

DETAILED DESCRIPTION: GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this form, as well as any use-specific standards that may apply to the proposal. It is the applicant's responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7

1. Provide a brief narrative describing your use, including detail to help the Planning Commission understand your use such as number of full-time employees, hours of operation, how the building and/or the site will be used, number of persons who you will serve, the maximum number of people that will be serving at one time, any specific details that explain how the building or site is used, for example day care centers have designated drop-off and pick up parking spaces.

We are acquiring the current Motorcars Toyota dealership (the business) and the real estate. 2950 Mayfield Rd. serves as the headquarters for operations at 2950 Mayfield Rd., 2926 Mayfield Rd. and 3077 Mayfield Rd. We will operate this business in a manner similar to the existing operation with sales of new and used vehicles; service and parts operations. This is simply an ownership change. The building located at 2926 Mayfield Rd. is used to recondition used cars for sale, overflow service, light paint work, washing/detailing vehicles for lot display and automotive photography. This has been the historical use of this building for a number of years. We intend to keep the current hours of operation.

| | |
|-------------------|--------------------|
| Monday - Thursday | 7:00 AM - 8:00 PM |
| Friday | 7:00 AM - 7:00 PM |
| Saturday | 8:00 AM - 7:00 PM |
| Sunday | 10:00 AM - 3:00 PM |

2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).

a. The establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The dealership will continue operations in the purpose already permitted in the district with other automotive retail and service centers and for the current operations at this location. The operation of the dealership will in no way endanger the public health, safety, morals, comfort or general welfare.

- b. The conditional use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not essentially change the character of the area.

The operation of the dealership will not essentially change the the character of the area as it has been in this location since the 1950s.

- c. The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

The use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair property values within the neighborhood.

- d. The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

The operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.

- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Adequate utilities, access roads, drainage, and necessary facilities are provided.

- f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Adequate measures have been taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

- g. The establishment of the conditional use will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire, and schools.

The operation will not be detrimental to the economic welfare of the community by creating excessive additional requirements at public cost for public facilities such as police, fire and schools. The operation will support the community through the collection and payment of employment, sales and property taxes.

- h. There is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses permitted by right that are incompatible.

The operation of the dealership does not have potential for future hardship on the conditional use that could result from being surrounded by uses permitted by right that are incompatible.

- i. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

The dealership will conform to the applicable regulations of the district as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code for Automobile Sales.

- j. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

The dealership will conform to the applicable regulations of the district as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code for Automobile Sales.

Middlehurst Road 50'

