

WESTLAKE PLANNING COMMISSION
STAFF REPORT
7/1/26

PART I GENERAL INFORMATION

Phillips Syrup, site improvements (staircase), 28025 Ranney Parkway, PP#21207004, Ward 3

PART II PROJECT SUMMARY

The applicant requests approval to install a prefabricated aluminum access platform and stair system manufactured by PerfectaStep/ErectaStep on the west side of the building to provide safe access to the higher roof level. The improvement is proposed to replace the current method of reaching this roof area, which requires climbing an extension ladder and does not meet acceptable safety practices for routine equipment inspections and maintenance.

The submittal includes the manufacturer's approval drawing set for the custom aluminum platform and stair system. The height of the building is 22'-10", and the proposed stair system is designed to clear this height, with a platform elevation of 23'-4" above grade; however, height is not a relevant consideration because the structure is far below the 70-foot maximum height permitted in this zoning district. The staircase will be finished in anodized aluminum color with yellow hand and guard rails.

There are no alternative feasible locations on the site due to the building's footprint, parking layout, truck docks and required setbacks. The Exclusive Industrial District requires a 25-foot side yard setback; the building sits at this line, placing the proposed staircase approximately 18.75 feet from the west property line and requiring a 6.25-foot setback modification. Staff is not aware of the neighboring flex-industrial property's position on the proposal, as site improvements do not require notification; however, the installation will face the rear parking area of the adjacent property and is unlikely to be visible or create any adverse impact.

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 which are not readily accessible from a public and/or private street. 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 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 • Show the distance from the base of the stairway to the rear of the building at 150' Addressed – is less than 150' so OK. • Stripe the fire apparatus access NO PARKING FIRE LANE along the west side to the stairway to keep the apparatus access unobstructed Condition of approval.
------	--

PART IV GUIDE PLAN/ ZONING

Guide Plan – the Future Land Use Map identifies this area for industrial uses in support of this request.

Zoning Code Requirements

1218.06 PERFORMANCE REGULATIONS (excerpt)

Every performance standard set forth herein shall be complied with as a precedent to occupancy of any use in an industrial district.

(a) Structures.

(2) Fire and explosion hazards. All permitted main and accessory uses shall be carried on only in buildings classified as fireproof by the Building Code. **Meets requirement.**

1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION (excerpt)

- a) The Commission, in reviewing the proposed development plans for conformity to the provisions of the Zoning Code, may make adjustments to certain yards, area and other dimensioned requirements based on the performance standards of Section 1220.06. If the applicant requests modifications or reductions to one standard, the Planning Commission may recommend and request modifications to increase other standards to offset the applicant's request.

1220.06 PERFORMANCE STANDARDS (Excerpt)	
Modifications to development plans in dimensioned and quantitative requirements for new development shall incorporate the following performance standards:	
(a)	Modifications to setbacks, height, parking spaces or lot coverage shall not increase the overall amount of building square footage or intensity of use that could otherwise be developed on a parcel.
(c)	Modifications for dimensional standards in the Zoning Code should be designed to provide better utilization of the land and offset by greater standards in other areas of the Zoning Code.
(d)	Modifications may be considered due to unique conditions of the parcel, building, design, parcel size, parcel location, topography, adjacent uses of proposed use of the parcel.
(e)	Modifications shall be designed to protect the desirable characteristics of both existing and planned development as adjacent properties.
(f)	Modifications shall promote the desirable and beneficial use of the land and promote the economic development of the City.
(g)	Modification shall maintain convenient and safe access to properties and buildings.

BOX SCORE				
STANDARD		CODE	PLAN	DIFFERENCE
SETBACKS FOR MAIN/ACCESSORY USES (addition)	Front	100'	~195'	OK
	Rear	50'	85'	OK
	Side	25' (west)	18.75'	Modification to reduce the side yard setback by 6.25'

PART V STAFF FINDINGS/MOTION

Findings of fact

1. The staircase is needed to provide safe access to the upper roof level and replaces an unsafe extension-ladder method.
2. The west side is the only feasible location, and the 6.25-foot side yard setback reduction will not create impacts on the adjacent industrial property.

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 the Phillips Syrup site improvements with the following modification and conditions:

1. A modification is granted to allow the staircase to be less than 25' from the west property line.
2. Condition to stripe and mark the fire apparatus access "NO PARKING FIRE LANE" along the west side to the stairway to keep the apparatus access unobstructed.

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