



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

Printed Date: September 05, 2025

**Property Address:**

3200 MAYFIELD RD CLEVELAND HEIGHTS, 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.

Enterprise Rent-A-Car is proposing an expansion to their existing facility at the above referenced location. The property is zoned C-3 (General Commercial). The existing facility received conditional use approval when it originally moved to this location. Due to the expansion, the facility requires the existing conditional use approval to be updated to include the addition and site improvements. The building expansion involves an addition to provide for vehicle wash and preparation. Included in the expansion is a new covered customer entrance. As part of the work, we are proposing new exterior finishes over the existing building to match the materials proposed for the addition. As part of the work, Enterprise is proposing improvements to the site to enhance the flow, safety, and efficiency of the operations. These improvements include adding three return lanes adjacent to the west side of the building, organized parking, curbing, lighting, fencing, a dumpster enclosure and new landscaping. The car rental hours of operation remain the same, 8am-6pm Monday thru Friday, 9am-2pm Saturday, and 9am-12pm Sunday. The existing facility has around 6 employees serving potentially 6-8 customers. The expanded facility will anticipate having 8-10 employees serving potentially 10-12 customers. The proposed return lanes will provide a more organized and convenient vehicle return for the customers. The current wash bay is not adequate to serve the anticipated number of vehicles. Redefining the layout and circulation on the site will improve safety and efficiency. In turn, this will allow Enterprise to better serve their clients and the community.

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 existing Enterprise conditional use has proven not to be a detriment to the community. Maintaining the conditional use approval for the expanded facility will only allow the facility to better service the community.

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 designed as to minimize traffic congestion in the public streets.

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.

I. That there is minimal

The existing Enterprise facility has proven to be harmonious and appropriate. Maintaining conditional use approval with the proposed improvements will not diminish the character of the area.

The existing Enterprise facility has shown to be compliant with this requirement. The proposed improvements are compliant and will enhance the property value.

The existing conditional use was established and has not been an impediment to the activities and development in the area. Maintaining the conditional use with the proposed improvements enhances the property and reinforces the development potential of the area.

The existing Enterprise facility has shown to be compliant with this requirement. The proposed improvements are also consistent with these requirements. This work includes improved drive aprons and site drainage.

The project maintains existing ingress and egress points. Improved drive aprons will provide for better traffic flow on and off the site. The current layout does not generate traffic congestion in this area.

The existing Enterprise facility has shown to be compliant with this requirement. The proposed improvements are compliant as well.

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The proposed improvements are designed to be in

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.

conformance with city regulations. Directly in front of the Enterprise building, the setback requirements on Mayfield Road are not met, but the work proposed greatly improves the current situation, including the removal of an old drive apron. The proposed parking setback is 10' in lieu of the required 15'. The 5' variance is necessary due to the position of the existing building. Maintaining the parking and drive while allowing a walk against the face of the existing building results in limiting the parking setback to 10'. It should be noted that the current setback directly in front of the building is 0'. This will be revised to a uniform 10'. For the parking area to the west, the current setback is only 5'. With the proposed improvements, this will be increased to 15'. We have been working with the Planning Department and will address this variance to the landscaping requirements 1166.06(b)(1) as we move through the approval process.

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

see attached letter

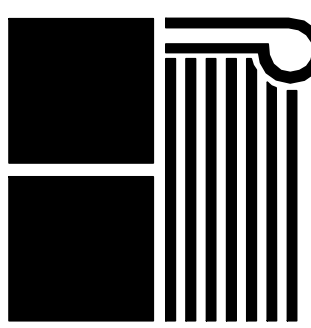
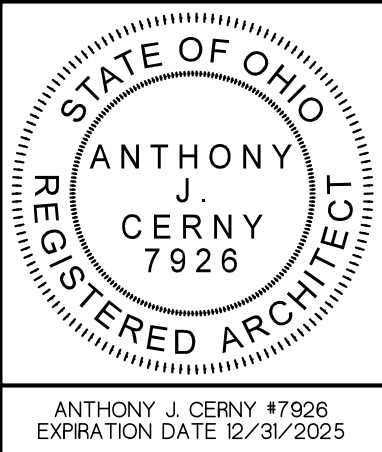
K. That the conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located as well as the specific supplemental conditions set forth in Chapter 1153.

