



Planning Commission Conditional Use Permit Info Sheet

Printed Date: May 07, 2024

Property Address:

3965 MAYFIELD RD CLEVELAND HEIGHTS, OH 44121

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.

This is a detail shop for cleaning up vehicles and doing very light body work. No customers will be served in this accessory building as the main building contains an area for customer interaction. Approximately a total of 4 auto technicians may be expected to be in this building to complete light body work that does not require lifts or fluid changes. This accessory building will only be in use when the main building is open for business, during normal business hours. No customers will be permitted in this building, only authorized employees of Crash Champions.

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.

The parcel designated for the proposed new building, along with its surrounding parcels, falls under the C3 Commercial zoning designation. According to Zoning Code Chapter 1131, the C-3 General Commercial District is designated to accommodate more intensive commercial activities, including automotive uses. This proposed building is intended to complement the operations of the Crash Champions automotive repair facility situated at 3957 Mayfield Road. The project site has previously obtained conditional approval from the City of Cleveland Heights for automotive repair activities. The proposed building shares similarities in function while minimizing potential impacts on the surrounding neighborhood. Specifically, heavy bodywork and spray-painting activities will not be conducted within this building; rather, it will be utilized for final detailing to ensure vehicles are returned to customers in optimal condition.

B. That the establishment, maintenance, or operation of

Given that the proposed use is for a vehicle detailing shop,

the conditional use will not be detrimental to or endanger the public 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

the operations within this accessory building are not expected to pose any risks to public safety or health. There are no concerns regarding immorality or adverse effects on the general welfare associated with this facility.

The design of this proposed building has been carefully crafted to integrate with the surrounding neighborhood, aiming for a cohesive aesthetic. It is intended to unify the existing structure on the site and effectively convey the approved materials used in the main building. Moreover, the proposed building will maintain the footprint of its predecessor, ensuring appropriate alignment with adjacent neighboring structures.

The proposed accessory building is designed to operate without emitting any fumes or generating excessive noise, and it won't introduce any aesthetic concerns that could negatively impact the neighborhood. Its design mirrors that of the already permitted main building, ensuring a seamless and appropriate visual integration into the surrounding area.

Providing a new building in lieu of the current structure on the property aims to enhance the neighborhood without causing any negative impact. We feel the new building will contribute to the improvement of the area by replacing a neglected and unsafe existing structure. This redevelopment project is intended to bring about positive change and contribute to the overall safety and aesthetic appeal of the neighborhood.

This project involves replacing an existing building with one of the same size. Access, drainage, and essential utilities exist to serve the proposed building.

The construction of this building will improve the flow of traffic for both ingress and egress from the site since the property will have only one user. Being an accessory building utilized by employees, it will result in a decrease in site traffic compared to the previous two uses. This reduction in traffic will contribute positively to the overall traffic management and safety of the area.

The construction of the proposed building will not have any adverse effects on the welfare of the community. Moreover, it will not impose any additional costs for public services.

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.

The intended use of this building aligns with that of the adjacent building on the site. Consequently, we believe there will be no added challenges for future users of the area. This continuity in use ensures a seamless transition and minimizes any potential hardships for individuals or businesses in the vicinity.

J. That the conditional use shall address the sustainability guideline of Section 1165.06.

We are committed to meeting Section 1165.06 requirements to the extent possible. Vegetation was carefully planned as part of the design for the previously approved main Crash Champions building. Specifically, trees positioned to the west will offer natural shading from summer heat on the proposed building's western elevation. Additionally, the proposed building will adhere to new energy codes, prioritizing resource conservation for the future. Daylighting strategies will be implemented to reduce the need for artificial lighting. Furthermore, crime prevention and safety considerations were integral to the design process, ensuring a secure environment for all stakeholders.

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.

All known regulations have been addressed and complied with in the design of the building. The proposed building will maintain the same footprint as the existing structure. The east wall will be constructed along the eastern property line as a zero setback is allowed in a C3 district. It will be approximately one and a half feet from the adjacent property's building. This wall will adhere to fire rating standards as per the OBC 2024.