



PC Summary Document

Printed Date: June 23, 2025

Permit Number:	CUP25-000008	Permit Type:	Planning Commission Conditional Use Permit
Property Address:	2435 N Taylor RD See 2425 main location Cleveland Heights, OH 44118		
Application Date:	06/12/2025		
Applicant Name	Robert Ivory	Applicant Email	robert.c.ivory@gmail.com
Applicant Address	10105 Brushwood Drive Streetsboro OH 44241	Applicant Company Name	Ivory Educational Consulting Group
Applicant Company Address	10105 Brushwood Drive Streetsboro OH 44241	Applicant Home Phone	
Applicant Cell Phone	(216) 324-9154	Applicant Work Phone	
Applicant Relationship to Property	Representative		
Property Owner Name	Bridgeview Holdings LLC		
Property Owner Address	3850 Severn Road, Cleveland Heights, Ohio 44118		
Property Owner City/State /Zip	Cleveland Heights, Ohio 44118		
Property Owner Phone	216.374.5505		
Property Owner Email	EMMAN@ameritech.net		
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	Prentiss Place (named in honor of the late State Senator C.J. Prentiss), is located in the former convent of the once Saint Louis Church/School acquired by Bridgeview Holdings LLC in 2024 (2435 N Taylor Road), will serve and be used as a transitional living facility for homeless women and their children, primarily serving families from the Cleveland Heights-University Heights School District. The school district currently identifies at least 167 students as homeless, affecting 97 Cleveland Heights-University Heights families. The facility will operate 24 hours a day, providing dormitory-style accommodation with a capacity to service up to 14 families or 30 individuals at a time, with stays ranging from 180 days to a year. The facility will employ a total of 7 full-time staff and 12 part-time staff members, ensuring comprehensive around-the-clock coverage and support. The staffing structure includes a licensed worker/case manager, house managers, house monitors, chef, maintenance and security personnel and at least one administrator. At least two staff members will be present per shift to provide supervision and support. Additionally, a full-time night shift security person will be on duty, along with a night shift House Monitor. The building will be utilized to provide both transitional living quarters, office and programmatic space. The second floor of the facility contains multiple sleeping and sitting areas for		

centers have designated drop-off and pick up parking spaces.

residents as well as a suite reserved for a resident with special needs and handicap accessible, while the first floor features a large kitchen, dining area, living room (parlor), welcome center, and staff offices. The basement includes three large rooms designated for an early learning center, programming and recreation, along with a computer lab, fitness/health and wellness room, a laundry room, and storage areas. The facility maintains designated on-site secure parking with security surveillance cameras monitoring the perimeter of the building. Services provided within the facility as residents are worked with to transition into permanent housing, are comprehensive, structured and based on a continuum of care and engagement. These services include case management, financial literacy training, resume writing, job interview preparation and workforce development, credit repair assistance, parenting classes, nutrition education, cooking classes, health and wellness programs, GED preparation, tutoring, school and community-based mentoring for children, linkage to community resources, and social and emotional support groups. The facility contracts a chef to prepare three nutritious meals daily for residents.

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 adaptive reuse of the former convent building is a model of sustainable development and efficient land use, which are central tenets of the city's Zoning Code. Rather than constructing a new facility, Prentiss Place makes optimal use of existing infrastructure, including ingress, egress, parking, and utilities. The building's original purpose as a convent for communal living is analogous to its proposed use, ensuring compatibility with the surrounding residential neighborhood and maintaining the architectural character of the area. The project's design preserves the exterior of the building, upholding the historical integrity of this community asset. Prentiss Place's location is particularly well-suited for its intended use. Situated between Council Gardens, a multi-family senior living complex, and single-family homes, the facility serves as a natural transition between different housing densities. This placement supports the district's planning objective of integrating various residential uses in a harmonious manner. The operational design of the facility—featuring structured programming, 24-hour supervision, and a strict visitor policy—minimizes neighborhood impact by limiting external activity and ensuring that residents are focused on their transitional goals rather than congregating outside. The facility's comprehensive service model is tailored to address the multifaceted barriers faced by homeless families. Residents receive individualized case management, educational support for both adults and children, workforce development training, financial literacy education, and health and wellness programming. These wraparound services not only stabilize families but also empower them to achieve long-term self-sufficiency, which aligns with the city's broader goals of promoting public health, safety, and welfare.

