



Planning Commission Conditional Use Permit Info Sheet

Printed Date: April 04, 2024

Property Address:	12301 CEDAR RD CLEVELAND HEIGHTS, OH 44106
Property Type	Multi-Family Residential, Commercial, etc.
Provide a brief narrative describing your use, including details 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.	<p>We are a Class A retail oriented urgent care facility with a consumer facing approach providing convenient care to patients in the community. We are strategically located with a premium health system brand and superior image. Our use as an urgent care facility is generally classified as a primary care medical office use with extended hours. Depending on clinic volume we would anticipate between 5 and 10 full time staff serving approximately 40 patients a day currently between the hours of 8:00am and 8:00pm. We would not expect to see more than 10 to 15 patients in the clinic at any one time throughout our peak days or times. Parking is as established for the entire center, with the exception that our space has 9 reserved UH Urgent Care parking spaces in a lot adjacent to the premises.</p>
A. That the conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with the objectives for the district in which located.	Our use will be in accord with the purpose, intent and basic planning objectives of the Zoning code and the objectives of the district.
B. That 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.	Our use will provide the community with convenient access to urgent care services and not be a detriment to the public's health, safety, morals, comfort, or general welfare.
C. That 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.

D. That 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.

E. That 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.

F. That adequate utilities, access roads, drainage, and /or necessary facilities have been or are being provided.

G. That adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

H. That the establishment of the conditional use should 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.

I. That 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.

J. That the conditional use shall address the

Our proposed location is within "The Ascent" project and will adhere to design standards adopted for that project. The exterior of the premises has been constructed by the Landlord.

Our use will not injure the use, enjoyment, or value of properties in the vicinity. Our use will enhance and build upon the neighborhood amenities sought after in an mixed-use zoning district.

Our use will not impede the development of surrounding property.

Utilities, roads, drainage, and facilities have been constructed with "The Ascent" project and are sufficient for our use.

Traffic analysis would have been completed during the construction of "The Ascent" project. Our use would not modify any standard tenant mix that may have been planned for the project.

Our use will not impose additional strain on public facilities.

Our use is compatible with uses permitted by right.

sustainability guideline of
Section 1165.06.

