

January 19, 2026

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

Re 27210 Center Ridge Road | Redevelopment

Honorable Members of the Planning Commission:

We are pleased to present the redevelopment plan for the former service station located at the above address. The former Sunoco service station will be completely renovated to provide commercial business and retail space. The project consists of a complete facelift of the existing building as well as an addition to the building. The exterior will provide a more pleasing face for the neighborhood. A veneer brick exterior will be provided at the lower portions and piers with a panelized synthetic stone panel system is shown on the upper portions in the sign areas. A new cornice will be installed to cap the walls. All new aluminum framing and doors will be installed at the entry and window areas. New aluminum canopy structures will be installed on the East and South Elevation over the windows and doors. The canopy structures will contain downlights that will wash the front of the building and the sidewalk. At the rear and sides of the structure sharp-cut-off wall mounted security lights will be placed to provide security lighting and will wash the walls and a 10' area per the photometrics. The existing parking and drives will be renovated, and access will be maintained on the site. Landscaping will be improved as well to meet the city requirements as closely as possible on the limited site. The landscaping will consist of Thornless Honeylocust trees as well as boxwood shrubs.

Respectfully Submitted,



Gary Fischer R.A.
Principal | Architect