

WESTLAKE PLANNING COMMISSION
STAFF REPORT
5/28/26

PART I GENERAL INFORMATION

Faraj Plaza development plan, 27210 Center Ridge Rd., PP#21330015, Ward 4, *tabled 3/2/26, 4/6/26, 5/11/26*

PART II PROJECT SUMMARY

The following report was presented at the March 2, 2026 Planning Commission meeting and is reprinted with updated information in bold italics:

Concept Plan

On 4/7/25, the Planning Commission reviewed the concept plan for the redevelopment of the redevelopment of the former GetGo gas station into a shopping center. Below is a summary of the minutes from that meeting:

- The conceptual plan was reviewed for the proposed redevelopment of the former GetGo gas station site into a 4,740 square foot shopping plaza with four tenant spaces, including a 2,373-square-foot addition.
 - o Proposed improvements include new brick and stone veneer, aluminum storefronts, converting the sloped roof to a flat roof, adding canopies for weather protection and recessed lighting, and updating landscaping.
 - o Additional landscaping may be incorporated where driveway aprons are required to be narrowed.
 - o Twenty-five parking spaces are provided (exceeding the required 20) and may be reduced if needed to address other site considerations, though the owners prefer to retain the higher count to accommodate tenants and employees.
 - o A master signage plan will be required with the development plan.
 - o Architect Mr. Fischer and owners Shadi and Fred Faraj discussed relocating the dumpster, finalizing the lighting design, and increasing landscaping by removing portions of the rear drive where it is not needed.
 - o Commissioners raised questions regarding HVAC placement, driveway widths, pavement reduction, rear-area use, roofline, and canopy impacts on signage.
 - o Residents asked about potential right-of-way acquisition (none is proposed), traffic impacts, and environmental remediation. Mr. Faraj confirmed that GetGo completed all required environmental studies and cleanup, and documentation is available.

Development Plan

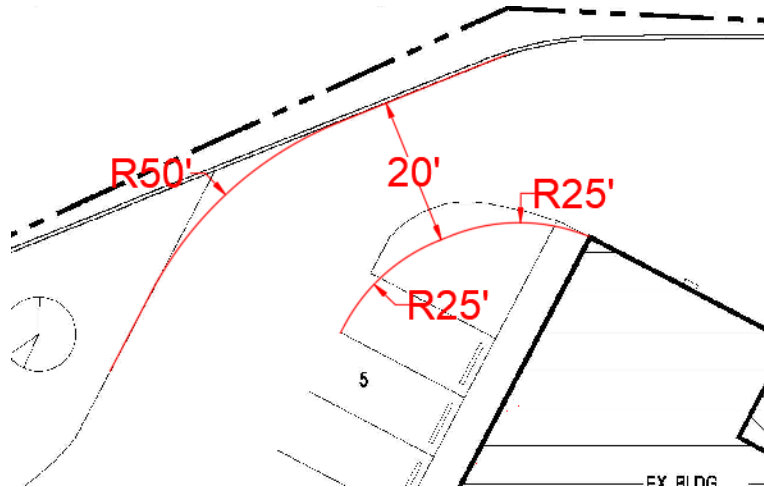
- The ***proposed*** building size remains the same ***from the prior submittal*** – a 2,373 SF addition to the existing 2,367 SF structure, for a total of 4,740 square feet.
- The building façade design is unchanged from the concept plan, with some material changes detailed in Part IV below. ***A material sample board has been provided providing the needed clarification.***
- Driveway aprons were reduced, with additional landscaping added where pavement was removed and in the area behind the building.
- Twenty-four parking spaces are shown (A-103); the spaces previously located at the northwest corner of the building were removed to address the inadequate 17.3-foot backing-up distance, and the revised layout now meets the required 24-foot maneuvering lane and functions properly. ***However, the Fire Department has previously required a redesign of site circulation to provide the required fire-lane access to the rear of the building and it does not appear that this has been addressed. This was previously noted in Part III and after discussing with Assistant Fire Chief Freeman, it is still required. A condition of approval is recommended to address it. The redesign will eliminate one parking space.***

