



PLANNING DEPARTMENT

27700 Hilliard Blvd. Phone 440.871.3300
Westlake, OH 44145 Fax 440.617.4324

2020 Planning Commission Approved New Development

Published by the Department of Planning and Economic Development

Dennis M. Clough, Mayor

Jim Bedell, Director

Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Mallard Cove No 4		Greenview Parkway & Carlton Ave.	Single Family Lots		5	3/2/2020
Market Square - addition	239	Market Street	Public	1,450		2/3/2020
Struers Inc. - addition	24776	Detroit Road	Office Warehouse	20,876		1/6/2020

Total new square feet (excluding residential) approved to date during 2020

Automobile	0 sq. ft.
Church	0 sq. ft.
Hotel	0 sq. ft.
Industrial	0 sq. ft.
Institutional	0 sq. ft.
Medical	0 sq. ft.
Mixed Use (Crocker Park)	0 sq. ft. - <i>proposed office & retail spaces</i>
Office	0 sq. ft.
Office Warehouse	20,876 sq. ft.
Public	1,450 sq. ft.
Recreational	0 sq. ft.
Restaurant	0 sq. ft.
Retail	0 sq. ft.
School	0 sq. ft.
Total	22,326 sq. ft.

Total Residential approved to date during 2020

Single Family Lots (Final Plat)	5 lots
Total	5 lots
Apartments	0 units
Multifamily (units)	0 units
Total	0 units

To review and research projects go to:

<https://docs.cityofwestlake.org/> and select Plan - Web Access

Updated 4/9/20



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2019 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Parkway Crossing		Westchester Parkway	Multifamily		144	2/11/2019
West Bay Plaza (additional square footage added)	30100	Detroit Road	Retail	7,000		3/4/2019
McBride Building	876 & 994	Bradley	Office Warehouse	11,556		5/13/2019
Charles Schwab	2341	Crocker Road	Office	7,000		7/1/2019
FerrAlloy Development Plan (addition)	28001	Ranney Parkway	Industrial	1,295		7/1/2019
Mallard Cove No. 3 Subdivision Final Plat	30400-30412, 30380, 30340	Center Ridge Road	Single Family Lots		9	8/5/2019
Lands End South		Silveridge Trail ext.	Single Family Lots		11	10/7/2019
Mills Pointe Development Plan	31488	Center Ridge Road	Multifamily		16	11/11/2019
The Residence at the Reserve Townhomes	30412, 30380 & 30304	Center Ridge Road	Multifamily		18	11/11/2019
Westlake Seventh Day Adventist Church	2335	Columbia Rd.	Church	400		12/2/2019

Total new square feet (excluding residential) approved to date during 2019

Automobile	0 sq. ft.
Church	400 sq. ft.
Hotel	0 sq. ft.
Industrial	1,295 sq. ft.
Institutional	0 sq. ft.
Medical	0 sq. ft.
Mixed Use (Crocker Park)	0 sq. ft. - <i>proposed office & retail spaces</i>
Office	7,000 sq. ft.
Office Warehouse	11,556 sq. ft.
Public	0 sq. ft.
Recreational	0 sq. ft.

Restaurant	0 sq. ft.
Retail	7,000 sq. ft.
School	0 sq. ft.
Total	27,251 sq. ft.

Total Residential approved to date during 2019

Single Family Lots (Final Plat)	20 lots
Total	20 lots

Apartments	0 units
Multifamily (units)	178 units
Total	178 units

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Updated 12/3/19



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2018 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Canterbury Commons		Detroit & Canterbury	Retail	52,800		7/2/2018
Convergent	1	Equity Way	Office	58,342		11/12/2018
Crocker Woods Cluster		Crocker Road	Multifamily		49	11/12/2018
Cuyahoga Community College	31001	Clemens	School	81,961		1/8/2018
Estates 8	29278 & 29300	Schwartz & ext. of Hampshire	Single Family Lots		9	3/5/2018
First Federal of Lakewood - entrance	24441-24481	Detroit Rd.	Office	135		7/2/2018
Hilliard Court Extension Subdivision	3375 & 3399	Bradley Rd. & Hilliard Court	Single Family Lots		6	3/5/2018
Hurst Headquarters	26185	Center Ridge Road	Office	3,000		11/12/2018
Life Storage #19	24560	Sperry Drive	Industrial	26,000		12/3/2018
Mitchell's Homemade Ice Cream	27155	Detroit Road	Restaurant	3,137		12/3/2018
Phillips Syrup	28025	Ranney Parkway	Industrial	2,520		10/1/2018
Richland Communities Headquarters Office Building	901	Sharon Drive	Office	14,209		7/2/2018
Security Self Storage Phase II	1099	Bradley Road	Industrial	49,900		12/3/2018
Westhampton at Crocker Park - Phase 2C	2-3, 5-6, 9-11, 14, 17-19, 22	Ashbourne	Multifamily		12	1/8/2018
Westside Christian Academy	23096	Center Ridge Road	School	3,119		11/12/2018
Westlake Community Services Center	28955	Hilliard Blvd.	Public	25,500		11/12/2018
William Bennett DDS - addition	27748	Center Ridge	Medical	3,046		8/6/2018

