



Planning Commission Conditional Use Permit Info Sheet

Printed Date: November 12, 2024

Property Address:

960 CALEDONIA AVE CLEVELAND HEIGHTS, OH 44112

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.

The Caledonia Community Center is incorporated as a LLC Corporation. It provides a variety of social services addressing the needs of Cleveland Heights residents. It will primarily serve those residents living in walking distance from the facility. The intended social services include recreation and education. This business plan is anchored upon the needs of the community with a focus on fostering a stronger and safer community. Its initial business activities will include: • Before and After school Tutoring • Early Childhood Education • Religious Assemblies • Political Assemblies • Book Signings • Musical Exhibition • Art Exhibitions • Dance Exhibitions • Community Meetings • Lectures • Community Town Hall meetings • Classes (skilled, educational, Arts, Music, etc) • Leaseing or rooms /areas of the building in whole and in part Operates to the public between 6:00AM and 9:00 PM with cleaning, preparation and other business activities occurring before and after these hours. Drop off and pick up occurs in the rear parking lot. The number of persons to be served will not exceed the occupancy requirements as established by the CHFP. Full-time equivalent staff are estimated at 1 to 2 FTEs. I have been running my business for 14 years in a building that I own. This building was previously owned and occupied by a library for 30 years prior to me buying it and starting my business. This library delivered many of the same services that my business offers to the public. Across the street from my business is a Church that delivers many of the same services that my business offers to the public. Down the street is a school which delivers many of the same services that my business offers to the public.

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 Caledonia Community Center aligns with the purpose and intent of the Zoning Code by fostering community cohesion, cultural enrichment, and educational development within a facility historically used for public services. By offering programs that serve local residents and promote a safe, supportive environment, the Center contributes positively to the district's planning objectives. It enhances the community's social and recreational

resources, meeting both immediate and long-term goals for neighborhood development and quality of life.

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.

The Caledonia Community Center operates responsibly by following all health and safety guidelines, maintaining a safe, clean, and welcoming environment. Its activities support public morals by fostering community and cultural development, without any impact on the public's comfort or welfare. Programs and assemblies are held within the established occupancy limits and facility guidelines.

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.

The Center blends well with the neighborhood's character, resembling community hubs like the nearby school, church, and former library. It complements the community aesthetic and provides enriching services that align with the area's existing cultural and educational focus, avoiding any disruption to the neighborhood's harmony.

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.

Activities are thoughtfully organized to respect the needs and enjoyment of nearby properties. With activities held indoors and limited noise impact, the Center ensures neighboring residents and properties experience no interference or decline in value due to our programs and assemblies.

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.

The Center operates within its designated space and does not impose on surrounding properties, nor does it interfere with the potential development of nearby areas. The building has housed community-oriented services for over four decades, aligning with the district's developmental trajectory.

F. That adequate utilities, access roads, drainage, and /or necessary facilities have been or are being provided.

The facility is equipped with all necessary utilities and amenities, including access roads, drainage, and public utilities that were already in place for the previous use as a library. Regular maintenance and utility upgrades ensure all facilities remain fully functional and compliant with city requirements.

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.

Drop-off and pick-up are conducted in a designated rear parking lot, with schedules designed to minimize peak-hour congestion. The facility's strategic location and access points, along with staff guidance, contribute to smooth traffic flow and reduced public street congestion.

H. That the establishment of the conditional use should not be detrimental to the economic welfare of the

Operating independently and efficiently, the Center does not increase demands on public resources. Security and

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 sustainability guideline of Section 1165.06.

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.

supervision are managed internally, ensuring no excessive burden on city services like police, fire, or schools. Our limited staff and community-oriented services require minimal external support.

Surrounded by similarly community-focused entities, the Center aligns with current district purposes, minimizing any risk of hardship. Its multi-functional nature means it complements rather than competes with neighboring schools, religious institutions, and other cultural services.

The Center prioritizes sustainable practices, such as waste reduction, energy efficiency, and responsible community programming, which support both environmental sustainability and long-term viability. Programming emphasizes self-sustaining activities that benefit both the Center and the community it serves.

The Center adheres to all zoning and district requirements and complies with Cleveland Heights' regulations. We work closely with city officials to meet any additional specifications, ensuring that all programs, activities, and operations align with local standards and expectations.