

WESTLAKE PLANNING COMMISSION
STAFF REPORT
9/11/26

PART I GENERAL INFORMATION

Sheetz and Hotel Redevelopment conceptual development plan, 1100 Crocker Rd., PP#21116001, 20 & 21115013, Ward 3

PART II PROJECT SUMMARY

The request is to review conceptual development plans for a new Sheetz and the redevelopment of the Wyndham Garden Hotel. The Sheetz is proposed on Crocker Road in the area currently occupied by the hotel's conference-center wing and associated parking. The hotel will receive a new primary entrance as part of the redevelopment. A separate outparcel is reserved for a future car wash, which is not included in this approval.

PART III DEPARTMENTAL REVIEWS

Engineering	On 9/11/26, the City Engineer completed his review of the traffic study and informed the project architect that the City's review of the Traffic Impact Study for the Sheetz, car wash, and Wyndham Garden Hotel renovation identified several required clarifications: future hotel trip generation must be evaluated; the shortened Crocker Road right-turn lane must be justified; interchange impacts at the I-90 westbound ramps need clearer discussion; pass-by traffic assumptions must be documented; internal circulation and car-wash stacking must be confirmed as adequate; and increased queueing at Clemens Road/Sheetz Drive #3 must be shown to be manageable. He is scheduled to discuss it with their team on 9/14/26.
Fire – same for both submittals	1. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm), exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). 2025 OFC 503.2.1 • Install rolled mountable curbs without a sign in the center for the access from Crocker Rd. 2. New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of 1/2 inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained 2025 OC 505.1 • Identify the proposed building address 3. Where access to or within a structure or an area is restricted because of secured openings or where immediate access is necessary for life-saving or firefighting purposes, the fire code official is authorized to require a key box to be installed in an approved location. The key box shall be of an approved type listed in accordance with UL 1037, and shall contain keys to gain necessary access as required by the fire code official. 2025 OFC 506.1 • Install a Knox box at the front entry door. 4. Fire hydrants shall be colored in a manner approved by the fire code official of the political subdivision in which they are located. 2025 OFC 507.5.7 • Rust oleum yellow with white top 5. All buildings and structures shall be so located that all parts thereof are not more than 250 feet

	from at least two readily accessible public or private Fire Department hydrants. Such distance shall be measured along the centerline of the streets, roadways or driveways. The second hydrant requirement may be waived by the Fire Chief in special circumstances. WCO 1371.03 • Not compliant as shown.
--	--

PART IV GUIDE PLAN/ ZONING

Guide Plan – the Future Land Use Plan indicates this property as Special Commercial.

Zoning Code Requirements

1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION

- a) After submittal of complete plans and review by the Planning Department for compliance to the Zoning Code pursuant to Section 1220.04, the Chairman of the Planning Commission shall place the development plan application on the Planning Commission agenda as soon as practicable after the plans have been determined to be complete according to the requirements of Section 1220.03. 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. If modifications made by either the Planning Commission or applicant are subsequently approved by the Commission the modifications shall be made a part of the development plans and indicated on revised plans submitted by the applicant or such modifications shall be affixed to the development plans approved and signed by the applicant and chairman of the Commission. The applicant and/or his assigns shall be bound by such modifications and conditions affixed and/or made a part of the approved development plan.

(Ord. 2009-130. Passed 2-18-10.)

1220.06 PERFORMANCE STANDARDS	
Modifications to development plans in dimensioned and quantitative requirements for new development shall incorporate the following performance standards:	
(a)	Modifications to setbacks, height, parking spaces or lot coverage shall not increase the overall amount of building square footage or intensity of use that could otherwise be developed on a parcel.
(b)	Modifications shall not be made which would permit a greater density of multifamily units or permit multifamily units in an area not zoned for such use.
(c)	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.
(d)	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.
(e)	Modifications shall be designed to protect the desirable characteristics of both existing and planned development as adjacent properties.
(f)	Modifications shall promote the desirable and beneficial use of the land and promote the economic development of the City.
(g)	Modification shall maintain convenient and safe access to properties and buildings.
(h)	Modifications shall promote greater effective open space buffering and landscaping by careful location of buildings relative to adjacent buildings or site features.

(Ord. 1988-64. Passed 6-16-88.)

