

WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/7/26

PART I GENERAL INFORMATION

Rowan Gate conceptual development plan (6 cluster homes), 30395 Center Ridge Rd., PP#21722003 & 4, Ward 4

PART II PROJECT SUMMARY

On 3/2/26, the Planning Commission recommended approval of Ordinance 2026-18 rezoning this ~4.2-acre property to R-1F-Cluster for a six-unit cluster development. It was adopted by Council on 3/19/26. The rezoning included a conceptual plan indicated the potential layout of the development. It has been refined somewhat but is still largely the same design:

- The lot line between units 4 and previously had a dogleg but is now shown as a continuous angled line.
- Three parking spaces and the mailbox were added to the cul-de-sac island.
- The gate was removed from the entrance island.
- The ground sign was moved from the island to the mound next to the entrance from Center Ridge Road.
- “Privacy vegetation” will be added to screen unit 6 from Center Ridge Road.
- “Buffering provisions” are indicated where the development abuts one-family residential homes.
- The fence around storm water basin continues to be indicated, but is missing the note from concept plan at that it is a 4’ high ornamental fence.
- Design guidelines were provided.

PART III DEPARTMENTAL REVIEWS

Fire	<ol style="list-style-type: none">1. 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<ul style="list-style-type: none">• The entrance design limits this access.2. 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 505.13. A permit from the Fire Department is required for the use of all temporary propane, gasoline, and diesel above ground tanks (flammable, combustible, liquid storage) on the site. WCO 1520.03, 1520.084. A minimum 8” fire main with private fire hydrants will be required on this site. WCO 13715. All fire hydrants required shall be installed, in working order, and accessible at all times before beginning construction on the above grade permanent structure. WCO 1371.02 (g)6. 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 1371.047. Construction will not interfere with access for emergency vehicles and/or fire department personnel.
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PART IV GUIDE PLAN/ ZONING

Guide Plan – the Future Land Use Map identifies this property as “The Future Land Use Map designates this property for Single Family Residential (Low Density) and Multi-Family Residential (Medium Density), which supports 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	
Modifications to development plans in dimensioned and quantitative requirements for new development shall incorporate the following performance standards (<i>excerpt of applicable</i>):	
(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.

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
ZONING DISTRICT	R-1F-Cluster	Was rezoned for this purpose.	OK
NUMBER OF DWELLING UNITS 1211.07	Yield Plan = 6	Same as yield plan	OK
LOT AREA 1211.09	1 acre	4.2 acres	OK
MINIMUM DWELLING UNIT AREA 1211.25	1,100 One Story 1,500 – Two Story	Unit footprints are over 2,000 s.f. and average over 2,400 SF (excluding garages)	OK
MINIMUM FRONTAGE	Building Line – 100' Street Line – 60'	~284' ~330'	OK
MAX. BUILDING HEIGHT 1211.09, 1211.23	2 stories	Design guidelines are unclear citing that they are by the Rowan Gate ARB or the Building Envelope exhibit and that page is blank.	Needs clarification because 2 stories is all that is allowed by code.
% LOT COVERAGE FOR MAIN BUILDING OR USE 1211.09	20%	<20%	OK
% LOT COVERAGE FOR ACCESORY BUILDINGS 1211.09	10%	None	OK
% OPEN SPACE (AKA LANDSCAPING) 1211.09	50%	>50%	OK
MAIN BUILDING OR USE	Front 20 feet to common private driveway, roadway or back of integral	All units comply. A sidewalk is required, with units still needing to	OK

Box Score				
STANDARD	CODE	PLAN	DIFFERENCE	
SETBACK 1211.09		sidewalk/50 feet to public street.	maintain full compliance, which should be possible.	
	Side, Rear	15 feet minimum between dwellings within the development parcel, and not less than an average of 30 feet between all dwellings; 30 feet minimum adjacent to all perimeter boundary lines of the development parcel; and 7.5' minimum between the cluster dwelling and the fee simple title platted lot.	Min. distance ~25', average distance ~41.25 Units are at least 30' from perimeter.	OK
ACCESSORY 1211.09 (j)	Front, Side, Rear	Location of common accessory uses to be approved by Planning Commission. For private accessory uses is same as Main Building or Use (see above)	Location of mailbox and parking is within the cul-de-sac island	OK
TOTAL PARKING SPACES 1221.05		2 per unit with one in a garage and 1 visitor space per 4 units	Unit one – 2 in garage and two on driveway. All other units exceed this number. Two required off-street parking spaces are in the cul-de-sac island.	OK
DRIVEWAYS 1221.11		20'-24' Cul-de-sac 100' min.	Two 14.' lanes at entrance Cul-de-sac 100' min.	OK for zoning but the Fire Department has issues with the island (see Fire comments above).
CURBING 1221.09		Type 6 curb	Rolled curbs	Engineering has approved this curbing type, and their approval is a standard condition that will be addressed with the development plans.
SIDEWALKS 1237.04(a)(4)(C)		5' clear on at least one side of street.	One is shown where it will be least impactful to resident's front yard landscaping (only unit 1 is affected)	OK
BUFFERING 1130.04, 1130.05		30' buffer required where abutting a single family residential use.	"Buffering provisions" are noted on the site plan, but a more detailed solution must be provided in the development plan drawings.	Final development plan requirement.
TREE PRESERVATION PLAN 1137		20 trees per acre, and 100 caliper inches per acre. Front yard trees are not required for one-family cluster developments	Tree preservation plan shows trees to be removed but does not list size and number of retained and new trees.	Final development plan requirement.
SIGNS Ground Signs Permitted		Up to two sign faces per entrance to street.	1 sign face	OK
	Height	4'	5'	A modification is required to

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
Setback Area Illumination			allow the sign to exceed the 4-foot height limit, which is reasonable because the sign's text is positioned approximately 3 feet above grade.
	10' driveway and ROW	10'	OK
	30 s.f.	7.5 SF	OK
	If Planning Commission approves	None	OK
LIGHTING 1230.03 for non-residential in res. zones	20' maximum height, downcast, shielded, 4000k or less, 5.0fc	First Energy "Colonial Top", residential lighting on homes.	OK
RETENTION	Required if over 1 acre	Indicated but within front setback	Final development plan will require a modification to be in front setback.
TRASH ENCLOSURE	Unless pickup from unit – 6' masonry, 6' from building, landscaped, solid gates	Per note on site plan, is the responsibility of the homeowner to store containers inside garage.	OK
DESIGN REVIEW REQUIREMENTS (MATERIALS) 1237	See chapter 1237 for building style and scale, garages, materials and colors.	Architectural Guidelines" provided meeting requirements.	OK

PART V DRAFT FINDINGS/MOTION

Draft Findings of Fact

1. The proposed development plan is consistent with the rezoning approved by Council on 3/19/26 for a six-unit cluster subdivision, and the updated layout remains substantially similar to the conceptual plan reviewed during the rezoning process, with only minor refinements to lot lines, site features, and screening.
2. The revised plan continues to meet applicable R-1F-Cluster zoning requirements, with noted items, such as buffering details, tree preservation data, entrance design for fire access, and clarification of fence and building height, identified for resolution in the final development plan.

Draft Motion¹

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

Based upon the findings of fact, I move to approve the recommend approval of the Rowan Gate conceptual development plan with the following:

1. Conditions discussed during the meeting.

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