see attached letter



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3200 MAYFIELD ROAD  
CLEVELAND HTS., OHIO 44118

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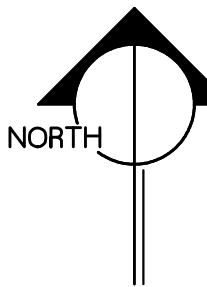
MAY 2025  
#22045

SP-0



DEMO SITE PLAN NOTES

- |   |  |
|---|--|
| 1 EXISTING BUILDING.  | 15 REMOVE EXISTING TRENCH DRAIN AND CONCRETE APRON.  |
| 2 EXISTING MASONRY SCREEN WALL TO REMAIN.   | 16 REMOVE EXISTING ASPHALT PAVING.   |
| 3 REMOVE EXISTING PARKING SPACES (TYPICAL AS SHOWN). SITE TO BE MILLED AND OVERLAY. | 17 EXISTING MATURE VEGETATION ALONG PROPERTY LINE TO REMAIN.   |
| 4 REMOVE EXISTING CURB.   | 18 REMOVE EXISTING LANDSCAPE TIES.   |
| 5 REMOVE EXISTING CONCRETE RAMP.  | 19 EXISTING EDGE OF PAVEMENT. CUT BACK EDGE AND SET NEW EDGE OF PAVEMENT 10'-0" OFF OF PROPERTY LINE. REFER TO SP-1. |
| 6 REMOVE EXISTING TREE.   | 20 REMOVE EXISTING CATCH BASIN AND STORM LINE. REFER TO SP-1 FOR REVISED STORM SYSTEM.                               |
| 7 REWORK EXISTING LANDSCAPE STRIP. REFER TO SP-1.                                   | 21 EXISTING CATCH BASIN TO REMAIN.   |
| 8 REMOVE EXISTING PIPE BOLLARDS.  | 22 EXISTING SIDEWALK ALONG MAYFIELD ROAD AND IVYDALE ROAD TO REMAIN.   |
| 9 REMOVE CONCRETE SIDEWALKS AND PAVING AROUND BUILDING.                             | 23 REMOVE PAVING FOR NEW ISLAND AND CURB ALONG LEASE LINE.   |
| 10 REMOVE EXISTING CONCRETE.  |  |
| 11 REMOVE EXISTING METAL FENCE.   |  |
| 12 REMOVE EXISTING CONCRETE APRON AND SIDEWALK.                                     |  |
| 13 REVISE ELECTRICAL SERVICE AND REMOVE EXISTING UTILITY POLE.                      |  |
| 14 GAS METER TO BE RELOCATED. REFER TO PLUMBING PLAN.                               |  |



1  
SP-0

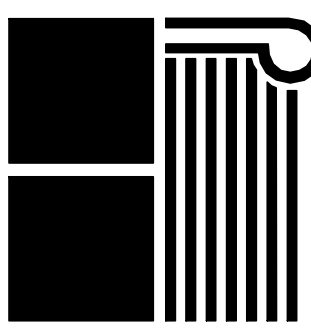
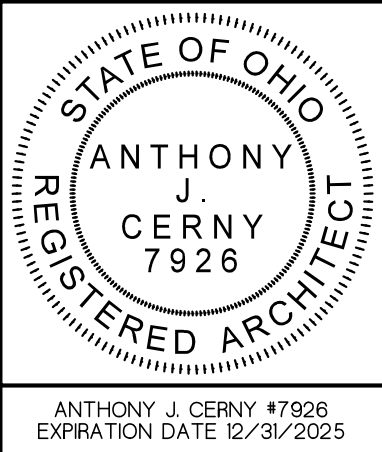
DEMO SITE PLAN

SCALE: 1" = 20' - 0"



