

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.

The use of this facility located at 3128 Mayfield Rd., Cleveland Hts., OH. 44118 is to solely to operate a child care center. We will plan to have 10 employees on site during our hours of operation which is 6:30am - 6:00pm. The building will be used to care for infant - school-age children in the surrounding neighborhood providing education. We expect to serve up to 87 children. The parking lot will be designated for staff and families with the first row of parking available for parent pickup and drop off.

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.

Our establishment will be viewed as a safe, morally driven, comfortable environment focusing on the general welfare of our children, families and neighbors.

- 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.

The use of the facility will be designed, constructed, operated and maintained in the winter months by plowing the parking lots, landscaping will be current and pleasing to the eye. The playground will be up to code for the both the City of Cleveland Hts. and the State of Ohio with equipment being up to date and adding value to the neighborhood.

- 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.

The conditional use of this facility will not cause damage and will solely be used to service families and children as a child care center.

- 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.

The establishment will not impede the normal and orderly development, we will follow normal hours of operation and the facility will be deep cleaned 3 times a week by Addison Cleaning Company in addition to our daily routine cleaning throughout the day. A routine for pick up and drop off systems has been designed to ensure the safety of our families and residents of Cleveland Hts.

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

Adequate utilities, drainage and necessary facilities are up to code and have been approved by all facilities.

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

Adequate measures have been taken and are adjusted to ensure that traffic is minimized and congestion in the public streets is minimal to none.

- 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.

Our establishment will not be detrimental to the economics if anything it will enhance the economy by partnering with neighborhood businesses. We will have minimal to no public cost for public facilities such as police, fire and schools.

- 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.

Our establishment will solely be used to educate children for childcare and prepare scholars for school.

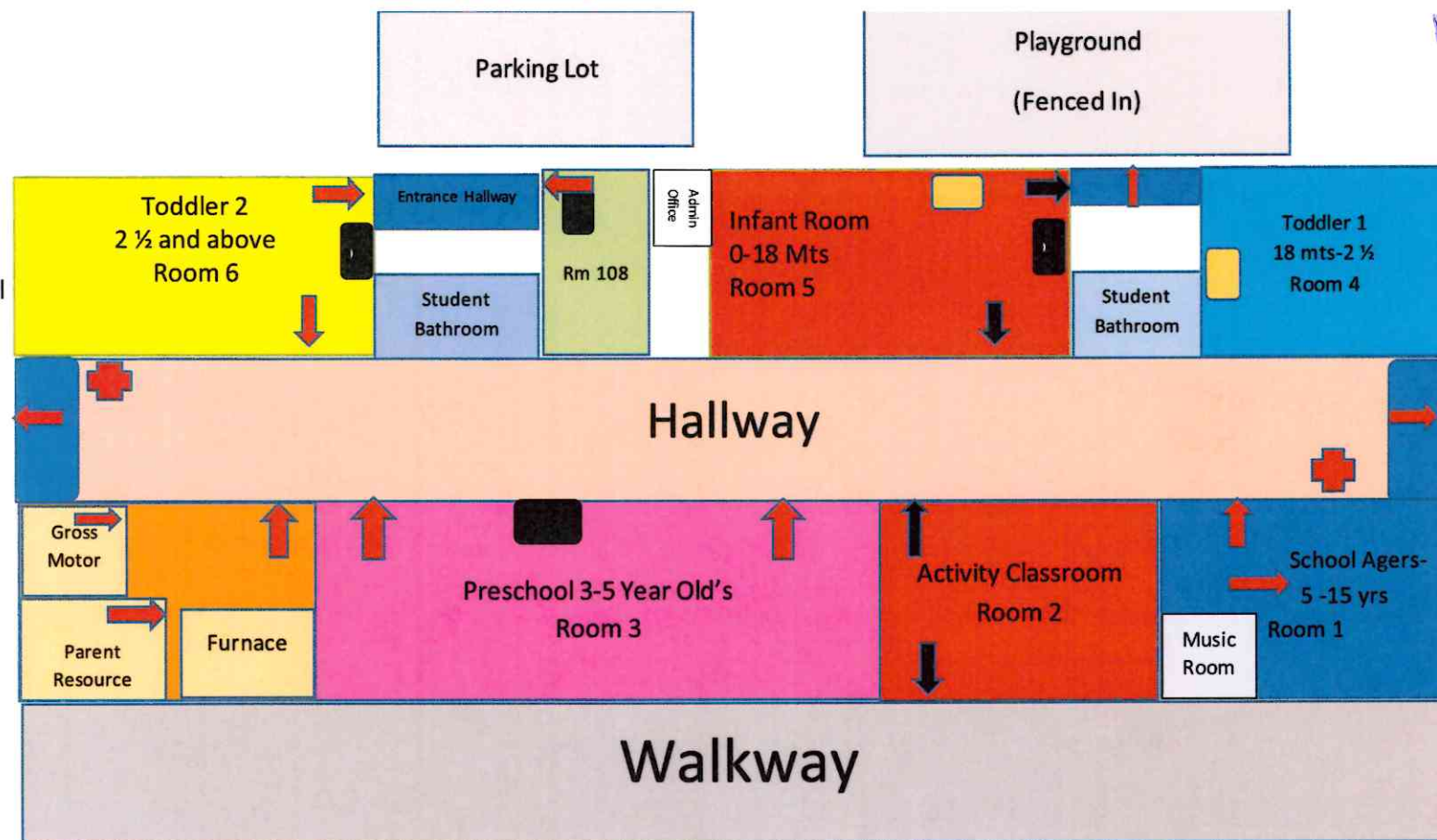
- i. The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, as well as the specific supplemental conditions set forth in Chapter 1153 of the Zoning Code.

A Better Day Academy will conform to the regulations of the district of Cleveland Hts. as well as Chapter 1153 of the zoning code.

- 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.

A Better Day Academy will conform to the regulations of the district of Cleveland Hts. as well as Chapter 1153 of the zoning code.

PN 23-19



A BETTER DAY ACADEMY FLOOR DIAGRAM

KEY:

↑ = EXIT

■ = SINK

✚ = FIRE EXTINGUISHER

■ = CHANGING TABLE