

**WESTLAKE PLANNING COMMISSION  
STAFF REPORT  
5/7/26**

**PART I GENERAL INFORMATION**

**Stone Creek Village lot split, 29235 (29251) Graystone Dr., PP#21127059, Ward 5**

The purpose of this request is to divide the existing parcel into two separate parcels. The parcels had previously been assembled by the owner in 2017 “to further enjoy the property that they own in its full capacity.” This action restores the property to the originally platted Sublots 1 and 2 of the Stone Creek Village Subdivision, with one containing the existing home and the other consisting of landscape area. The split will allow for the development of a new one-family residential home on the newly created vacant lot (Parcel ‘B’). The existing home on Parcel ‘C’ will continue to meet all applicable setback and lot coverage requirements.

**PART II GUIDE PLAN/ ZONING**

*Guide Plan* – The future land use plan identifies these properties as “Single-Family Residential (Low Density)” in support of this request.

*Planning and Platting Code*

		Box Score		
STANDARD	CODE	PLAN	DIFF	
<b>ZONING DISTRICT</b>	R-1f-80, one family residential	Only one-family uses will result from this split.	OK	
<b>LOT DESIGN 1127.05</b>	Area	20,000 s.f.	Parcel ‘B’ = 20,010 SF Parcel ‘C’ = 20,001 SF	OK
	Width	100’at bld. line	Parcel ‘B’ = ~108’ Parcel ‘C’ = ~105’	OK
		65’ at street	Parcel ‘B’ = 107.52’ Parcel ‘C’ = 105.2’	OK
	Depth to Width Ratio	1.4:1 Min. to 3.5:1 Max.	Parcel ‘B’ = 1.73:1 Parcel ‘C’ = 1.81:1	OK
	Lot Shape	The lot shall be more or less rectangular in form	Rectangular	OK
	Lot depth	170’	No change to existing depth: 180.7’ – 192.12’	OK
<b>INCREASE IN LEGAL NON-CONFORMITIES</b>	Increases may require a modification or variance	None	OK	

**PART III DRAFT FINDINGS/MOTION**

*Draft Findings of Fact*

1. The request is consistent with the Guide Plan designation of Single-Family Residential (Low Density) and will result in two residential lots within the R-1F-80 District, matching the intended land use and zoning, enabling a future home on the new parcel with no nonconformities resulting from this request.
2. A 2017 modification, granted because the lot created at that time did not meet the required depth-to-width ratio of less than 1.4:1 (it was 0.92:1) and was more square than rectangular in shape, is no longer required.

*Draft Motion<sup>1</sup>*

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

Based upon the findings of fact, I move to approve the Stone Creek Village lot split involving permanent parcel number 211-27-059 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 conditions

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