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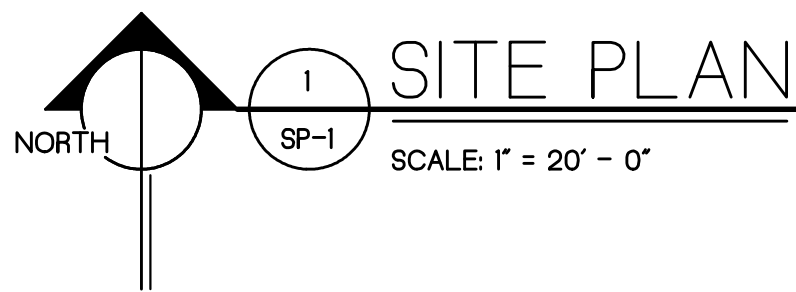
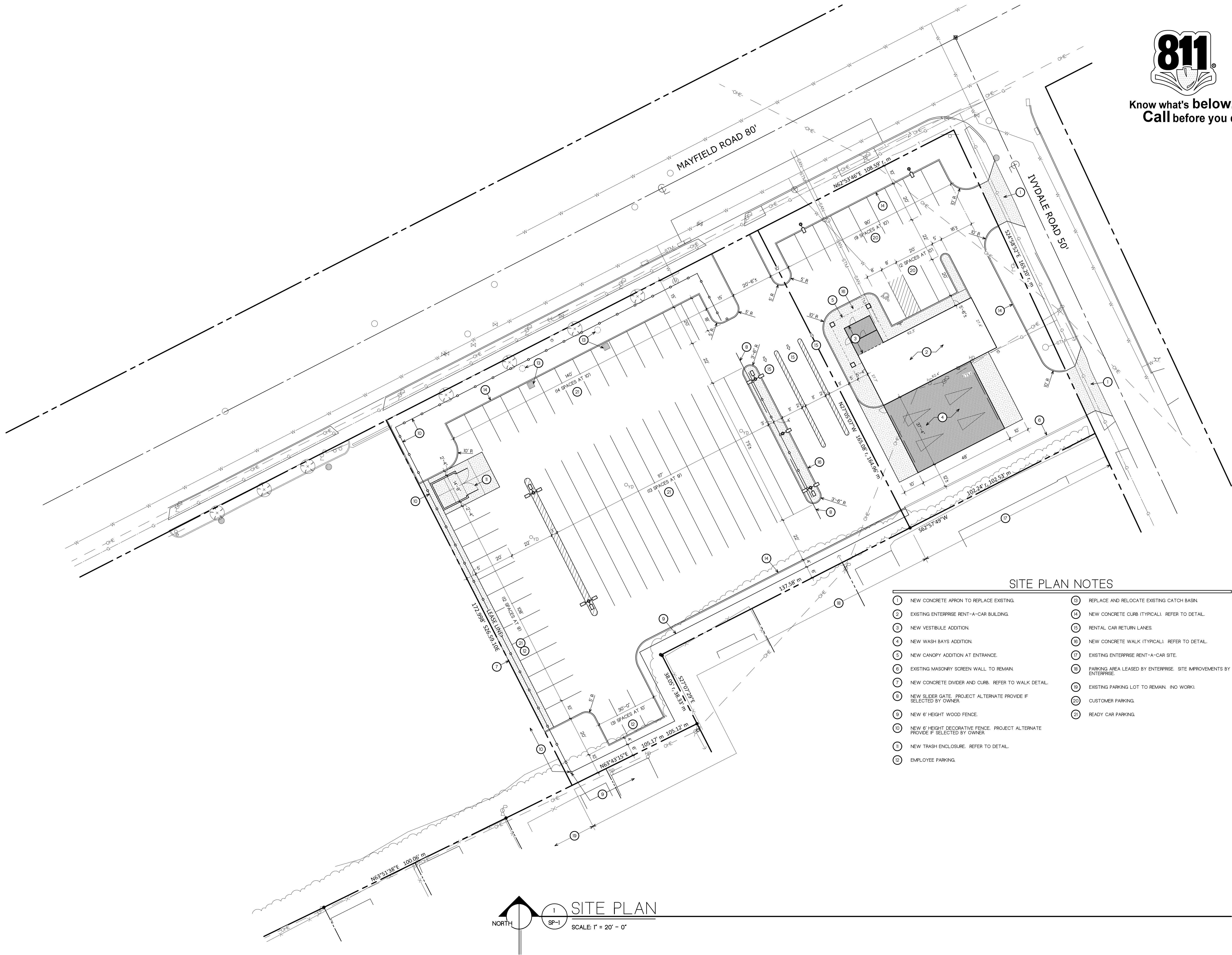
