

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.

The former Coventry School property was transferred to the Heights Libraries in 2018 and since then the open area has been operated as a public park. The library maintains the property with landscaping, trash pickup, parking lot maintenance (including snowplowing). The park is open dawn to dusk. It serves families, children, seniors in numbers ranging from 100-1000 a day (when there is a cultural event). Activities include playground, soccer, theater, music, community cultural events, picnics. It is often the site of library programs.

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 establishment, maintenance and operation of the conditional use will enhance public safety, health, general welfare and comfort by providing a new playground to replace the 30 year old structure presently located at the park. The whole site will be accessible by people in wheelchairs, strollers or otherwise disabled. Access to a green space within a 10 minute walk is a goal we share with the Trust for Public Land. Equity for people of all incomes is also a goal since the park is adjacent to a number of low- med income neighborhoods.

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.

Yes with the addition of at least 60 trees, replacement of chain link w/decorative fence, staybook loop, and distinctive red cardinal play structure.

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.

No. The activities will be similar to prior use.

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.

It will enhance property values by replacing a run down playground with exciting new but natural structures.

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

Yes. Drainage, lighting, plantings, pavilion, picnic tables, biofiltration, native pollinators are all being 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.

Yes. Parking at Washington Blvd and in the city lot on Euclid Heights Blvd should be adequate.

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 conditional use will be an economic stimulus for
covering food merchants.*

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.

*No potential for future hardship. The library is excellently
positioned to maintain a park.*

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.

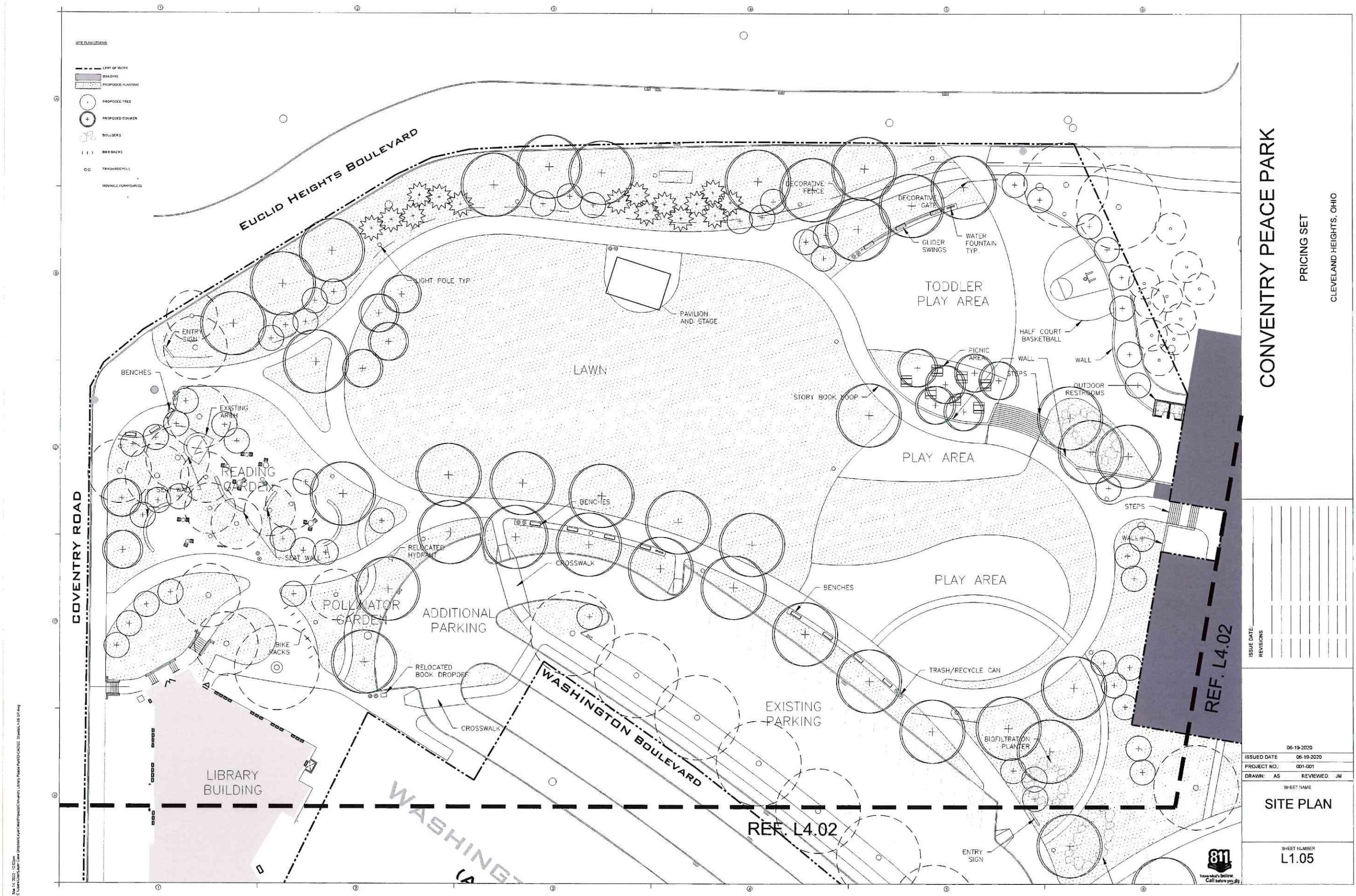
Yes.