Total new square feet (excluding residential) approved to date during 2018

Automobile	0 sq. ft.
Church	0 sq. ft.
Hotel	0 sq. ft.
Industrial	78,420 sq. ft.
Institutional	0 sq. ft.
Medical	3,046 sq. ft.
Mixed Use (Crocker Park)	0 sq. ft. - <i>proposed office & retail spaces</i>
Office	75,686 sq. ft.
Office Warehouse	0 sq. ft.
Public	25,500 sq. ft.
Recreational	0 sq. ft.
Restaurant	3,137 sq. ft.
Retail	52,800 sq. ft.
School	85,080 sq. ft.
Total	323,669 sq. ft.

Total Residential approved to date during 2018

Single Family Lots (Final Plat)	15 lots
Total	15 lots

Apartments	0 units
Multifamily (units)	61 units
Total	61 units

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Updated 1/15/19



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2017 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Kerrington Estates 2	25763	Laura Ln.	Single Family Lots		7	5/1/2017
Q Lab	800	Canterbury	Industrial	12,950		2/6/2017
Security Self Storage	1099	Bradley Road	Industrial	49,900		5/1/2017
Starbucks	30225	Detroit Road	Retail	1,833		1/9/2017
The Residences at Canterbury Manor Subdivision No. 1		Center Ridge Road	Multifamily		3	2/6/2017
TRG	31390	Viking Parkway	Industrial	2,200		12/4/2017
West Bay Plaza (redevelopment of existing plaza)	30010	Detroit Road	Retail	154,209		4/3/2017
Westlake Elementary School (PK-4)	27555	Center Ridge Road	School	152,000		8/7/2017

Total new square feet (excluding residential) approved to date during 2017

Industrial	65,050 sq. ft.
Retail	156,042 sq. ft.
School	152,000 sq. ft.
Total	373,092 sq. ft.

Total Residential approved to date during 2017

Single Family Lots (Final Plat)	7 lots
Total	7 lots
Multifamily (units)	3 units
Total	3 units

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Updated 12/12/17



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2016 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
AutoNation Ford	23775	Center Ridge Road	Automobile	4,772		1/4/2016
Center Ridge Townhomes	31213	Center Ridge Road	Multifamily		18	10/3/2016
First National Bank	30105	Detroit Road	Retail	3,524		9/12/2016
Hyland Software	28105	Clemens Road	Office Warehouse	70,412		9/12/2016
Kerrington Estates 2		Danielle Dr. & Laura Ln. - extensions	Single Family Lots		5	12/5/2016
Lutheran Home	2116	Dover Center Road	Multifamily		80	10/3/2016
Primrose of Westlake	25060	Center Ridge Road	School	12,260		8/1/2016
TRG	31390	Viking Parkway	Industrial	2200		3/7/2016
Westlake Assisted Living	26742	Center Ridge Road	Institutional	88,240		8/1/2016
Youth Challenge	800	Sharon Drive	Industrial	3,450		1/4/2016

Total new square feet (excluding residential) approved to date during 2016

Automobile	4,772 sq. ft.
Church	0 sq. ft.
Hotel	0 sq. ft.
Industrial	5,650 sq. ft.
Institutional	88,240 sq. ft.
Medical	0 sq. ft.
Mixed Use (Crocker Park)	0 sq. ft. - <i>proposed office & retail spaces</i>
Office	0 sq. ft.
Office Warehouse	70,412 sq. ft.
Public	0 sq. ft.
Recreational	0 sq. ft.
Restaurant	0 sq. ft.
Retail	3,524 sq. ft.
School	12,260 sq. ft.
Total	184,858 sq. ft.

