



## **Planning Commission Conditional Use Permit Info Sheet**

Printed Date: September 24, 2024

**Property Address:**

2450 East DERBYSHIRE 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.

The Alcazar is an existing historic hotel previously converted to an apartment building, seeking a conditional use of a reduction in required parking based on the attached parking analysis, existing & historic tenant usage of parking, public transit, & alternate transport.

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 establishment, maintenance, or operation of the conditional use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare because based on existing tenant use & demand observed in the parking analysis they are currently less car dependent than is required by the City zoning. Additionally, due to ownership seeking & securing added off site parking, car share program, and long term bike parking which all will help to further prevent the conditional use from being detrimental.

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.

The conditional use will allow for the full occupation of the building as approved through BZA, post renovation helping restore vibrancy to the general vicinity & neighborhood. Additionally, the off site parking being procured, alternate transit, long term bike parking, & car share will help to maintain appropriate appearances with existing character of the general vicinity.

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

The conditional use will not be injurious to the use and enjoyment of other property in the immediate vicinity shown through the parking analysis as the existing residents & target residents already utilize alternate means of transit and do not currently use the required amount of parking.

The conditional use will not impeded normal & orderly development or improvement of surrounding properties, as the alternate off site parking, car share program, and long term bike parking will allow for the full occupation of the building helping the surrounding properties and uses.

No applicable changes or impacts through the requested conditional use.

The conditional use will not alter current historic ingress & egress of traffic. Off site parking secured, car share, & long term bike parking will help minimize any traffic impacts of new residents.

Not applicable for requested conditional use.

Correct, as illustrated in the parking study the current tenant parking usage is under what is required. Additionally, ownership securing more off site parking ahead of the approval of the conditional use, providing long term bike parking, and car share program to help minimize potential or future hardship.

The parking conditional use requested shall in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific

surrounded by uses permitted by right that are incompatible.

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

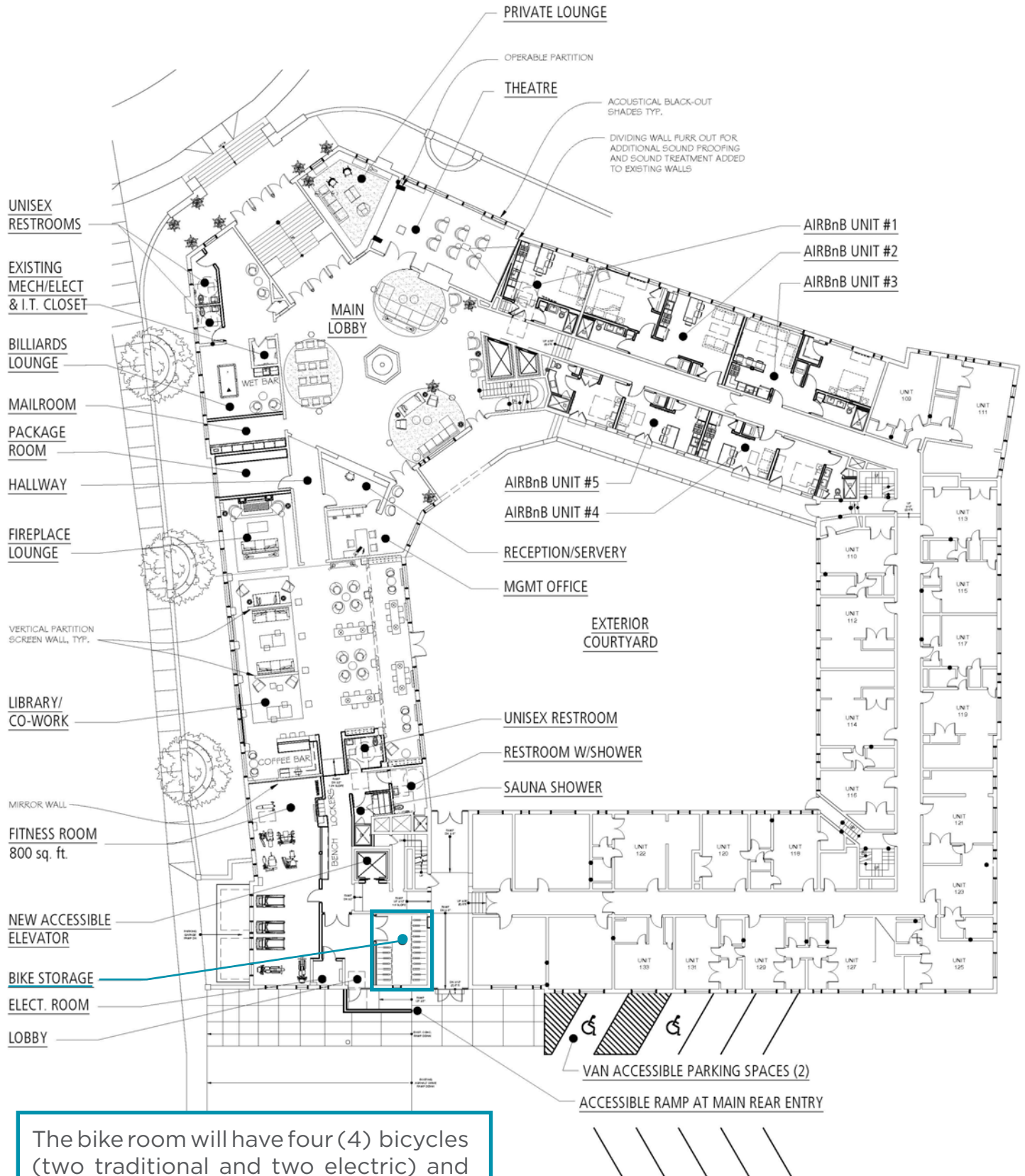
K. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