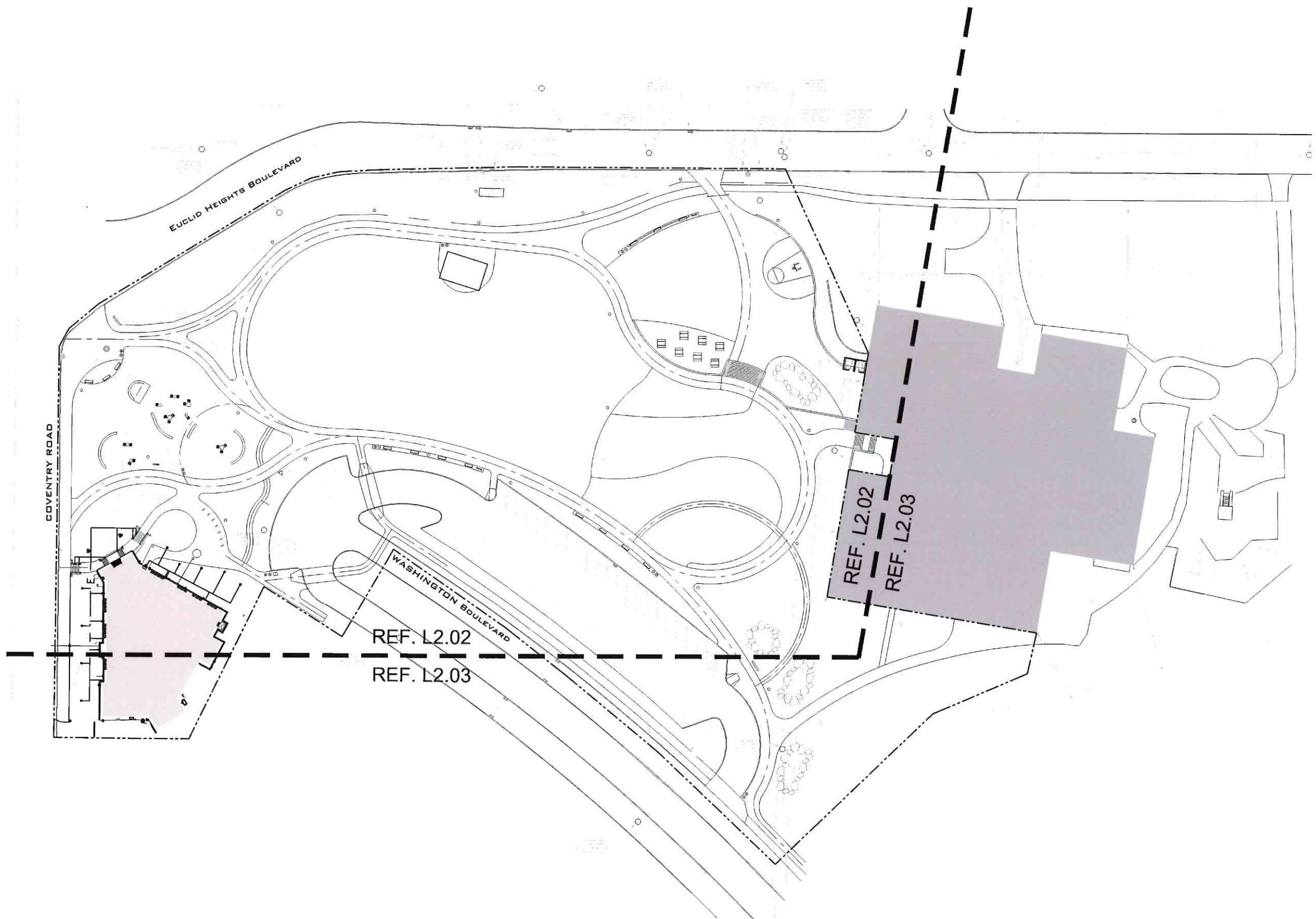
j. That the conditional use shall, in all other aspects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

Yes.