Total Residential approved to date during 2016

Single Family Lots (Final Plat)	5 lots
Total	5 lots

Apartments	0 units
Multifamily (units)	98 units
Total	98 units

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Updated 12/8/16



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2015 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Bur Oak Phase II		Bur Oak Drive	Single Family Lots		15	9/14/2015
Crocker Park HNW	191	American Blvd	Mixed Use	89,300		6/1/2015
Crocker Professionals Building	4350	Crocker Road	Office	21,500		11/9/2015
Goddard School	30502	Center Ridge Road	School	7,550		4/6/2015
Mallard Cove		Mallard Cove	Single Family Lots		3	6/1/2015
Mitchell's Tavern	24282	Center Ridge Road	Restaurant	3,348		7/6/2015
Reserve at Fox Run		Fox Run	Single Family Lots		14	7/6/2015
Rhino Holdings Group		Viking Parkway	Industrial	20,888		7/6/2015
Rosewood Grill	2033	Crocker Road	Restaurant	1,128		1/12/2015
Westlake Dental Associates	25575	Center Ridge Road	Medical	60		6/1/2015

Total new square feet (excluding residential) approved to date during 2015

Automobile	0 sq. ft.
Church	0 sq. ft.
Hotel	0 sq. ft.
Industrial	20,888 sq. ft.
Institutional	0 sq. ft.
Medical	60 sq. ft.
Mixed Use (Crocker Park)	89,300 sq. ft. - <i>proposed office & retail spaces</i>
Office	21,500 sq. ft.
Office Warehouse	0 sq. ft.
Public	0 sq. ft.
Recreational	0 sq. ft.
Restaurant	4,476 sq. ft.
Retail	0 sq. ft.
School	7,550 sq. ft.
Total	143,774 sq. ft.

Total Residential approved to date during 2015

Single Family Lots (Final Pla 32 lots

Total 32 lots

Apartments 0 units

Multifamily (units) 0 units

Total 0 units

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Updated 3/4/16



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2014 Planning Commission Approved New Development

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Project Name	Address	Street	Type	Bldg Square Footage	Number of lots or units	Approved
Crocker Park G Block		Main Street	Retail	102,140		3/3/2014
Crocker Park G Block		Main Street	Apartments		316	3/3/2014
Holiday Inn Express		Clemens Road	Hotel	64,982		4/7/2014
Westlake Service Garage Salt Storage Barn (replacement)	741	Bassett Road	Public	6,400		4/7/2014
Kings Tree Apartments *	25776	Center Ridge Road	Apartments		18	6/2/2014
Security Self Storage	1099	Bradley Road	Industrial	25,857		6/2/2014
Uncle Bob's Self Storage	24940	Detroit Road	Industrial	29,700		6/2/2014
Madison Eye Care	26843- 26927	Detroit Road	Office	11,246		6/2/2014
Nick Mayer Lincoln	24400	Center Ridge Road	Automobile	6,950		7/7/2014
Montessori Children's School - greenhouse	28370	Bassett Road	School	485		7/7/2014
Livingston Villas		Crocker Road	Institutional	70,700		8/4/2014
Hyatt Place		Crocker Park	Hotel	68,865		9/8/2014
Westlake Civic Space @ Crocker Park: Westlake Commons & Market Square		Vine Street	Public	13,290		9/8/2014
Westlake Service Garage Tipping Pad & Covered Building	741	Bassett Road	Public	8,600		10/6/2014
Crocker Park KSE-II Building		Union Street	Retail	26,206		10/6/2014
Lake Forest V		Rocky Ridge & Turtle Creek	Single Family Lots		34	11/10/2014
Bur Oak Phase II		Bur Oak Drive	Single Family Lots		15	11/10/2014
Mallard Cove Extension		Mallard Cove	Single Family Lots		3	12/1/2014

Total new square feet (excluding residential) approved to date during 2014

Automobile	6,950 sq. ft.
Church	0 sq. ft.
Hotel	133,847 sq. ft.
Industrial	55,557 sq. ft.
Institutional	70,700 sq. ft.
Medical	0 sq. ft.
Office	11,246 sq. ft.
Office Warehouse	0 sq. ft.
Public	28,290 sq. ft.
Recreational	0 sq. ft.
Restaurant	0 sq. ft.
Retail	128,346 sq. ft.
School	485 sq. ft.
Total	435,421 sq. ft.

