

WESTLAKE PLANNING COMMISSION
STAFF REPORT
7/1/26

PART I GENERAL INFORMATION

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

PART II PROJECT SUMMARY/ZONING

On January 5, 2026, the Planning Commission recommended approval, and 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.

A concept plan with four orientation options for a 3,000–4,000 sq. ft. building was submitted with the CUP; all versions encroached into the 100-foot Crocker and Detroit Road setbacks to preserve underused office-tenant parking, with the applicant noting the building could shift to meet setbacks and that the Crocker setback was reduced when the road was widened. The Planning Commission indicated a preference to shift the building to preserve the lawn area and better align with other buildings along the east side of Crocker Road.

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' setback modification from Crocker Road. For parking.
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.
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	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
		sidewalk connections are provided to both Crocker Road and Detroit Road.	
TREE PRESERVATION PLAN 1137	Required	Nine trees in northwest removed to open views to bank. Replacement addressed with final development plan when full landscape plan is required.	OK
LIGHTING 1230.03	Lighting Plan required	Will be required with final development plan	TBD
TRASH ENCLOSURE 1216.03(j)	Required 6' tall Solid gates	Located at rear of building and appears integrated into building massing; Fire Department could have concerns regarding proximity to the structure.	TBD
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	Will need to be detailed in final development plan	TBD
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	Sherwin Williams paints (Repose Gray SW 7015 and Urbane Bronze SW 7048), STO EIFS in Silver Lining with a limestone finish, Nichiha VintageWood cladding in Cedar, Nichiha TuffBlock cladding in Steel, PAC CLAD coping metals in custom, Midnight Bronze, and Graphite finishes, Mapes canopies in MPC Green, and Alaco aluminum roof access ladder components powder coated in RAL 7021.	OK except for green color (see sign plan below).

Sign Plan

- There are a variety of sign types including wall signs, directional signs, canopy clearance signs and a “possible location” for a proposed monument sign is shown north of the new driveway to Crocker Road. A zoning modification will be required for an additional monument sign that also functions as wayfinding.
- The Planning Commission will need to determine whether the canopies in the branded green color should count against the total sign allotment for the site or whether dark green is a neutral color complementing the building architecture regardless of its tenant.
- In the absence of more detailed sign information, an analysis of the signage cannot be performed at this time. Visually, however, it does not appear to have an overabundance of signage.

Other considerations

- Drive-Thru: The drive-thru includes one ATM lane and a bypass lane separated from the new Crocker Road driveway by an island.
- Traffic: The CUP traffic study found no adverse impacts at the Detroit or Crocker access points. The new right-in/right-out driveway onto Crocker Road is expected to further reduce traffic at the existing access points.

PART III DEPARTMENTAL REVIEWS

Fire	1. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction <i>which are not readily accessible from a public and/or private street</i> . The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all
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	portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. 2025 OFC 503.1.1 • Not compliant as shown. Widen the entry access to 20' 2. The required turning radius of a fire apparatus access road shall be determined by the fire code official. Show as 25:50 2025 OFC 503.2.4 Turning radius. • Show turns 25:50 into the site and to the building. No autoturn drawing 3. A Knox Box (approved locking key box) is required to be installed in an approved location determined by the Fire Department and 2025 OFC Section 506.1. Order the box at www.knoxbox.com. Minimum requirement for existing structures is the Surface Mount, Model 3261. Contact the Westlake Fire Department at 440-835-6422 for more information or to determine the approved location. • Locate at the front entrance 4. Type V construction is not allowed within the city of Westlake. WCO 1303.06 • Identify the type of construction 5. The building and hydrant locations shall comply with Westlake Codified Ordinance 1371.03. "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." • Show the distance to the hydrants or proposed locations for review 6. 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 OFC 505.1
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PART IV DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The Planning Commission and Council previously approved Conditional Use Permit Ordinance 2025-123 for a bank with a drive-through at the northwest corner of the site, and the current 2,910 sq. ft. conceptual plan substantially resolves earlier setback concerns by providing compliant building setbacks from both Detroit and Crocker Roads, with only a modest parking-setback modification required along Crocker Road due to existing conditions and for an additional monument sign.
2. The conceptual plan demonstrates that site circulation, access, parking supply, landscaping, and traffic impacts remain acceptable for the proposed use, including the addition of a new right-in/right-out driveway aligned per the City Engineer, a net parking deficit of only ten spaces with historically low utilization, adequate pedestrian and site improvements, and tree removal and replacement to be addressed with the final development plan.

Draft Motion¹

If the Planning Commission can approve, the following motion is advised:

Based upon the findings of fact, I move to approve the Citizen's Bank conceptual development and sign plan with the following:

1. Final development plan will address the outstanding items outlined in this report.
2. Other items discussed at the meeting.

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