supplemental conditions set forth in Chapter 1153 of the Zoning Code other than those variances already approved by BZA.

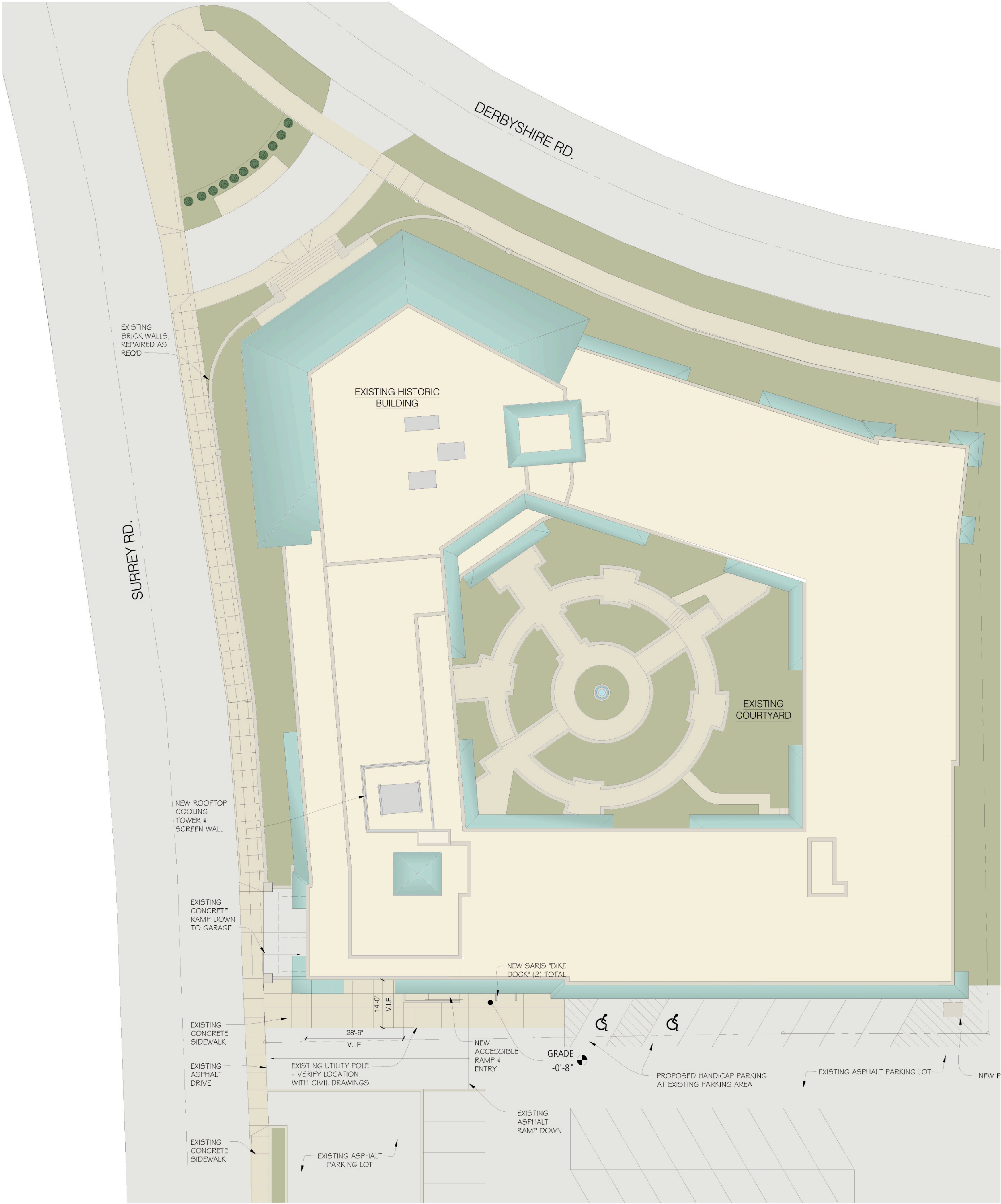
Being a historic preservation and adaptive reuse of existing structures the conditional use addresses Section 1165.06

