



## **Planning Commission Conditional Use Permit Info Sheet**

Printed Date: January 30, 2025

**Property Address:**

2475 N TAYLOR RD CLEVELAND HTS, OH 44118

**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 Ophelia Myers Manor, located in the former rectory of the once Saint Louis Church/School campus acquired by Imani Temple Ministries in 2011 (2475 N Taylor Road), will serve and be used as a transitional living facility for homeless women and their children, primarily serving families from the Cleveland Heights-University Heights School District. The school district currently identifies at least 140 students as homeless, affecting 91 Cleveland Heights-University Heights families. The facility will operate 24 hours a day, providing dormitory-style accommodations that can service 6 families or 30 individuals at a time (120-150 annually), with stays ranging from 90 to 120 days. The facility will employ 7 full-time staff and 12 part-time staff, ensuring comprehensive around-the-clock coverage and support. The staffing structure includes a licensed worker, a case manager, house managers, house monitors, a chef, maintenance and security personnel, and at least one administrator. At least two staff members will be present per shift to provide supervision and support. Additionally, a full-time night-shift security person and a night-shift house monitor will be on duty. The facility will utilize a core of volunteers from the Imani Temple Ministries congregation in various service areas and disciplines. The building will be utilized to provide transitional living quarters, offices, and programmatic space. The facility's second floor contains multiple sleeping and sitting areas for residents and office space. In contrast, the first floor features a large kitchen, dining area, living room (parlor), welcome center, and staff offices. The basement includes two large rooms designated for visitation, programming, and recreation, office space, a laundry room, and storage areas. The facility maintains specific visiting hours with a designated on-grounds secured parking area on Saturdays and Sundays from 1 PM to 6 PM, with strict security measures, including visitor check-in procedures and identification requirements. Services provided within the facility as residents are worked with to transition into permanent housing are comprehensive, structured, and based on a continuum of care and engagement. These services

include case management, financial literacy training, resume writing, job interview preparation, workforce development, credit repair assistance, parenting classes, nutrition education, cooking classes, health and wellness programs, GED preparation, tutoring, school and community based mentoring for children, linkage to community resources, and social and emotional support groups. The facility contracts a chef to prepare three nutritious meals daily.

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 Mayers Manor project at Imani Temple Ministries aligns closely with the zoning code's purpose, intent, basic planning, and district objectives. This project repurposes an existing structure on the Imani Temple campus to address a critical community need while maintaining the neighborhood's charter and integrity. This approach maximizes the use of the existing infrastructure, promoting sustainable development and efficient land use. By providing transitional living and comprehensible support services, the Myers Manor fulfills a crucial community need, aligning with zoning objectives and prioritizing community welfare and pro-social services. The facility will maintain the existing structure's exterior, ensuring it remains consistent with the neighborhood's architectural character. This preservation aligns with zoning objectives to maintain established neighborhoods' aesthetic and historical integrity. In conclusion, the Myers Manors project demonstrates a thoughtful approach to addressing a critical community need while respecting zoning and district objectives. It repurposes existing infrastructure, preserves neighborhood charters and integrity, supports educational goals, and enhances community services. These factors make the project weighed along with the purpose, intent, and basic planning objectives of the zoning code and the district in which it is located.

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 establishment and operation of the Myers Manor Transitional Living Facility for Women and their Children as it relates to conditional use, will not be detrimental to public health, safety, morals, comfort, or general welfare. On the contrary, it will positively and proactively address these aspects of the Cleveland Heights community, particularly for homeless students and families in the Cleveland Heights-University Heights school district. The facility will prioritize public health and safety through: 1) Structured environment: The facility provides a safe, structured living environment with 24/7 supervision, response, and programming 2) Security measures: Full-time night security, surveillance cameras, and controlled access ensure resident and community safety. 3) Health and wellness programs: The facility offers health and wellness classes that promote physical, mental, and emotional well-being. 4. Licensed daycare: On-site licensed daycare on the campus of Imani Temple just feet away from the facility with extended hours for mothers who work late, supports working mothers during their transitional stay, and ensures child safety and supervision. The facility addresses the

