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2 **CITY OF WESTLAKE, OHIO**
3 **ORDINANCE NO. 2026-31:**
4

5 **AN ORDINANCE PROVIDING FOR THE**
6 **AMENDMENT OF THE ZONE MAP OF THE CITY OF**
7 **WESTLAKE, WHICH ZONE MAP IS PART OF THE**
8 **ZONING CODE OF THE CITY OF WESTLAKE, BY**
9 **CHANGING THE ZONING OF CERTAIN LAND**
10 **LOCATED AT 26814 CENTER RIDGE ROAD, FROM**
11 **GENERAL BUSINESS AND OFFICE BUILDING**
12 **DISTRICTS TO R-1F-80 DISTRICT.**

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15 **WHEREAS**, Ed Pavicic, Representative of Hope Point Place, Ltd., property owner, has
16 submitted an application to the City of Westlake to amend the Zone Map by requesting that Council
17 rezone the land located at 26814 Center Ridge Road, being all of Permanent Parcel Nos. 213-16-
18 034, 213-16-035, 213-16-036 and 213-16-037, from General Business and Office Building
19 Districts to R-1F-80 District; and

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

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

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

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

29 **Section 1:** That after submission of this Ordinance to the Planning Commission of this
30 City for its opinion and recommendations, and after a Public Hearing hereon, notice of which has
31 been given pursuant to Section 13 of Article III of the Charter of this City entitled "The Council -
32 Enactment of Zoning Ordinances," and after its passage pursuant to the Charter of this City and
33 its approval by the Mayor of the City of Westlake, the Zone Map of Westlake is hereby amended
34 and as amended shall be and the same is hereby revised by changing the zoning of certain land
35 known as Permanent Parcel Nos. 213-16-034, 213-16-035, 213-16-036 and 213-16-037 from

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36 General Business and Office Building Districts to R-1F-80 District, which land is more fully
37 described in Exhibit "A" attached hereto and made a part hereof.

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

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

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

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

54 First Reading: _____

55 Referred to Planning Commission: _____

56 Report of Planning Commission on: _____

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

58 Approved: _____ Disapproved: _____

59

60 Second Reading: _____

61 Public Hearing: _____

62 Passed: _____

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64

65

David S. Greenspan
President of Council

66 Presented to Mayor: _____

Approved: _____

67 ATTEST:

68

69 _____
Denise L. Rosenbaum, MMC

70 Clerk of Council

Dennis M. Clough, Mayor

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO**LEGAL DESCRIPTION
AREA TO BE RE-ZONED
2.4567 ACRES**

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 46, ORIGINAL DOVER TOWNSHIP, BEING TOWNSHIP NUMBER 7 NORTH IN THE 15TH RANGE WEST OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING IN THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD (WIDTH VARIES), AT THE SOUTHWESTERLY CORNER OF SUBLOT 74 OF THE A.R. MILLER FOREST SUBDIVISION AS RECORDED IN VOLUME 149, PAGE 12 OF CUYAHOGA COUNTY RECORDS;

COURSE 1: THENCE **SOUTH 63°53'00" WEST** ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD, **337.64 FEET** TO THE EASTERLY LINE OF LAND CONVEYED TO VERMILION ROTARY FOUNDATION BY AFN: 202505100131 OF CUYAHOGA COUNTY RECORDS (PPN: 213-16-034);

THE FOLLOWING 4 COURSES ARE ALONG EASTERLY LINES OF SAID VERMILION ROTARY FOUNDATION:

COURSE 2: THENCE **NORTH 07°45'57" WEST**, **171.30 FEET** TO AN ANGLE POINT THEREOF;

COURSE 3: THENCE **NORTH 01°21'04" EAST**, **100.00 FEET** TO AN ANGLE POINT THEREOF;

COURSE 4: THENCE **SOUTH 88°57'36" EAST**, **16.00 FEET** TO A SOUTHEASTERLY CORNER THEREOF;

COURSE 5: THENCE **NORTH 00°05'04" EAST**, **62.39 FEET** TO A POINT;

COURSE 6: THENCE **NORTH 63°53'00" EAST**, **351.30 FEET** TO THE WESTERLY LINE OF SUBLOT 72 OF SAID A.R. MILLER FOREST SUBDIVISION;

COURSE 7: THENCE **SOUTH 01°17'00" WEST** ALONG THE WESTERLY LINE OF SUBLOTS 72-74 OF SAID A.R. MILLER FOREST SUBDIVISION, **337.91 FEET** TO THE PLACE OF BEGINNING AND CONTAINING 2.4567 ACRES (107,013 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 AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

2/9/2026

S:\2025 PROJECTS\25203- EFG - 26814 CENTER RIDGE - WESTLAKE (KTH)\2-PROJECT SURVEYING INFO\4-LEGAL DESCRIPTIONS (WORD FILES)\OFFICE REZONE LEGAL DESCRIPTION (2.9.26).DOC

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO

**LEGAL DESCRIPTION
AREA TO BE RE-ZONED
0.7911 ACRES**

SITUATED IN THE CITY OF WESTLAKE, COUNTY OF CUYAHOGA, AND STATE OF OHIO, AND FURTHER KNOWN AS BEING PART OF LOT 46, ORIGINAL DOVER TOWNSHIP, BEING TOWNSHIP NUMBER 7 NORTH IN THE 15TH RANGE WEST OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD (WIDTH VARIES) WITH THE NORTHEASTERLY LINE OF LAND CONVEYED TO DETROIT LENDER LLC BY AFN: 202503130010 OF CUYAHOGA COUNTY RECORDS (PPN: 213-16-083);

COURSE 1: THENCE NORTH 17°01'00" WEST ALONG SAID NORTHEASTERLY LINE OF DETROIT LENDER LLC, 171.06 FEET TO THE NORTHEASTERLY CORNER THEREOF;

COURSE 2: THENCE SOUTH 63°53'00" WEST ALONG THE NORTHWESTERLY LINE OF SAID DETROIT LENDER LLC, 100.00 FEET TO THE NORTHWESTERLY CORNER THEREOF AND THE NORTHEASTERLY LINE OF LAND CONVEYED TO RIDGE POINT PLAZA LLC BY AFN: 202509020474 OF CUYAHOGA COUNTY RECORDS (PPN: 213-16-033);

COURSE 3: THENCE NORTH 17°01'00" WEST ALONG SAID NORTHEASTERLY LINE OF RIDGE POINT PLAZA LLC, 132.77 FEET TO A POINT;

COURSE 4: THENCE NORTH 63°53'00" EAST, 230.31 FEET TO THE WESTERLY LINE OF LAND CONVEYED TO VERMILION ROTARY FOUNDATION BY AFN: 202505100131 OF CUYAHOGA COUNTY RECORDS (PPN: 213-16-035);

THE FOLLOWING 4 COURSES ARE ALONG WESTERLY LINES OF SAID VERMILION ROTARY FOUNDATION:

COURSE 5: THENCE SOUTH 00°05'04" WEST, 62.39 FEET TO AN ANGLE POINT THEREOF;

COURSE 6: THENCE NORTH 88°57'36" WEST, 16.00 FEET TO A NORTHWESTERLY CORNER THEREOF;

COURSE 7: THENCE SOUTH 01°21'04" WEST, 100.00 FEET TO AN ANGLE POINT THEREOF;

COURSE 8: THENCE SOUTH 07°45'57" EAST, 171.30 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID CENTER RIDGE ROAD;

COURSE 9: THENCE SOUTH 63°53'00" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF CENTER RIDGE ROAD, 36.52 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.7911 ACRES (34,460 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 AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

2/9/2026

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