

Conditional Use Permit
Motorcars Collision Center
3077 Mayfield Road

Motorcars Collision Center is applying for a conditional use permit for the property located at 3077 Mayfield Rd. The current location of the Motorcars Collision Center is 2926 Mayfield Rd. The current building has some structural concerns that would prevent the business from being operational for up to four months if repaired.

The conditional use permit is to be able to use the front portion of the building at 3077 Mayfield Road for automotive use. Previously we had requested a conditional use permit for this same space to be used for retail space. We had tried to get multiple retail tenants for the space, some of the which the city did not like, and others did not make economic sense. We dealt with the following retail companies:

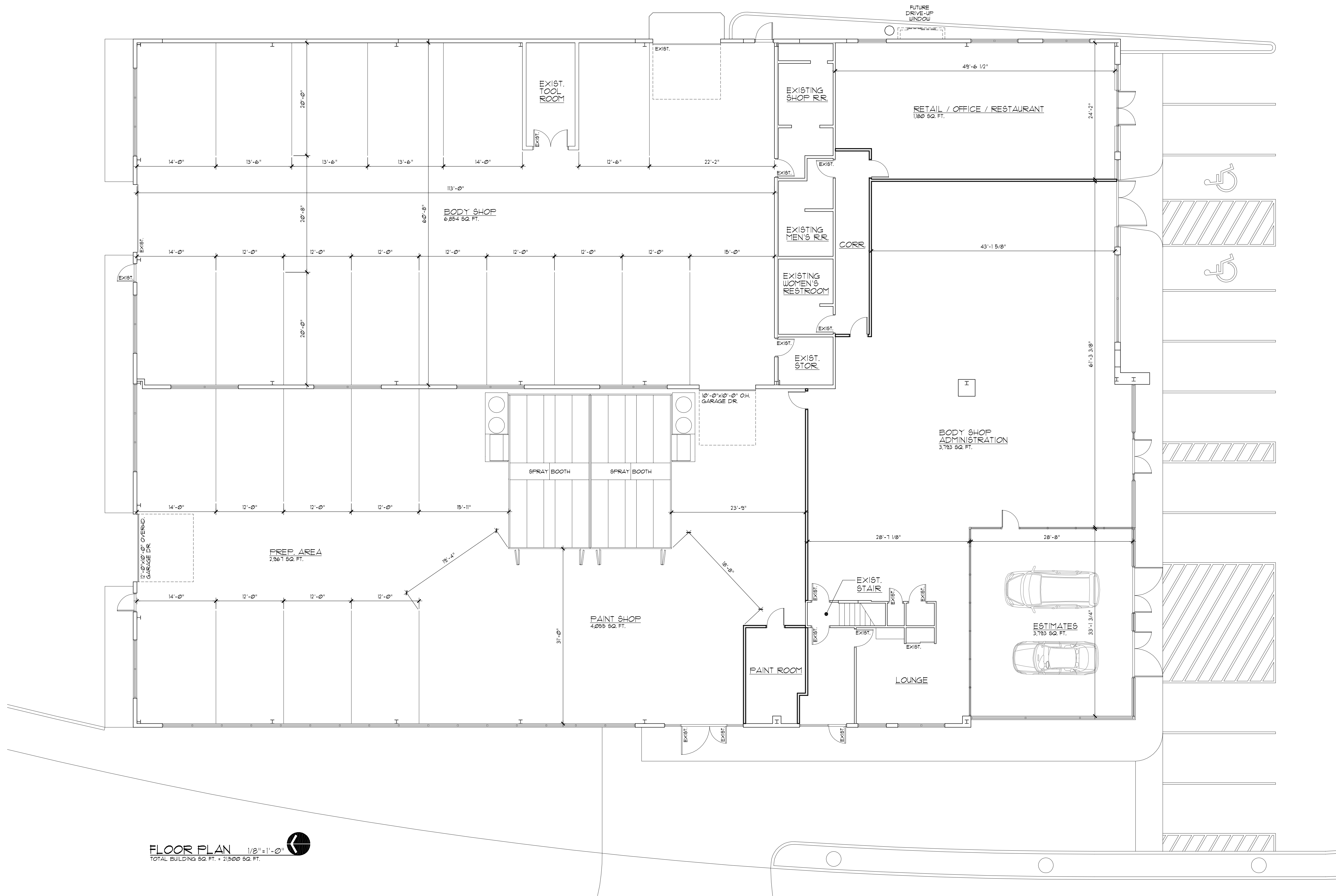
- a. Goodwill
- b. Aldi
- c. Winking Lizard
- d. Craft Brew Pub (Lakewood)
- e. Harry Buffalo
- f. Party Center
- g. Chi Filet
- h. Panera
- i. Starbucks
- j. Chipotle
- k. Storage facility
- l. Goodman Real-estate services
- m. Kelly and Visconsi Associates

The property was formerly a Pontiac dealership from many years. The entire property was used for automotive use during this time. We are asking the city to allow us to use the property for automotive use once again. Motorcars Collision will be occupying the majority of the building with the potential for a coffee / donut shop in the future.

