

WESTLAKE PLANNING COMMISSION
STAFF REPORT
9/10/26

PART I GENERAL INFORMATION

Citizen's Bank final development plan 1911 Crocker Rd., PP#21127001, Ward 5

PART II PROJECT SUMMARY

On February 5, 2026, Council approved Conditional Use Permit Ordinance 2025-123 authorizing a bank in a new building at the northwest corner of the site within the Executive Office Park District. At the July 6, 2026 meeting, the Planning Commission reviewed conceptual plans and had the following comments:

The green canopy functions as branding and should be counted as signage. Concerns were raised about the proposed right-out movement onto Crocker Road conflicting with heavy northbound double-left traffic, and commissioners asked that this movement be specifically evaluated in a traffic study. Additional comments noted that the ATM's south-side location requires an 180-degree turn to reach Crocker Road, which may prompt unsafe maneuvers.

The purpose of this request is to review the final development plan, which remains largely consistent with the previously approved conceptual plans but now includes additional drawings responding to comments from the July meeting and staff report. Signage will be reviewed at a future meeting, with no signs considered at this time. It is acknowledged, however, that the illuminated dark green canopy qualifies as signage, and its square footage will be applied to their overall signage allotment when it is presented for consideration.

Comparison of Conceptual Plans and Final Development Plans

- C000, Cover
 - Sheet index added to include Tree Removal Plan, Preliminary Landscape Plan, Landscape Details, Photometric Plan, and Signage Package – disregard signage (future submittal)
- C01, Site Layout
 - No change
- C02, Preliminary Grading
 - No change
- C03, Utility Plan
 - Distance from hydrants shown
 - Slight change to area boundary
- C04, Tree Preservation Plan
 - Slight change to area boundary.
- A10.02 and A10.03, Elevations
 - Materials called out
 - Tower element shifted to opposite corner
 - SF of canopy provided
- TF-1 Floor plan
 - For reference only – Planning Commission does not approve floor plans.
- The following new drawings were not included with the conceptual plan review submittal.
 - C02, Fire Truck Plan
 - Tree Preservation Plan/Landscaping Plan
 - E002, Photometrics Plan
 - Fixture Data Sheets

PART III DEPARTMENTAL REVIEWS

Building	Proposed dumpster enclosure is not masonry, however the intended use of hand carts for trash does not raise any concerns.
Engineering	(1) Check setback requirements. Across the street at 1800 Crocker Road, the Fidelity building is no closer than 145 feet (south) of the Detroit Rd right of way. (2) Revise and resubmit the Traffic and Access letter. Crocker Road is limited access. No access should be within 500 feet of Detroit Road. Similarly, and across the street at 1800 Crocker, the first access is 520 feet south of Detroit Rd.

PART IV GUIDE PLAN/ ZONING

Guide Plan – the Future Land Use Map identifies this area as Office and Office/Lab in support of this request.

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
ZONING DISTRICT	EOP/Executive Office Park	Banks are conditional use	OK
MAX. BUILDING HEIGHT 1216.08	75' – 6 Stories	1 story	OK
% LOT COVERAGE FOR MAIN BUILDING OR USE 1216.07 (a)(b)	15-23%, currently less than 7.5%	Lot coverage remains well below the maximum permitted.	OK
% LANDSCAPING 1216.07 (a)(b)	40%	42%	OK
SETBACKS FOR BUILDING AND PARKING 1216.06	Front 80' plus building height (100' min.)	Prior setback issues have largely been resolved. The required building setback from Detroit and Crocker Roads is 100 feet; the plan provides 130 feet from Detroit Road and 113.3 feet from Crocker Road. The parking setback meets the 100 foot requirement along Detroit Road and is approximately 75.8 feet along Crocker Road, requiring a modification; however, the existing parking in this area is set back approximately 85 feet, so the reduction is modest.	Modification for ~24.2' parking setback reduction from Crocker Road – same as conceptual plan.
TOTAL PARKING SPACES 1221.05	See code	Removes 67 spaces and adds 10 spaces adjacent to bank for a net loss of 57 spaces. With an existing surplus of 47 spaces, overall site deficit is 10 spaces. At previous meetings property owner emphasized that parking lot experiences low utilization, indicating that reduced parking supply should remain adequate.	Modification to reduce total number of spaces by 10 – same as conceptual plan.
DRIVEWAYS 1221.11	20'-24' minimum.	A new right in/right out driveway to Crocker Road is proposed south of the bank and is aligned with the existing driveway north of the northernmost Gemini Tower, consistent with the City Engineer's direction to optimize site circulation.	OK
CURBING 1216.13	ODOT Type 6	ODOT Type 6 curbing will be provided.	OK
SIDEWALKS 1237.04(a)(4)(C)	5' clear	Sidewalks are a minimum of 5 feet wide; because parking stalls are 20 feet deep, overhang conditions are acceptable. New sidewalk connections are provided to both Crocker Road and Detroit Road.	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
TREE PRESERVATION PLAN 1137	17 trees and 14 front yard trees.	21 trees and 14 front yard trees.	OK
LIGHTING 1230.03	Lighting Plan required. Site and area lighting must dim to 50% by 11 PM and turn off by 1 AM, except for late-night operations and approved security lighting.	Provided	Condition fixtures OL-24 is downlight only and OL-30, is also approved in the future sign plan submittal, and OL-37 shall use the pole height designated for Type A, not to exceed 18', with maximum base height of 2' above grade.
TRASH ENCLOSURE 1216.03(j)	Required 6' tall, masonry Solid gates	Located at rear of building and enclosed with Trex Seclusions, color Winchester Gray (see below).	Requires a modification for material.
HVAC LOCATION & SCREENING 1237.04(a)(9)	Not in front of building Screened with fence or plant material, or housed in a structure in harmony with the surroundings	This is assumed to be screened by the parapet, but not detailed. Therefore, the standard condition mechanical screening if necessary is recommended.	Condition that if any portion of the rooftop equipment is visible, mechanical screening is required.
DESIGN GUIDELINES (MATERIALS) 1237	Face brick and thin brick veneer in approved red/pink, tan, brown, buff, cream, black, gray, or white. Thin brick veneer requires inset window and door openings with corner-end thin bricks. Natural stone or precast concrete that simulates stone in color and texture	See below	Condition that canopy in dark green is also approved in the future sign plan submittal. Condition that EIFS is changed to an approved material.

