



Planning Commission Conditional Use Permit Info Sheet

Printed Date: February 12, 2025

Property Address:

2555 EUCLID HEIGHTS BLVD CLEVELAND HEIGHTS, OH
44106

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.

ARTFUL proposes to establish a vibrant, community-driven arts hub within the former St. Alban's Church at the corner of Euclid Heights Blvd. and Edgehill Road. This space will directly support ARTFUL's mission to establish and nurture affordable space that supports and educates artists in their mission to create and display their art while making creativity and inspiration more accessible to the community at large. The facility will primarily accommodate approximately 25 private studios/offices for artists and creative professionals, providing them with dedicated workspaces and 24/7 access to foster creativity and productivity. Additionally, a limited number of spaces may be used by mission-aligned nonprofit organizations, further reinforcing ARTFUL's role as a catalyst for arts and culture in the region. Daily operations will primarily take place indoors, with an expected occupancy of approximately 10 artists, 5 staff members, and up to 5 visitors at any given time. Occasional outdoor workshops may be held during daytime hours. Special events may take place indoors and/or outdoors, occurring during the day and/or in the evening, and will adhere to all local noise and gathering ordinances to ensure minimal impact on the surrounding community. The first-floor sanctuary will be repurposed into a community flex space, serving as a venue for art-making workshops, educational programs, lectures, and special events that invite the broader community to engage with the creative process. The lobby and hallways will function as gallery spaces, hosting rotating exhibitions that showcase local and regional artists. These exhibitions will give community members a chance to experience art firsthand and connect with the artists themselves, fostering dialogue, appreciation, and inspiration.

A. That the conditional use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code, and with

ARTFUL's use will be in general accord with the purpose, intent, and basic planning objectives of the Zoning Code,

the objectives for the district in which 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.

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.

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.

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.

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

G. That adequate measures have been or will be taken to provide ingress and egress

and with the objectives for the district. ARTFUL is currently housed in an A District and its use will not substantially change in its move to this A district.

Parking for artists, nonprofit members, and daily visitors will be accommodated in the private on-site lot. During special events, attendees will be directed to utilize nearby city /public lots and permitted street parking to manage traffic flow efficiently and minimize neighborhood impact. ARTFUL is committed to full compliance with zoning regulations, fire codes, and ADA accessibility standards and will work closely with city officials to ensure responsible operation within the community.

ARTFUL will not change the exterior appearance of the structure so as to not change the character of the area.

The conditional use will enhance the neighborhood. By creating this space, ARTFUL is fulfilling its vision of a community effort intent on establishing an accessible, thriving arts space on the east side of Cleveland. This project is also a direct response to the ongoing creative brain drain in the region. While Cleveland Heights and the surrounding areas have the highest concentration of working artists in the county, a lack of dedicated arts spaces has pushed many to seek studios on the west side, resulting in a loss of creative identity and economic impact. ARTFUL's presence ensures that artists can work, create, and invest in their own neighborhoods, strengthening the local cultural and economic landscape.

The conditional use will not affect the development of any surrounding properties in the district.

The building is already constructed and all utilities, roads, drainage, and necessary facilities are or will be present.

Points of ingress to and egress from the property were previously installed and will not be changed as a result of

designed as to minimize traffic congestion in the public streets.

ARTFUL's operations.

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.

ARTFUL has operated in the community and is moving to this new location. No additional resources at public cost will be required for ARTFUL's operations at the property.

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.

There is little likelihood for future hardship on the conditional use that could result from surrounding uses.

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

The building has already been constructed and no new development of the property is contemplated. To the extent any modifications to the building or property are contemplated, sustainability features will be considered.

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.

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