

**WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/7/26**

PART I GENERAL INFORMATION

Cuyahoga Hardwoods Subdivision preliminary plan (16 lots), 26814 Center Ridge Rd., PP# 21316013, 18, 34 to 37, Ward 2

PART II PROJECT SUMMARY

This subdivision is related to Ordinance 2026-31, also being considered at this meeting, whereas the applicant had at the April 6, 2026 meeting, presented a conceptual subdivision plan for this 12.61 acre property showing how a 19-lot subdivision could be designed if the properties were rezoned R-1F-80 as requested. However, at that 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 and the applicant requested a postponement, noting that the Commission appeared evenly split and that a tied vote would fail with one member absent.

The applicant has revised the conceptual subdivision plan presented last month and is now submitting a major subdivision preliminary plan for a 16-lot subdivision consisting of 14 residential lots and two commercial lots. Sublot 1 is 1.4 acres and zoned General Business and Office Building, and Sublot 16 is 1.8 acres and zoned Office Building; both commercial lots could potentially be developed for permitted commercial uses.

PART III DEPARTMENTAL REVIEWS

Fire	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 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). WCO 1127.04 (3). Planning Commission note: This provision does not apply because the subdivision contains fewer than 25 lots and the proposed street does not exceed 1,000 feet in length.
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PART IV GUIDE PLAN/ ZONING AND PLATTING AND PLANNING CODE

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.



Planning and Platting Code

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
ZONING DISTRICT	R-1f-80, one family residential, General Business, Office Building	Proposed lots correspond with zones.	OK
STREET	Intersections	As nearly at 90 deg. as possible – not less than 60 deg.	~63 degrees
DESIGN	Right-of-way	60 feet min.	60'
1127.03	Cul-de-sac	125'	125'

Box Score				
STANDARD		CODE	PLAN	DIFFERENCE
Block PLANNING	Cul-de-sac	500' but can be 1000' if cannot be designed differently and approved by the Planning Commission per 1127.04(a)(1)	1000' – cannot be designed to be 500'	OK
	Double Loaded	See 1127.04(a)(2)	Double loaded	OK
LOT DESIGN 1127.05 1203.11 1211.08	Standard Lots Area	20,000 sf. (10 percent may be 18,000 s.f. - see 1211.09 footnote (k) Drainage easements shall be deducted from lot area or width requirements per 1127.05(a).	All lots are > 20,000 SF, except S/L 4 that is 18,001 SF and complies	OK
	Width at street	45'	All are >45'	OK
	Width at Bldg.	100'	All are >100' except sublots 6, 7, 8. To compensate for this, the setback has been moved back on the plat to 60', where the width will be 100'. Sublot 14 is 90' at the 50' building line.	Modification for S/L 6, 7, 8 &14.
	Corner Lots 1127.05 (c)	Min lot width at building line of 120' and min. lot area of 22,000 sf.	S/L 1 = 100' (CRR), ~358' (new street). S/L 16 = ~193' (CRR), ~355' (new street) Both lots are over 22,000 SF	Modification for S/L 1.
	Depth to width ratio	1.4:1 Min. 3.5:1 Max.	S/L 1 = 3.4:1 S/L 2 = 1.4:1 S/L 3 = 2.4:1 S/L 4 = 1.6:1 S/L 5 = 2.1:1 S/L 6 = 2.3:1 S/L 7 = 2.6:1 S/L 8 = 3:1 S/L 9 = 1.2:1 S/L 10, 11, 12, = 1.5:1 S/L 11 = 1.5:1 S/L 12 = 1.5:1 S/L 13 = 1.6:1 S/L 14 = 2.15:1 S/L 15 = 1.8:1 S/L 16 = 1.5:1	S/L 1 = OK S/L 2 = OK S/L 3 = OK S/L 4 = OK S/L 5 = OK S/L 6 = OK S/L 7 = OK S/L 8 = OK S/L 9 = Modification S/L 10, 11, 12 = OK S/L 11 = OK S/L 12 = OK S/L 13 = OK S/L 14 = OK S/L 15 = OK S/L 16 = OK
	Side Lot Lines	At right angles to straight street lines or radial to curved street lines	Meets requirement	OK
	Lot shape	The lot shall be more or less rectangular in form	No flag lots created.	OK
	Minimum lot	170'	The lot line between Sublots 3 and 4 is 163.94'	Modification for S/L 3, 4 & 13

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
depth		(both lots average more than 170' in depth); S/L 13 has a minimum depth of ~150' but an average depth of 170'.	
Storm Water Detention	Required	Shown on Sublots 1 and 8.	OK
SIDEWALKS	Required both sides of street	Future improvement plans	OK
STREET TREES	Posts \$250 per tree for City Services Planting	Future improvement plans	OK
Trees (1137.06)	Individual lot	6 trees/24 caliper inches	Future improvement plans
	Per acre	20 trees/80 caliper inches	Future improvement plans
STREET NAME SIGNS	By developer in accordance with OMUTCD	Future improvement plans	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/MOTION

Draft Findings of Fact

1. The proposed use of the property as a subdivision with commercial and residential lots is permitted in the General Business and Office Building districts for the two commercial lots and in the R-1F-80 district for the fourteen residential lots and is supported by the Westlake Guide Plan's Future Land Use Map.
2. The subject parcel is an infill site, with zoning modifications necessary for certain lots. If the Planning Commission approves these modifications, it is based on Section 1133.02, which allows flexibility where the size or shape of the land makes full compliance with the Land Planning and Subdivision Regulations impracticable. The proposed modifications align with the general intent and purpose of the regulations, which aim "to produce attractive and harmonious neighborhoods, convenient and safe streets and economical layouts of residential ... development."

Draft Motion¹

If the Planning Commission can make a recommendation, the following motion is advised:

Based upon the findings of fact, I move to recommend approval of the Cuyahoga Hardwoods preliminary plan with the following:

1. Modification for Sublots 6, 7, 8, and 14 to be less than 100' wide at the building line and Sublot 1 to be less than 120' wide at the building line; for Sublot 9 to have a depth to width ratio less than 1.4:1; and for Sublots 3, 4, and 13 to have a depth of less than 170'.

2. Approval is subject to approval of the preliminary plan 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.*