

Conditional Use Permit
PCU26-0001

Record Information

Record No: PCU26-0001 **Milestone:** Submitted
Record Type: Conditional Use Permit **Sub Type:**
Variant: **Parcel APN:** 21116020
Location: 1100 CROCKER ROAD
City/State/Zip: Westlake, OH 44145
Submitted: 8/28/2026 **Approved:**
Issued: **Expires:**
Final: **Cancelled:**

Short Description

Sheetz

Full Description

A proposed Sheetz convenience store with a mobile pickup window and a passenger car fuel canopy.

Contacts

Label	Name	Address	City/State/Zip	Phone	Email
Applicant	timothy wright	520 South Main Street, Suite 2531	Akron, OH 44311		twright@gpdgroup.com
Property Owner (GIS)	CLEVELAND AIRPORT HOSPITALITY, LLC.	255 SPRING RD	SAYRE, PA 18840		
Representative	Ellen Selle	8295 Broadview Road	Broadview Heights, OH 44147	(330) 604- 6363	eselle@sheetz.com

Application Details

1 Application Information

Applicant is Owner No
Has landlord approved proposal? Yes
Property Zoned Business
CODE SECTION 1216.03(d)(7)
Business Zoning IS
Sq Ft Area of Building Requested 6139
Project Tax Exempt? No

Location Info	
Council Member	Dave Del Regno (216) 214-3423
Ward	3C
Development/Project	
Zone Use	INTERCHANGE SERVICE
Road Type	MAIN
Living Area, SF	0
Sublot	
Parcel Lot Size, SF	64468
Home Style	
Res Garage Type	
Garage Door Count	
Res Garage Count	
Parcel Frontage, LF	100.2
Comm Units, Count	
Parcel Type	LAND
Comm. Floor Count	

Cleveland Airport Hospitality LLC
Twin Tier Hospitality
1100 Crocker Road, Suite 2R
Westlake, Ohio 44145

8/26/2026

ABC Development LLC
Attn: Greg Slyman
3955 Center Road
P.O. Box 836
Brunswick, Ohio 44212

Re: Purchase Agreement – Approximately 8.643 acres located at 1100 Crocker Road,
Westlake, Ohio
(Cuyahoga County Permanent Parcel Nos. 211-15-013, 211-16-020, and 211-16-001)

Dear Mr. Slyman:

I, Saket Duggal, owner give permission to ABC Development/Sheetz for submittals for the
property at 1100 Crocker Rd, Westlake, Ohio

Sincerely,

Cleveland Airport Hospitality LLC

DocuSigned by:

69FE40B9C8984B3...
Saket Duggal

August 27, 2026

James Bedell
Director of Planning and Economic Development
City of Westlake, Ohio
27700 Hilliard Boulevard
Westlake, Ohio 44145

Re: Sheetz, Inc.
Conditional Use Application for Drive Thru Pick Up Window
Southwest Corner of Crocker Road and Hospice Way

Dear Director Bedell, Members of Council and Members of the Planning Commission:

Please accept this letter in support of SHEETZ, INC.'s conditional use permit application. SHEETZ is proposing the construction of a 6,139 square foot 24/7 hour convenience store with drive thru pick up window and a newest generation single winged canopy over six (6) fuel pump islands on the southwest corner of Crocker Road and Hospice Way. In all, these capital improvements add up to a multi-million dollar investment. The creation of approximately 3 dozen jobs will be split evenly between full-time and part-time positions. The anticipated construction time is 6-8 months and if all necessary approvals are obtained no later than end of year 2026, an opening would be on target for mid to late 2027.

By way of background, SHEETZ was founded in 1952 by Bob Sheetz when he purchased one of his father's five dairy stores. Sheetz remains a family owned and operated company today. SHEETZ is headquartered in Altoona, Pennsylvania and employs approximately 25,000 people. It operates more than 800+ stores in Central and Western Pennsylvania, West Virginia, Maryland, Ohio, Michigan, Virginia, and North Carolina.