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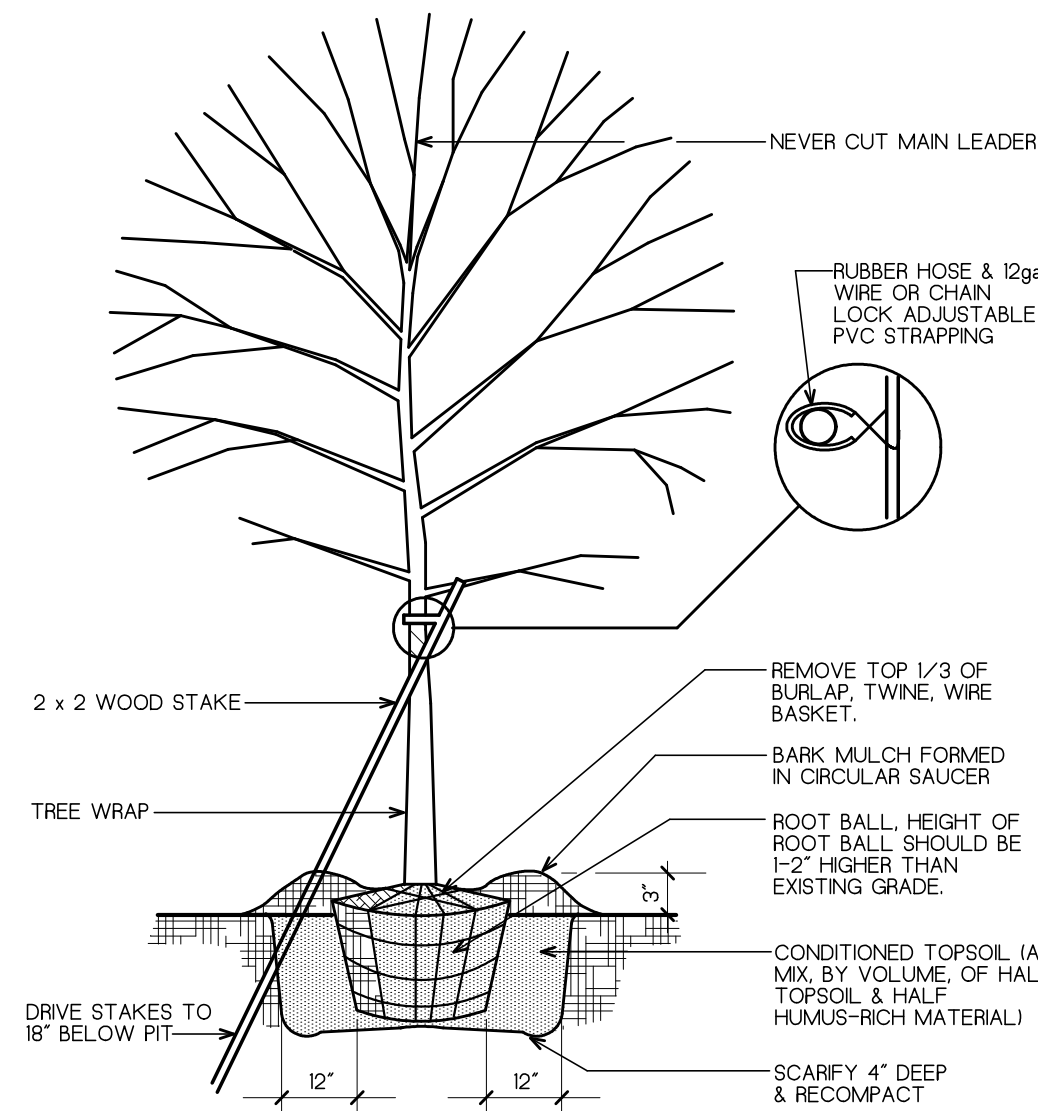
SP-1



