

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

PART I GENERAL INFORMATION

Corsaro & Associates site improvements (generator), 28025 Clemens Rd., PP#21208808c, Ward 3

PART II PROJECT SUMMARY

The applicant requests approval to install a back-up generator for Corsaro & Associates, consistent with prior approvals for similar users requiring uninterrupted operations. The generator will be placed on a concrete pad at least 10 feet from the building, outside the front and rear yard setbacks but encroaching approximately 5 feet into the side yard setback, requiring a modification. This is the most feasible location given their layout and adjacency to utilities; front placement is prohibited and rear placement is farther from the connection point and not practical. The generator will produce less than 49 decibels at the residential property line, meeting the 50-decibel limit, and no vibration is expected at the lot line due to the concrete pad and the distance to the nearest property line.

PART III GUIDE PLAN/ ZONING

Guide Plan

The Future Land Use Plan identifies this property for Office & Office Lab in support of this request.

Zoning Code Requirements

1220.05 PLANNING COMMISSION REVIEW AND MODIFICATION (excerpt)

- a) The Planning Commission shall review the plans taking into account the spirit and intent of the Zoning Code, the standards and requirements of the Zoning Code, the location of the proposal, the effect on the surrounding properties and the relationship of the proposal to the Guide Plan.
- b) 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:	
(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.
(f)	Modifications shall promote the desirable and beneficial use of the land and promote the economic development of the City.

Box Score

STANDARD		CODE	PLAN	DIFFERENCE
BUILDING SETBACK	Front	100' Industrial Road	~645'	OK
	Rear	75' adjoins residential	~110'	OK
	Side	75' adjoins residential	~70'	~5' modification required.

1218.06 PERFORMANCE REGULATIONS.

(c) Noise. The sound pressure level at the nearest residential street, of any operation on a lot, other than the operation of autocalls, bells, sirens or whistles, shall not exceed the average intensity of the street traffic noise at the nearest residential district and no sound shall be objectionable due to intermittence, beat frequency or shrillness. **Light traffic = 50 decibels and the generator will be between ~49 and 43 decibels at the residential property line and acceptable.**

(d) Vibration. Vibrations shall not be permitted beyond the lot line occupied by the use which would be perceptible without the aid of instruments. **Concrete pad is expected to absorb any vibrations and given the approximately 70-foot distance to the nearest lot line, any vibration is not expected to be perceptible.**

1237.04 DESIGN REVIEW GUIDELINES.

(a) General criteria applicable to all proposals requiring review.

(9) Mechanical equipment, waste receptacles and other similar appurtenant or accessory structures shall be located to minimize the impact on the building and the community.

A. Window air-conditioning units, condenser elements, antennas, other mechanical equipment, and waste receptacles should not be located on the front of the building. **OK.**

B. Mechanical equipment on the ground and waste receptacles must be screened with a fence or plant material as approved by the Planning Commission, or housed in a structure that is in harmony with the surroundings. **Generator will not be in a location that is visible.**

PART IV STAFF FINDINGS/RECOMMENDATIONS

Findings-of-fact

1. The generator requires a ~5-foot side-yard modification because this is the most feasible location adjacent to their electrical equipment, and front or rear placement is either prohibited or not practical.
2. The generator meets all noise and vibration performance standards, remaining below 49 decibels at the residential property line with no perceptible vibration expected.

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 Corsaro & Associates with the following:

1. A modification is granted to permit the generator to encroach within the side yard setback.
2. Approval is subject to approval of the final plans by the Building and Engineering Departments in compliance with the code and the ordinances of the City of Westlake; and, in the development process, should there be any changes necessitated by engineering requirements that visually alter the appearance of the development approved by the Planning Commission, the plan shall be re-submitted to the Planning Commission.



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