Our use will comply

K. That 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.

Our use will comply

EUCLID HEIGHTS BLVD

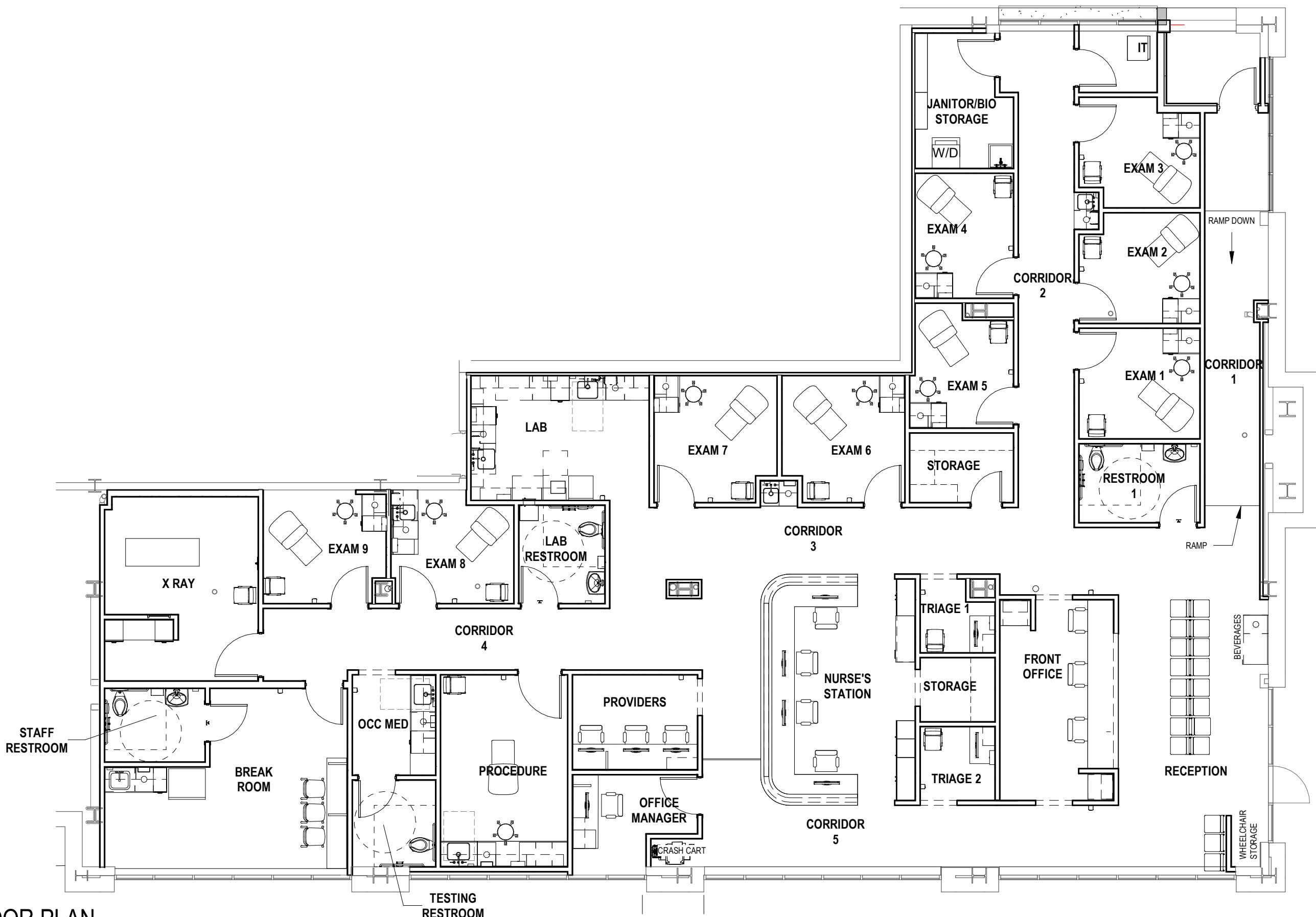
BUILDING 1

CEDAR ROAD

PROJECT LOCATION

1
SK-1
SITE PLAN

SCALE: 1" = 30'-0"



E01

SOUTH ELEVATION

Scale: 1/32"=1'-0"