general welfare of the Cleveland Heights community by: 1) Addressing homelessness: It provides a solution for many of the school district's 140 students and 91 families who have been identified as homeless. 2) Educational support: The facility offers GED preparation, tutoring, and mentoring programs to support student achievement. 3) Economic empowerment: Financial literacy, resume writing, workforce development, and job interview preparation programs help residents become self-sufficient. 4) Community building and engagement: The facility's programs, partnerships, and collaborations foster positive community engagement and reduce the negative impacts of homelessness on the broader community. The facility provides moral responsiveness by aligning with the ethical values and commitments of the Cleveland Heights community and its leadership by: 1) Trauma-informed care: The facility employs a trauma-informed approach to address the unique challenges faced by homeless families, especially that of children. 2) Culturally competent services: Programs and staff are culturally responsive to the diverse population of Cleveland Heights. 3) Family-centered approach: The facility keeps families together and supports their transition to permanent housing. 4) Comprehensive support: Wraparound services address various aspects of family well-being, including parenting, nutrition, and social-emotional support.

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.

There will be no structural changes to the facility; therefore, the facility's conditional use will be designed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity. The facility continues to blend with and complement the character of the general area. The building was built as the rectory, intended to house the priests and provide office and meeting space at the one-time Saint Louis Catholic Church and School, now Imani Temple Ministries. The property has never been used as a single-family house, and its proposed use for congregate living is not unlike its prior use as a rectory. Just to the south of the facility, approximately 100 feet, is Council Gardens, the 7-acre senior living apartment complex, which is zoned multi-family 1, and then to the north and to the east across the street, are single-family housing, some 200 feet away.

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.

The facility's conditional use and operational structure are specifically and intentionally designed to minimize any impact on neighboring properties while maximizing positive community outcomes. At its core, Myers Manor will operate on a highly regimented schedule that keeps residents engaged in productive, goal-oriented activities throughout the day when they are not working or at school. Rather than having residents congregating outside or creating additional foot traffic in the neighborhood, families will be focused on structured programming, including financial literacy courses, job readiness workshops, parenting classes, and educational support. This intensive scheduling approach naturally limits any potential

disruption to neighboring properties. In addition, using the facility will not negatively impact the neighbors through excessive noise, deliveries, traffic, and other activities. The facility's comprehensive security measures further ensure neighborhood stability. Myers Manor will employ full-time night shift security personnel working alongside the night shift House Monitor, creating multiple layers of professional oversight. The facility will have an extensive surveillance camera system covering all entrance areas and the parking lot. Residents will be permitted to have their vehicles on the premises, as 25 parking spaces are dedicated to facility staff and residents. Access to the facility will be tightly controlled through an inter-come system requiring government-issued ID verification. Visitor policies are strictly limited to weekend hours between 1 PM and 6 PM, with enforced curfew and quiet hours from 9 pm to 7 am. These robust security protocols protect both residents and neighbors, contributing to overall community safety.

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 facility's location on the existing Imani Temple Ministries campus represents a thoughtful adaptation of space that has served community purposes in lodging and residential use. For instance, as a former rectory and residential facility for women and children, the structure's conversion maintains the property's historical role as a community asset while addressing contemporary needs. This adaptive reuse of an existing structure means there will be no significant changes to the neighborhood's physical landscape or development patterns; therefore, the conditional use will not impede the regular and orderly development and improvement of the surrounding property for use permitted in the district. The facility's structured approach to programming and resident activities, both individualized and family-oriented, supports the orderly function of the neighborhood. In essence, Myers Manor has been proposed to complement existing neighborhood development with careful attention to scale, operations, and community integration. Rather than impeding orderly development, the facility supports it by strengthening community institutions, maintaining appropriate density, and helping stabilize local families. This proactive approach suggests that the facility will contribute positively to the neighborhood's continued development while fulfilling its vital mission of supporting needy families.