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 other than those variances already approved by BZA.

# SITE PLAN







| The Alcazar Yield Table |             |                 |        |        |             |             |             |                 |        |        |             |             |
|-------------------------|-------------|-----------------|--------|--------|-------------|-------------|-------------|-----------------|--------|--------|-------------|-------------|
| Floors                  | Existing    |                 |        |        |             |             | Post Rehab  |                 |        |        |             |             |
|                         | Residential | Lobby & Amenity | CAM    | Garage | Total / Flr | Units / Flr | Residential | Lobby & Amenity | CAM    | Garage | Total / Flr | Units / Flr |
| LL                      | -           | -               | 6,195  | 22,072 | 28,267      | 0           | -           | 247             | 5,948  | 22,072 | 28,267      | 0           |
| 1                       | 11,181      | 8,559           | 7,049  | -      | 26,789      | 24          | 11,645      | 8,872           | 6,272  | -      | 26,789      | 20          |
| 2                       | 21,260      | -               | 4,973  | -      | 26,233      | 32          | 21,260      | -               | 4,973  | -      | 26,233      | 36          |
| 3                       | 22,541      | -               | 4,484  | -      | 27,025      | 32          | 22,541      | -               | 4,484  | -      | 27,025      | 38          |
| 4                       | 22,541      | -               | 4,484  | -      | 27,025      | 33          | 22,541      | -               | 4,484  | -      | 27,025      | 38          |
| 5                       | -           | 4,895           | 4,169  | -      | 9,064       | 0           | -           | 5,131           | 3,738  | -      | 8,869       | 0           |
| Total                   | 77,523      | 13,454          | 31,354 | 22,072 | 144,403     | 121         | 77,987      | 14,250          | 29,899 | 22,072 | 144,208     | 132         |

| Lot Area / Unit  |          |          |
|--|----------|----------|
|  | Existing | Proposed |
| Unit Count   | 121      | 132      |
| Approx. Lot Area (sf)  | 50,057   |          |
| Lot Area/Unit Required per Cleveland Heights Zoning Code 1123.06 (MF-21,750sf) | 211,750  | 232,750  |
| Lot Area/Unit Provided   | 414      | 379      |

| Parking Yield  |        |             |
|--|--------|-------------|
|  | Spaces | Spaces/Unit |
| Existing Garage  | 40     |             |
| Surface Lot  | 8      |             |
| Night Town Lot   | 20     |             |
| Total Provided   | 68     | 0.52        |
| Total Required per Cleveland Heights Zoning Code 1161.03 | 132    | 1           |

| Bicycle Parking   |        |
|---|--------|
|   | Spaces |
| Indoor Bike Parking   | 32     |
| Outdoor Bike Racks (2x spaces / rack)   | 4      |
| Total Provided  | 36     |
| Total Required per Cleveland Heights Zoning Code 1161.035 a2 & Table 1161.035 | 36     |