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 establishment and operation of Prentiss Place Transitional Living Facility for Women with Children as it relates to conditional use, will not be detrimental to public health, safety, morals, or general welfare. To the contrary, it will positively, proactively and responsively address these aspects to the Cleveland Heights community, particularly for homeless students and families in the Cleveland Heights-University Heights School District. The facility will prioritize public health and safety through a structured and secured environment providing a safe and nurturing living environment with 24/7 supervision, response and programming: full time night security, surveillance cameras, and controlled access to the building to ensure resident and community safety. There will also be health and wellness programs facilitated by qualified facilitators promoting classes to enhance the resident's physical, mental and emotional well-being. The facility will also help to address these aspects general welfare of the Cleveland Heights community by addressing homeless, particularly in women and children. It will also provide educational support, GED preparation, tutoring, and mentoring programs to support student achievement. Mothers residing in the facility will be empowered through financial literacy programs, credit repair assistance, trauma informed care counseling along with parenting classes.

C. That the conditional use will be designed, constructed, operated, and

There will be no structural changes to the facility therefore the conditional use of the facility will be designed, operated and maintained so as to be harmonious and appropriate

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.

in appearance with the existing or intended character of the general vicinity. The facility remains to blend with and compliment the character of the general area. The building was built as the Convent, a structure intended to house the nuns and to provide office and meeting space at the one-time Saint Louis Catholic Church and School. The property has never been used as a single-family house, and its proposed use for congregate living is not unlike its prior use as a Convent. Just to the south of the facility, approximately 1000 feet, is Council Gardens, the 7-acre senior living apartment complex.

The facility's conditional use and operational structure is specifically and intentionally designed to minimize any impact on neighboring properties while maximizing positive community outcomes. At its core, Prentiss place will operate on a highly regimented schedule that keeps residents engaged in productive, goal-oriented activities thought the day when they are not working or at school. Rather than having residents congregating outside or creating additional foot traffic in the neighborhood, families will be focused on structured programming, including but not limited to financial literacy courses, job readiness workshops, parenting classes, and educational support. This intensive scheduling approach naturally limits any potential disruption to neighboring properties. In addition, the use of the facility will not negatively impact the neighbors by excessive noise, deliveries, traffic and other activity. The facility's professional and comprehensive security measures further ensure neighborhood stability. Prentiss Place, (operated by Students of Promise), will employ full-time night shift security personnel working alongside the night shift House Monitor, creating multiple layers of professional oversight. The facility will be equipped with an extensive surveillance camera system covering all entrance areas and the parking lot. Clear accountability measures ensure responsible management. The facility implements strict eligibility requirements and screening processes for potential residents, maintains clear rules and expectations, and has defined processes for handling any violations. Transportation needs are managed through an on-site van, and structured scheduling reduces random coming, and going, minimizing traffic impact on neighboring properties.

The facility's located in the former St. Louis Catholic Church Convent represents a thoughtful adaptation of space that has served community purposes in lodging and residential. As a former convent and residential facility for women and children, for instance, the structure's conversion maintains the property's historical role as a community asset while addressing contemporary needs. This adaptive reuse of an existing structure means there will be no significant changes to the neighborhood's physical landscape or development patterns; therefore, the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The facility's structured approach to programming and resident activities, both individualized and family-oriented, supports orderly neighborhood function. In essence, Prentiss Place has been proposed as a complement to existing neighborhood development, with careful attention to scale, operations, and community integration. Rather than impeding orderly development.

The facility is adequately equipped with utilities, access roads, drainage, and necessary facilities already provided and prepared for. The existing infrastructure should not be impacted by the proposed use.

Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets for the facility. Located on property of the former St. Louis Catholic Church, the facility already has established ingress and egress points. Furthermore, the facility's structured programming and schedule are designed to minimize unnecessary traffic. Residents will be primarily focused on transitioning to permanent housing, participating in educational activities, and following work schedules.

This suggests there will be minimal time for residents to be outside the facility and throughout the neighborhood. There are no changes to traffic flow propose and there is no anticipation of any congestion from the proposed use.

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.

