

WESTLAKE PLANNING COMMISSION
STAFF REPORT
12/26/25

PART I GENERAL INFORMATION

Ordinance 2025-123 conditional use permit for a bank (Twin Towers, SPE, LLC), 1991 Crocker Road, PP#21127001, Ward 5, *ref. by council 11/20/25*

PART II PROJECT SUMMARY/ZONING

The applicant is requesting a Conditional Use Permit (CUP) to operate a bank with a drive-through in a newly constructed building located in the northwest corner of their property (currently a parking lot) within the Executive Office Park zoning district. Banks are a conditional use in this district, and the applicant previously received CUP approval for a similar use (PNC Bank) under Ordinance No. 2008-163.

At the 11/12/25 Planning Zoning Legislative (PZL) meeting, applicants Danielle Easton and James Carney stated that their office buildings are nearly fully leased and the proposed bank would optimize site utilization. PZL members discussed setbacks, parking, and monument signage, noting that these elements would be reviewed by the Planning Commission as part of the Conditional Use Permit process.

The applicant does not anticipate that CUP approval will negatively impact other tenants, citing in their application that the proposed use is expected to benefit nearby office workers.

The applicant submitted four concept plans for a proposed 3,000–4,000 square foot bank building, each with a slightly different site orientation. All concepts show significant encroachments into the 100-foot building and parking setbacks from Crocker and Detroit Roads. At the PZL meeting, the applicants explained that the encroachments were intended to preserve parking for office tenants, noting that approximately 60% of spaces remain unused during the day in spite of 94-96% occupancy. They indicated that if full parking capacity is not needed, the building could be repositioned to comply with setback requirements. They also pointed out that the setback from Crocker Road was reduced when the road was widened and suggested this be considered in evaluating the proposal.

Staff conducted a comparative analysis of building setbacks along Crocker and Detroit Roads in the vicinity of the proposed project. The average distances from curb to building are as follows:

Crocker Road south of Detroit

- East side: ~152 feet
- West side: ~87 feet

Detroit Road east of Crocker

- South side: ~282 feet
- North side: ~109 feet

• Detroit Road west of Crocker

- South side: ~112 feet
- North side: ~110 feet

As shown above, average setbacks in the area exceed 100 feet, with the exception of buildings along the west side of Crocker Road, which average approximately 87 feet.

The conceptual plans that were submitted are intended solely to illustrate the applicant's vision and assess feasibility. They do not obligate the City to approve the designs as presented. Formal approval will require submission of a development plan, subject to review by the Planning Commission and City Council.

Of the four concepts submitted, Conceptual Plan 3A most closely aligns with code requirements, requiring only a 20-foot setback modification. Conceptual Plan 2A follows but would require both a 20-foot and an additional 10-foot setback modification to comply.

Conceptual Plan	Crocker Road Setback	Detroit Road Setback
2A	80 feet	90 feet
2B	60 feet	90 feet
3A	80 feet	100 feet
3B	60 feet	100 feet

Building coverage analysis shows that less than half of the allowable lot coverage is currently utilized and the addition of a 4,000 square foot building will remain well within permitted limits. Landscaping analysis indicates approximately 42% of the site is landscaped, exceeding the 40% minimum required by Section 1216.08(b). While the concept plans are unlikely to reduce landscaping below the required threshold, care must be taken to ensure compliance is maintained.

In addition to the conceptual site plans, the applicant submitted three front façade elevation options. As with the site concepts, these elevations are illustrative and do not obligate the City to approve any specific design. Final architectural review will occur during the formal development plan process.

A traffic study was provided indicating that the projected volume increase will not adversely affect safety at either access point from Detroit or Crocker Road.

The following parking analysis updates the March 2, 2009 box score prepared for the National City Bank (now PNC Bank). Since parking requirements have not changed since that time, the prior analysis remains valid. A surplus of 47 parking spaces was calculated for the overall site. The proposed 4,000 square foot bank requires 13 parking spaces. The impact of each conceptual plan on existing parking is summarized below:

- Concept Plan 2A: Removes 47 existing spaces, eliminating the surplus. Provides 13 new spaces to meet the bank’s requirement – complies.
- Concept Plan 2B: Removes 31 existing spaces, leaving a surplus of 16. Provides 13 new spaces – complies.
- Concept Plan 3A: Removes 28 existing spaces, leaving a surplus of 19. Utilizes 13 existing spaces – complies.
- Concept Plan 3B: Removes 23 existing spaces, leaving a surplus of 24. Utilizes 13 existing spaces – complies.

Therefore, all four concept plans provide sufficient parking to meet code requirements for the proposed bank. In three of the four scenarios, the site retains a surplus of parking spaces.

Zoning Code Requirements

1227.03 STANDARDS FOR EVALUATING CONDITIONAL USE PERMITS.

An application for a conditional use permit shall not be approved unless the following conditions and standards are complied with as set forth for the following districts [*excerpt of applicable*]:

(b) Business and Industrial Districts	
(3)	The location, extent and intensity of the proposed use shall be such that its operation is not objectionable to nearby dwellings by reason of noise, smoke, dust, odors, fumes, vibrations or glare greater than is normal or as permitted by the performance standards of the district;
(4)	The proposed use shall form a harmonious part of the business, research, service and industrial district, taking into account, among other considerations, convenience of access and relationship of one use to another;
(6)	The hours of operation and concentration of vehicles in connection with proposed use shall not be more hazardous or dangerous than the normal traffic of the district.

(c) Safeguards and Conditions. Safeguards and conditions may also be set forth in the permit in addition to the general standards set forth in subsection (a) and (b) herein.

PART III DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The proposed bank is a conditional use in the Executive Office Park district.
2. Parking and traffic studies confirm code compliance with no known adverse impacts on site circulation, while the site plan demonstrates feasibility but indicates that zoning modifications or site revisions will be needed to meet setback requirements.
3. If the Planning Commission approves this Conditional Use Permit, it is because the proposed use has been found to meet the applicable standards set forth in Section 1227.03 of the Zoning Code.

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 Ordinance 2025-123.

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