



**CITY OF WESTLAKE, OHIO  
ORDINANCE NO. 2015-84:**

**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 ON THE WEST SIDE OF CROCKER ROAD AND THE SOUTH SIDE OF CENTER RIDGE ROAD, BEING PART OF PERMANENT PARCEL NO. 217-26-002, FROM ONE FAMILY DISTRICT TO OFFICE BUILDING DISTRICT.**

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**WHEREAS**, the owner of the property described herein has requested to have part of his land rezoned from One Family District to Office Building 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 July 6, 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 on the west side of Crocker Road and the south side of Center Ridge Road, being part of Permanent Parcel No. 217-26-002, from One Family District to Office Building District, which land is more fully described in Exhibit "A" attached hereto and made a part hereof.

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**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.

**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 One Family District to Office Building 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: 6/4/15

Referred to Planning Commission: 6/4/15

Report of Planning Commission on: 7/6/15

The Planning Commission recommended to Council that this Ordinance be:

Approved: X Disapproved:       

Second Reading: 7/16/15

Public Hearing: 9/3/15


Passed: 9/3/15

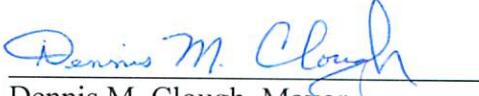
  
Michael F. Killeen  
President of Council

Presented to Mayor: 9/4/15

Approved: 9/4/15

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. 2015-84 adopted 9/3/15 was duly posted on 9/4/15 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.



**EXHIBIT "A"  
LEGAL DESCRIPTION**

Situated in the City of Westlake, County of Cuyahoga and State of Ohio, and known as being part of Original Dover Township Lot No. 13 and bounded and described as follows:

Commencing at an iron monument at the intersection of the centerlines of Center Ridge Road and Crocker Road; Thence South 41° 51' 27" West along the centerline of Center Ridge Road a distance of 337.25 feet to the westerly corner of a parcel of land conveyed to Jennie G. Sherman by deed dated March 8, 1940, and recorded in Volume 5058, page 198 of Cuyahoga County deed records; Thence South 52° 43' 52" East along the southwesterly line of the Jennie G. Sherman parcel a distance of 58.69 feet to an iron pin set on the southeasterly line of Center Ridge Road and the principal place of beginning of land herein described; Thence North 41° 51' 27" East along said southeasterly line a distance of 231.77 feet to the beginning of a curved turnout between the southeasterly line of Center Ridge Road and the southwesterly line of Crocker Road; Thence 50.26 feet along the arc of a curve, deflecting to the right, having a radius of 30.00 feet and a chord distance of 44.58 feet that bears North 47° 57' 44" East to the southwesterly line of Crocker Road; Thence South 42° 09' 16" East along the southwesterly line of Crocker road a distance of 272.40 feet to a point of curvature; Thence continuing 81.82 feet along said southwesterly line, being the arc of a curve, deflecting to the right, having a radius of 2803.79 feet and a chord distance of 81.82 feet that bears South 41° 19' 07" East to a point of tangency; Thence continuing along said southwesterly line South 40° 54' 11" East a distance of 122.46 feet to a point; Thence continuing along said southwesterly line South 38° 48' 07" East a distance of 83.36 feet to a point of curvature; Thence continuing along said southwesterly line 415.81 feet being the arc of a curve deflecting to the right, having a radius of 2809.79 feet, and a chord distance of 415.43 feet that bears South 32° 02' 35" East to southwesterly line of the aforesaid Jennie G. Sherman parcel; Thence North 52° 43' 52" West along the southwesterly line of the Jennie G. Sherman parcel a distance of 991.33 feet to the principal place of beginning and containing 3.5451 acres of land according to a survey by James A. Resar, Ohio registered surveyor no. 6361, dated June 11, 2009 be the same more or less.

A part of the above described premises is now known as Parcel No. 1 in the Lot Split & Assembly Plat for Lois C. Eakin, Trustee & Coriell Realty Inc. filed for record in Plat Volume 374 of Maps, Page 73 of the Cuyahoga County Recorder's Office.

