932 as the Lutheran Home for the Aged.

The campus has evolved over its 94-year history, but the community has remained grounded in its founding mission: to promote optimal health, healing, hospitality, and happiness for residents.

The Lutheran Home for the Aged ultimately became Concord Reserve, a name that honors the vineyards once grown on this land. Today, Concord Reserve is a thriving senior life plan community that has grown from its original skilled nursing roots into a broader campus serving residents across multiple levels of living.

In 2007, assisted living and memory support services were added to the campus, expanding the continuum of care available to residents. In 2020, Concord Reserve added 80 independent living apartments, creating more opportunities for older adults to enjoy an active, connected lifestyle on campus.

Also in 2020, Concord Reserve affiliated with Life Enriching Communities (LEC), becoming part of the LEC system of communities.

The largest surge of Americans turning 65 in history occurred in 2024. Currently, that population is growing by 4 million annually.

Concord Reserve is positioned to help meet this growing need by adding independent living apartments that offer older adults more choice, connection, and confidence in a community designed for long-term support.

As part of this expansion, we will be removing the campus's original buildings. While that is a meaningful change in the physical campus, it allows Concord Reserve to make room for

its next chapter while preserving the spirit of care, hospitality, and service that began here in 1932.

We plan to break ground in either the first or second quarter of next year and are currently taking reservations for the new luxury apartments. As planning moves forward, residents can expect continued communication about construction timing, campus access, and how the project will support the broader community.

Along with the new independent lifestyle apartments, new amenities will be designed to enhance daily life across the campus. We are investing in features that support wellness, connection, and convenience for residents, including a new wellness and aquatic center.

Our Welcome Center will be renovated and ultimately will become a gathering space for all residents.

As a not-for-profit, mission-based community, Concord Reserve reinvests resources into residents, associates, campus improvements, and programs that support quality of life. That commitment is one reason the community can continue evolving while staying rooted in its original purpose: helping residents live with confidence, connection, and a true sense of community.



Concord Reserve
A LIFE ENRICHING COMMUNITY

Enjoy an active lifestyle and thrive in our senior life plan community.

AMENITIES

- Dining Venues – Field House Cafe, Terrace Dining Room, bar and bistro, fireside dining, and grab-and-go
- Walking Paths
- Salon and Spa with hair services
- Relaxing guest accommodations
- Concord Reserve Theater
- Cultural Arts Center
- Chapel with a full-time chaplain
- Community Room
- Game and Cards Room
- Library and Business Center
- Greenhouse

LIFESTYLE OPTIONS

- Independent Lifestyle Apartment Homes
- Assisted Living Apartments
- Memory Support
- Care Coordination and Home Services
- Skilled Nursing
- Rehabilitation
- Therapy Services
- Fitness and Wellness Programs

Join the Platinum Club Waitlist

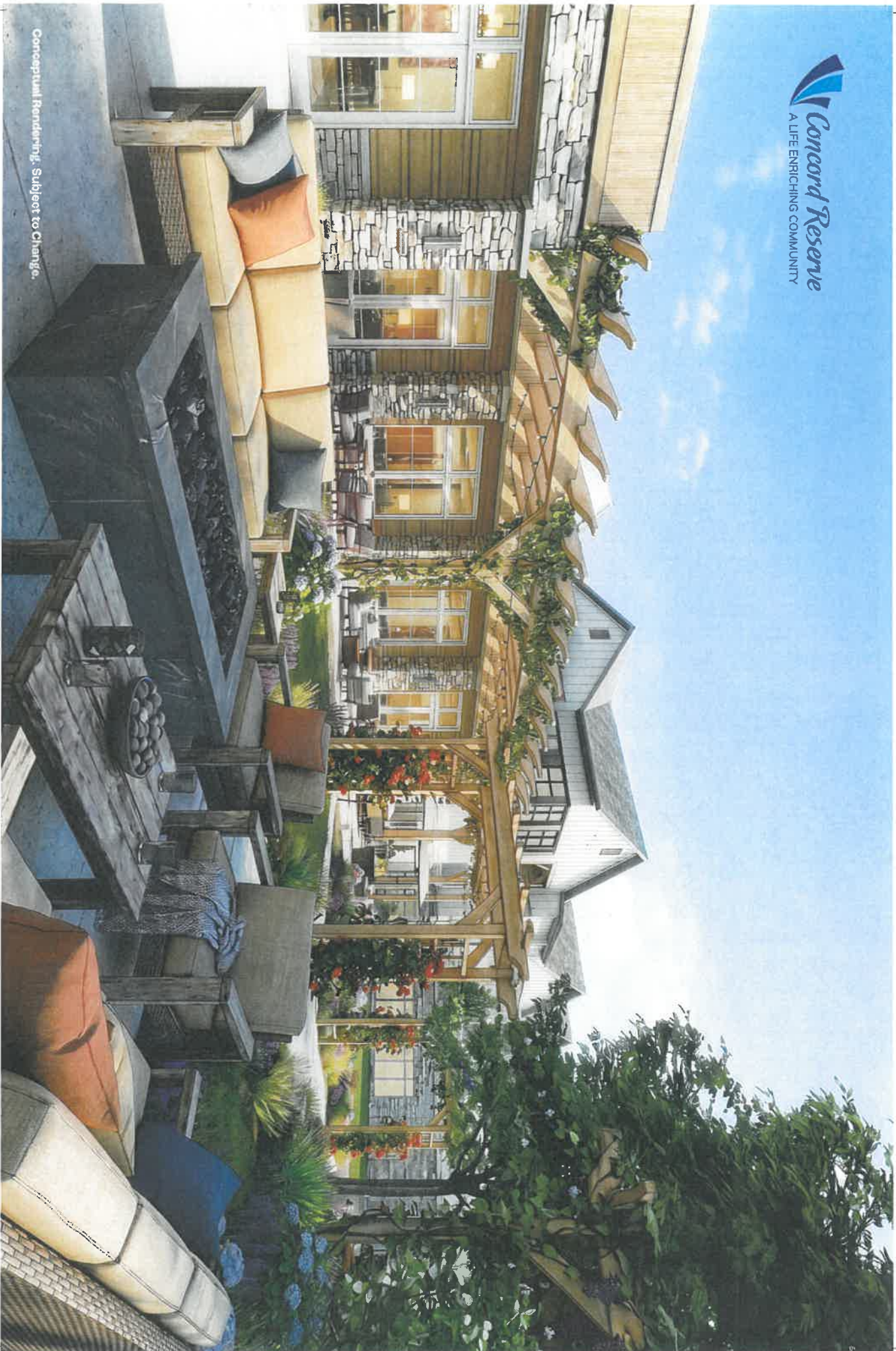
Platinum Club memberships are available to adults age 55 and older for a partially refundable fee. Call today to experience the benefits of joining our waitlist:

- **Priority notification of available apartment homes**
- **Priority access to Skilled Nursing if a need arises**
- **VIP invitations to annual events**

2154 Dover Center Road
Westlake, Ohio 44145
(440) 385-5091
www.lec.org/concord-reserve

 Life Enriching Communities welcomes people of all faiths.





Conceptual Rendering. Subject to Change.



COMPREHENSIVE CAMPUS MASTER PLAN PROPOSED

LEC - CONCORD RESERVE CAMPUS MASTER PLAN - WESTLAKE, OH

September 2, 2026