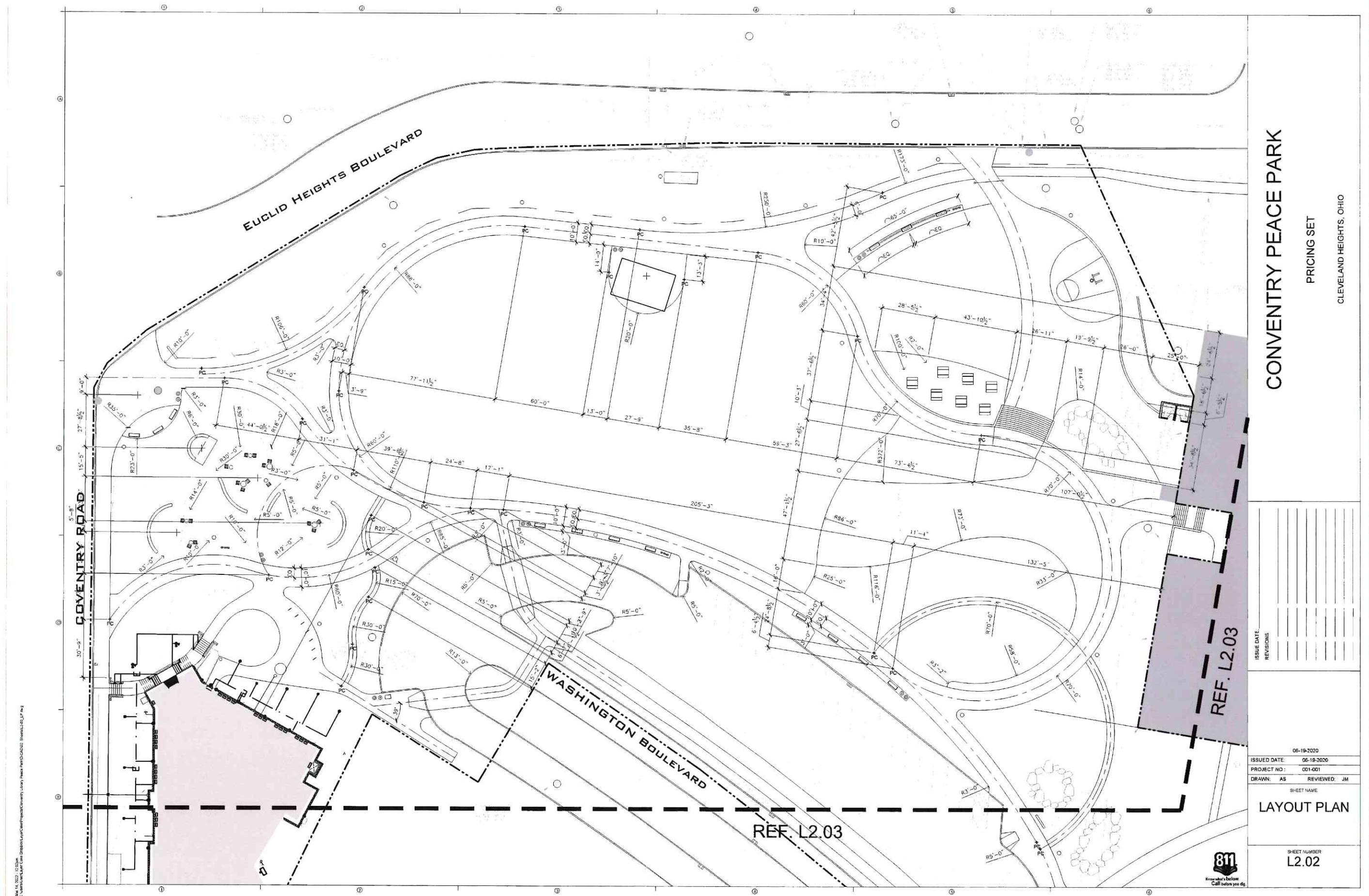




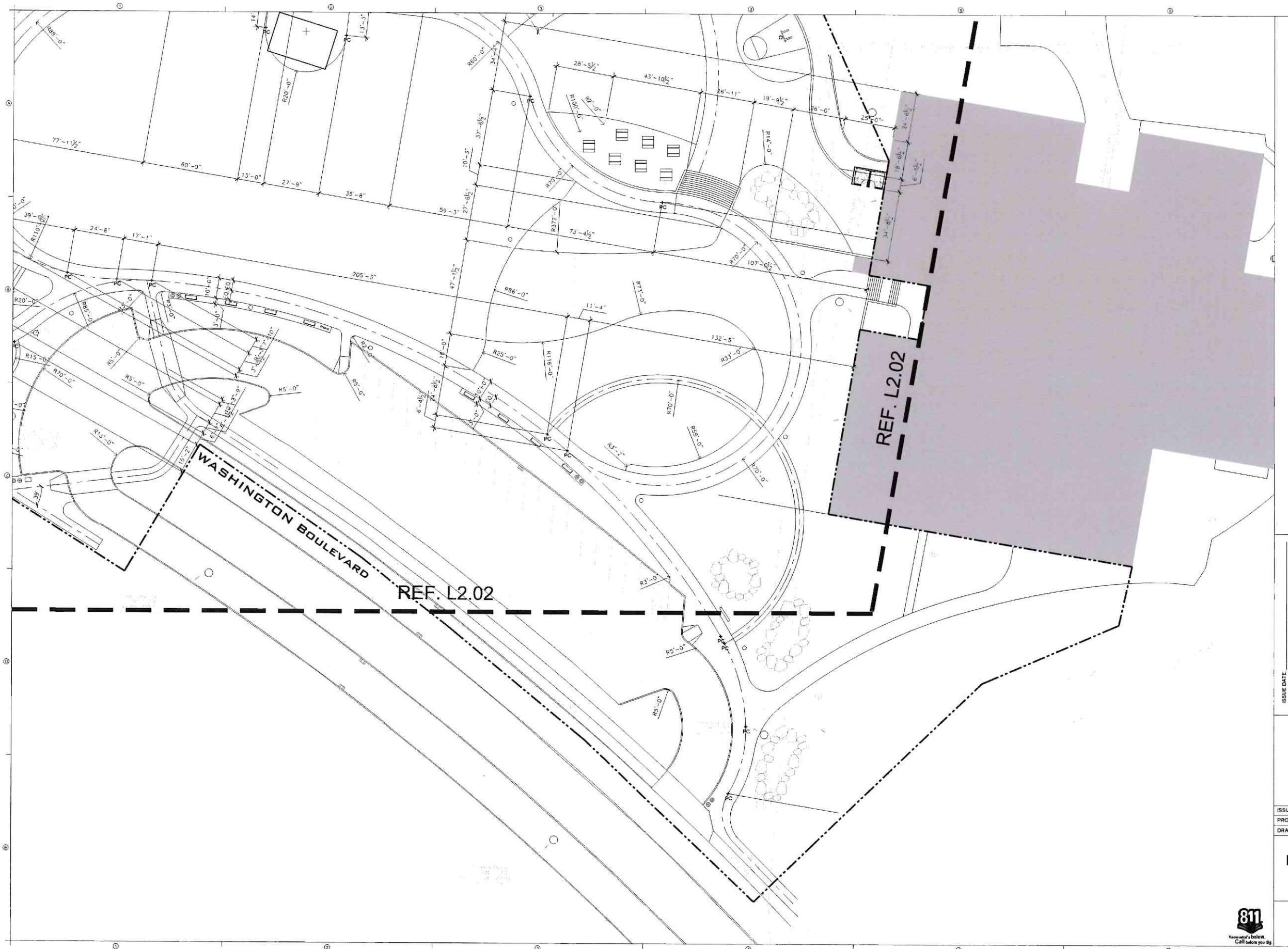


LAYOUT PLAN

L2.01



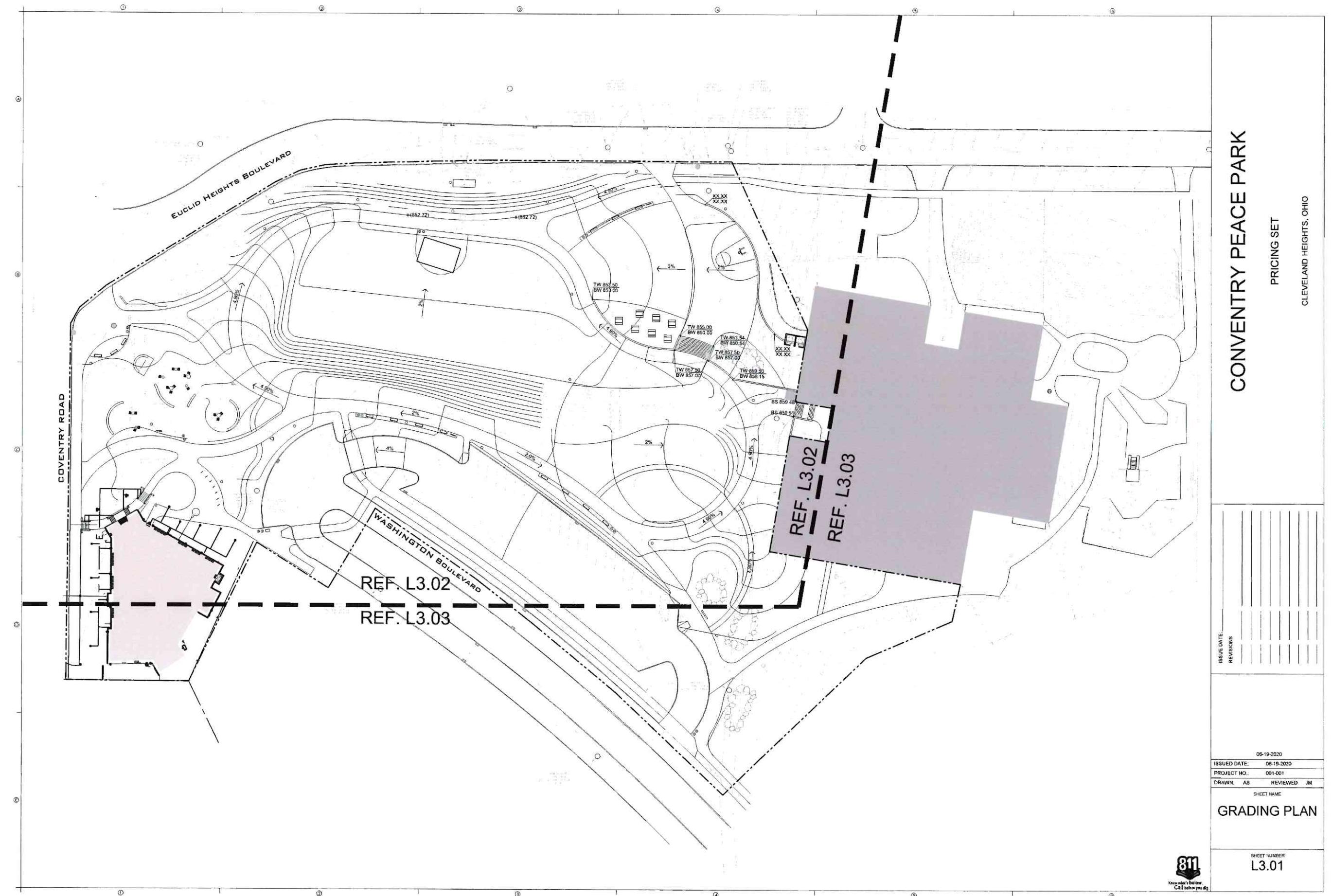
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U.S. National Cancer Data Warehouse Community Library Page ID: CAD02: Standard UQ3_JP_049

