

WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/28/26

PART I GENERAL INFORMATION

Westlake Flex Condos development plan, 28820 Ranney Parkway, PP#21201013, Ward 3

PART II PROJECT SUMMARY

At the April 6, 2026 meeting, the Planning Commission reviewed the conceptual plan for this proposed light industrial condominium project (some numbers below have been updated to reflect the current development plan):

- 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 12,028 sq ft (total 48,112 sq ft) +/- ten units per building.
- 148 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 associated 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).

During review of the conceptual plan, the commission noted that the proposed mix of office, contractor, light assembly, and warehouse uses aligns with the Guide Plan’s industrial designation and zoning and can meet applicable performance standards, and that the site layout, building placement, and parking generally comply with zoning requirements, with street-facing roll-up doors acceptable if properly designed and/or screened, sidewalk width adjusted for vehicle overhang, masonry trash enclosures provided, and a temporary loop roadway included to improve Phase 1 circulation. Overall, members responded positively to the design, materials, and campus-style concept.

The site has been redesigned so that the south buildings now back up to the green space between Ranney Parkway and the development, replacing the parking previously shown in that area. Similarly, the north buildings are shifted to back up to the green space along the northern property line. This revised arrangement increases the separation between building rows and creates a large central parking lot shared by all units, with the roll-up doors oriented toward this internal parking area rather than the street.

PART III DEPARTMENTAL REVIEWS

Fire	1. Type V construction is not allowed within the city of Westlake. WCO 1303.06 • Identify the type of construction 2. Construction will not interfere with access for emergency vehicles and/or fire department personnel. 2025 OFC 503.4 3. 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. • At each tenant space entry door 4. 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 505.1
------	--

	5. Emergency Responder Radio coverage shall be provided in all new buildings in accordance with 2025 OFC 510.1 6. 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 1371.02 7. 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.” • Submit the proposed private hydrant locations for review and approval 8. 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 1371.04 9. Private hydrant barrel/base shall be painted “RUST-OLEUM” Safety Yellow, caps painted “RUST-OLEUM” White, or the equivalent. 2025 OFC 507.5.7 10. The 25’/50’ turning radii shall be maintained throughout the site for emergency access. 2025 OFC 503.2.4 • Show turns as 25:50 (no autoturn drawing) 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 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 • Proposed buildings are not compliant as shown, there is no access to the north side of the proposed northern buildings and the basins between the south side of the southern buildings and Ranney Parkway obstruct apparatus access. 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 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
--	---

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 (excerpt).

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			
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'	31'-8.5"	OK
SETBACKS FOR MAIN/ACCESSORY USES 1218.04	Front (south)	50'	OK
	Rear (north)	50'	OK
	Side (e, w)	25'	E = ~56', W = 62.10'
SETBACKS FOR PARKING/LOADING 1218.04	Front (south)	50'	~113'
	Rear (north)	5'	~113'
	Side (e, w)	5'	E = ~63', W = ~68'
TOTAL PARKING SPACES 1221.05 SIDEWALKS 1237.04(a)(4)(C)	110	148 – spaces are 18' deep and will overhang sidewalks	Condition – sidewalks are 7' wide minimum.
LOADING SPACES 1221.13	Not in front yard or front face of building	Interior facing	OK
DRIVEWAYS 1221	24'	24'	OK
CURBING 1221.09	Required, type 6.	Unknown.	Condition to revise civil plans to show curbing.
TREE PRESERVATION PLAN 1137	46 trees, 137 caliper inches, 15 must be front yard trees	Conceptual plan indicated 22 front yard trees. 24 trees around buildings = 46 trees and in compliance. Sheet AS101A does not show any landscaping.	Condition Sheet AS101A needs to be redrawn to show landscaping to be installed with Phase 1 improvements.
SIGNS	1 SF per lin. ft	None	Condition a master signage plan is submitted for approval at a future meeting in accordance with Section 1223.13(e).
RETENTION	Required if more than 1 acre	Provided but in front yard setback, too close to buildings and sidewalk and interferes with Fire Department access to south side of buildings.	Modification is needed for detention basins to be in front yard setback but other location issues.
TRASH ENCLOSURE 1218.06(i)	Required 6' tall masonry 6 feet from building, solid door	Two provided in appropriate locations note on AS101 – "18'X18'x6' HIGH CMU DUMPSTER ENCLOSURE WITH WOOD SLAT GATES".	Condition that a design for the trash enclosures is provided.
LIGHTING 1230.03	Lighting Plan required	Fixtures SA are 5000K and cannot exceed 4000K	Condition fixtures do not exceed 4000K and building elevations show location of wall fixtures to not exceed 16' in height above grade.
DESIGN REVIEW REQUIREMENTS (MATERIALS) 1237	Full size masonry units of split face and scored block, with integral earth tone, white or gray colors, metal panels and standing seam roofs	Red face brick, wood look aluminum siding and trim, black aluminum storefront framing and PEMB (pre-engineered metal building) siding. The renderings indicate	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
		units with both glass and solid roll up doors and the A301 indicates only 1 glass door. As there are no code requirements, either type is acceptable	

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. There are several items that must be addressed, including minimum sidewalk width, required curbing, Phase 1 landscaping, and providing fire apparatus access within 150 feet of all exterior walls.

Draft Motion¹

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

Based upon the findings of fact, I move to recommend approval of the Westlake Flex Condos development plan with the following:

1. Modification for detention basins to located in the front yard setback.
2. Condition civil sheets are revised to show sidewalks at a minimum of 7 feet wide where parking spaces overhang them and to show required curbing; Sheet AS101A shows landscaping to be installed with Phase 1 improvements; Sheet PH101 indicates 4000K maximum for fixtures and building elevations show the location of wall fixtures to not exceed 16' in height above grade; a detailed design for the trash enclosures is provided; a master signage plan is submitted for approval at a future meeting; and a fire lane is added to the north side of the northern buildings and detention basins are redesigned for a greater distance from the buildings and sidewalks and to provide fire apparatus access from Ranney Parkway.
3. Approval is subject to comments in Part III of the 5/28/26 staff report and 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.