

WESTLAKE PLANNING COMMISSION
STAFF REPORT
9/10/26

PART I GENERAL INFORMATION

Ascend at Center Ridge subdivision major final plat, 29707 Center Ridge Rd., PP#21726003, Ward 4

PART II PROJECT SUMMARY

The purpose of this request is to approve the major subdivision final plat for Ascend at Center Ridge Subdivision for recording with the County, which is required before the subdivision can be constructed and lots can be sold. The final plat is nearly identical to the preliminary plan approved on 7/6/26:

- Signature lines, utility easements, and notes added.
- Shared lot lines between S/L 9 and 10 and between S/L 10 and 11 have been slightly adjusted, resulting in the street-front distance for S/L 10 being reduced to 42.48 feet, which is below the required 45 feet and therefore requires a zoning modification.

PART III DEPARTMENTAL REVIEWS

Engineering	Has a tree survey taken place? Are there opportunities to save some of the more established trees as opposed to clear cutting the full property? Subdivision access traffic study and report is needed. Access is next to an existing right in / right out only driveway at Center Ridge. Submit storm water management report.
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PART IV GUIDE PLAN/ ZONING

Guide Plan

The Future Land Use Map supports the subdivision because the front portion of the site is designated in tan for “Multi-Family Residential” and the rear portion in yellow for “Single-Family Residential”. Since single-family subdivisions are permitted within multi-family districts as well as in the R-1F-80 district, the proposed single-family subdivision is consistent with both designations shown on the Guide Plan.

Zoning Code

Section 1211.01, INTENT, states that residential districts are intended to ensure orderly, well-planned neighborhoods by regulating building placement, lot size, and population density; protecting infrastructure and school service capacity; minimizing nuisances such as noise, traffic, and fumes; preserving the character and stability of residential areas; and guiding development toward the most appropriate use of land consistent with the community’s Guide Plan.

Planning and Platting Code



Box Score				
STANDARD		CODE	PLAN	DIFFERENCE
ZONING DISTRICT		R-1f-80, one family residential	All one-family homes	OK
STREET	Intersections	Close to 90 degree angle	approx. 85–95°	OK
DESIGN	Right-of-way	60 feet min.	60'	OK
1127.03	Cul-de-sac	125'	125'	OK
STREET NAME		Cannot duplicate others in western Cuyahoga County	Ascend Drive – only one is in Four Corners FL	OK
Block Planning	Cul-de-sac	500' - Commission may permit length not exceeding 1,000 feet if parcel cannot be subdivided otherwise	~890' to end of cul-de-sac – cannot be designed differently (City does not want connection to Crocker Road).	OK
1127.04	Double Loaded	A single tier of lots may be required to separate residential development from adjoining nonresidential land uses	One tier of lots provides separation from the adjoining nonresidential use (office building), allowing the rear lots—not the new street—to abut the existing homes (Brentwood Townhomes, Palomar Lane & Sequoia Trail residences).	OK
	Means of access	If more than twenty-five dwellings or exceeds 1,000 feet in length, shall have a minimum of two permanent means of access	N/A – 11 dwellings and only ~890' to end of cul-de-sac	OK
LOT DESIGN	Standard Lots	20,000 sf. (10 percent may be 18,000 s.f. - see 1211.09 footnote (k)	All over lots exceed 20,000 SF.	OK
1127.05	Area	Drainage easements shall be deducted from lot area or width requirements per 1127.05(a).		
1203.11	Width at street	45'	All lots meet the 45-foot minimum except S/L 10, which is reduced to 42.48 feet. However, this lot exceeds 20,000 square feet and is provided with an 80-foot front setback, making the minor modification acceptable.	OK
1211.08	Width at Bldg.	100'	All lots exceed 100 feet in width except S/L 9 (~78') & 10 (~72'). To compensate, the front setback has been increased to 80 feet with S/L 11 also at 80 feet for consistency	Modification
	Corner Lots 1127.05 (c)	Min lot width at building line of 120' and min. lot area of 22,000 sf.	120' and exceeds 22,000 SF	OK
	Depth to width ratio	1.4:1 Min. 3.5:1 Max.	S/L 1 = 1.5:1; 2 = 2:1; 3 = 2.1:1; 4 = 2.2:1; 5 = 2.3:1; 6 = 2.4:1; 7 = 2.5:1; 8 = 2.4:1; 9 = 3:1; 10 = 2.2:1; 11 = 2.8:1	OK
	Side Lot Lines	At right angles to straight street lines or radial to curved street lines	All lots meet the requirements, except S/L 8 and 9 shared property line, which is not radial to the cul-de-sac.	Modification.
	Lot shape	The lot shall be more or less rectangular in form	All lots are more or less rectangular in form	OK
	Minimum lot depth	170'	All lot exceed.	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
Storm Water Detention	Required	Rear of Sublot 11 with 4' high fence.	Standard condition for ornamental metal picket style in green, brown or black.
SIDEWALKS	Required	Only on one side of street where needed.	OK
Trees (1137.06)	153 trees totaling 610 caliper inches to be retained, and each lot must maintain at least six trees and a minimum of 24 caliper inches.	150 trees remaining and new, 936 caliper inches, plus 66 trees and 244 caliper inches for each of lot.	OK

1133.02 MODIFICATIONS.

Where the Planning Commission finds that the land involved in a subdivision or development plan is of such size or shape, is subject to such title limitations, is affected by such topographical conditions or is to be devoted to such usage that it is impossible or impracticable in the particular proposal for the developer to conform fully to a provision of these Land Planning and Subdivision Regulations, the Commission may accept such adjustments as may be reasonable, if within the general intent and purpose of these Regulations.

PART V DRAFT FINDINGS/RECOMMENDATIONS

Findings of fact

1. The proposed subdivision final plat aligns with the Westlake Guide Plan's Future Land Use Map and is consistent with the concept plan reviewed during rezoning and the preliminary plan.
2. The parcel is an infill site, and several lots require zoning modifications. Any Planning Commission recommendation for approval would be under Section 1133.02, which permits flexibility where the parcel's size or shape makes full compliance impracticable and where the modifications remain consistent with the regulations' intent to create attractive, harmonious neighborhoods with safe, efficient residential layouts.

Draft Motion¹

If the Planning Commission can recommend approval the following motion is advised:

Based upon the findings of fact, I move to recommend approval of the Ascend at Center Ridge subdivision major final plat with the following:

1. Modification to allow Sublots 9 and 10 to be less than 100 feet wide at the building line and to allow the shared lot line between Sublots 8 and 9 to not be radial to the cul-de-sac and for Sublot 10 to be less than 45 feet at the street.
2. Condition that the front setback for Sublots 9, 10, and 11 is 80 feet
3. Condition that the ordinance approving the plat include a provision requiring the stormwater basin fence to be a 4-foot-tall metal ornamental picket-style fence in green, brown, or black.
4. Approval is subject to approval by the Engineering Department in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.

¹ This is suggested language only and not a recommendation for or against the approval of this request.