The front portion of the building will consist of an indoor area for customers to pull into for estimates on their vehicle. The estimates are for minor body concerns that do not require the vehicle to be towed in. This will allow the customer and our employee to be able to walk around the vehicle and discuss what repairs would be done in a climate controlled area.

We also would be using a portion of the front, for our four office employees. The middle area of the shop would consist of paint booths and more shop space. The North East corner would be for the potential coffee / donut shop. We are also considering a drive through window for the coffee / donut shop.

Since the city has had the property used as automotive for the majority of the last 40 years, we do not believe it would cause any problems for the city, the surrounding businesses, or the local residents.



FLOOR PLAN 1/8" = 1'-0"
 TOTAL BUILDING SQ. FT. = 21500 SQ. FT.

Cornachione & Wallace
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 Barberton, Ohio 44203
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 Fax. 330.753.0581
 Website www.CWArchitectsinc.com

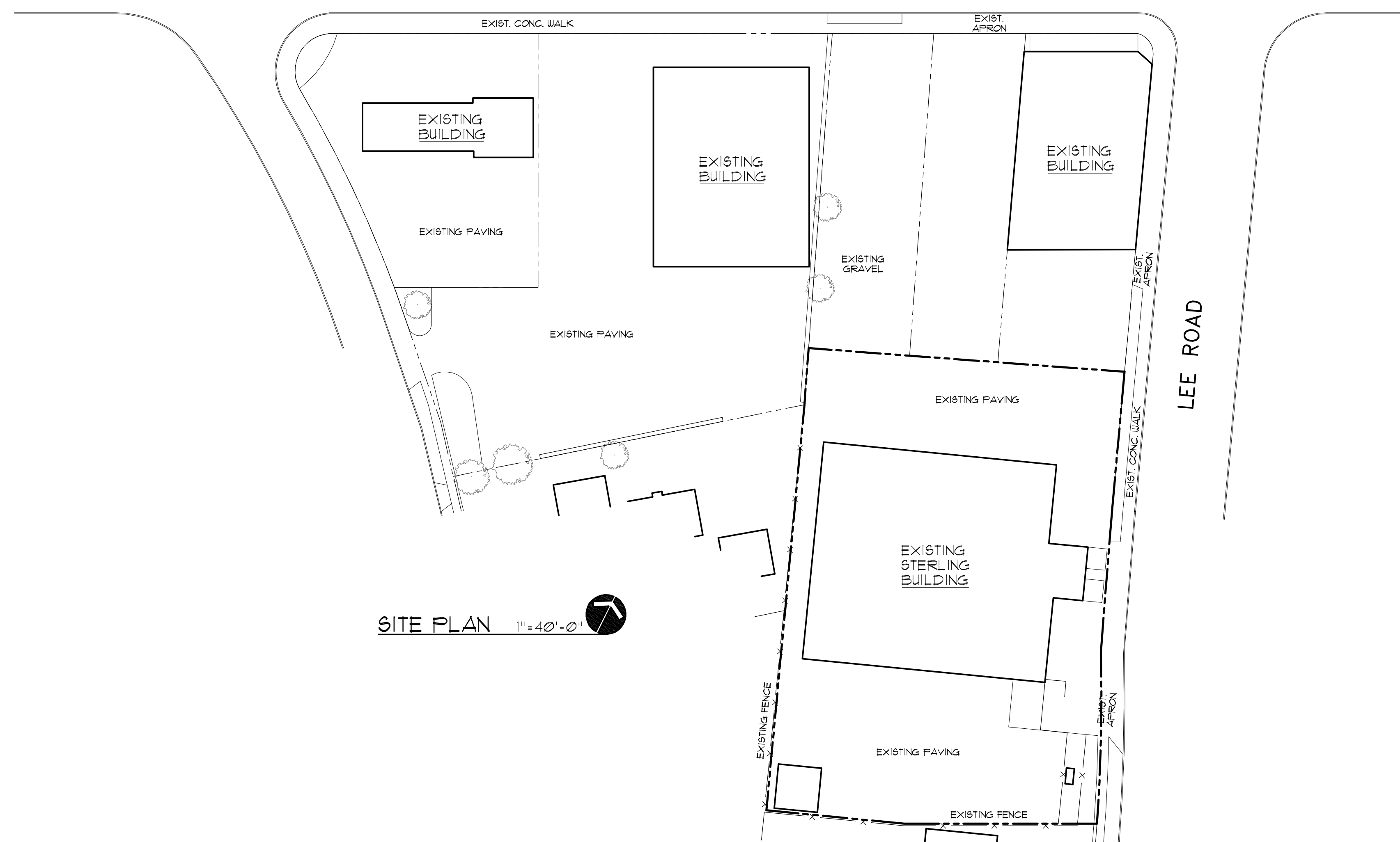
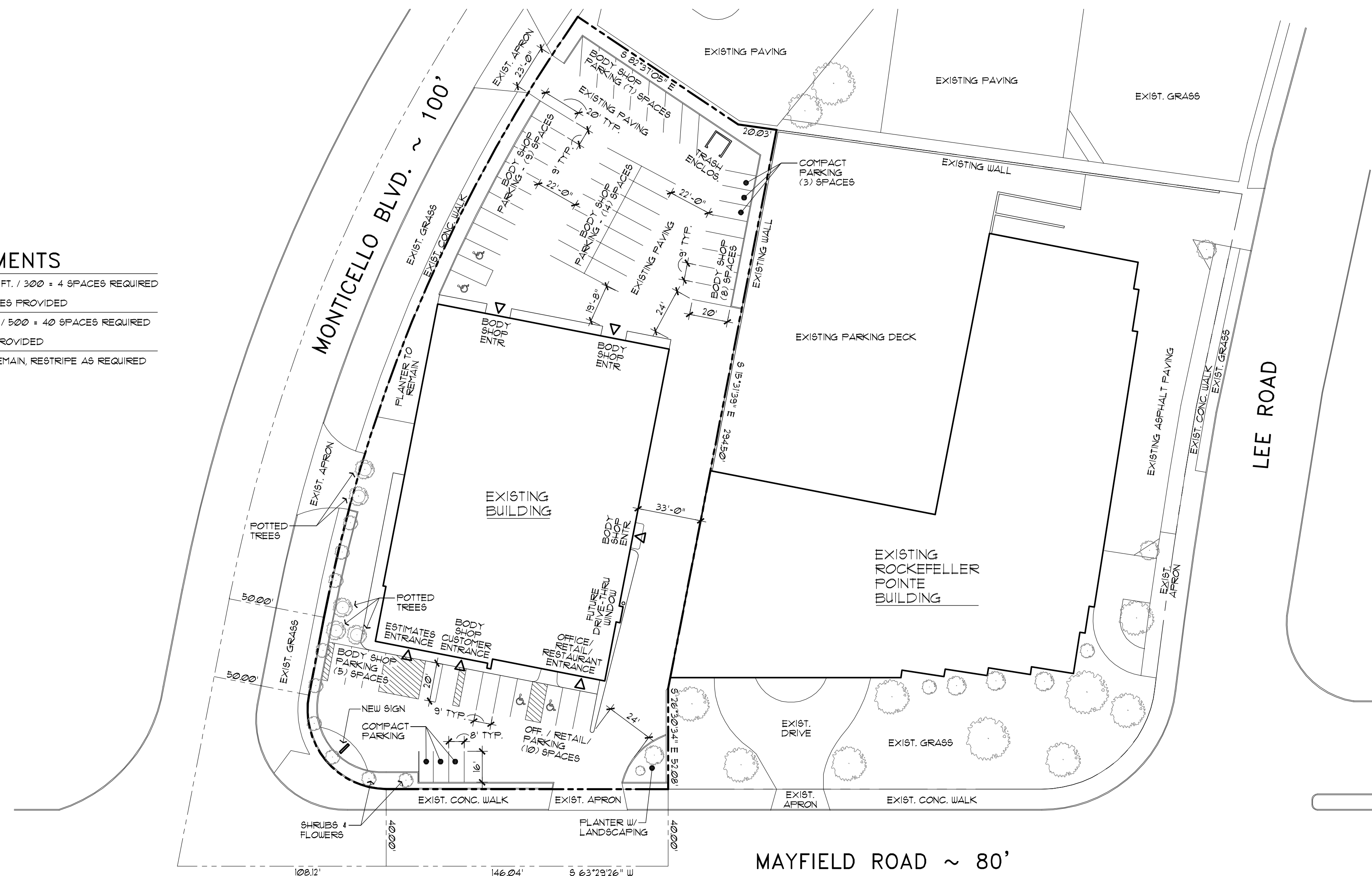
ARCHITECTS, INC.

PRELIMINARY - NOT FOR CONSTRUCTION
 PROPOSED ALTERATIONS
 FOR
MOTORCARS BODY SHOP
 3077 MAYFIELD ROAD
 CLEVELAND HEIGHTS, OHIO

Drawn: TBW	Checked:
Date: 10-13-15	Project No: 2015P
PLAN.dwg	1/8" = 1'-0"

PARKING REQUIREMENTS

OFFICE / RETAIL / RESTAURANT = 1100 SQ. FT. / 300 = 4 SPACES REQUIRED
 OFFICE / RETAIL / RESTAURANT = 10 SPACES PROVIDED
 MOTORCARS BODY SHOP = 19664 SQ. FT. / 500 = 40 SPACES REQUIRED
 MOTORCARS BODY SHOP = 43 SPACES PROVIDED
 NOTE: EXISTING PARKING SURFACES TO REMAIN, RESTRIPE AS REQUIRED



Revised / Issued:

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 PROPOSED ALTERATIONS
 FOR
MOTORCARS BODY SHOP
 3077 MAYFIELD ROAD
 CLEVELAND HEIGHTS, OHIO

Drawn: TBW	Checked:
Date: 10-13-15	Project No: 2015P
SITE.dwg	1"=40'

SITE