



**CITY OF WESTLAKE, OHIO  
ORDINANCE NO. 2015-64:**

**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 NEAR CROCKER ROAD, BEING PERMANENT PARCEL NO. 211-29-006 FROM R-1F-80 DISTRICT TO AUTOMOBILE PARKING DISTRICT.**

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**WHEREAS**, Elie Weiss, President of HL&L Property Company has requested to have the land near Crocker Road, and known as Permanent Parcel No. 211-29-006, rezoned from R-1F-80 District to Automobile Parking 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 June 1, 2015, recommended approval of the change of the District herein specified as requested by this Council.

**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 located near Crocker Road, being Permanent Parcel No. 211-29-006, from R-1F-80 District to Automobile Parking District, which land is more fully described in Exhibit "A" attached hereto and made a part hereof.

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

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

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

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

First Reading: 5/7/15

Referred to Planning Commission: 5/7/15

Report of Planning Commission on: 6/1/15

The Planning Commission recommended to Council that this Ordinance be:

Approved: X Disapproved:       

Second Reading: 6/4/15

Public Hearing: 6/18/15


Passed: 6/18/15

  
Michael F. Killeen  
President of Council

Presented to Mayor: 6/19/15

Approved: 6/24/15

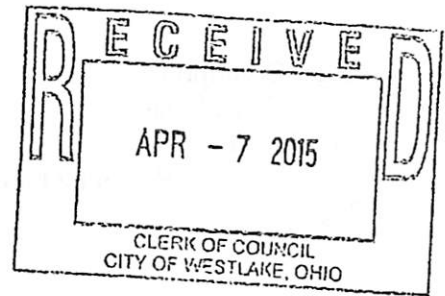
ATTEST:

  
Denise L. Rosenbaum, Clerk of Council

  
Dennis M. Clough, Mayor

I, Denise L. Rosenbaum, Clerk of Council of the City of Westlake do hereby certify that Ordinance/Resolution no. 2015-64 adopted 6/18/15 was duly posted on 6/24/15 and remained posted for a period of 15 days thereafter in not less than 2 of the most public places in the City as determined by the Charter of said City.



**NEFF**  
& ASSOCIATESCivil Engineers • Landscape Architects • Planners • Surveyors  
Traffic Engineers • Environmental Engineers

Legal Description

P.P.N. 211-29-006

June 27, 2011

File No. 13471-Rezoning Parcel

Page 1 of 2

**REZONING REQUEST****"A" Single Family Residential to "P" Automotive Parking**

Situated in the City of Westlake, County of Cuyahoga, State of Ohio and known as being part of Original Dover Township, Lot Nos. 42 and 43 and is further bounded and described as follows:

Beginning at a 7/8"x1 1/4" iron rod found at the Northeasterly corner of said Original Lot No. 42, the same being the Northwesterly corner of said Original Lot No. 43. Thence South 10°-18'-30" West, along the Easterly line of said Original Lot No. 42, a distance of 670.97 feet to a 7/8"x1 1/4" iron rod found at an angle point found in the Southerly line of Parcel C-2 in the Plat of Survey, Assembly and Resubdivision for Crocker Park, LLC and Toledo-Lucas County Port Authority as shown by the recorded plat in Volume 343, Pages 11-13 of Cuyahoga County Map Records and the principal place of beginning (P.P.B.) of the land herein described;

- Course 1 Thence South 79°-51'-48" East, along said Southerly line of Parcel C-2, a distance of 100.15 feet to a 3/4" iron pin found at an interior corner thereof;
- Course 2 Thence South 10°-18'-30" West, along a Westerly line of said Parcel C-2, a distance of 34.90 feet to a 5/8" iron pin (Neff-7065) found at a Southwesterly corner thereof and the Northwesterly corner of Parcel "A-1" of The Wyndgate Club Condominium Phase 2 as shown by the recorded plat in Volume 130, Pages 64-68 of Cuyahoga County Condominium Map Records;
- Course 3 Thence South 10°-16'-34" West, along the Westerly line of said Parcel "A-1" and along the Westerly lines of the Club House Parcel of The Wyndgate Club Condominium Phase 7 as shown by the recorded plat in Volume 139, Pages 58-64 of Cuyahoga County Condominium Map Records and Parcel "A-2" of The Wyndgate Club Condominium Phase 3 as shown by the recorded plat in Volume 132, Pages 93-97 of Cuyahoga County Condominium Map Records, a distance of 626.23 feet to a 5/8" iron pin found at the Southeasterly corner of a parcel of land conveyed to the Lakewood Country Club Company by deed recorded in Volume 9783, Page 419 of Cuyahoga County Records;