The subject property is currently zoned Interchange Services (IS). The property, once officially delineated, by a to-be-determined lot split, is anticipated to be approximately 2.1 acres. Per the Westlake Zoning Code ("WZC") Section 1216.03(d)(1), an automotive service station for the sale of gasoline is a Main Use; canopies over the gasoline pumps are a permitted Accessory Use; and convenient food sales a permitted Accessory Use to an automotive service station. Per WZC Section 1216.03(d)(7), a drive-in/drive-thru restaurant is conditionally permitted subject to the specific requirements of 1216.03(i), and the stated general requirements of WZC Chapter 1227.03. Sheetz is only proposing a drive thru pick up window. There will be no order point window. All drive thru pick up items will be ordered via a personal mobile device on the Sheetz app.

Under Westlake's Code, the Council, upon receiving a recommendation of the Commission, shall conduct a public hearing and shall act upon the request within a reasonable time thereafter. In reviewing a request, Council and the Commission shall consider whether the proposed use:

(1) The proposed use shall be necessary to serve the community needs and if existing similar facilities located in a less restrictive district in which the use may be permitted by right, are inadequate;

(2) The proposed use shall pertain to schools, churches and other places of assembly no closer than necessary; and

(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;

(5) The proposed use shall be permitted in a less restrictive district than that in which it is permitted by right only because of its limited extent, modern equipment and processes; and

(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.

The purpose of Interchange Services Districts is to provide convenient areas directly related to the freeway interchanges to serve the needs of through and local motorists. The subject property is within approximately 200 feet of the I-90 interchange with Crocker Road. A convenience store, and a fueling station serve these purposes. Immediately across Crocker Road from the subject property is a manufacturing business and to the south along Crocker Road is another automotive service station. To the west of the subject property is an existing hotel. There are no residential properties that are adjacent, next to or abutting the property.

The proposed drive thru pick up window and the overall project will comply with the requirements of 1216.03(i), which include the following:

In addition to the general conditions under Section 1227.03, the following conditions shall apply to drive-in/drive-thru restaurant facilities:

(1) A parcel proposed for a drive-in/drive-thru restaurant food service facility shall not abut any residential district and/or use unless it meets the following requirements: N/A

A. It is located within a shopping center on a parcel greater than 15 acres; and

B. The restaurant, food service window, outside ordering station (speaker, menu board, clearance bar), and/or stacking lane are located no closer than 250 linear feet to any residential property line.

(2) Drive-in/drive-thru restaurant facilities shall provide a six-foot high fence and/or a minimum of twenty feet of landscaping buffer along the side and rear of the parcel containing such

facility. **On the rear of the building (north side of the building) there will be a fence and/or a minimum twenty feet of landscaping buffer.**

(3) Drive-in/drive-thru facilities including signs, speakers and order windows shall not be located in any required side, rear or front yard. **There will be no speakers or order windows. There will be appropriate directional signage which will be the subject of a separate submittal package to the City.**

(4) A drive-in/drive-thru restaurant food service shall be located on a parcel not less than 2.5 acres per each building containing a drive-in/drive-thru restaurant in addition to any acreage requirement for other building or use on the same parcel. **The parcel for the Sheetz use is anticipated to measure approximately 2.1 acres of land. However, in total as developed with the neighboring property to the south, and both parcels taken together, as out parcels of the Hotel, the total development acreage will exceed 2.5 acres.**

(5) A separate driveway for automobile stacking shall be provided for not less than six vehicles in front of each order window or remote station such as a speaker. **There will be no order window or remote station with a speaker.** Stacking lanes shall not be located within the required parking and/or loading setback and shall not occupy any area needed to access any parking spaces. **Stacking lanes will not be located within the required parking or loading setback and will not occupy any area needed to access any parking spaces.**

