

WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/7/26

PART I GENERAL INFORMATION

Ordinance 2026-31 rezone 26814 Center Ridge from GB (General Business) & OB (Office Building) to R-1F-80 (Single Family) District, PP#21316034 to 037, Ward 2, ref. 3/5/26, tabled 4/6/24

The following report was presented at the 4/6/26 Planning Commission meeting and is reprinted with updated information in bold italics.

PART II PROJECT SUMMARY

The applicant, Edward Pavicic of Hope Pointe Place, Ltd., acting under a purchase agreement, is requesting a zoning map amendment to allow the development of a 19-lot residential subdivision on the vacant property at 26814 Center Ridge Road (PPNs 213-16-034, 035, 036, 037 and 211-15-010). The 12.61-acre site is currently split-zoned, consisting of 0.79 acres of General Business, 0.25 acres of Office Building, and 11.57 acres of R-1F-80 at the rear. The proposed amendment would establish a consistent residential zoning classification to accommodate the subdivision.

The property is undeveloped and proposed to be divided into 19 lots ranging from approximately 18,010 to 39,939 square feet. A tree-preservation plan identifies 252 trees totaling 1,009 caliper inches to be retained, ensuring each lot maintains at least six trees and a minimum of 24 caliper inches.

At the February 25, 2026 PZL meeting, Councilmembers discussed slope issues, sanitary sewer lines, buffering, retention, the angle of the proposed subdivision entrance and length of the street and proximity of a couple of the lots to restaurants in the abutting plaza.

At the April 6, 2026 meeting, some Planning Commissioners expressed concerns about the loss of commercially zoned land, the role of existing commercial zoning as a buffer between the shopping center and nearby residences, and the potential for conflicts between new homes and existing businesses. Others felt that rezoning the entire site to R-1F-80 would create a more cohesive development pattern, reduce long-term conflicts with future commercial uses, and that the loss of these particular commercial parcels was not concerning given the availability of other commercial areas in the city. The applicant requested a postponement, noting that the Commission appeared evenly split and that a tied vote would fail with one member absent. The ordinance was therefore tabled to the May 11 meeting, with the continuation announced on the record as public notice.



PART III GUIDE PLAN/ ZONING

Guide Plan

The future land use map depicts a planned residential street in generally the same location as the proposed one, though shifted slightly farther west and shown with two cul-de-sacs rather than the single cul-de-sac now proposed. The rear portion of the site remains designated in yellow for “Single-Family Residential”, and no changes are shown in that area. The only difference between the current zoning and the future land use map is that the future office area is larger and oriented differently than the existing Office Building zoning. The “Retail/Commercial” area shown in red remains unchanged. If the property is rezoned, the Planning Commission will need to amend the future land use map so that it reflects the new zoning boundary.

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.

The following tables show that the current zoning permits a wide range of Office Building and General Business uses, including institutional, office, retail, service, recreational, and other business uses, while the proposed zoning would limit the site to one-family dwellings, park and institutional uses, and agricultural uses. Because the proposed subdivision is a permitted use under the new residential zoning, the rezoning would narrow the range of allowable uses and construct the residential street called for in the Guide Plan.

Permitted Buildings and Uses	Off. Bldg.	Gen. Bus.
(e) Service Establishments:		
(1) Beauty and barber shops		M
(2) Laundry and/or dry cleaning agencies provided no work shall be done on the premises for other outlets; self-service laundry		M
(3) Shoe, hat repair shop		M
(4) Radio and television repair		M
(5) Photographic studios		M
(6) Tin shop, plumbing shop, furnace repair shop, sign display or decorating shop		M
(f) Recreational Uses:		
(1) Bowling alley		M
(4) Swimming, tennis, bocce ball and volleyball	C	C
(5) Golf driving range	C	
(6) Par 3 or miniature golf course	C	M
(9) Gymnastics, gymnastics training school and fitness center	C	C
(10) Racquetball, handball and indoor tennis	C	C
(11) Indoor Soccer Facility	C	
(g) Other Business Uses:		
(1) Printing shop, newspaper printing establishment employing not more than five employees		M
(2) Radio or television station		M
(3) Pet shop, animal hospital and animal day care establishment provided noise and odors are effectively limited to the premises		C(y)
(4) Bus station		M
(5) Mortuary		M
(8) Commercial or municipal parking facilities for licensed automobiles	A	M
(9) Training schools of a private, technical or professional nature	C	M
(10) Banks	C	M
(12) Printing and copy center		M
(13) Nursery/landscaping	C	C(t)
(15) Animal Hospital	C	

(16) Licensed child day care center, preschool facility or adult day care facility	C (See Section 1226.02)	C (See Section 1226.02)
(18) Service and consumption of food and all beverages on the premises within an enclosed building on the premises		M
(19) Self service storage establishment		C(x)
(20) Pharmaceutical Fulfillment Center	C	

The concept plan for the subdivision indicates that it is feasible with only Sublot 5 being less than 170' in depth and subject to the following:

1127.04 (a)(1): Block lengths shall be planned to average 1,500 feet and shall not exceed 1,800 feet or be less than 800 feet unless approved by the Planning Commission. A cul-de-sac street shall not exceed 500 feet in length. However, the Commission may permit a length not exceeding 1,000 feet if the parcel cannot be subdivided otherwise. **~1,000' to end of cul-de-sac, – requires Planning Commission approval to exceed 500' in length.**

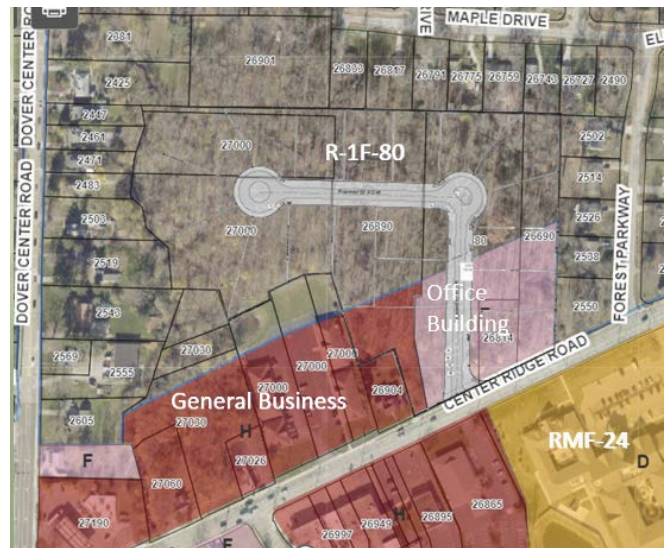
1127.04 (a)(2): Block widths shall be planned to accommodate two tiers of lots, except that a single tier of lots may be required by the Commission to separate a residential development for major streets, adjoining nonresidential land uses and unusual topographic or natural features. A planting screen of at least ten feet in width with no right of access may be required along the lots abutting such a major street or nonresidential land uses. **OK - buffer is provided at the intersection with Center Ridge Road.**

1127.04 (a)(3): Means of access. Any subdivision or street proposed to contain more than twenty-five dwellings thereon, or any street or extension thereof, proposed to exceed 1,000 feet in length, shall have one of the following means of access:

A. A minimum of two permanent means of access, one from each direction. Such permanent means of access must be a dedicated public street(s) constructed to the street standards of Section 1129.08 and have at least two intersections with one or more major or secondary street(s) – **OK - 1,000' to end of cul-de-sac.**

Other considerations for rezoning:

- Compatibility of the site's physical and environmental conditions with the proposed zoning.
- Compatibility of potential uses with surrounding development, including density, environmental and traffic impacts, aesthetics, infrastructure capacity, and property values.
- Whether the amendment establishes an appropriate zoning pattern and avoids creating an isolated spot zone.
- Whether the proposed district's permitted uses are more suitable than those allowed under current zoning.
- Whether changed conditions justify the amendment and whether the property is unsuitable or has remained vacant under its existing zoning.
- Whether there is a community need for the amendment and whether it supports public health, safety, and welfare.
- As seen in the illustration at right, the proposed rezoning is adjacent to three Forest Parkway properties.
- It should be noted that the subdivision layout is illustrative only at this stage because the request before the City is solely for rezoning. If the rezoning is approved, the subdivision will be required to undergo the full review and approval process.



- Property owners within 500 feet were notified of the rezoning request and will receive separate notice when the subdivision is submitted for future review by the Planning Commission.
- The rear yards of the proposed lots will abut the Forest Parkway, Maple Drive, and Dover Center Road residences, with Cahoon Creek providing separation between the proposed development and the Dover Center Road homes.
- Each new lot will be subject to a 30-foot rear yard setback.
- Single-family residential subdivisions are not required to provide buffering and screening from existing residences or commercial properties.
- Modifications will be needed for two lot lines that are less than 170 feet in depth (adjacent lots 4, 5 & 9 average more than 170' in depth), and for 7, 8 & 9 lots to be 100 feet in width at 60 feet back from the front lot line rather than 50 feet.
 - At this stage, the subdivision plan is conceptual.
 - These modifications would be reviewed and evaluated with a future subdivision plan.

PART IV DRAFT FINDINGS/RECOMMENDATIONS

Findings of fact

If the Planning Commission recommends approval it is based on the following findings of fact:

1. The proposed rezoning is consistent with the Westlake Guide Plan, as the Future Land Use Map identifies this area for development with a new residential street serving a single-family subdivision.
2. The requested residential zoning district better aligns with the intended use of the property than the existing split Office Building and General Business zoning, narrowing the range of permitted uses from numerous institutional, office, recreational, and business uses to those appropriate for low-density residential development.
3. The physical characteristics and surrounding context support the rezoning, as the site is undeveloped, suitable for residential use, and adjacent to existing residential neighborhoods.
4. The concept plan demonstrates that the property is feasible for a residential subdivision; however, it is provided for informational purposes only. The actual subdivision plan will be submitted after the rezoning, and this rezoning does not constitute approval of the concept plan.

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 Ordinance 2026-31.



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