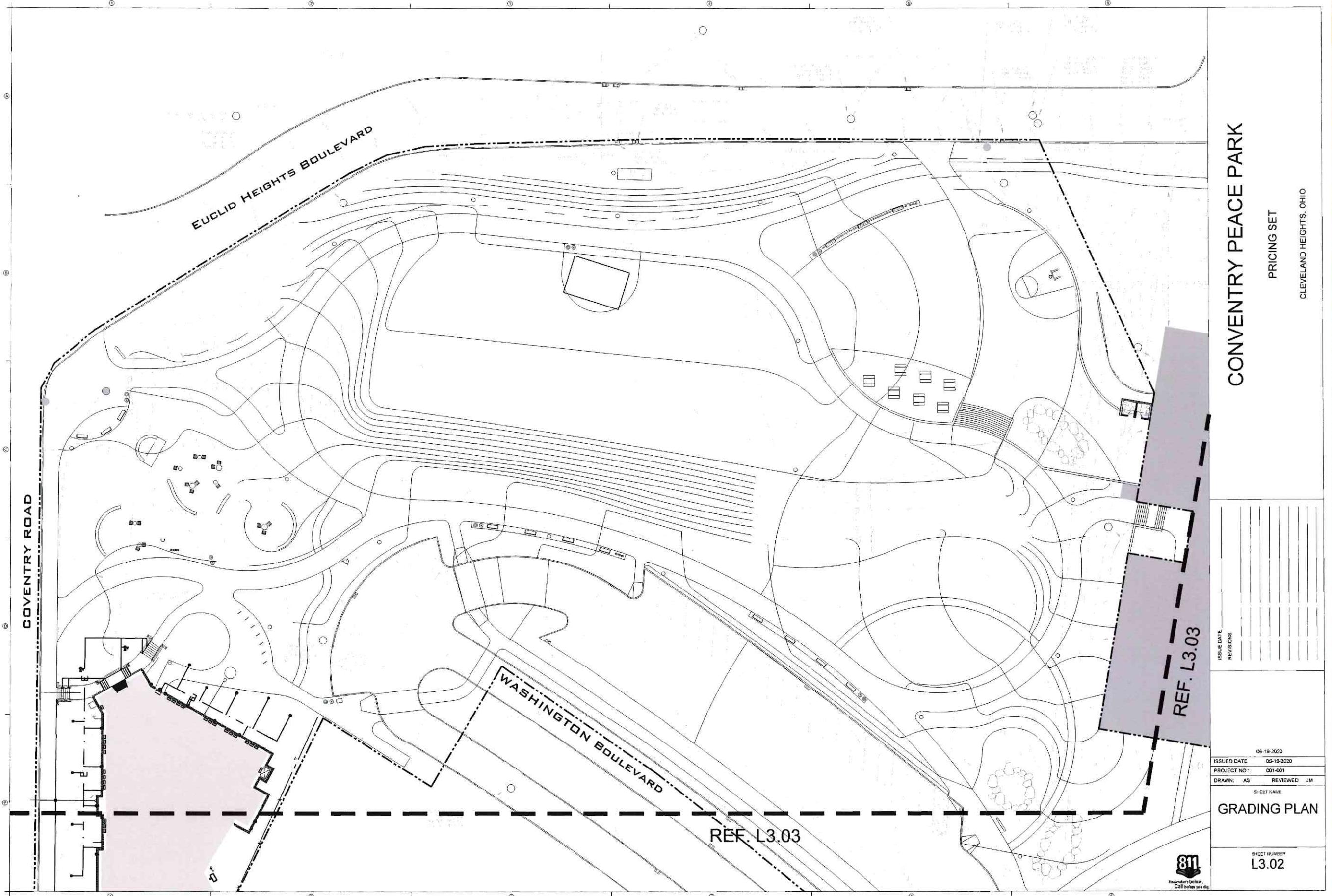


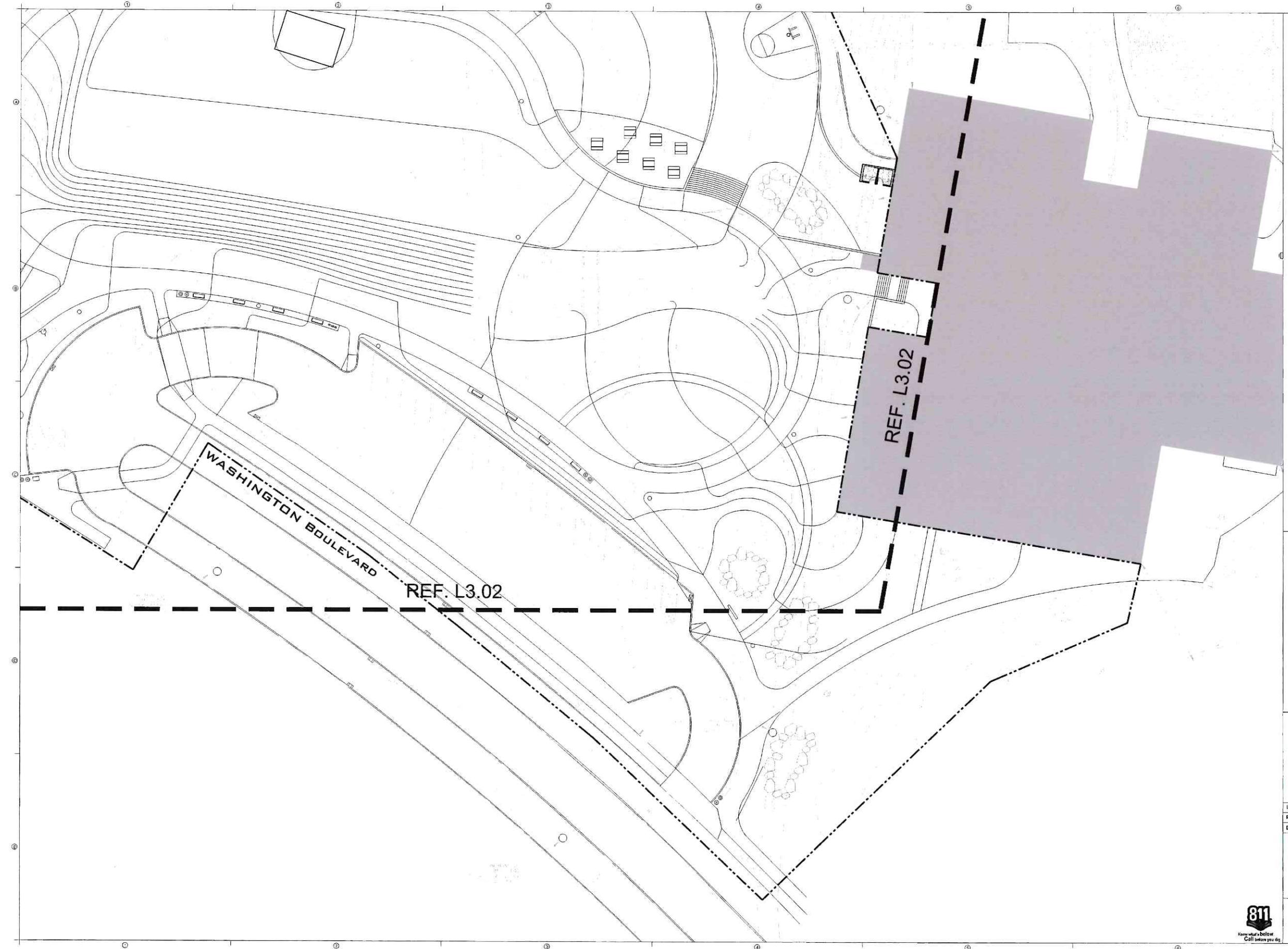
CONVENTRY PEACE PARK