Total Residential approved to date during 2014

Single Family Lots (Final Plat)	52 lots
Total	lots

Apartments	334 units
Multifamily (units)	units
Total	units

*Kings Tree was revised from 2012 approved plans

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Updated 1/20/15



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2013 Economic Development

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Jim Bedell, Director

Proj. #	Project Name	Address / Location	Type	Status	Sq. Ft./ Units
1	Discount Drug Mart	27300 Detroit Rd.	Retail	APPR	332 sf. ft.
2	Ganley BMW	24690 Sperry Rd.	Auto	APPR	34,839 sf. ft.
3	Manor Care (Arden Court) - addition	28400 Center Ridge Rd.	Institutional	APPR	2,350 sf. ft.
4	Market Square and Crocker Commons at Crocker Park - civic space	Market & Vine St.	Public	APPR	12,615 sf. ft.
5	Pat O'Brien Chevrolet - addition to showroom floor	25100 Detroit Rd.	Auto	APPR	4,945 sf. ft.
6	Plidco - addition	870 Canterbury	Industrial	APPR	7,127 sf. ft.
7	Starz Ballroom - addition	24510 Sperry	Recreational	APPR	574 sf. ft.
8	Stone Creek Village Subdivision	Bassett Rd.	Single Family	APPR	16 lots
9	William Bennett DDS - addition	27748 Center Ridge Rd.	Medical	APPR	936 sf. ft.

Total new square feet (excluding residential) approved to date during 2013

Auto	39,784 sq. ft.
Church	0 sq. ft.
Industrial	7,127 sq. ft.
Institutional	2,350 sq. ft.
Medical	936 sq. ft.
Office	0 sq. ft.
Office Warehouse	0 sq. ft.
Public	12,615 sq. ft.
Recreational	574 sq. ft.
Restaurant	0 sq. ft.
Retail	332 sq. ft.
School	0 sq. ft.
Total	63,718 sq. ft.

Total Residential approved to date during 2013

Single Family Lots (Final Plat)	16 lots
Total	16 lots
Apartment	0 units
Multifamily (units)	0 units
Total	0 units

"APPR" = approved by Planning Commission & Council but not yet under construction

"UC" = under construction. "2013" = year completed

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Status: updated 1/23/14



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2012 Economic Development

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Robert M. Parry, Director

Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Crocker Park H Block - American Greetings Bldg.	1 American Blvd.	Office	APPR	600,000 sq. ft.
			Retail	APPR	60,000 sq. ft.
2	Crocker Park K Block - Nordstrom Rack	30121 Detroit Rd.	Retail	APPR	14,500 sq. ft.
3	Crocker Park H Block - HSW Building (garage)	within Crocker Park	Retail	APPR	28,600 sq. ft.
4	First Energy	735 Bradley Rd.	Industrial	APPR	22,373 sq. ft.
5	Gardens at Westlake - new building	27569 Detroit Rd.	Institutional	APPR	15,274 sq. ft.
6	Get Go Fuel Station	25416 Center Ridge Rd.	Retail	APPR	5,583 sq. ft.
7	Get Go Car Wash	25416 Center Ridge Rd.	Retail	APPR	2,365 sq. ft.
8	Hyland Software	28501 Clemens Rd.	Office	APPR	112,528 sq. ft.
9	Kings Tree Apartments	25776, 25796 & 25808 Center Ridge	Apartments	APPR	36 units
10	Lakewood Country Club - demolish existing & rebuild new clubhouse	2613 Bradley	Recreational	APPR	34,000 sq. ft.
11	Logan Clutch - addition	28855 Ranney Parkway	Industrial	APPR	15,659 sq. ft.
12	Nick Mayer - addition	24400 Center Ridge	Auto	APPR	1,130 sq. ft.
13	Westlake Village - new building	28550 Westlake Village Dr.	Institutional	APPR	25,326 sq. ft.

Total new square feet (excluding residential) approved to date during 2012

Auto 1,130 sq. ft.
Church 0 sq. ft.

Industrial	38,032 sq. ft.
Institutional	40,600 sq. ft.
Medical	0 sq. ft.
Office	712,528 sq. ft.
Office Warehouse	0 sq. ft.
Public	0 sq. ft.
Recreational	34,000 sq. ft.
Restaurant	0 sq. ft.
Retail	111,048 sq. ft.
School	0 sq. ft.
Total	937,338 sq. ft.