The facility's comprehensive approach to security and resident support demonstrates careful planning to minimize impact on public services while maximizing positive outcomes for families residing in the facility. The facility's private security both inside monitoring all common areas and hallways and the grounds of the campus, entrances and exits effectively manages safety concerns without requiring additional police resources. Rather than relying on public law enforcement, the facility maintains its own security staff, including a full-time security person that will make period rounds outside of the facility. Beyond security, the facility's comprehensive support services actively prevent future demands on public resources. In terms of education, facility actually helps to strengthen goals of the local school system rather than burdening it. By working directly with the Cleveland Heights-University Heights School District as facility partner Students of Promise has for more than 10 years, the facility addresses an existing challenge - the 167 students and 97 families already identifies as homeless within the district. The facility's dedicated Linkage Coordinators providing school and community-based mentoring, on-site tutoring, early learning center and educational support programs help stabilize these students' academic experience. When students have stable housing and comprehensive support, their attendance improves, behavioral issues decrease, and academic performance typically improves, reducing the extraordinary resources schools often must deploy to support homeless students. The establishment of the conditional use will not be detrimental to the economic welfare of the community nor create excessive additional requirements at public cost for public cost for public facilities.

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.

Prentiss Place is designed to integrate seamlessly into the existing community fabric. The nature of the transitional living facility makes it highly compatible with typical residential and mixed-use areas. The dormitory-style housing is similar in scale and function to other multi-family residential structures. The facility's focus on the needs of families and children aligns well with nearby schools and family-oriented neighborhoods.

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

Through carefully considered operational policies and structural elements, the Prentiss Place facility demonstrates its commitment to conforming with applicable zoning regulation while providing essential services to vulnerable community members. As a former convent and residential facility for women and children, the condition use shall, in all other respects, conform to 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.

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.

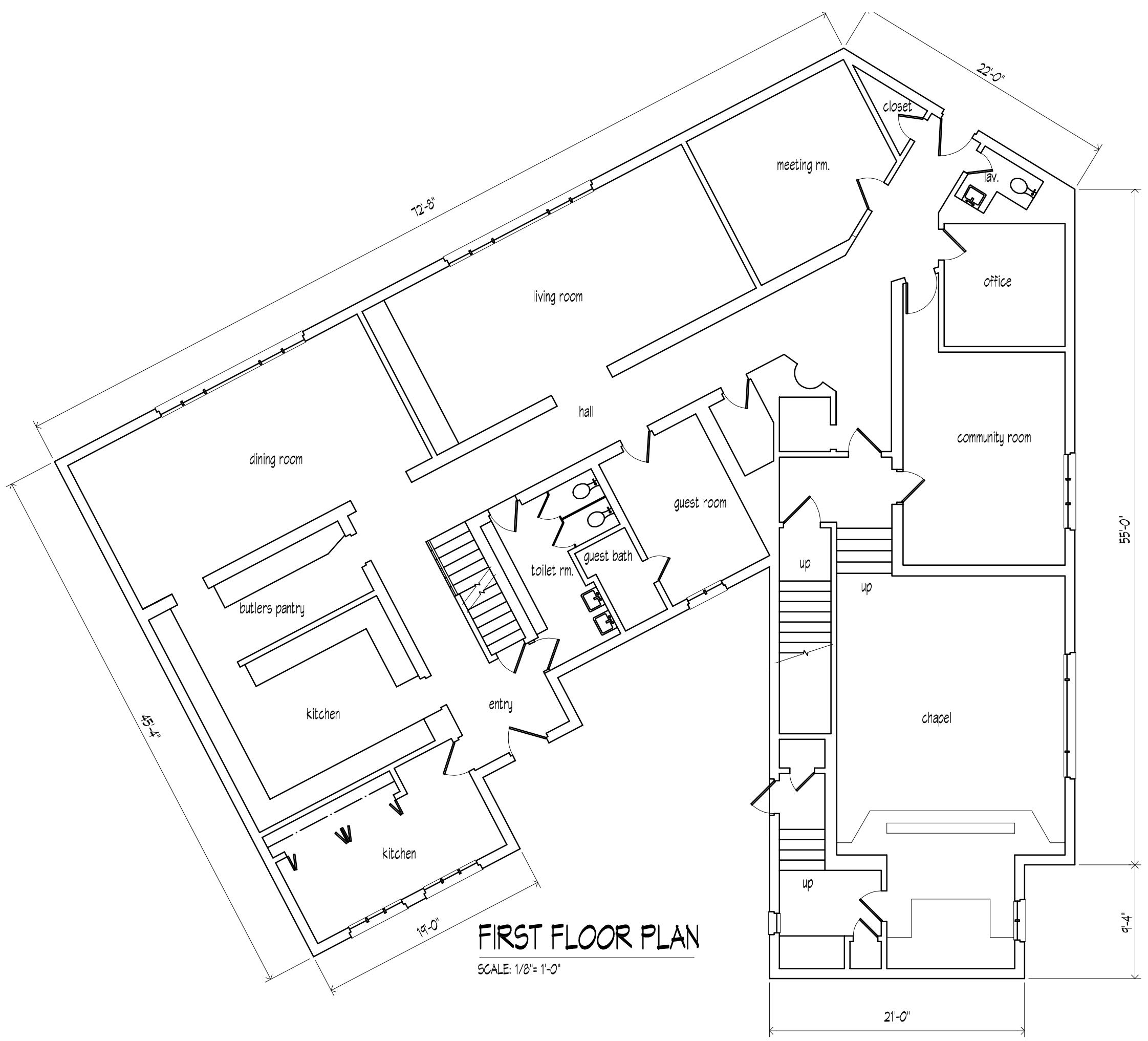
Through carefully considered operational policies and structural elements, the Prentiss Place facility demonstrates its commitment to conforming with applicable zoning regulation while providing essential services to vulnerable community members. As a former convent and residential facility for women and children, the condition use shall, in all other respects, conform to 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.