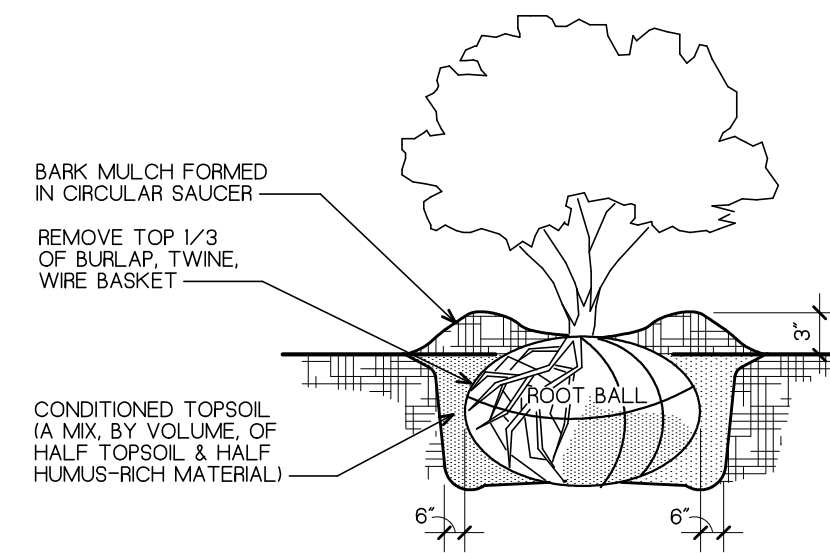
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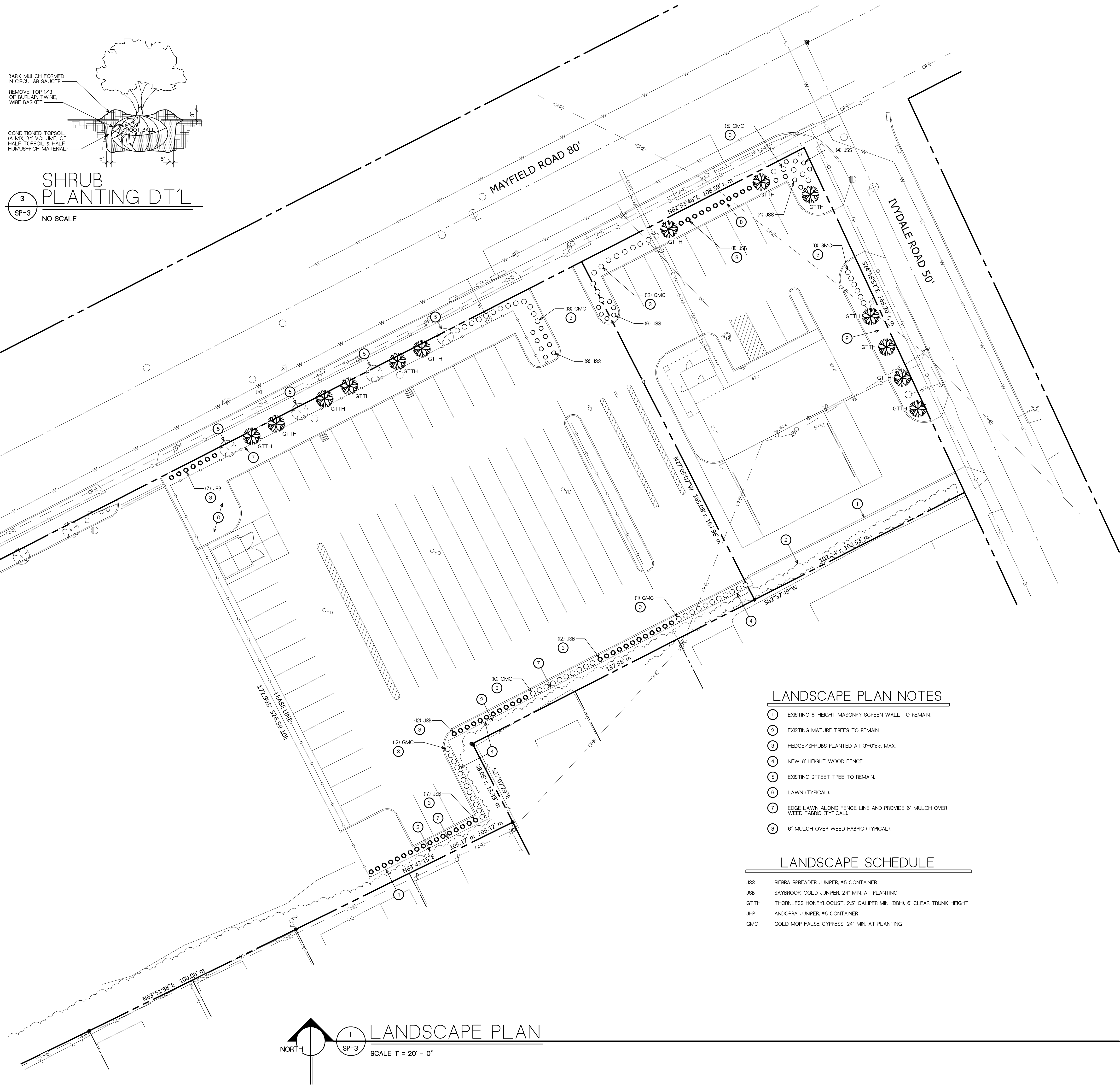
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2  
SP-3  
NO SCALE  
DECIDUOUS TREE STAKING DT'L