NEW LOT "B"
53,003 SQ. FT.
1.194 ACRES

MULTI-LEVEL MASONRY
COMMERCIAL BUILDING
ADDRESS 2850 MAYFIELD
AREA OF FOOTPRINT
14,859 SQUARE FEET

R = 30.00
L = 33.51
C = 31.79
N 31°07'40" E

R = 873.81
L = 350.94
C = 358.88
N 11°29'23" W

N 70°28'25" E
6.53

N 19°31'35" W
106.34

S 70°18'56" W 140.35

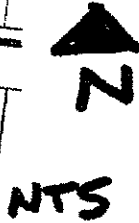
S 70°18'56" W 477.31

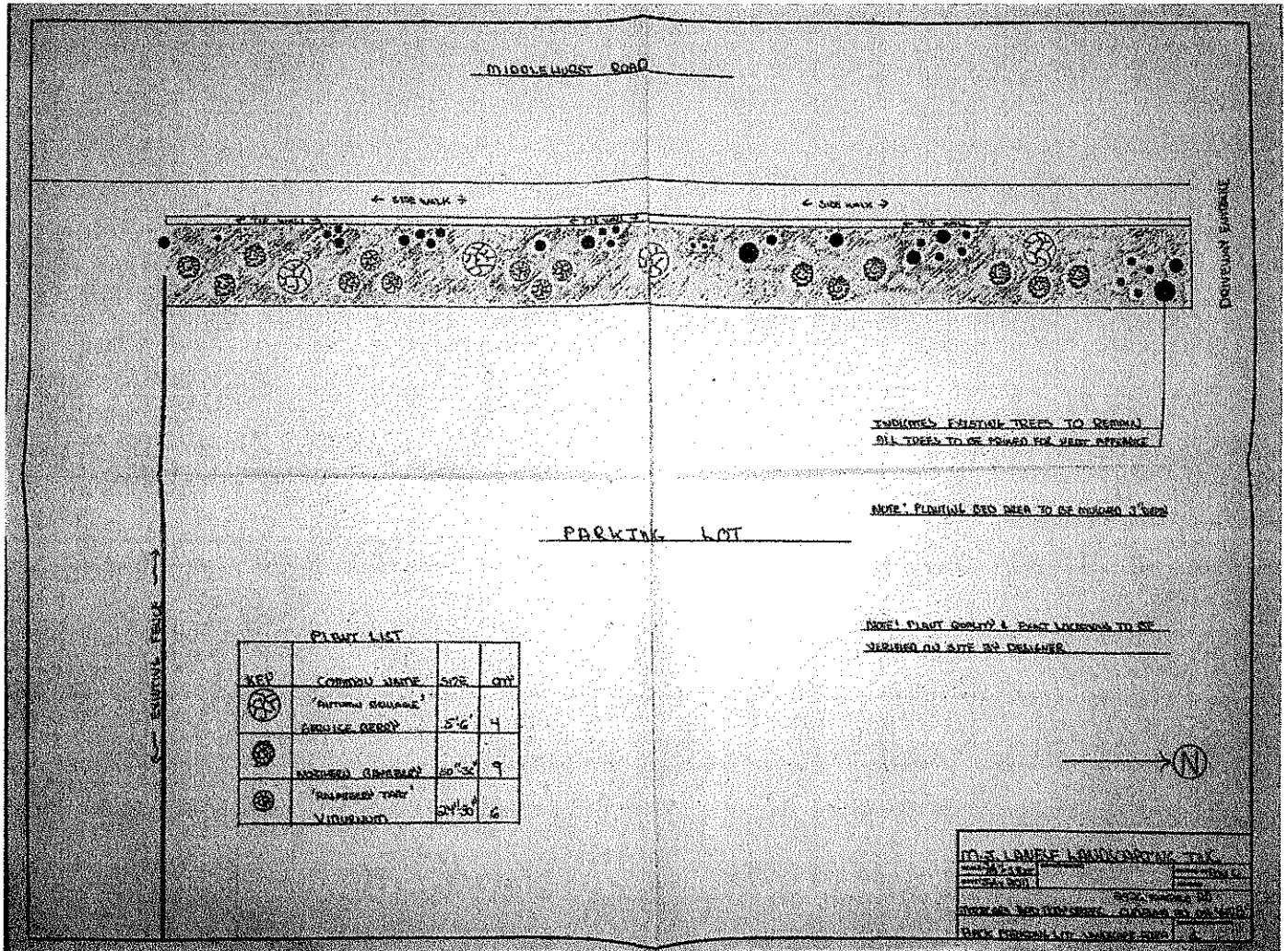
684-06-034
Carl Unterwiesing
Vol. 91-2786, Pg. 37

684-06-037
Paul Niekowski
Vol. 91-3682, Pg. 49

684-06-038
Judith B. Burre
AFN 20101100786

684-06-039
Paul Leung
Lisa De Filippis
Vol. 91-9907, 1B, 5





INDICATES EXISTING TREES TO REMAIN
ALL TREES TO BE FENCED FOR VISUAL APPEAL

NOTE: PLANTING SPEC. SHOWN TO BE INDICATED 1" DIA

PARKING LOT

NOTE: PLANT QUALITY & EXACT SPECIFICATIONS TO BE
SUBMITTED ON SITE BY DESIGNER

PLANT LIST

| KEY | COMMON NAME | SIZE | QTY |
|----------|--------------------|--------|-----|
| (Symbol) | 'PANTANO BORAGE' | 5'6" | 4 |
| (Symbol) | 'MORNING GLORIOUS' | 10'3" | 9 |
| (Symbol) | 'PALMER'S TREE' | 24'30" | 6 |

PLANTING SPECIFICATIONS

| | |
|-------------------------|--|
| DATE: | |
| PROJECT NO.: | |
| DATE WORK TO BE DONE: | |
| OWNER'S REPRESENTATIVE: | |
| DATE: | |