Once you submit your application you will be taken to the payment page. Enter your payment information and submit. I understand review won't start until payment is made.

Yes

Case Number

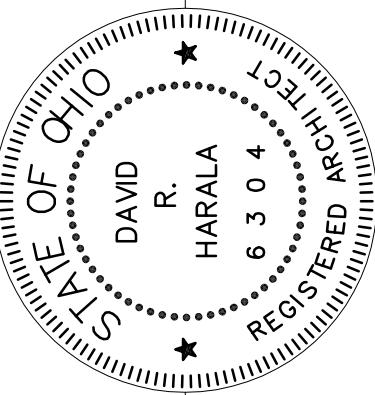
25-16



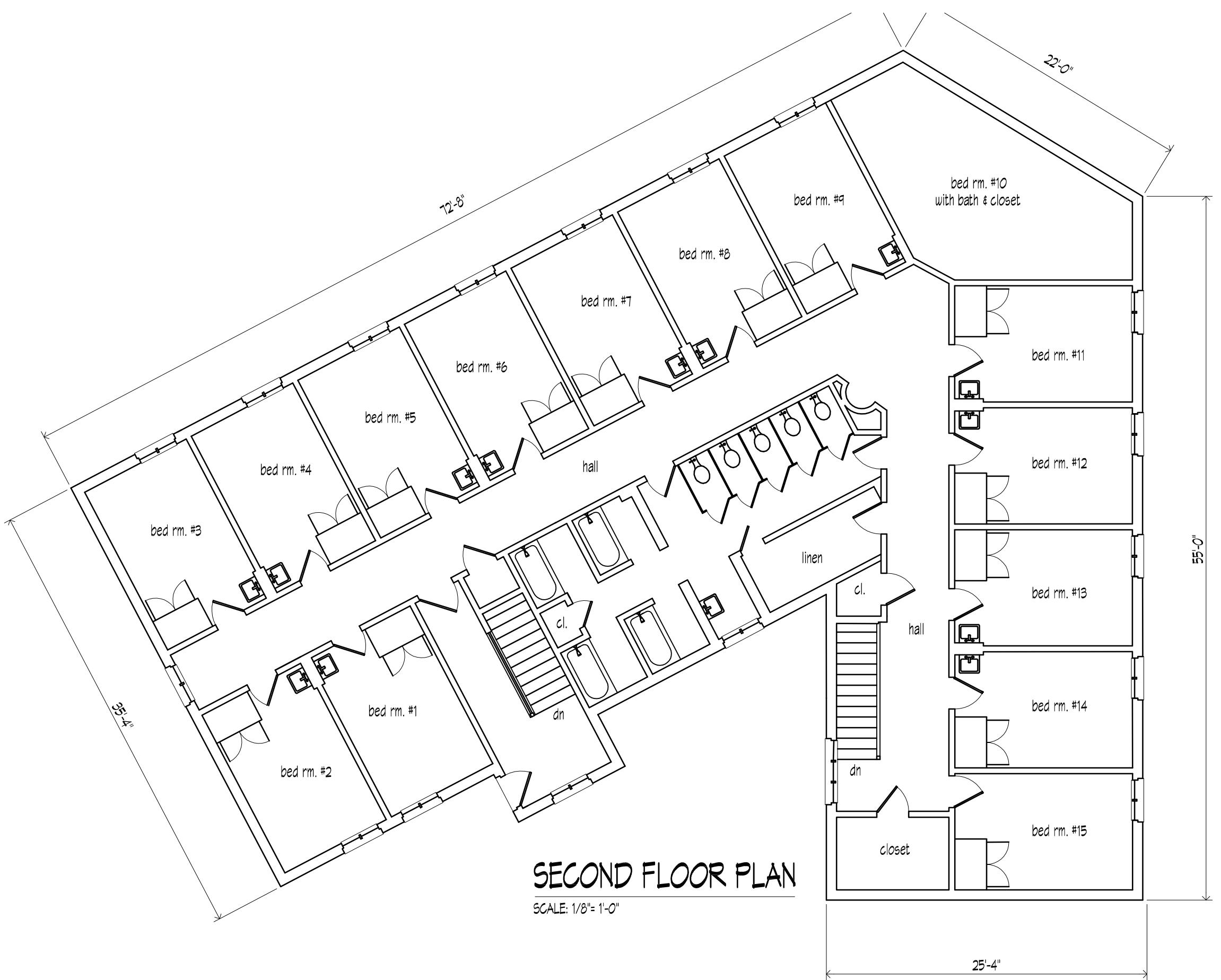
ଏ

VIVA CITY INC.
2425 NORTH TAYLOR RD.
Cleveland Heights, Ohio

7835 OAKHURST CIRCLE
BRECKSVILLE, OHIO 44141
PHONE (440) 832-0003
email: dharaaestbglobal.net



ISSUE:	PLANNING
DATE	2/10/21

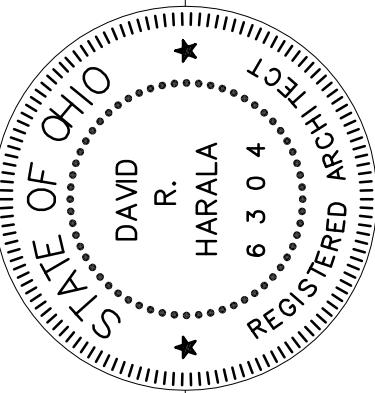