PART III DEPARTMENTAL REVIEWS

Fire	1. Approved signs shall be provided for fire apparatus access roads/fire lanes to identify such roads or prohibit the obstruction thereof. 2025 OFC chapter 5
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	• Please place no parking sign (s) to identify the southwest curb from the building to the dumpster as a fire lane. 2. A Knox Box (approved locking key box) is required to be installed in an approved location determined by the Fire Department and 2025 OFC Section 506 *at each separate tenant space if separate retail spaces. 3. Emergency Responder Radio coverage shall be provided in all new buildings in accordance with 2025 OFC 510.
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Redesign site circulation to provide the required fire-lane access to the rear of the building:



PART IV GUIDE PLAN/ ZONING

Guide Plan – the future land use plan identifies this area for retail/commercial use which supports this request.

Zoning Code Requirements

1133.02 MODIFICATIONS (excerpt).

Where the Planning Commission finds that the land involved in a subdivision or development plan is of such size or shape, is subject to such title limitations, is affected by such topographical conditions or is to be devoted to such usage that it is impossible or impracticable in the particular proposal for the developer to conform fully to a provision of these Land Planning and Subdivision Regulations, the Commission may accept such adjustments as may be reasonable, if within the general intent and purpose of these Regulations.

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
ZONING DISTRICT		H/General Business – permitted main use		
MIN. LOT AREA 1216.04		1 acres	27,423 s.f., .63 acres	
MIN. LOT WIDTH 1216.05		150'	+/- 160' E/W, +/- 180' N/S	OK
MAX. BUILDING HEIGHT 1216.08		50'	20' – 6"	OK
% LOT COVERAGE FOR MAIN BUILDING OR USE 1216.07		20%	Existing – 8.6% Proposed – 18%	OK
% LANDSCAPING 1216.07 (b)		Not less than 25%	Existing – 6% Proposed – 21%	A modification remains necessary; however, the proposal represents a significant improvement, increasing from 6 percent to 21 percent.
SETBACKS FOR MAIN/ACCESSORY	Front	60'	~67' min. from CRR ~62' min. from Dvr Cntr	OK
USES 1216.06	Side	10'	W = ~33' N = 10' min .	OK
	Rear	10'	10' min.	OK
SETBACKS FOR PARKING	Front	20'	~7.8' min. from CRR +/- 7.5' min. from Dvr Cntr	A modification remains necessary; however, the existing parking has the same encroachment, and additional landscaping is being added, resulting in improved buffering.
1216.06	Side	10'	W = ~33.5' N = ~17.5'.	OK
	Rear	10'	~50', ~59	N/A
PARKING 1221		19 spaces.	24 spaces <i>(23 if eliminating space per Fire comments).</i>	OK
DRIVEWAYS 1221.11		24 max. for 2 lane driveway	24'	OK
CURBING 1216.13		ODOT Type 6 required	Detail on C105	OK
SIDEWALKS 1237.04(a)(4)(C)		5' clear	Sidewalks are 5' and wheel blocks shown to ensure they remain clear.	OK
BUFFERING 1130.04, 1130.05		Required where parked car headlights can shine into traffic	Per recommendation at concept plan review, boxwoods were changed to Sea Green Junipers.	OK
TREES	Number	Acres X 15 = 9	9 Honey Locust	OK