(6) No off-site or on-street stacking of vehicles shall be permitted. In the event that a drive-in/drive-thru facility causes vehicles to back up onto a public road, such drive-in/drive-thru facility shall provide additional stacking lanes or discontinue the drive-in/drive-thru facility. **Sheetz data supports use of the drive thru pick up window at a volume that does not anticipate backing up onto a public road.**

(7) (EDITOR'S NOTE: Former subsection (7) was repealed by Ordinance 2020-146, passed February 3, 2022.) N/A

(8) Drive-in/drive-thru facilities shall be designed to provide safe and separate on-site pedestrian circulation between parking spaces and building entrances. **The overall site plan is designed with parking immediately adjacent to the building entrance and drive aisles allowing safe and separate on-site pedestrian circulation between parking spaces and building entrances.**

(9) All exterior faces of the building shall be of an approved finish material as per Section 1361.02 of the Building Code. Westlake Code 1361.02 provides as follows:
All walls of buildings other than residential, fronting on a dedicated street, shall be faced with an exterior finish material such as brick, stone, architectural concrete, stucco, wood, glass or metal building panels. **The proposed architectural renderings and the typical Sheetz convenience store include exterior finish materials such as brick, stone, architectural concrete, stucco, wood, glass or metal building panels.**

(10) Parking shall be set back at least fifty feet from the planned right of way where abutting a public street or private drive. **The preliminary and proposed site plan have accommodated this requirement.**

(Ord. 2018-71. Passed 9-20-18.)

Overall, the proposed drive thru pick up window (1) will be in harmony with and will not adversely affect the use of neighboring properties; (2) will not adversely affect the health or safety of persons working in the area; (3) will not change the character of the area; (4) will not be

detrimental to the public welfare or injurious to property; (5) is in accord with the purpose and intent of WZC; and (6) complies with the adopted codes relating to such use.

Sheetz representatives will be able to explain the project in greater detail at the time of the required review meetings; however, we believe that if the requested conditional use is granted, it will allow Sheetz to maintain its consistently high level of business operations and include a drive thru pick up window as a convenience to the traveling public.

Hopefully this overview offers good insight for the City's consideration of the proposed Sheetz project and the conditional use being requested. We look forward to presenting this information in person to you, Council and the Planning Commission, at which time the information mentioned herein can be more fully discussed in detail.