dha DHA ARCHITECTS, LTD.
 1835 OAKHURST CIRCLE
 BRECKSVILLE, OHIO 44141
 PHONE: (440) 832-0003
 email: dharala@scgglobal.net

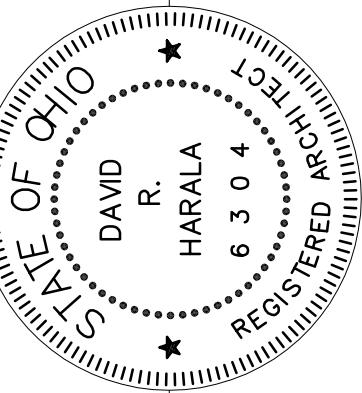
VIVA CITY INC.
 2425 NORTH TAYLOR RD.
 Cleveland Heights, Ohio

ISSUE:
 PLANNING

DATE:
 2/10/21



DATE
2/10/21
ISSUE:
PLANNING



VIVA CITY INC.
2425 NORTH TAYLOR RD.
Cleveland Heights, Ohio

DHA ARCHITECTS, LTD.
1835 OAKHURST CIRCLE
BRECKSVILLE, OHIO 44141
PHONE: (440) 832-0003
email: dharala@scgglobal.net

dha

BASEMENT PLAN

SCALE: 1/8" = 1'-0"

