



PLANNING DEPARTMENT

27700 Hilliard Blvd. Phone 440.871.3300
Westlake, OH 44145 Fax 440.617.4324

2015 Planning Commission Approved New Development

Published by the Department of Planning and Economic Development

Dennis M. Clough, Mayor

Jim Bedell, Director

Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Bur Oak Phase II		Bur Oak Drive	Single Family Lots		15	9/14/2015
Crocker Park HNW	191	American Blvd	Mixed Use	89,300		6/1/2015
Crocker Professionals Building	4350	Crocker Road	Office	21,500		11/9/2015
Goddard School	30502	Center Ridge Road	School	7,550		4/6/2015
Mallard Cove		Mallard Cove	Single Family Lots		3	6/1/2015
Mitchell's Tavern	24282	Center Ridge Road	Restaurant	3,348		7/6/2015
Reserve at Fox Run		Fox Run	Single Family Lots		14	7/6/2015
Rhino Holdings Group		Viking Parkway	Industrial	20,888		7/6/2015
Rosewood Grill	2033	Crocker Road	Restaurant	1,128		1/12/2015
Westlake Dental Associates	25575	Center Ridge Road	Medical	60		6/1/2015

Total new square feet (excluding residential) approved to date during 2015

Automobile	0 sq. ft.
Church	0 sq. ft.
Hotel	0 sq. ft.
Industrial	20,888 sq. ft.
Institutional	0 sq. ft.
Medical	60 sq. ft.
Mixed Use (Crocker Park)	89,300 sq. ft. - <i>proposed office & retail spaces</i>
Office	21,500 sq. ft.
Office Warehouse	0 sq. ft.
Public	0 sq. ft.
Recreational	0 sq. ft.
Restaurant	4,476 sq. ft.
Retail	0 sq. ft.
School	7,550 sq. ft.
Total	143,774 sq. ft.

Total Residential approved to date during 2015

Single Family Lots (Final Pla 32 lots

Total 32 lots

Apartments 0 units

Multifamily (units) 0 units

Total 0 units

To review and research projects go to:

<https://docs.cityofwestlake.org/> and select Plan - Web Access

Updated 3/4/16



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2014 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Crocker Park G Block		Main Street	Retail	102,140		3/3/2014
Crocker Park G Block		Main Street	Apartments		316	3/3/2014
Holiday Inn Express		Clemens Road	Hotel	64,982		4/7/2014
Westlake Service Garage Salt Storage Barn (replacement)	741	Bassett Road	Public	6,400		4/7/2014
Kings Tree Apartments *	25776	Center Ridge Road	Apartments		18	6/2/2014
Security Self Storage	1099	Bradley Road	Industrial	25,857		6/2/2014
Uncle Bob's Self Storage	24940	Detroit Road	Industrial	29,700		6/2/2014
Madison Eye Care	26843- 26927	Detroit Road	Office	11,246		6/2/2014
Nick Mayer Lincoln	24400	Center Ridge Road	Automobile	6,950		7/7/2014
Montessori Children's School - greenhouse	28370	Bassett Road	School	485		7/7/2014
Livingston Villas		Crocker Road	Institutional	70,700		8/4/2014
Hyatt Place		Crocker Park	Hotel	68,865		9/8/2014
Westlake Civic Space @ Crocker Park: Westlake Commons & Market Square		Vine Street	Public	13,290		9/8/2014
Westlake Service Garage Tipping Pad & Covered Building	741	Bassett Road	Public	8,600		10/6/2014
Crocker Park KSE-II Building		Union Street	Retail	26,206		10/6/2014
Lake Forest V		Rocky Ridge & Turtle Creek	Single Family Lots		34	11/10/2014
Bur Oak Phase II		Bur Oak Drive	Single Family Lots		15	11/10/2014
Mallard Cove Extension		Mallard Cove	Single Family Lots		3	12/1/2014

Total new square feet (excluding residential) approved to date during 2014

Automobile	6,950 sq. ft.
Church	0 sq. ft.
Hotel	133,847 sq. ft.
Industrial	55,557 sq. ft.
Institutional	70,700 sq. ft.
Medical	0 sq. ft.
Office	11,246 sq. ft.
Office Warehouse	0 sq. ft.
Public	28,290 sq. ft.
Recreational	0 sq. ft.
Restaurant	0 sq. ft.
Retail	128,346 sq. ft.
School	485 sq. ft.
Total	435,421 sq. ft.

