

CONDITIONAL USE PERMIT APPLICATION

City of Cleveland Heights

It is necessary to obtain a permit before establishing or substantially altering a conditionally permitted land use in any zoning district in Cleveland Heights. Most conditional use permits are reviewed and acted upon by the **Planning Commission**. Planning Commission meetings are held on the second Wednesday of each month, with some adjustments for holidays, at 7:00 p.m., in City Council Chambers, on the second floor of City Hall. **Applications are due on the second Wednesday of the preceding month** (see page 4 for this year's dates).

Contacting the Planning and Development Department

Prospective applicants are strongly advised to consult with Planning Department staff before submitting an application. Staff members will explain the approval process and make applicants aware of the regulations that apply to their projects.

The department can be reached at 216-291-4878 or planning@clvhts.com. Beginning in early 2012, most application forms will be available on the City's website, which can be found at www.clevelandheights.com.

Application process

The following materials should be included with all applications:

- (1) **the completed application form (14 copies);**
- (2) **a detailed written description of the conditional use or project being proposed (14 copies, see page 3);**
- (3) **scale drawings in an 8-1/2-by-11 or 11-by-17 format, or, if necessary to maintain legibility, a larger format (14 copies);**
- (4) **proof of control of the property by ownership, option, or lease (1 copy); and**
- (5) **application fee (checks should be made payable to the City of Cleveland Heights).**
 - a. Development Plan Review (Chapter 1147 and 1155) \$300.00
 - b. Conditional Use Permit and Other Planning Commission Review \$ 80.00
 - * Single-, Two and Three-Family Residential
 - * Other than Single-, Two- and Three-Family Residential \$150.00

The application may be dropped of at our office on the first floor of City Hall or mailed to: City of Cleveland Heights, Dept. of Planning and Development, 40 Severance Circle, Cleveland Heights, OH 44118.

Public hearing and Planning Commission review

At the Planning Commission meeting, members of the staff and the applicant will make presentations regarding the proposed conditional use. Neighbors, who will be notified in advance of the hearing by mail, and other interested parties will have the opportunity to comment during the public-hearing portion of the Planning Commission's meeting. The Planning Commission may grant or deny the request for a conditional use permit, or it may postpone making a decision to consider or seek additional information. It is the Planning Commission's responsibility to make decisions based on the facts presented, within the framework set by the Zoning Code.

Other approvals

The granting of a conditional use permit does not imply approval of specific plans by the Building Dept., Architectural Board of Review, or other City entities. Questions about building permits and regulations may be addressed to the Building Dept. at 216-291-4900.

CONDITIONAL USE PERMIT APPLICATION FORM

Please type or print clearly.

Project number _____

Date submitted _____

Contact information:

Applicant(s) _____
Phone/fax/e-mail _____
Address of subject property _____
Mailing address of applicant _____
Applicant's representative, if any _____
Phone/fax/e-mail _____
Address of representative _____
Property owner, if different from applicant _____
Phone/fax/e-mail _____
Address of property owner _____

Brief summary of project (please attach **detailed** written description):

Supporting documentation (check all that apply):

- _____ Detailed written description of project (14 copies)
- _____ Proof of ownership, option, or lease agreement (1 copy)
- _____ Floor plan (14 copies, drawn to scale)
- _____ Site plan (14 copies, drawn to scale)
- _____ Elevations (14 copies)
- _____ Application fee check no. _____



Applicant's signature _____ Date _____

Please print name _____

GENERAL STANDARDS FOR CONDITIONAL USES

When reviewing and application for a conditional use permit, the Planning Commission must determine that the proposed conditional use satisfies the standards listed on this page, as well as any use-specific standards that may apply to the proposal. In preparing a detailed description of a proposed conditional use, the applicant should be mindful of these standards:

- a. 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 it would be located.
- b. 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.
- c. 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. 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. 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. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.
- g. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
- h. The establishment of the conditional use will 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. 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. 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 Zoning Code Chapter 1153.

City of Cleveland Heights
PLANNING COMMISSION
MEETING DATES FOR THE YEAR 2012

Meetings are held on the second Wednesday of each month at 7:00 p.m., unless otherwise indicated, and are held in City Council Chambers on the 2nd floor of Cleveland Heights City Hall. Applications are due by 5:00 p.m. on the second Wednesday of the previous month.

The applicant or the applicant's representative must be present at the meeting.

<u>Application Deadline</u>	<u>Meeting Date</u>
DECEMBER 14, 2011	JANUARY 11, 2012
JANUARY 11, 2012	FEBRUARY 8, 2012
FEBRUARY 8, 2012	MARCH 14, 2011
MARCH 14, 2012	APRIL 11, 2012
APRIL 11, 2012	MAY 9, 2012
MAY 9, 2012	JUNE 13, 2012
JUNE 13, 2012	JULY 11, 2012
JULY 11, 2012	AUGUST 8, 2012
AUGUST 8, 2012	SEPTEMBER 12, 2012
SEPTEMBER 12, 2012	OCTOBER 10, 2012
OCTOBER 10, 2012	NOVEMBER 14, 2012
NOVEMBER 14, 2012	DECEMBER 12, 2012