

**WESTLAKE PLANNING COMMISSION
STAFF REPORT
4/2/26**

PART I GENERAL INFORMATION

Westlake Flex Condos development plan (conceptual plan), 28820 Ranney Pkwy., PP#21201013, Ward 3

PART II PROJECT SUMMARY

The purpose of this request is to review a conceptual plan for light industrial flex condominium development:

- Property owner Tom Lawrence (L7 Group) and representative as Greg Ernst (FOUND.design).
- Site is 4.57 acres on the north side of Ranney Parkway, zoned EI (Industrial).
- Four-building master-planned flex condominium campus, each 13,278 sq ft, 11 units (total 53,112 sq ft).
- 184 surface parking spaces proposed.
- Potential uses include professional office, contractor showroom, light assembly, and warehouse/storage; units intended for individual ownership by small–mid-size businesses.
- Phase 1: one building in the southwest corner with parking, landscaping, and utilities.
- Remaining three buildings to be constructed in later phases based on market demand.
- All site infrastructure sized upfront for full build-out (access drives, utilities, stormwater).

PART III DEPARTMENTAL REVIEWS

Fire	<ol style="list-style-type: none">1. Type V construction is not allowed within the city of Westlake. WCO 1303.062. Construction will not interfere with access for emergency vehicle and/or fire department personnel. 2025 OFC 503.43. A Knox Box (approved locking key box) is required to be installed in an approved location determined by the Fire Department 2025 OFC 506.1.<ul style="list-style-type: none">• At each tenant space entry door4. New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 4 inches (102mm) high with a minimum stroke width of 0.5 inch (12.7 mm). 2025 OFC Section 505.15. Emergency Responder Radio coverage shall be provided in all new buildings in accordance with 2025 OFC 510.16. Fire hydrants are required on private property, in conformity with the WCO/Building Code, and shall be installed and in working order before beginning construction on the permanent structure for which the building permit has been issued. WCO 1371.027. The building and hydrant locations shall comply with Westlake Codified Ordinance 1371.03. “All buildings and structures shall be so located that all parts thereof are not more than 250 feet from at least two readily accessible public or private Fire Department hydrants. Such distance shall be measured along the centerline of the streets, roadways or driveways.”<ul style="list-style-type: none">• Submit the proposed private hydrant locations for review and approval8. All fire hydrants, new or replacements shall have a 5” Integral Storz Pumper Connection on the fire hydrant pumper nozzle and 2½” Cleveland Standard thread on the remaining ports. Hydrants shall be Mueller, Kennedy, or the equivalent. WCO 1371.049. Private hydrant barrel/base shall be painted “RUST-OLEUM” Safety Yellow, caps painted “RUST-OLEUM” White, or the equivalent. 2025 OFC 507.5.710. The 25’/50’ turning radii shall be maintained throughout the site for emergency access. 2025 OFC 503.2.4<ul style="list-style-type: none">• Show turns as 25:50 no autoturn drawing
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	<p>11. Fire apparatus access roads/fire lanes shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. 2025 OFC 503.2.1</p> <p>12. Approved fire apparatus access roads/fire lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road/fire lane shall extend within 150 feet of ALL portions of the facility and all portions of the exterior walls of the first story of the buildings as measured by an approved route around the exterior of the building or facility. 2025 OFC 503.1.1</p> <p>13. Fire apparatus access roads/fire lanes shall be designed and maintained to support the imposed loads of fire apparatus and shall be surfaced so as to provide all-weather driving capabilities. 2025 OFC 503.2.3</p> <p>14. Approved signs shall be provided for fire apparatus access roads/fire lanes to identify such roads or prohibit the obstruction thereof. 2025 OFC 502.3</p>
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PART IV GUIDE PLAN/ ZONING

Guide Plan - The Future Land Use Plan identifies this area for industrial, which is the appropriate designation for this use.

Zoning Code Requirements

1218.06 PERFORMANCE REGULATIONS.

Every performance standard set forth herein shall be complied with as a precedent to occupancy of any use in an industrial district. **The proposal is expected to demonstrate full compliance with Section 1218.06 by ensuring all operations meet the City’s performance standards for enclosure, environmental controls, noise, vibration, lighting, waste management, and related industrial regulations.**

Box Score for Conceptual Plan			
STANDARD	CODE	PLAN	DIFFERENCE
ZONING DISTRICT	E.I./ Exclusive Industrial	Flex units	Allowed in this zone.
MAX. BUILDING HEIGHT SEE 1218.05 FOR EXCEPTIONS	60'	26-4.5"	OK
SETBACKS FOR MAIN/ACCESSORY USES 1218.04	Front (south) 50'	~98'	OK
	Rear (north) 50'	~50'	OK
	Side (e, w) 25'	E = ~34.6', W = ~33.6'	OK
SETBACKS FOR PARKING/LOADING 1218.04	Front (south) 50'	~74'	OK
	Rear (north) 5'	~29.7'	OK
	Side (e, w) 5'	E = ~43.3', W = ~42.5	OK
TOTAL PARKING SPACES 1221.05	152	184 – spaces are 18' deep and will overhang sidewalks	Sidewalks must be 7' wide minimum.
LOADING SPACES 1221.13 SIDEWALKS 1237.04(a)(4)(C)	Not in front yard or front face of building	Two buildings closest to Ranney Pkwy show roll-up doors on south facade	Redesign buildings so roll-up doors are on north façade of two buildings closest to Ranney Pkwy.

Box Score for Conceptual Plan			
STANDARD	CODE	PLAN	DIFFERENCE
DRIVEWAYS 1221	24'	24'	OK
CURBING 1221.09	Required	For future development plan.	OK
TREE PRESERVATION PLAN 1137	46 trees, 137 caliper inches, 15 must be front yard trees	22 front yard trees. 24 trees around buildings = 46 trees	OK
RETENTION	Required if more than 1 acre	For future development plan.	FYI
TRASH ENCLOSURE 1218.06(i)	Required 6' tall masonry 6 feet from building, solid door	One for each building. Enclosures appear to be by fencing	Change to masonry enclosures.
DESIGN REVIEW REQUIREMENTS (MATERIALS) 1237	Full size masonry units of split face and scored block, with integral earth tone, white or gray colors	For future development plan	FYI
	Metal panels and standing seam roofs		
	Mansard roofs and asphalt or fiberglass shingled roofs are not permitted		
	HVAC units screened from the street with architectural screens or parapet walls.		

PART V DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The proposed mix of office, contractor, light assembly, and warehouse uses aligns with the Guide Plan’s industrial designation and can meet performance standards.
2. The site layout, building placement, and parking generally comply with zoning requirements, with specific revisions needed for roll-up door orientation, sidewalk width, and masonry trash enclosures.

Draft Motion¹

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

Based upon the findings of fact, I move to approve the Westlake Flex Condos development plan (conceptual plan) with any conditions discussed at the meeting.

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