STANDARD	CODE	PLAN	DIFFERENCE	
ZONING DISTRICT	IS/Interchange Services	Uses allowed except pick-up window that requires a CUP and was reviewed by PZL on 9/8/26 and expected to be referred at Council 9/1/26 meeting	OK, except the pick-up window remains pending CUP approval. Several zoning considerations in Section 1216.03(i) will be evaluated during the CUP review and are therefore not included in this report.	
BUILDING AREA 1216.03 (d)(10)	Convenient food sales, not to exceed 1,000 square feet of sales floor within a building which may not exceed 3,000 square feet	Sheetz 3,500 SF “useable floor area” in a 6,139 SF building	Modification for building area required.	
MIN. LOT AREA 1216.04	Sheetz without pick-up window = 1.5 acres Sheetz with pick-up window = 2.5 acres Hotel = 3 acres Car Wash = 1 acre	The following is after the property is split into three new parcels: Sheetz = 2.09 acres Hotel = 5.02 acres Car Wash = 1.31	If property is split as shown and the CUP is approved for the pick-up window, a zoning modification is required for Sheetz to be less than 2.5 acres.	
MIN. LOT WIDTH 1216.05	Sheetz without pick-up window = 200’ Sheetz with pick-up window = 250’ Hotel = 200’ Car Wash = none given	The following is after the property is split into three new parcels: Sheetz = ~280’ Hotel = ~465’ Car Wash = ~185’	OK	
MAX. BUILDING HEIGHT 1216.08	60’	Sheetz = 26’ building Canopy height is unclear. Hotel = no increase	OK	
% LOT COVERAGE FOR MAIN BUILDING OR USE 1216.07	Sheetz with or without pick-up window and hotel = 15% Car Wash = none given	Sheetz = 6.73% Hotel = 16.04% Car Wash = 6.7%	Based on proposed property split, a zoning modification is required for the hotel.	
% LANDSCAPING 1216.07 (b)	Not less than 25%	Unknown	Applicant to provide this information for each of the three proposed parcels.	
SETBACKS FOR MAIN/ACCESSORY USES 1216.06	Front Sheetz/Car Wash =70’ to Crocker, 50’ to Hospice Way & Clemens, with pump islands no closer than 25’ to ROW. Hotel = 110’ Crocker, 60’ to Clemens	Sheetz =~170’ & Car Wash =115’ to Crocker, Sheetz = 86.8’ to Hospice Way & Car Wash = ~102’ to Clemens pump islands ~70’ to Crocker Road & ~65’ to Hospice Way Hotel = ~355’ to Crocker & ~115 to Clemens	OK	
See Zoning Code	Side	30’	Sheetz = ~90’ Car Wash = ~ 53’	Based on proposed property split is OK
	Rear	30’	Sheetz = 69’ Car Wash = ~53’ Hotel = ~205’	Based on proposed property split is OK

STANDARD		CODE	PLAN	DIFFERENCE
SETBACKS FOR PARKING 1216.06	Front	40' Crocker, Clemens and Hospice Way	Meets requirement	OK
	Side	15'	Sheets is at a 10.5' setback from the proposed property line	Based on proposed property split, a zoning modification is required for Sheetz.
	Rear	15'	Sheetz = ~22' Car Wash = ~68' Hotel = ~5' current condition	OK – Developer could remove the proposed stripped pavement areas from the existing hotel parking lot, as doing so may be necessary to meet the 25% landscaping requirement.
TOTAL PARKING SPACES 1221.05		See code	Description on Sheet C-111 requires clarification	Discuss at meeting
LOADING SPACES 1221.13		See Code	Clarification is required	Discuss at meeting
DRIVEWAYS 1221.11		See code	Appear to comply – Engineering to approve	OK
CURBING 1216.13		See code	Final development plan requirement	Final development plan
SIDEWALKS 1237.04(a)(4)(C)		5' clear	Provided	OK
TREE PRESERVATION PLAN 1137		Total site will require 126 trees with 505 caliper inches. Of these trees, a minimum 48 shade trees will need to be planted along all street frontages.	Final development plan's landscaping plan to address	Final development plan
SIGNS		Disregard all signage shown in the submittal; signs will be submitted for approval at a future meeting.		
LIGHTING 1230.03		Lighting plan required meeting this code	Future development plan approval for all new and any existing (retrofitted) fixtures	Final development plan
TRASH ENCLOSURE 1216.03(j)		Six feet high, masonry walls, solid gate, to match the main building; set at least six feet from the building and meet loading-area setbacks.	Trash enclosure is required to be 15' from the property line and is 10.5' and design does not comply	A modification is needed for the distance to the property. Otherwise, the design will need to be changed to a masonry enclosure.
HVAC LOCATION & SCREENING 1237.04(a)(9)		Not in front of the building and fully screened with fencing, landscaping, or a compatible enclosure.	Future development plan will need to clearly identify location of HVAC equipment for Sheetz and the Hotel and its manner of screening.	Final development plan.
DESIGN REVIEW REQUIREMENTS (MATERIALS) 1237		Materials comply except for previously mentioned dumpster enclosure. See below description below.		

Hotel Redevelopment Materials

1. Belden Brick Company – Masonry Brick Veneer, Alaska White Velour
2. Anchored Cast Stone – Masonry Veneer, Crab Orchard
3. Apolic – Aluminum Composite Material (ACM) & Accents, Black Anodized Aluminum
4. Nichiha – Vintage Wood Cedar, Fiber Cement Siding
5. Kawneer – Aluminum Storefront Frame, Black Anodized Aluminum

6. Painted EIFS / Stucco – Sherwin-Williams 7023 Requisite Gray (acceptable as an accent material)

Sheetz Materials

1. Brick veneer
2. Anchored cast stone masonry
3. Cast stone sill
4. Red metal
5. Red ACM
6. Dark bronze metal
7. Brick paver walkway – custom Sheetz blend (Cherokee)
8. Dumpster enclosure – TimberTech composite deck, Terrain Collection, Brown Oak (requires a modification)

PART V DRAFT FINDINGS/MOTION

As the conditional use permit has not yet been referred and several items require discussion at this meeting, including follow-up with the City Engineer regarding traffic, the only recommended action is to table the matter to the October 5 meeting following discussion and public comment.