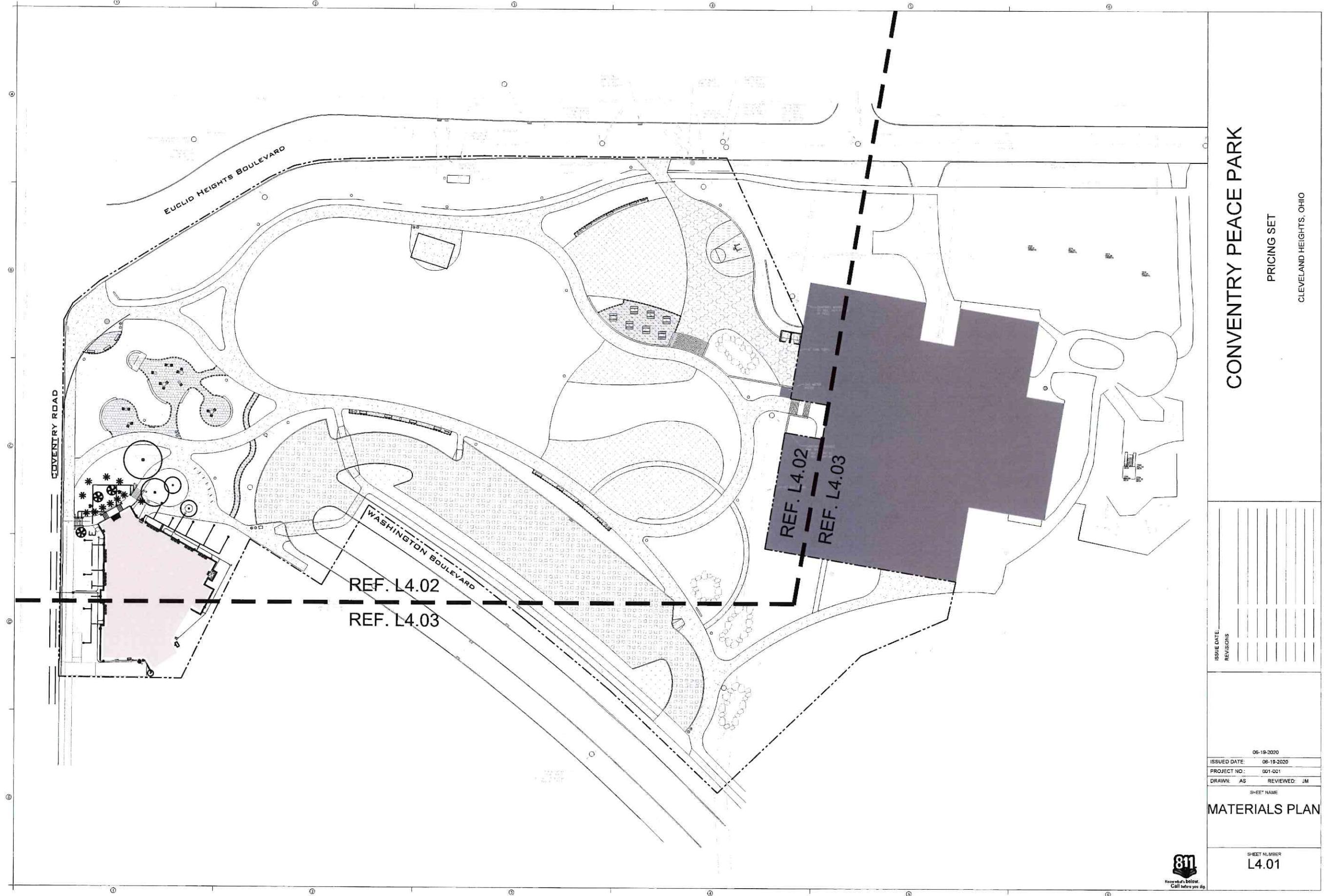
06-19-2020
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001-001
REVIEWED JP