Building materials

- Fiber cement cladding shown in multiple locations (colors: Cedar, Steel)
- Metal coping identified in several finishes (Custom to match cladding, Midnight Bronze, Graphite).
- EIFS finish specified as Silver Lining #2 1614-79, limestone texture. EIFS not allowed "except when determined by the Planning Commission to be a minor architectural feature, belt course or minor design element". The project Engineer was informed of this on 9/3/26 and advised that it must be changed to a permitted material instead.
- Mapes canopies included in two finishes: Dark Bronze and MPC Green with dark green 15.SF per side (31 SF) to be included in sign package calculations to be included in future submittal with dark green color to be conditionally approved.
- Trash enclosure fencing noted as Trex Seclusions, color Winchester Gray.
 - This is a "a durable, low-maintenance wood-plastic composite privacy fencing system, requiring a modification to not be a masonry structure.
 - This structure is intended for handcarts rather than dumpsters, and may therefore be considered acceptable as it functions more like screening typically used for generators, condensers, utilities, and similar equipment.
- Other than the trash enclosure and EIFS, all materials and colors comply with Chapter 1237.

Traffic Considerations

The CUP traffic study found no adverse impacts at the Detroit or Crocker access points, and the proposed right-in/right-out driveway on Crocker Road was expected to further reduce traffic at existing access points. During conceptual review, when questioned by the Planning Commission, the applicant acknowledged that turning movements onto Crocker Road could be more fully evaluated and the 8/7/26 traffic opinion letter was provided for this purpose. It concludes that the right-in movement from Crocker Road provides clear circulation and safety benefits, while the right-out movement has both advantages and safety concerns but may still be considered, as the proposed access could lessen the number of vehicles making unsignalized left turns onto Detroit Road and associated crashes that could be more severe than at the proposed driveway.

1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION (excerpt)

- a) The Planning Commission shall review the plans taking into account the spirit and intent of the Zoning Code, the standards and requirements of the Zoning Code, the location of the proposal, the effect on the surrounding properties and the relationship of the proposal to the Guide Plan.
- b) The Commission, in reviewing the proposed development plans for conformity to the provisions of the Zoning Code, may make adjustments to certain yards, area and other dimensioned requirements based on the performance standards of Section 1220.06. If the applicant requests modifications or reductions to one standard, the Planning Commission may recommend and request modifications to increase other standards to offset the applicant's request.

1220.06 PERFORMANCE STANDARDS (Excerpt)

Modifications to development plans in dimensioned and quantitative requirements for new development shall incorporate the following performance standards:

<u>(c)</u>	Modifications for dimensional standards in the Zoning Code should be designed to provide better utilization of the land and offset by greater standards in other areas of the Zoning Code.
<u>(d)</u>	Modifications may be considered due to unique conditions of the parcel, building, design, parcel size, parcel location, topography, adjacent uses of proposed use of the parcel.
<u>(f)</u>	Modifications shall promote the desirable and beneficial use of the land and promote the economic development of the City.

PART V DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The final development plan is consistent with the conceptual plan and adds drawings and a traffic engineer's opinion letter addressing July conceptual review comments about the green canopy counting as signage and concerns about right-out traffic movements onto Crocker Road.
2. The project generally complies with Executive Office Park standards, with only setback, parking-reduction and trash enclosure modifications required, most of which match the conceptual plan and drew no concerns from the Planning Commission. Approval of these modifications would indicate that the Commission finds them consistent with the performance standards in Sections 1220.05 and 1220.06.

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 Citizen's Bank final development plan with the following:

1. Modification for parking to encroach in the Crocker Road, to reduce total number of parking spaces for the site by 10, and for the trash enclosure in Trex Seclusions.
2. Condition fixtures OL-24 is downlight only, OL-30 is also approved in the future sign plan submittal, OL-37 shall use the pole height designated for Type A, not to exceed 18', with maximum base height of 2' above grade and site and area lighting must dim to 50% by 11 PM and turn off by 1 AM, except for late-night operations and approved security lighting; if any portion of rooftop equipment is visible, mechanical screening will be required; that the illuminated canopy in dark green color is also approved in the future sign plan submittal; and EIFS is replaced with a material that conforms to code.
3. Approval is subject to comments in Part III of the 9/10/26 staff report and approval of the final plans by the Building and Engineering Departments 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.