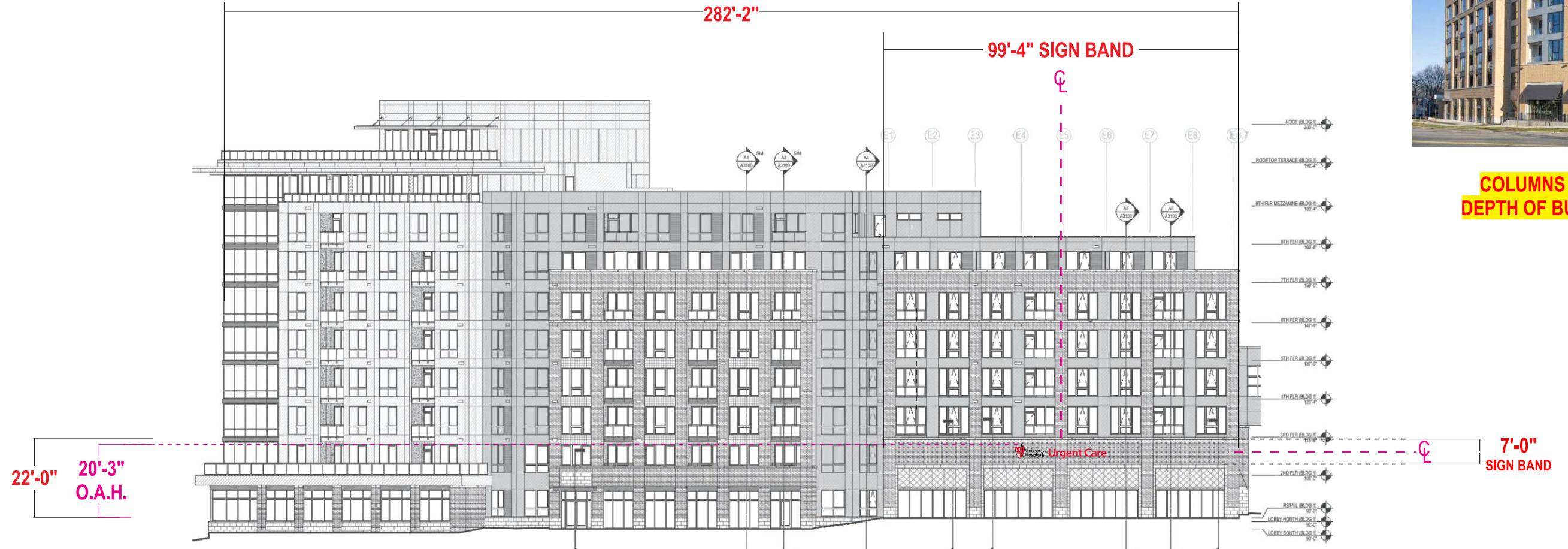
CUSTOM

ALLOWED SIGN SF:	99.4
PROPOSED SIGN SF:	99.0



ALL SIGN SIZES HAVE BEEN CALCULATED OFF ARCHITECTURAL PRINTS AS SHOWN

EXISTING CONDITIONS



COLUMNS NOT FLUSH WITH WALL;
DEPTH OF BUMP OUTS TO BE VERIFIED

Stratus™

stratusunlimited.com

8959 Tyler Boulevard
Mentor, Ohio 44060

888.503.1569

CLIENT:	University Hospitals Urgent Care	
ADDRESS:	12301 CEDAR RD CLEVELAND, OH 44106-3191	
PAGE NO.:	2	

ORDER NUMBER:	1201398	PROJECT NUMBER:	86536
SITE NUMBER:	12301	PROJECT MANAGER:	CRYSTAL GONZALEZ
ELECTRONIC FILE NAME: G:\ACCOUNTS\PI\PIEDMONT URGENT CARE\2023\OH\12301_Cleveland\12301_Cleveland_Exterior_R5.cdr			

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	453649	11/13/23 BB					
Rev 1	457198	12/21/23 AS					
Rev 2	459054	01/10/24 DLD	Removed option B from brandbook.				
Rev 3	461076	01/25/24 BB					
Rev 4	461479	01/25/24 BB					
Rev 5	464479	02/23/24 BB					

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E07

NORTH ELEVATION

Scale: 1/4"=1'-0"

