

**WESTLAKE PLANNING COMMISSION**  
**STAFF REPORT**  
5/28/26

**PART I GENERAL INFORMATION**

**The Greens** subdivision final plat, Course View Circle (new street off Hilliard, 13 lots), PP#21625012, Ward 5

**PART II PROJECT SUMMARY**

The purpose of this request is to approve the major subdivision final plat for The Greens Subdivision for recording with the County, which is required before the subdivision can be constructed and lots can be sold. The final plat is nearly identical to the preliminary plan approved on 11/10/25, with the only changes being the addition of signature lines, utility easements, and notes.

**PART III GUIDE PLAN/ ZONING AND PLATTING AND PLANNING CODE**

*Guide Plan – Street Opening Index #37 identifies a new access point from Hilliard Boulevard located near the proposed subdivision.*

*Planning and Platting Code*

| Box Score                                                                                                                                                                       |                                                                        |                                                                                                                                             |                                                                                                                                                     |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| STANDARD                                                                                                                                                                        | CODE                                                                   | PLAN                                                                                                                                        | DIFFERENCE                                                                                                                                          |
| <b>ZONING DISTRICT</b>                                                                                                                                                          | R-1f-80, one family residential                                        | Single-family residential subdivision                                                                                                       | OK                                                                                                                                                  |
| <b>STREET</b> Intersections                                                                                                                                                     | Close to 90 degree angle                                               | Street curves but meets intersection at a 90 degree angle                                                                                   | OK                                                                                                                                                  |
| <b>DESIGN</b> Right-of-way<br><b>1127.03</b> Cul-de-sac                                                                                                                         | 60 feet min.                                                           | 60'                                                                                                                                         | OK                                                                                                                                                  |
|                                                                                                                                                                                 | 125'                                                                   | 125'                                                                                                                                        | OK                                                                                                                                                  |
| <b>BLOCK PLANNING</b> Cul-de-sac<br><b>1127.04</b> Double Loaded                                                                                                                | 500' but can be 1,000 if only way to be subdivided                     | ~810'                                                                                                                                       | OK.                                                                                                                                                 |
|                                                                                                                                                                                 | See 1127.04(a)(2)                                                      | Majority is double loaded                                                                                                                   | OK                                                                                                                                                  |
| <b>LOT DESIGN</b> Standard Lots<br><b>1127.05</b> Area<br><b>1203.11</b> Width at street<br><b>1211.08</b> Width at Bldg.<br>Corner Lots<br>1127.05 (c)<br>Depth to width ratio | 20,000 sf.                                                             | 20,116 SF – 30,002 SF                                                                                                                       | OK                                                                                                                                                  |
|                                                                                                                                                                                 | 45'                                                                    | All exceed 45'                                                                                                                              | OK                                                                                                                                                  |
|                                                                                                                                                                                 | 100'                                                                   | All exceed 100.                                                                                                                             | OK                                                                                                                                                  |
|                                                                                                                                                                                 | Min lot width at building line of 120' and min. lot area of 22,000 sf. | S/L 1 exceeds 120' and is 23,065 SF                                                                                                         | OK                                                                                                                                                  |
|                                                                                                                                                                                 | 1.4:1 Min. 3.5:1 Max.                                                  | 1 – 1:1<br>2 – 1.5:1<br>3 – 1.8:1<br>4 – 1.8:1<br>5 – 1.8:1<br>6 – 1.8:1<br>7 – 1.5:1<br>8 – 1.1:1<br>9 – 1.4:1<br>10 – 1.8:1<br>11 – 1.1:1 | 1 - .4 modification<br>2 – OK<br>3 – OK<br>4 – OK<br>5 – OK<br>6 – OK<br>7 – OK<br>8 – .3 modification<br>9 – OK<br>10 – OK<br>11 – .3 modification |
|                                                                                                                                                                                 |                                                                        |                                                                                                                                             |                                                                                                                                                     |

| Box Score                                                |                                                                           |                                                                                                                 |                               |
|----------------------------------------------------------|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------|-------------------------------|
| STANDARD                                                 | CODE                                                                      | PLAN                                                                                                            | DIFFERENCE                    |
| Side Lot Lines<br><br>Lot shape<br><br>Minimum lot depth |                                                                           | 12 – 1.5:1<br>13 – 1.5:1                                                                                        | 12 – OK<br>13 – OK            |
|                                                          | At right angles to straight street lines or radial to curved street lines | Meets requirement                                                                                               | OK                            |
|                                                          | The lot shall be more or less rectangular in form                         | Yes – no flag lots                                                                                              | OK                            |
|                                                          | 170'                                                                      | All OK except S/L 8 & 11 that are ~155' min; ~183' average                                                      | S/L 8 & 11 – 15' modification |
| <b>Storm Water Detention</b>                             | Required                                                                  | In Block “A”                                                                                                    | OK                            |
| <b>SIDEWALKS</b>                                         | Required both sides of street                                             | Included in improvement plans.                                                                                  | OK                            |
| <b>STREET TREES</b>                                      | Posts \$250 per tree for City Services Planting                           | Engineering to review future construction plans for compliance                                                  | OK                            |
| <b>Trees (1137.06)</b>                                   | 6 trees/24 caliper inches = 187 trees and 746 caliper inches              | 16% canopy preserved in 30' strip along perimeter. 1,500 caliper inches based on 4" caliper minimum = 375 trees | 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 IV DRAFT FINDINGS/MOTION

### *Draft Findings of Fact*

1. The proposed use of the property as a residential subdivision is permitted in the R-1F-80 zoning district and is supported by the Westlake Guide Plan's Future Land Use Map.
2. The subject parcel is an infill site, with several proposed lots exceeding minimum size requirements. However, zoning modifications are necessary for certain lots due to depth-to-width ratio and lot depth standards. 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 Motion<sup>1</sup>*

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 Greens subdivision final plat with the following:

1. Modification for S/L 1, S/L 8 and S/L 11 to have a depth to width ratio that is less than 1.4:1 and for S/L S/L 8 and S/L 11 to have a lot depth of less than 170'
2. Approval is subject to approval 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.

<sup>1</sup> *This is suggested language only and not a recommendation for or against the approval of this request.*