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

The Myers Manor facility is adequately equipped with utilities, access roads, and drainage, and facilities have already been provided and prepared. The proposed use should not impact the existing infrastructure.

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.

Adequate measures have been or will be taken to provide ingress and egress and are designed to minimize traffic congestion in the public streets of the facility. Located on the existing campus of Imani Temple Ministries, the facility already has established ingress and egress points. Furthermore, the facility's structured programming and schedule are designed to minimize unnecessary traffic.

Residents will primarily focus on transitioning to permanent housing, participating in educational activities, and following work schedules. This suggests minimal time for residents outside the facility and throughout the neighborhood. There are no proposed changes to the traffic flow, and there is no anticipated congestion from the proposed use.

H. That the establishment of the conditional use should 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 facility's comprehensive approach to security and resident support demonstrates careful planning to minimize the impact on public services while maximizing positive outcomes for families. Private security monitors all common areas, hallways, campus grounds, entrances, and exits, effectively managing safety concerns without requiring additional police resources. Rather than relying on public law enforcement, the facility maintains its security staff, including a full-time security person who will make periodic rounds outside the facility. Beyond security, the facility's comprehensive support services actively prevent future demands on public resources. In terms of education, the facility actually helps to strengthen the goals of the local school system rather than burdening it. By working directly with the Cleveland Heights-University Heights School District as facility partner Students of Promise has for the past 10 years, the facility addresses an existing challenge - the 140 students and 91 families already identify as homeless within the district. The facility's dedicated Linkage Coordinators provide school- and community-based mentoring, on-site tutoring, and educational support programs to help stabilize these students' academic experience. When students have stable housing and comprehensive support, their attendance improves, behavioral issues decrease, and academic performance typically improves, reducing the extraordinary resources schools often must deploy to support homeless students. The establishment of conditional use will not harm the community's economic welfare nor create excessive additional requirements at public cost for public facilities such as police, fire, and schools. The facility represents, instead, more than just a housing solution for Cleveland Heights homeless women and their children, but a comprehensive program designed to transform vulnerable families into stable, self-sufficient community members. By providing intensive support and structure during the critical transition period, the facility helps create resilient families who can contribute positively to the local economy rather than strain public resources. Investing in preventive services and comprehensive support ultimately reduces the long-term burden on public facilities, making this facility an asset rather than a liability to community welfare.

I. That there is minimal potential for future hardship on the conditional use that could result from the proposed use being surrounded by uses

The Ophelia Myer Manor is designed to integrate seamlessly into the existing community fabric. Its transitional living facility design makes it highly compatible with typical residential and mixed-use areas. The dormitory-style housing is similar in scale and functions to other multi-family residential structures. The facility's focus on families

permitted by right that are incompatible.

J. That the conditional use shall address the sustainability guideline of Section 1165.06.

and children aligns well with nearby schools and family-oriented neighborhoods.

The proposed transitional living facility addresses the sustainability guidelines of Section 1165.06 in several ways: Regarding the environment, the project repurposes an existing building, the former rectory, on the campus of Imani Temple Ministries, which was built in 1962. This adaptive reuse approach minimizes the need for new construction and reduces environmental impact. Therefore, the facility requires minor aesthetic improvements and updates, further reducing resource consumption. As far as social sustainability is concerned, the project directly addresses pressing social issues in the Cleveland Heights-University Heights School District by targeting solutions for homelessness among women with children, a growing crisis in the area. Providing stable housing and support services aims to improve academic performance, reduce absenteeism, and address other risk factors and barriers among homeless children. Finally, economic sustainability is addressed through financial literacy training for residents, resume writing and job interview assistance, credit repair services, and workforce development programs offered within the facility.

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.

Through carefully considered operational policies and structural elements, the Myers Manor facility demonstrates its commitment to conforming with applicable zoning regulations while providing essential services to vulnerable community members. As a former rectory and residential facility for women and children, the condition use shall, in all other respects, conform to applicable regulations of the district in which it is located and the specific supplemental conditions outlined in Chapter 1153 of the Zoning Code.