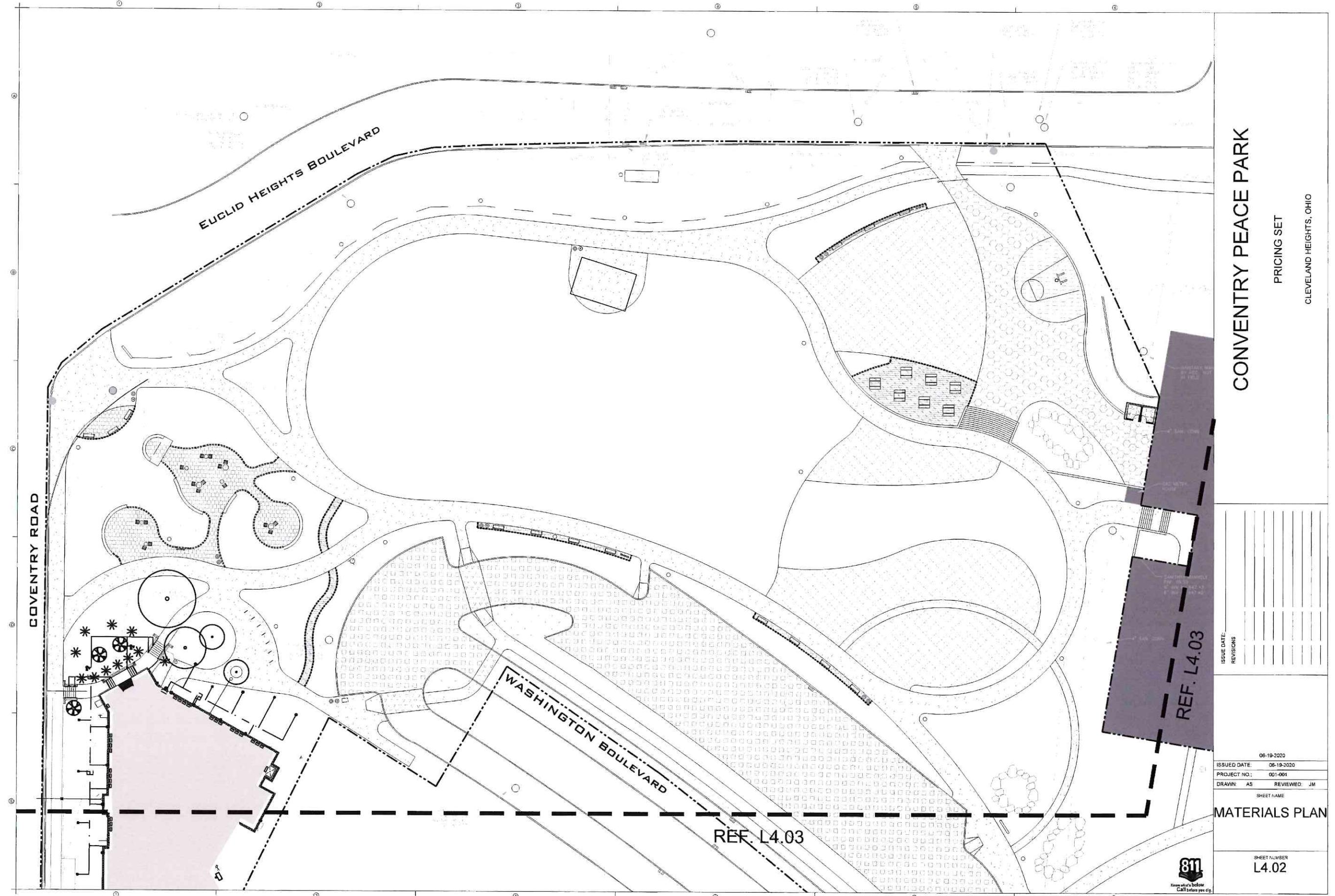
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L2.03

