

DETAILED DESCRIPTION: 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 form, as well as any use-specific standards that may apply to the proposal. It is the applicant’s responsibility to address all general and specific standards for a conditional use. (See Title Seven – Conditional Use Regulations at:

https://codelibrary.amlegal.com/codes/clevelandhts/latest/clevelandhts_oh/0-0-0-13983#JD_Part11T.7

1. Provide a brief narrative describing your use, including detail 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.

Per Section 1153.05 (n) of Supplemental Regulations of Specific Uses - Animal Clinics, Veterinary Offices, and Animal Grooming may be granted conditional use in C-2 zones. Top Dog Training will ensure the surrounding neighborhood experiences no increase in noise or odor. Owners will remove their dogs if barking cannot be controlled through immediate training interventions, and messes will be immediately cleaned with appropriate cleaning supplies. Dogs will never be unsupervised on the premise. Hours of operation will be between 10am and 9pm Sunday through Friday. The business will employ one full-time employee and up to 3 part-time employees. Group classes will never contain more than 6 dogs, so no more than 20 people will occupy the space at any given time.

2. The conditional the use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with objectives for the district in which it would be located. Describe how your use would be viewed by eachv of the following general standards for conditional uses (a through j).

a. 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.

Training will primarily take place inside the building, with only supervised dogs in advanced classes occasionally walking outside the premise during class. Clients will be advised to pick up after their dogs, and bags will be provided for that purpose to anyone who needs one.

- b. 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.

No exterior changes will be made to the structure, with the exception of a sign that will be approved by the city. The property has been empty for over a year, operation of a business will enhance the appearance of the area.

- c. 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.

More foot traffic from clients of Top Dog will be beneficial to existing businesses. Providing a place in the community to train dogs means the dogs walking around are better behaved.

- d. 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.

Top Dog Training will be contained to the property and will not impede further development in the area.

- e. Adequate utilities, access roads, drainage, and necessary facilities have been or are being provided.

Current utilities and facilities will be used and are adequate.

- f. Adequate measures have been or will be taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.

Parking for clients is located behind the building in a private lot. If other parking is necessary, there are public spaces on both sides of South Taylor Road.

- g. 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.

The business will not negatively impact the economic welfare of the community. Many Cleveland Heights businesses open their patios to dogs in the warmer months. More people in the area with well-behaved dogs will be beneficial.

- h. 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.

Top Dog's operations have minimal potential to cause hardship to other businesses that may move to the area in the future.

- i. 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 of the Zoning Code.

The business will address noise concerns by requiring all dogs on the premise to be supervised at all times. Any odors will be immediately addressed with appropriate cleaning supplies.

- j. That 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.

The business will address noise concerns by requiring all dogs on the premise to be supervised at all times. Any odors will be immediately addressed with appropriate cleaning supplies.

2184 South Taylor Road