3  
SP-3  
NO SCALE  
SHRUB PLANTING DT'L



LANDSCAPE PLAN NOTES

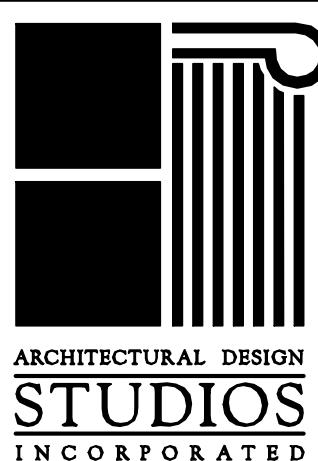
- EXISTING 6' HEIGHT MASONRY SCREEN WALL TO REMAIN.
- EXISTING MATURE TREES TO REMAIN.
- HEDGE/SHRUBS PLANTED AT 3'-0" o.c. MAX.
- NEW 6' HEIGHT WOOD FENCE.
- EXISTING STREET TREE TO REMAIN.
- LAWN (TYPICAL).
- EDGE LAWN ALONG FENCE LINE AND PROVIDE 6" MULCH OVER WEED FABRIC (TYPICAL).
- 6" MULCH OVER WEED FABRIC (TYPICAL).

LANDSCAPE SCHEDULE

JSS	SIERRA SPREADER JUNIPER, #5 CONTAINER
JSB	SAYBROOK GOLD JUNIPER, 24" MIN. AT PLANTING
GTTH	THORNLESS HONEYLOCUST, 2.5" CALIPER MIN. ID@H, 6' CLEAR TRUNK HEIGHT.
JHP	ANDORRA JUNIPER, #5 CONTAINER
GMC	GOLD MOP FALSE CYPRESS, 24" MIN. AT PLANTING

1  
SP-3  
SCALE: 1" = 20' - 0"  
LANDSCAPE PLAN

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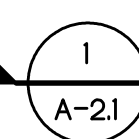
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SP-3



