

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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

This site is open 24 hours, has 8-12 employees, and serves 800 customers per day on average.

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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

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

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

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

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

This property is being used as a gas station/Convenience store continuously since at least 2009 when affiliates of the current owner acquired the property. The proposed continuing use is unchanged.

- 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.

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