Total Residential approved to date during 2014

Single Family Lots (Final Plat)	52 lots
Total	lots

Apartments	334 units
Multifamily (units)	units
Total	units

*Kings Tree was revised from 2012 approved plans

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Updated 1/20/15



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2013 Economic Development

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Jim Bedell, Director

Proj. #	Project Name	Address / Location	Type	Status	Sq. Ft./ Units
1	Discount Drug Mart	27300 Detroit Rd.	Retail	APPR	332 sf. ft.
2	Ganley BMW	24690 Sperry Rd.	Auto	APPR	34,839 sf. ft.
3	Manor Care (Arden Court) - addition	28400 Center Ridge Rd.	Institutional	APPR	2,350 sf. ft.
4	Market Square and Crocker Commons at Crocker Park - civic space	Market & Vine St.	Public	APPR	12,615 sf. ft.
5	Pat O'Brien Chevrolet - addition to showroom floor	25100 Detroit Rd.	Auto	APPR	4,945 sf. ft.
6	Plidco - addition	870 Canterbury	Industrial	APPR	7,127 sf. ft.
7	Starz Ballroom - addition	24510 Sperry	Recreational	APPR	574 sf. ft.
8	Stone Creek Village Subdivision	Bassett Rd.	Single Family	APPR	16 lots
9	William Bennett DDS - addition	27748 Center Ridge Rd.	Medical	APPR	936 sf. ft.

Total new square feet (excluding residential) approved to date during 2013

Auto	39,784 sq. ft.
Church	0 sq. ft.
Industrial	7,127 sq. ft.
Institutional	2,350 sq. ft.
Medical	936 sq. ft.
Office	0 sq. ft.
Office Warehouse	0 sq. ft.
Public	12,615 sq. ft.
Recreational	574 sq. ft.
Restaurant	0 sq. ft.
Retail	332 sq. ft.
School	0 sq. ft.
Total	63,718 sq. ft.

Total Residential approved to date during 2013

Single Family Lots (Final Plat)	16 lots
Total	16 lots
Apartment	0 units
Multifamily (units)	0 units
Total	0 units

"APPR" = approved by Planning Commission & Council but not yet under construction

"UC" = under construction. "2013" = year completed

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Status: updated 1/23/14



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2012 Economic Development

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Robert M. Parry, Director

Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Crocker Park H Block - American Greetings Bldg.	1 American Blvd.	Office	APPR	600,000 sq. ft.
			Retail	APPR	60,000 sq. ft.
2	Crocker Park K Block - Nordstrom Rack	30121 Detroit Rd.	Retail	APPR	14,500 sq. ft.
3	Crocker Park H Block - HSW Building (garage)	within Crocker Park	Retail	APPR	28,600 sq. ft.
4	First Energy	735 Bradley Rd.	Industrial	APPR	22,373 sq. ft.
5	Gardens at Westlake - new building	27569 Detroit Rd.	Institutional	APPR	15,274 sq. ft.
6	Get Go Fuel Station	25416 Center Ridge Rd.	Retail	APPR	5,583 sq. ft.
7	Get Go Car Wash	25416 Center Ridge Rd.	Retail	APPR	2,365 sq. ft.
8	Hyland Software	28501 Clemens Rd.	Office	APPR	112,528 sq. ft.
9	Kings Tree Apartments	25776, 25796 & 25808 Center Ridge	Apartments	APPR	36 units
10	Lakewood Country Club - demolish existing & rebuild new clubhouse	2613 Bradley	Recreational	APPR	34,000 sq. ft.
11	Logan Clutch - addition	28855 Ranney Parkway	Industrial	APPR	15,659 sq. ft.
12	Nick Mayer - addition	24400 Center Ridge	Auto	APPR	1,130 sq. ft.
13	Westlake Village - new building	28550 Westlake Village Dr.	Institutional	APPR	25,326 sq. ft.

Total new square feet (excluding residential) approved to date during 2012

Auto 1,130 sq. ft.
Church 0 sq. ft.

Industrial	38,032 sq. ft.
Institutional	40,600 sq. ft.
Medical	0 sq. ft.
Office	712,528 sq. ft.
Office Warehouse	0 sq. ft.
Public	0 sq. ft.
Recreational	34,000 sq. ft.
Restaurant	0 sq. ft.
Retail	111,048 sq. ft.
School	0 sq. ft.
Total	937,338 sq. ft.

