

WESTLAKE PLANNING COMMISSION
STAFF REPORT
7/1/26

PART I GENERAL INFORMATION

Panstares / Kakamanu / N&D Holdings, lot split & assembly, 28446 & 28470 West Preston and 2680 West Avalon, Hilliard Blvd., PP#21631063, 067, 072 & 073, Ward 4

PART II PROJECT SUMMARY

Polaris Engineering & Surveying submitted a request on behalf of Alex Panstares and Eileen Carey for a lot split and assembly involving portions of PPNs 216-31-063, 216-31-072, 216-31-073, and 216-31-067. According to the submittal, “Mr. Panstares will be consolidating PPN 216-31-063 and 216-31-072 into one parcel and then will be adjusting the adjoining property lines with PPN 216-31-067 (Vijay Kakamanu) and 216-31-073 (N&D Holdings, LLC).” Upon completion of the consolidation and boundary adjustments, three parcels will remain: Parcel C (Kakamanu) at 0.5383 acres, Parcel D (Panstares/Carey) at 1.6469 acres, and Parcel E (N&D Holdings) at 1.5167 acres.

PART III GUIDE PLAN/ ZONING/PLANNING AND PLATTING CODE

Guide Plan – the Future Land Use Map identifies this area as Single Family Residential (Low Density) in support of this request.

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.

Planning and Platting Code

Box Score				
STANDARD		CODE	PLAN	DIFFERENCE
ZONING DISTRICT		R-1f-80, one family residential	Will continue to be all one-family use	OK
LOT DESIGN 1127.05	Area	20,000 s.f.	Parcel ‘C’ – 23,450 SF Parcel ‘D’ – 71,737 SF Parcel ‘E’ – 66,067 SF	OK
	Width	100’at bld. line, 120’ for Parcel ‘C’ (corner lot)	Parcel ‘C’ – +/-150’ Parcel ‘D’ – +/-155’ Parcel ‘E’ – no change	OK
		65’ at street	Parcel ‘C’ – +/-103’ Parcel ‘D’ – 141.05’ Parcel ‘E’ – no change	OK
	Depth to Width Ratio	1.4:1 Min. to 3.5:1 Max.	Parcel ‘C’ – no change Parcel ‘D’ – 1.8:1 Parcel ‘E’ – no change	OK
	Lot Shape	The lot shall be more or less rectangular in form	Parcel ‘C’ – little change Parcels ‘D’& ‘E’ current lot is not	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
Lot depth		rectangular being a cul-de-sac lot	
	170'	Parcel 'C' –170' or less but improves current non-conformity condition Parcel 'D' – +/- 430' Parcel 'E' – no change	OK
INCREASE IN LEGAL NON-CONFORMITIES	Increases may require a modification or variance	None	OK

PART IV DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The lot split and assembly maintains the Single-Family Residential (Low Density) Guide Plan designation and results in three parcels that meet Section 1127.05 with no new nonconformities.
2. The consolidation and boundary adjustments comply with Section 1133.02, improve existing conditions such as Parcel C's depth, and do not increase any legal nonconformities.

Draft Motion¹

If the Planning Commission is able to approve, the following motion is advised:

Based upon the findings of fact, I move to approve the Panstares / Kakamanu / N&D Holdings, lot split & assembly involving permanent parcel numbers 216-31-063, 067, 072 & 073 with the condition that approval is subject to the plat meeting the requirements of the County and State as indicated in the Ohio Revised Code and approval by the Engineering Department in compliance with the code and the ordinances of the City of Westlake.

Current Property Lines



Proposed Property Lines



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