Very truly yours,

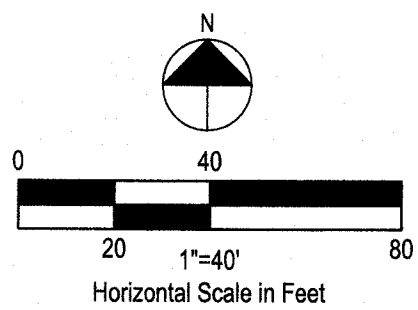
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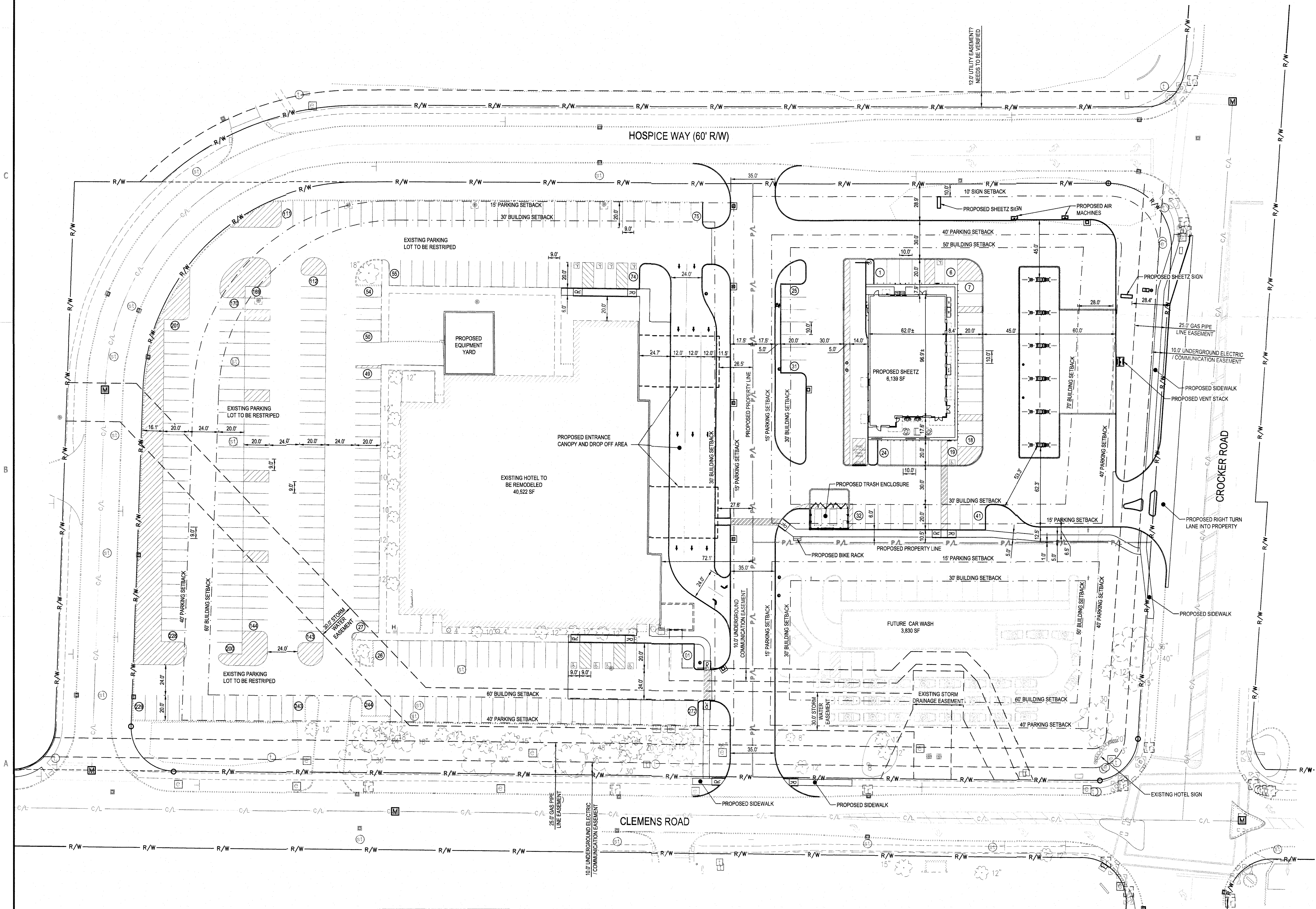
DAC

Drawing Name: C:\Regal\Sheet\2026\2026117 04 Sheet - Westlake, OH (Crocketer Rd) Working Files\00 - (software Version Year) CAD\CPreliminary DWG\Exhibits\C-111.dwg
August 13, 2026 - Wright