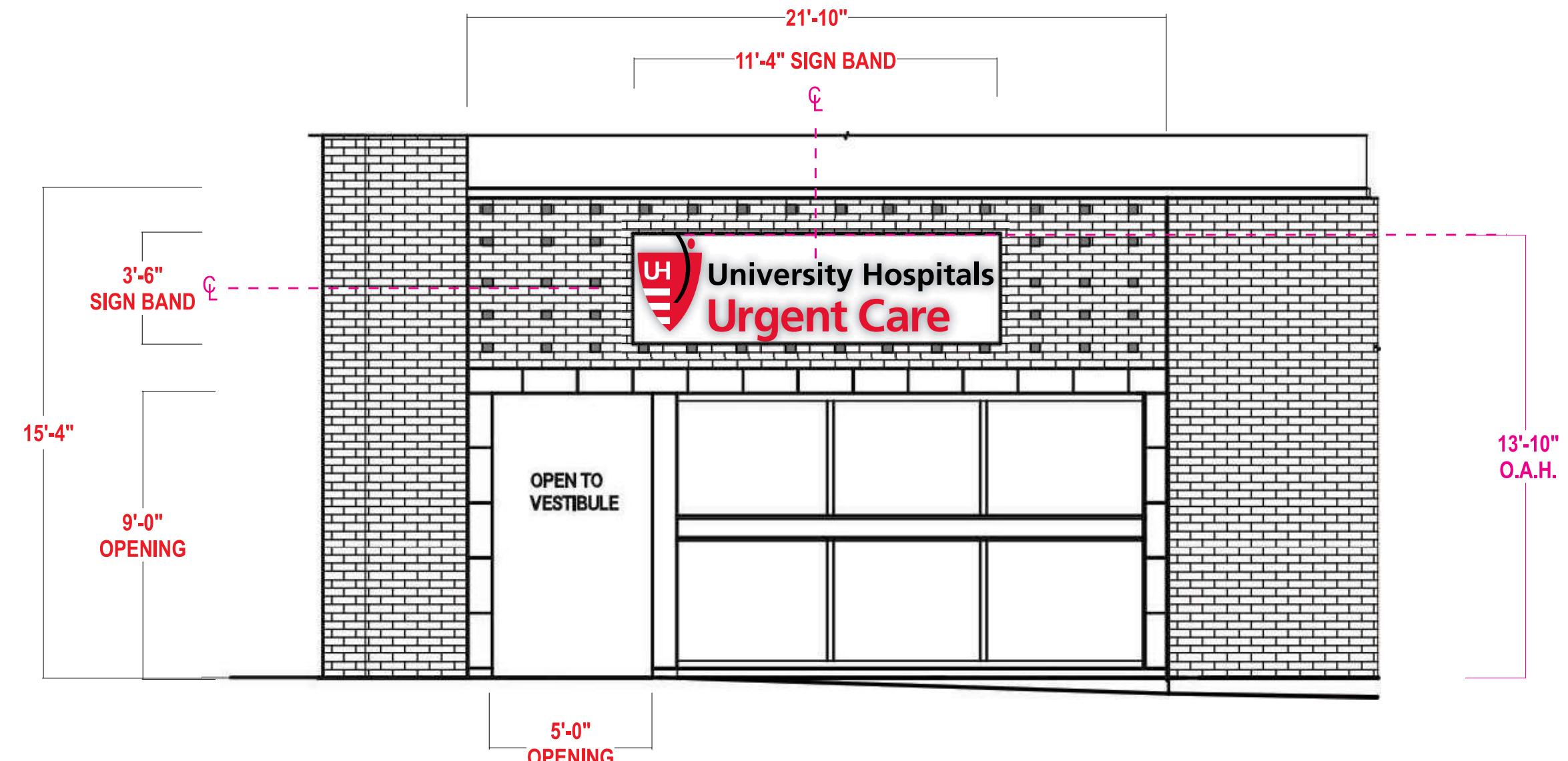
UHUC-S-FL-40

<u>EXISTING SIGN SF:</u>	—
<u>PROPOSED SIGN SF:</u>	37.0



**ALL SIGN SIZES HAVE BEEN CALCULATED OFF
ARCHITECTURAL PRINTS AS SHOWN**

NOTE: ACCESS AND ELECTRICAL TBV



The image features a large, bold, white 'Stratus' logo with a registered trademark symbol (TM) at the top right. Below the logo is the website 'stratusunlimited.com'. Underneath that is the address '8959 Tyler Boulevard' followed by 'Mentor, Ohio 44060'. At the bottom is the phone number '888.503.1569'. To the left of the text is a graphic element consisting of a large, semi-transparent orange circle overlapping a solid purple circle.

<u>CLIENT:</u>  University Hospitals Urgent Care	<u>ORDER NUMBER:</u> 1201398	<u>PROJECT NUMBER:</u> 86536	<u>Rev #</u>	<u>Req #</u>	<u>Date/Artist</u>	<u>Description</u>	<u>Rev #</u>	<u>Req #</u>	<u>Date/Artist</u>	<u>Description</u>
<u>ADDRESS:</u> 12301 CEDAR RD CLEVELAND, OH 44106-3191	<u>SITE NUMBER:</u> 12301	<u>PROJECT MANAGER:</u> CRYSTAL GONZALEZ	Original	453649	11/13/23 BB					
			Rev 1	457198	12/21/23 AS					
			Rev 2	459054	01/10/24 DLD					
			Rev 3	461076	01/25/24 BB					
			Rev 4	461479	01/25/24 BB					
			Rev 5	464479	02/23/24 BB	Added to book				
<u>PAGE NO.:</u> 9	<u>ELECTRONIC FILE NAME:</u> G:\ACCOUNTS\P\PIEDMONT URGENT CARE\2023\OH\12301_Cleveland\12301_Cleveland_Exterior_R5.cdr									

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