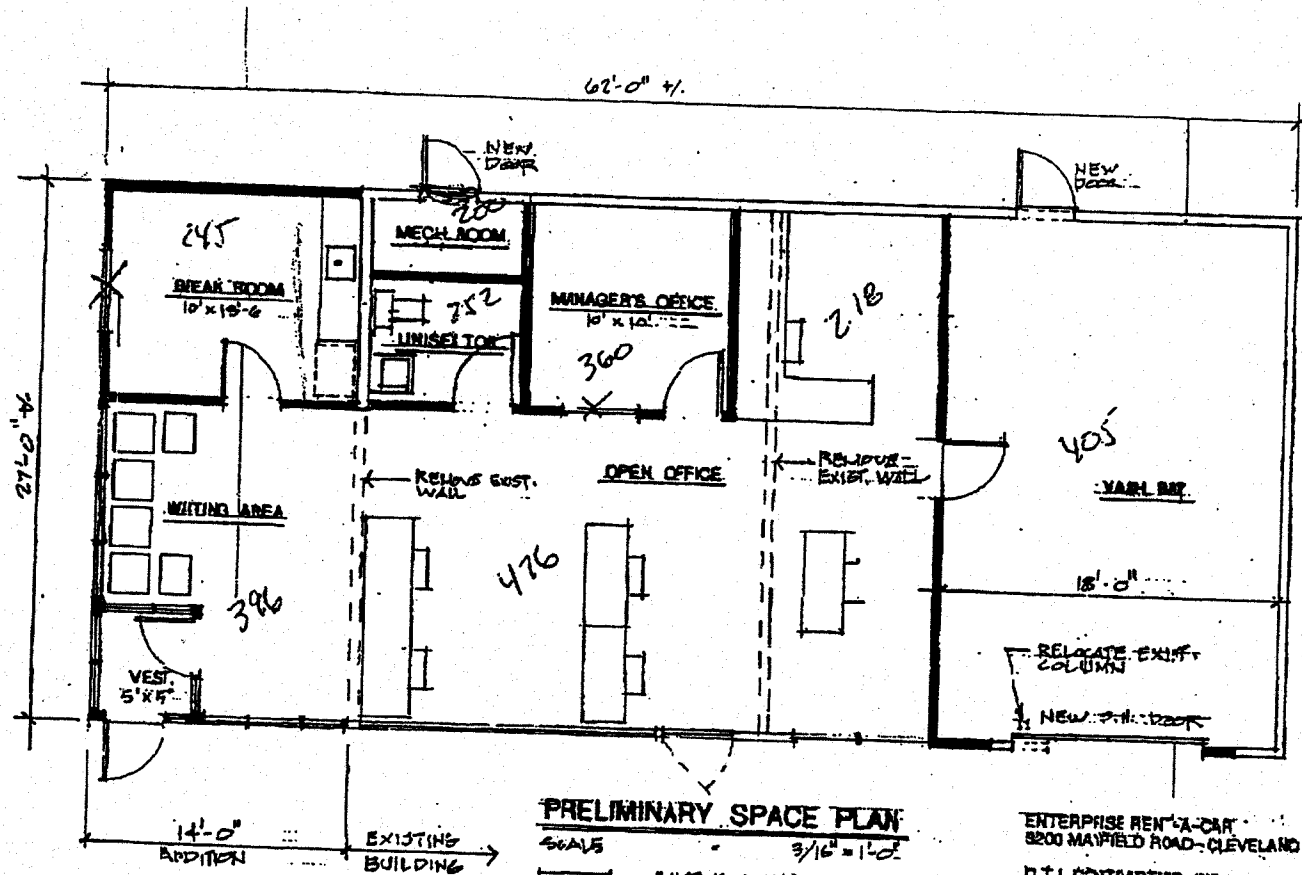
## FLOOR PLAN

SCALE:  $1/4" = 1' - 0"$

Exhibit "A"

SITE PLAN DEPICTING THE PREMISES AND CERTAIN IMPROVEMENTS

RECEIVED: 10/23/03 5:00PM; 440 808 8103 -> NAI / Alan R. Daus & Associates; Page 2  
 10/23/03 THU 16:52 FAX 440 808 8103 Enterprise 0002  
 Cap 05 03 07:37. Larry and Mike Dauden 310 025 2734 P.1



ENTERPRISE RENT-A-CAR  
 8200 MAYFIELD ROAD - CLEVELAND HTS., OHIO  
 D.T.I. CONTRACTING, INC.

DTI Contracting  
 1275 Washington Ave.  
 Cleveland, Ohio 44113  
 216-622-2735

CUYAHOGA COUNTY RECORDER  
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