CAR WASH PARKING SPACES			HOTEL PARKING SPACES			SHEETZ PARKING SPACES			PARCEL INFORMATION		LOT COVERAGE MAX		LOT MINIMUM REQUIREMENTS	
NUMBER OF SPACES	REQUIRED	PROVIDED	NUMBER OF SPACES	REQUIRED	PROVIDED	NUMBER OF SPACES	REQUIRED	PROVIDED	TOTAL EXISTING PROPERTY		SHEETZ BUILDING = 6,139 SF		SHEETZ:	
PARKING CALCULATION: NO FORMULA PER CITY ORDINANCES	0	5	PARKING CALCULATION: 1 SPACE PER RENTAL UNIT + 1 SPACE FOR EACH EMPLOYEE	TBD	272	PARKING CALCULATION: 20 SPACES, PLUS 1 SPACE PER 150 SQ FT OF FLOOR AREA OVER 4,000 SQ FT. - 20 + (2139/150) = 35 SPACES	35	41	8.42 AC.		MAX ALLOWABLE PROVIDED	15% 6.73%	WIDTH MINIMUM = 150'	
TOTAL = 0			250 + 1 X (EMPLOYEE) = XXXX SPACES			TOTAL = 35 SPACES			SHEETZ PROPOSED PARCEL REQUIRED 2.50 AC PROVIDED 2.09 AC.		HOTEL BUILDING = 40,522 SF MAX ALLOWABLE PROVIDED	15% 16.04%	WIDTH PROVIDED = 282' X 332'	
CURRENT ZONING: IS - INTERCHANGE SERVICE			TOTAL = SPACES TBD BASED ON FINAL ROOM LAYOUT AND BUILDING EMPLOYEE ASSESSMENT.			CURRENT ZONING: IS - INTERCHANGE SERVICE			HOTEL PROPOSED PARCEL REQUIRED 3.00 AC PROVIDED 5.02 AC.		CAR WASH BUILDING = 3,830 SF MAX ALLOWABLE (NOT LISTED IN CODE) PROVIDED	6.70%	HOTEL: WIDTH MINIMUM = 300' WIDTH PROVIDED = 492' X 466'	
STACKING STORAGE: TEMPORARY STORAGE OF NOT LESS THAN TWENTY AUTOMOBILES IN WAITING LANES.			CURRENT ZONING: IS - INTERCHANGE SERVICE			BUILDING SETBACK: FRONT 70' (CROCKER ROAD), SIDE 50' (NORTH - HOSPICE WAY), SIDE 30' (SOUTH), REAR 30' (WEST)			CAR WASH PROPOSED PARCEL REQUIRED 1.00 AC PROVIDED 1.31 AC.				CAR WASH: WIDTH MINIMUM = 100' WIDTH PROVIDED = 185' X 316'	
PROVIDED CAR STACKING STORAGE = 33			BUILDING SETBACK: FRONT 60' (CLEMENS ROAD), SIDE 60' (WEST - HOSPICE WAY), SIDE 30' (EAST), REAR 30' (NORTH - HOSPICE WAY)			PARKING SETBACK: 40' FRONT (CROCKER), SIDE 40' (NORTH - HOSPICE), SIDE 15' (SOUTH), REAR 15' (WEST)			*1.50 ACRES FOR SERVICE STATION, 2.50 USED BASED ON DRIVE THRU REQUIREMENT		** PARCEL AREA USED FOR CALCULATION IS BASED ON INCLUDING WESTERN PORTION OF HOSPICE WAY THAT ORIGINALLY WAS PART OF HOTEL PROPERTY AS INSTRUCTED BY CITY.			
BUILDING SETBACK: FRONT 60' (CLEMENS ROAD), SIDE 50' (EAST - CROCKER ROAD), SIDE 30' (WEST), REAR 30' (NORTH)			PARKING SETBACK: 40' FRONT, SIDE 40' (WEST - HOSPICE), SIDE 15' (EAST), REAR 15' (NORTH)											
PARKING SETBACK: 40' FRONT (CLEMENS ROAD), SIDE 40' (EAST - CROCKER ROAD), SIDE 15' (WEST), REAR 15' (NORTH)														



SHEETZ



DESCRIPTION

DATE

REV.

PRELIMINARY DRAFT
NOT FOR CONSTRUCTION,
BID, RELIANCE,
RECORDING PURPOSES
OR IMPLEMENTATION.

CROCKER / CLEMENS DEVELOPMENT
1100 CROCKER ROAD
WESTLAKE, OHIO 44145

MASTER PLAN

ISSUED FOR:
PERMIT
BID
CONSTRUCTION
RECORD

PROJECT MANAGER DESIGNER
JAL XXX

JOB NO.
2026117.04

C-111