



**CITY OF WESTLAKE, OHIO
ORDINANCE NO. 2026-32:**

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 29707 CENTER RIDGE ROAD, FROM OFFICE BUILDING DISTRICT TO R-1F-80 DISTRICT.

WHEREAS, George Davis, Representative of GD3 Ventures, property owner, has submitted an application to the City of Westlake to amend the Zone Map by requesting that Council rezone the land located at 29707 Center Ridge Road, being all of Permanent Parcel No. 217-26-003, from Office Building District to R-1F-80 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. 217-26-003 from Office Building District to R-1F-80 District, which land is more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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

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

51 First Reading: _____

52 Referred to Planning Commission: _____

53 Report of Planning Commission on: _____

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

55 Approved: _____ Disapproved: _____

56

57 Second Reading: _____

58 Public Hearing: _____

59 Passed: _____

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62

David S. Greenspan
President of Council

63 Presented to Mayor: _____

Approved: _____

64 ATTEST:

65

66

67 _____
Denise L. Rosenbaum, MMC
68 Clerk of Council

Dennis M. Clough, Mayor

POLARIS ENGINEERING & SURVEYING INC. – 34800 CHARDON ROAD – WILLOUGHBY HILLS - OHIO**LEGAL DESCRIPTION
AREA TO BE RE-ZONED**

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 13, ORIGINAL DOVER TOWNSHIP, BEING TOWNSHIP NUMBER 7 NORTH IN THE 15TH RANGE WEST OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD (WIDTH VARIES), AT THE NORTHERLY CORNER OF OPEN SPACE BLOCK 'B' OF THE BRENTWOOD TOWNHOMES SUBDIVISION RECORDED AS AFN: 202309080371 OF CUYAHOGA COUNTY RECORDS;

THE FIRST 3 COURSES ARE ALONG SOUTHEASTERLY RIGHT-OF-WAY LINES OF SAID CENTER RIDGE ROAD:

COURSE 1: THENCE NORTH 41°21'03" EAST, 148.73 FEET TO AN ANGLE POINT THEREOF;

COURSE 2: THENCE NORTH 54°50'22" EAST, 51.44 FEET TO AN ANGLE POINT THEREOF;

COURSE 3: THENCE NORTH 41°21'03" EAST, 42.53 FEET TO THE WESTERLY CORNER OF LAND CONVEYED TO CROCKER PROFESSIONALS, LLC BY AFN: 201606290674 OF CUYAHOGA COUNTY RECORDS (PPN: 217-26-019);

COURSE 4: THENCE SOUTH 53°13'51" EAST ALONG THE SOUTHWESTERLY LINE OF SAID CROCKER PROFESSIONALS, LLC, 489.56 FEET TO A POINT;

COURSE 5: THENCE SOUTH 41°21'03" WEST, 289.41 FEET TO THE NORTHEASTERLY LINE OF SUBLOT 5 OF THE BRENTWOOD SUBDIVISION AS RECORDED IN AFN: 202309080370 OF CUYAHOGA COUNTY RECORDS;

COURSE 6: THENCE NORTH 47°36'57" WEST ALONG THE NORTHWESTERLY LINES OF SAID SUBLOT 5, SUBLOT 6 OF SAID BRENTWOOD SUBDIVISION, AND SAID OPEN SPACE BLOCK 'B' OF BRENTWOOD TOWNHOMES SUBDIVISION, 500.08 FEET TO THE PLACE OF BEGINNING AND CONTAINING 3.0218 ACRES (131,630 S.F.) OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. DESCRIBED IN FEBRUARY, 2026 BY POLARIS ENGINEERING AND SURVEYING INC. BASED ON RECORD INFORMATION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83 (2011) DATUM.

2/10/2026



POLARIS ENGINEERING & SURVEYING, INC.
 10000 COLUMBIAN ROAD
 WILLOUGHBY HILLS, OH 44094
 (440) 941-4433
 www.polaris-es.com

DATE: 2/10/23
 SCALE: 1"=50'
 FOLDER: DWG230003
 FILENAME: 2023 Redline Sketch
 TAB: 01 Redline Sketch
 DRAWN: REX

CITY OF WESTLAKE - CUYAHOGA COUNTY - OHIO
**SKETCH TO ACCOMPANY
 LEGAL DESCRIPTION OF
 AREA TO BE RE-ZONED**

CONTRACT NO.	
26003	
SHEET	OF
01	01

