



Planning Commission Conditional Use Permit Info Sheet

Printed Date: January 20, 2026

Property Address:

13434 CEDAR RD CLEVELAND HEIGHTS, OH 44118

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 property currently houses our bulk soil and mulch storage buildings. A existing building is on the property also. The building would be removed for employee parking and create better access for delivery and receiving bulk materials delivery. Bremec's Garden Center of Cleveland Hts is uses this property.

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 proposed use of the property is consistent with its current use. Our proposal will enhance our ability to service the community. We did meet with the planning department to discuss how current regulations would impact our proposed enhanced use. We will make the necessary adjustments to the property to meet the city's requirements.

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 current use of the property will be enhanced by the changes we are proposing. Working with the planning department our new plan will enhance the property through landscaping additions and fencing.

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 enhancements to the property will continue the beautiful landscaping we created at the front of our garden center to the West.

The property to the East is a parking area and alley way for access to adjoining retail building. A property to the West is an existing office building with parking. The next building to the West is Bremec's Garden Center

The continued use and enhancing the property does not affect surrounding properties in a negative way.

Current facilities with access roads, and drainage will remain as is. They currently service the property and will continue on into the future.

Our proposed plan widens the current entry onto the street. This will provide additional room for large trucks to move into and out of our property.

We propose to remove an existing building which eliminates a structure for the fire department to service if needed. No additional impacts to police or schools is anticipated.

The current use of this property has been the same for at least the last 25 years. We propose to continue the current use for years to come.

The parts of the building to be removed that can be recycled are steel and concrete. Our mulch is a recycled to

sustainability guideline of
Section 1165.06.

an up cycled product created from tree debris, bark, leaves
etc.

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 proposed use and plans comply with the conditions set
forth in chapter 1153. Per our meetings with Planning and
zoning.