Legal Description  
P.P.N. 211-29-006  
June 27, 2011  
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- Course 4      Thence North 80°-08'-48" West, along the Southerly line of land so conveyed to the Lakewood Country Club Company, a distance of 99.98 feet to a 1 1/2" iron pipe found at an angle point therein and a Northeasterly corner of the Second Parcel of land conveyed to the The Lakewood Country Club Company by deed recorded in Volume 3392, Page 220 of Cuyahoga County Records;
- Course 5      Thence North 80°-01'-04" West, along a Northerly line of said Second Parcel, a distance of 544.26 feet to a 7/8"x1 1/4" iron rod found at an interior corner thereof;
- Course 6      Thence North 10°-15'-18" East, along an Easterly line of said Second Parcel, passing through a 3/4" iron pin found at 173.77 feet, a Northeasterly corner thereof and along the Easterly line of a parcel of land conveyed to The Lakewood Country Club Company by deed recorded in Volume 10665, Page 65 of Cuyahoga County Records, a distance of 449.40 feet to a 1 1/2" iron pin found at the Northeasterly corner thereof and the Southeasterly corner of the Savannah Subdivision No. 2 as shown by the recorded plat in Volume 225, Pages 24-26 of Cuyahoga County Map Records;
- Course 7      Thence North 10°-12'-02" East, along the Easterly line of said Savannah Subdivision No. 2, a distance of 218.47 feet to a 3/4" iron pin found at the Southwesterly corner of aforesaid Parcel C-2;
- Course 8      Thence South 79°-21'-39" East, along the aforesaid Southerly line of Parcel C-2, distance of 544.56 feet to the principal place of beginning and containing 9.8258 Acres (428,014 square feet) of land according to a survey made by Thomas J. Neff, Jr. Registered Surveyor No. 7065 – Ohio in June of 2011.

The subject premises being the same land conveyed to the Lakewood Country Club Company by deed recorded in Volume 9783, Page 419 of Cuyahoga County Records.

The basis of bearings for the premises surveyed is North 10°44'26" East, as the center line of Crocker Road as evidenced in the Plat of Survey, Assembly and Resubdivision for Crocker Park, LLC and Toledo-Lucas County Port Authority as shown by the recorded plat in Volume 343, Pages 11-13 of Cuyahoga County Map Records.

Be the same more or less, but subject to all legal highways and easements of record.





NORTH



SCALE  
1 INCH = 125'

ZONE "A"

P.P.N. 211-28-011  
The Lakewood Country Club Company  
Vol. 10665 Pg. 65 C.C.D.R.

P.P.N. 216-28-001  
The Lakewood Country Club Company  
Vol. 3392 Pg. 220 C.C.D.R.  
Second Parcel

REZONE  
FROM "A" TO "P"

P.P.N. 211-29-006  
Lakewood Country Club Company  
Vol. 9783 Pg. 419 C.C.D.R.

TOTAL AREA  
428,014 sq. ft.  
9.8258 acres

PARCEL C-2  
P.P.N. 211-29-005

PLAT OF SURVEY, ASSEMBLY AND RESUBDIVISION FOR CROCKER PARK, LLC  
AND TOLEDO-LUCAS COUNTY PORT AUTHORITY  
VOL. 343 PG. 11-13 C.C.M.R.

ZONE "Y"

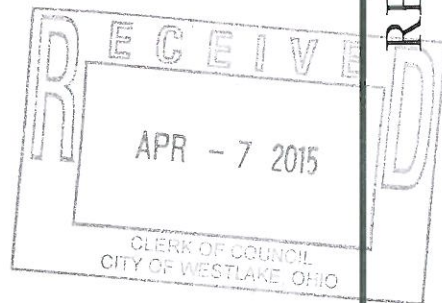
PARCEL "A-1"  
THE WYNDGATE CLUB CONDO.  
PHASE 2  
VOL. 130 PG. 64-68 C.C.C.M.R.

PARCEL "A"  
THE WYNDGATE CLUB CONDO.  
PHASE 1  
VOL. 129 PG. 42-46 C.C.C.M.R.

CLUB HOUSE PARCEL  
THE WYNDGATE CLUB CONDO.  
PHASE 7  
VOL. 139 PG. 58-64 C.C.C.M.R.

PARCEL "A-2"  
THE WYNDGATE CLUB CONDO.  
PHASE 3  
VOL. 132 PG. 93-97 C.C.C.M.R.

- ZONE "A"  
One Family Residential
- ZONE "Y"  
Planned Unit Development
- REZONE to "P"  
Automobile Parking



REZONING  
EXHIBIT

P.P.N. 211-29-006  
WESTLAKE, OHIO

NEFF  
& ASSOCIATES  
Civil Engineers + Landscape Architects + Planners + Surveyors  
6405 York Road | Parma Heights, Ohio 44130  
Tel: 440.884.3100 | Fax: 440.884.6443  
www.neff-assoc.com

Date: 06-28-11  
Drawn By: FT  
Proj. No. 13471