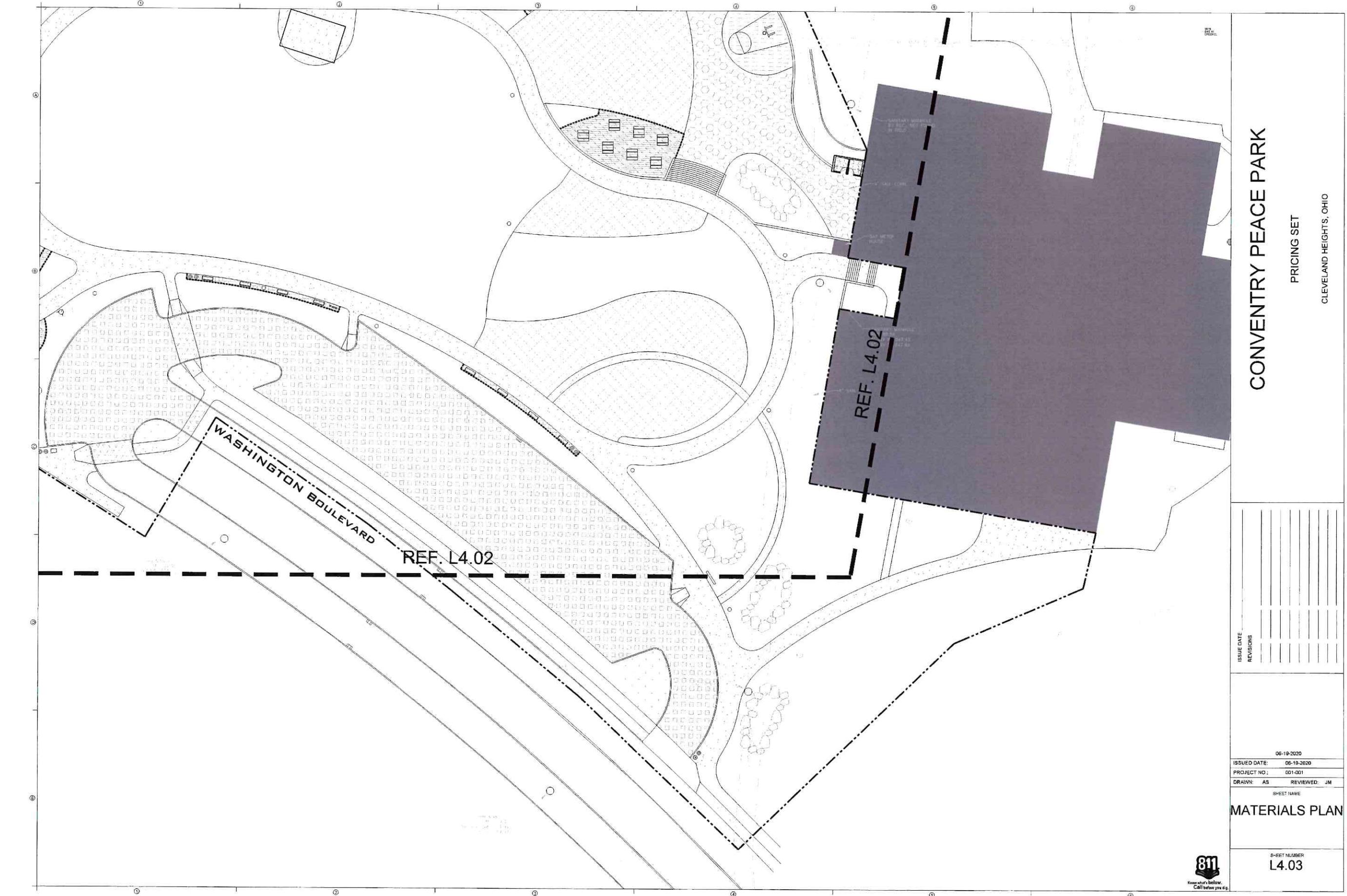














CONVENTRY PEACE PARK

PRICING SET

CLEVELAND HEIGHTS, OHIO

ISSUE DATE	06-19-2020						
REVISIONS							
SUED DATE	06-19-2020						
PROJECT NO.	D01-001						
DRAWN AS	REVIEWED	JM					
SHEET NAME							
PLANTING PLAN							
SHEET NUMBER							
L6.01							

SUED DATE	06-19-2020		
PROJECT NO.	DQ1-001		
RAWN	AS	REVIEWED	JM

SHEET NAME
PLANTING PLAN

SHEET NUMBER
L6.01

CONVENTRY PEACE PARK

PRICING SET

CLEVELAND HEIGHTS, OHIO

ISSUED DATE	06-19-2020
PROJECT NO.	001-001
DRAWN:	AS
REVIEWED:	JM
SHEET NAME	
PLANTING PLAN	
SHEET NUMBER	
L6.02	

ISSUE DATE

REVISIONS

06-19-2020
06-19-2020
001-001
AS JM

SHEET NAME

PLANTING PLAN

SHEET NUMBER

L6.02

KEYWORD below
Call before you dig

811



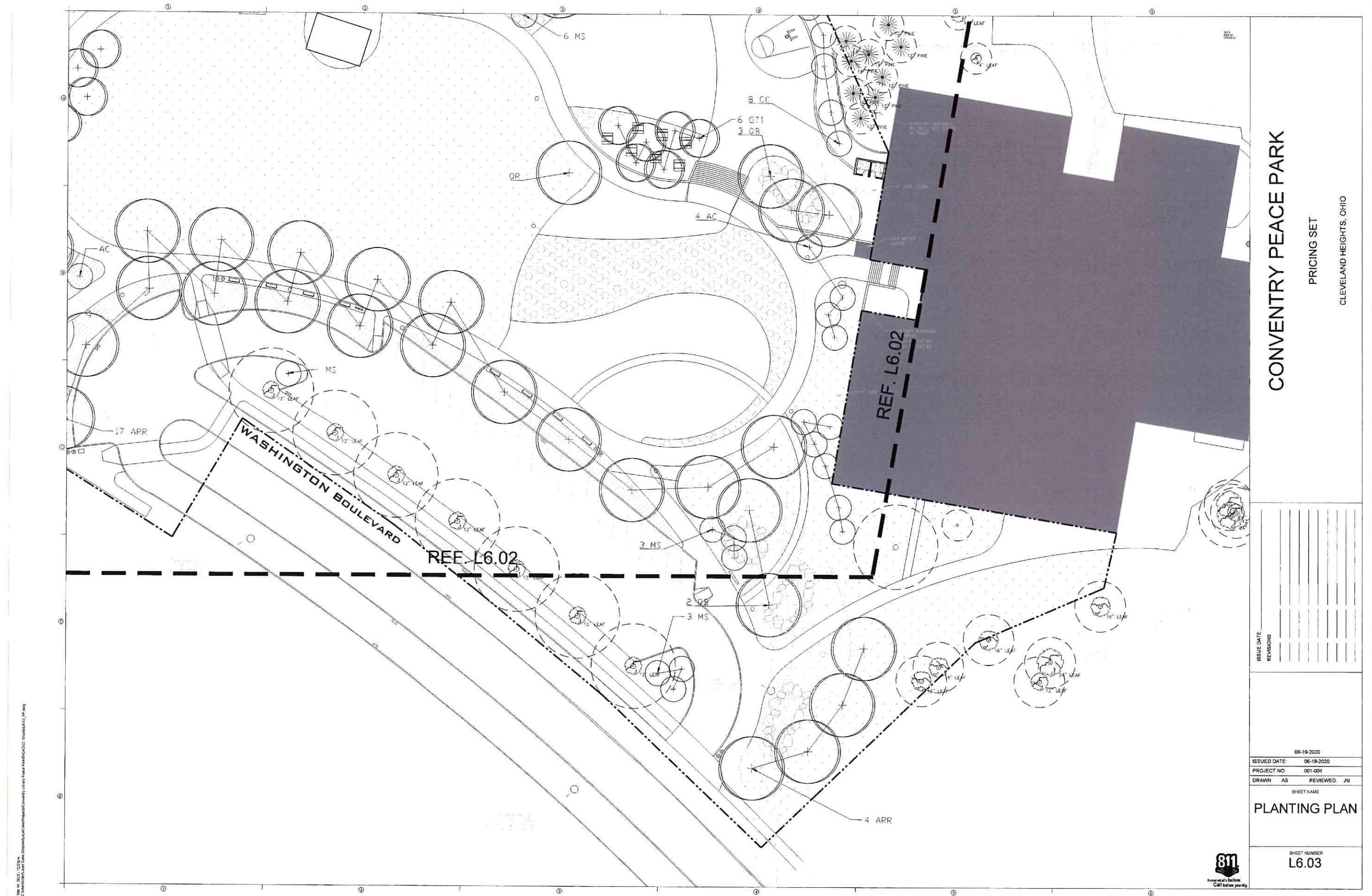


Table 14: 2022 - 2023
Library Finance Plan (FY23) - Current Year Causal Discrepancy Analysis