Total Residential approved to date during 2012

Single Family Lots (Final Plat)	0 lots
Total	0 lots

Apartments	36 units
Multifamily (units)	0 units
Total	36 units

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2011 ECONOMIC DEVELOPMENT

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Mitchell's Tavern - addition	24282 Center Ridge	Restaurant	APPR	2,354 sq. ft.
2	Pat O'Brien Chevrolet - service garage addition	21500 Detroit	Auto	APPR	5,500 sq. ft.
3	St. John's Medical Center	29000 Center Ridge	Medical	UC	35,715 sq. ft.
4	Skyzone Westlake	Viking Parkway	Recreational	UC	28,860 sq. ft.
5	Speedway	2726 Dover Center	Retail	2012	3,936 sq. ft.
6	Sunoco - convenience store addition	27179 Detroit	Retail	APPR	1,260 sq. ft.
7	Westhampton Vine Street Lofts*	Vine Street	Multifamily	UC	11 units
8	Westlake High School	27830 Hilliard	School	UC	268,500 sq. ft.
9	Westlake Middle School	2240 Dover Center	School	UC	105,329 sq. ft.

* Westhampton Vine Street Lofts were originally approved in 2005 as Crocker Park EPG Housing, 11 units, but were never constructed

Total new square feet (excluding residential) approved to date during 2011

Auto	5,500 sq. ft.
Church	0 sq. ft.
Industrial	0 sq. ft.
Institutional	0 sq. ft.
Medical	35,715 sq. ft.
Office	0 sq. ft.

Office Warehouse	0	sq. ft.
Public	0	sq. ft.
Recreational	28,860	sq. ft.
Restaurant	2,354	sq. ft.
Retail	5,196	sq. ft.
School	373,829	sq. ft.
Total	451,454	sq. ft.

Total Residential approved to date during 2011

Single Family Lots (Final Plat)	0	lots
Total	0	lots

Apartments	0	units
Multifamily (units)	11	units
Total	11	units

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Status: updated 10/8/12



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2010 ECONOMIC DEVELOPMENT

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Crocker Park BW Loft Suites	236 Crocker Park Blvd	Apartments	2011	2 units
2	Kerrington Estates - Minor Subdivision	Laura Lane (west end)	Single Family	UC	2 lots
3	Lakeshore Community Credit Union	25486 Detroit Rd.	Office	EXP	1,936 sq. ft.
4	Logan Clutch – building addition	28855 Ranney Parkway	Industrial	2011	12,160 Sq. ft.
5	The Park Subdivision - Major Subdivision Final Plat	West of Bradley Rd., south of Lincoln Rd.	Single Family	UC	33 lots
6	Westshore Auto Repair - addition	28825 Center Ridge	Auto	2011	6,000 sq. ft.

Total new square feet (excluding residential) approved to date during 2010

Auto	6,000	sq. ft.
Church	0	sq. ft.
Industrial	12,160	sq. ft.
Institutional	0	sq. ft.
Medical	0	sq. ft.
Office	1,936	sq. ft.
Office Warehouse	0	sq. ft.
Public	0	sq. ft.
Recreational	0	sq. ft.

Restaurant	0 sq. ft.
Retail	0 sq. ft.
School	0 sq. ft.
Total	20,096 sq. ft.

Total Residential approved to date during 2010

Single Family Lots (Final Plat)	35 lots
Total	35 lots

Apartments	2 units
Multifamily (units)	0 units
Total	2 units

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2009 ECONOMIC DEVELOPMENT

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Clemens West Office Campus – Phase II	30701 Clemens Rd.	Office	APPR	9,375 sq. ft.
2	Cuyahoga Community College - Phase 1	1224 Bradley Rd.	School	2010	79,113 sq. ft.
3	Hospice House West	1050 Crocker Road	Institutional	2012	39,800 sq. ft.
4	National City Bank	Crocker Road	Office	2010	3,220 sq. ft.
5	Nordson Corporation	Clemens Road	Office	2010	28,800 sq. ft.

Total new square feet (excluding residential) approved to date during 2009

Auto	0	sq. ft.
Church	0	sq. ft.
Industrial	0	sq. ft.
Institutional	39,800	sq. ft.
Medical	0	sq. ft.
Office	41,395	sq. ft.
Office Warehouse	0	sq. ft.
Public	0	sq. ft.
Recreational	0	sq. ft.
Restaurant	0	sq. ft.
Retail	0	sq. ft.
School	79,113	sq. ft.
Total	160,308	sq. ft.

Total Residential approved to date during 2009

Single Family Lots (Final Plat) 0 lots

Total 0 lots

Apartments 0 units

Multifamily (units) 0 units

Total 0 units

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