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
1137 Caliper Inches	Acres X 60"= 38	Would require 4" caliper trees but 2" are provided.	Staff recommends the smaller 2" caliper trees because they establish more easily and have a higher likelihood of long-term survival.
Front Yard Trees	7	7	OK
SIGNS Total Area	1 SF per lin. ft = 177 s.f. (assumes Planning Commission will consider corner location and count a second side).	Assuming a 30-square-foot monument sign, each tenant could have up to 36.75 square feet of wall signage, which is adequate without being excessive.	A master signage plan is required for approval at a future meeting in accordance with Section 1223.13(e).
Ground Signs Permitted	1	Monument sign location shown at proper 10' setback.	Future sign plan is needed – can be included with future master signage plan approval.
LIGHTING 1230.03	Lighting Plan required	Data sheets for fixtures, detailing lumens, color temperature, and color rendering index are provided and lacks clarity; however, information is provided on E-1 instead and acceptable except color temperature that exceeds 4000K.	Condition that exterior lighting does not exceed 4000K, wall fixtures wall fixtures do not exceed 16' in height above grade; and no lighting exceptions are granted by this approval.
TRASH ENCLOSURE 1216.03(j)	Required 6' tall, solid gates, at 10' accessory use setback	Dumpster is located ~5' from north and ~4.75' from east property line.	Modification to encroach into setbacks. Detail of dumpster enclosure still lacking – condition recommended for administrative approval.
HVAC LOCATION & SCREENING 1237.04(a)(9)	RTUs ok but must be screened by parapet or appropriate mechanical screening.	Material board has a photo of an appropriate mechanical screen.	OK
DESIGN REQUIREMENTS (MATERIALS) 1237	Brick, stone or masonry	Stone is shown below storefront windows, and on the "Material Sample Board". "Nichiha synthetic brick-vintage brick" for the columns and "Nichiha Synthetic stone siding" for the main walls of the building. Rear of building on A-104 is shown in a larger masonry.	
	Colors in earthtone, white, red brick, etc.	Light gray stone color. "Nichiha synthetic brick-vintage brick" shown on the "Material Sample Board" in "White Wash" color. "Nichiha Synthetic stone siding – sandstone color". Stone accent in warm tan colors, dumpster enclosure in light gray, assumed to be CMUs. Aluminum storefront system, canopies and cornice in black. Rear masonry material requires clarification.	Clarify dumpster and rear masonry materials at meeting.

Box Score			
STANDARD	CODE	PLAN	DIFFERENCE
	Materials discouraged: EIFS, concrete block, colored metal panels	Rear facing areas on north and west elevations on A-104 appear to be concrete masonry units.	Since the concept plan was submitted prior to the text change on 6/5/25, masonry units are permissible but must be in a split faced, flashed or smooth finish in reduced size of 4" x 12" or less with integral earth tone colors: red, tan, brown, beige or white – zoning modification needed to allow standard size units because reduced size is no longer available.

PART V DRAFT FINDINGS/MOTION

Draft Findings of Fact

- 1. The proposed redevelopment is consistent with the Guide Plan designation for retail/commercial use and meets the intent of the Zoning Code, with the site improvements, including façade upgrades, reduced pavement, added landscaping, and corrected parking geometry, representing a substantial enhancement over existing conditions.*
- 2. The requested modifications are justified due to the site's size, configuration, and existing constraints, and the proposal satisfies the performance standards of Sections 1133.02 and 1220.06 by improving site functionality, circulation, buffering, and overall design quality without increasing building intensity beyond what the parcel can reasonably support.*

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 Faraj Plaza development plan with the following:

- 1. Condition that the Fire and Engineering Departments approve the redesign for emergency vehicle access to the rear of the building; a master signage plan is submitted for approval at a future meeting; a dumpster enclosure design in accordance with 1216.03 (j) is submitted for administrative approval; and exterior lighting does not exceed 4000K, does not exceed 16' above grade and complies with Section 1230.03, with no exceptions granted by this approval.*
- 2. Modification to allow landscaping to be less than the minimum 25% requirement; to allow parking to be located less than 20 feet from the right-of-way; to allow the dumpster enclosure to be located less than 10 feet from the property line; and to permit the use of split-face CMU in standard-size units on the rear of the building and the dumpster enclosure.*
- 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.*