Total Residential approved to date during 2012

Single Family Lots (Final Plat)	0 lots
Total	0 lots

Apartments	36 units
Multifamily (units)	0 units
Total	36 units

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Status: updated 12/11/12



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2011 ECONOMIC DEVELOPMENT

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Mitchell's Tavern - addition	24282 Center Ridge	Restaurant	APPR	2,354 sq. ft.
2	Pat O'Brien Chevrolet - service garage addition	21500 Detroit	Auto	APPR	5,500 sq. ft.
3	St. John's Medical Center	29000 Center Ridge	Medical	UC	35,715 sq. ft.
4	Skyzone Westlake	Viking Parkway	Recreational	UC	28,860 sq. ft.
5	Speedway	2726 Dover Center	Retail	2012	3,936 sq. ft.
6	Sunoco - convenience store addition	27179 Detroit	Retail	APPR	1,260 sq. ft.
7	Westhampton Vine Street Lofts*	Vine Street	Multifamily	UC	11 units
8	Westlake High School	27830 Hilliard	School	UC	268,500 sq. ft.
9	Westlake Middle School	2240 Dover Center	School	UC	105,329 sq. ft.

* Westhampton Vine Street Lofts were originally approved in 2005 as Crocker Park EPG Housing, 11 units, but were never constructed

Total new square feet (excluding residential) approved to date during 2011

Auto	5,500 sq. ft.
Church	0 sq. ft.
Industrial	0 sq. ft.
Institutional	0 sq. ft.
Medical	35,715 sq. ft.
Office	0 sq. ft.

Office Warehouse	0	sq. ft.
Public	0	sq. ft.
Recreational	28,860	sq. ft.
Restaurant	2,354	sq. ft.
Retail	5,196	sq. ft.
School	373,829	sq. ft.
Total	451,454	sq. ft.

Total Residential approved to date during 2011

Single Family Lots (Final Plat)	0	lots
Total	0	lots

Apartments	0	units
Multifamily (units)	11	units
Total	11	units

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Status: updated 10/8/12



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2010 ECONOMIC DEVELOPMENT

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Crocker Park BW Loft Suites	236 Crocker Park Blvd	Apartments	2011	2 units
2	Kerrington Estates - Minor Subdivision	Laura Lane (west end)	Single Family	UC	2 lots
3	Lakeshore Community Credit Union	25486 Detroit Rd.	Office	EXP	1,936 sq. ft.
4	Logan Clutch – building addition	28855 Ranney Parkway	Industrial	2011	12,160 Sq. ft.
5	The Park Subdivision - Major Subdivision Final Plat	West of Bradley Rd., south of Lincoln Rd.	Single Family	UC	33 lots
6	Westshore Auto Repair - addition	28825 Center Ridge	Auto	2011	6,000 sq. ft.

Total new square feet (excluding residential) approved to date during 2010

Auto	6,000 sq. ft.
Church	0 sq. ft.
Industrial	12,160 sq. ft.
Institutional	0 sq. ft.
Medical	0 sq. ft.
Office	1,936 sq. ft.
Office Warehouse	0 sq. ft.
Public	0 sq. ft.
Recreational	0 sq. ft.

Restaurant	0 sq. ft.
Retail	0 sq. ft.
School	0 sq. ft.
Total	20,096 sq. ft.

Total Residential approved to date during 2010

Single Family Lots (Final Plat)	35 lots
Total	35 lots

Apartments	2 units
Multifamily (units)	0 units
Total	2 units

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H/Planning Dept/Index/PC Action Index/2010 Economic Dev.

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Proj. #	Project Name	Address/Location	Type	Status	Sq. Ft./ Units
1	Clemens West Office Campus – Phase II	30701 Clemens Rd.	Office	APPR	9,375 sq. ft.
2	Cuyahoga Community College - Phase 1	1224 Bradley Rd.	School	2010	79,113 sq. ft.
3	Hospice House West	1050 Crocker Road	Institutional	2012	39,800 sq. ft.
4	National City Bank	Crocker Road	Office	2010	3,220 sq. ft.
5	Nordson Corporation	Clemens Road	Office	2010	28,800 sq. ft.

Total new square feet (excluding residential) approved to date during 2009

Auto	0	sq. ft.
Church	0	sq. ft.
Industrial	0	sq. ft.
Institutional	39,800	sq. ft.
Medical	0	sq. ft.
Office	41,395	sq. ft.
Office Warehouse	0	sq. ft.
Public	0	sq. ft.
Recreational	0	sq. ft.
Restaurant	0	sq. ft.
Retail	0	sq. ft.
School	79,113	sq. ft.
Total	160,308	sq. ft.

Total Residential approved to date during 2009

Single Family Lots (Final Plat) 0 lots

Total 0 lots

Apartments 0 units

Multifamily (units) 0 units

Total 0 units

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Status: revised 10/8/12