



Planning Commission Conditional Use Permit Info Sheet

Printed Date: October 13, 2025

Property Address:

2310 Lee CLEVELAND HE, 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.

True North Energy operates a gas station and convenience store at 2310 Lee Road, formerly an auto repair center. In 2018, the facility underwent substantial interior and exterior renovations to better serve the community. The business currently operates 24 hours a day and employs 4 full-time and 12 part-time team members, including 3 lot attendants. The site features five fueling dispensers, one of which is dedicated to auto-diesel, and can accommodate 8–10 vehicles simultaneously. There are nine parking spaces available around the building for both customers and staff. The convenience store spans approximately 2,900 square feet and offers a range of typical convenience items, including hot and cold dispensed beverages, prepackaged foods, and roller grill selections. The proposed extension of hours will not alter the nature of our operations. During the overnight hours staff will be present to perform essential tasks such as cleaning and maintaining the facility and restocking coolers and inventory levels. Continuous staffing will enhance site safety and ensure operational readiness for peak morning traffic.

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.

True North requests approval to extend the hours of operation at 2310 Lee Road to a 24-hour schedule. In accordance with the General Standards for Conditional Uses outlined in Section 1151.02 of the Cleveland Heights Zoning Code, this proposed change will not pose a risk to public health or safety. Furthermore, the extended hours will not interfere with the use or enjoyment of adjacent properties, nor will it negatively impact property values within the surrounding neighborhood.

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.

Allowing 24-hour operations will enhance site safety by ensuring continuous on-site staffing. During the overnight hours, employees perform essential tasks such as cleaning the facility and restocking coolers, ensuring the site is fully prepared for the busy morning drive-time period. True North remains committed to being a responsible neighbor while operating 24-hours. We recognize we are next to

single family homes and will do our best to comply with the City's noise ordinance and lighting regulations which may impact our neighbors.

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

We are requesting an extension of our hours of operation; however, the physical appearance and operating procedures of the facility will remain unchanged.

Maintaining 24-hour operations will enable staff to perform essential duties such as facility cleaning and upkeep. Furthermore, the presence of personnel during overnight hours serves as a proactive measure to discourage loitering and unauthorized activity around the premises. We will continue to comply with the conditions outline in the Conditional Use Permit by displaying the city's noise ordinance and implementing all reasonable measures to mitigate noise disturbances cause by patrons' car stereos. We are aware of the City's lighting ordinance as outlined in Section 1165.01(d) and currently are in compliance. Changing the hours of operation to 24-hours will not affect this in any way.

We are not requesting any changes to the physical property therefore the change to 24-hour operations will not impeded the development of the surrounding property.

We are requesting an extension of our hours of operation; the utilities, access roads, drainage and necessary facilities that have been provided for in the original Conditional Use Permit will remain unchanged.

We are requesting an extension of our hours of operation, the ingress and egress on the site will remain as is.

Operating 24-hours will not create excessive additional requirements for public facilities. In fact, as stated above, having staff on site 24-hours will discourage loitering and other unauthorized activity around the premises.

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.

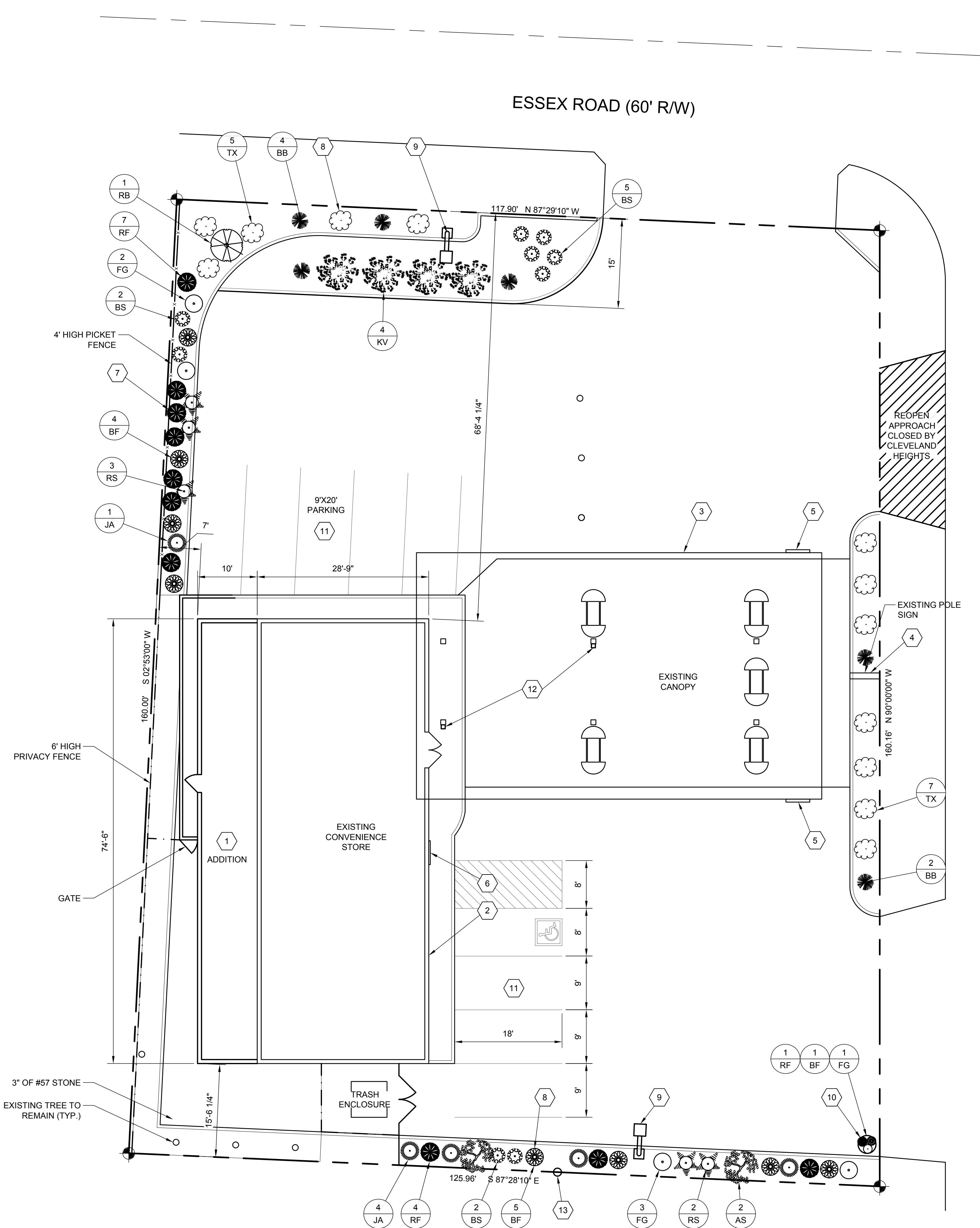
J. That the conditional use shall address the sustainability guideline of Section 1165.06.

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.

We are not requesting any changes to the physical property so there is no potential for future hardship on the existing conditional use.

Yes

True North Energy is fully aware of the standards and regulations outlined in Section 1131.09 and affirms that our current operations are in full compliance. Our vehicle services are limited to providing auto fuel and air, and we do not display merchandise outside the building. There is no parking permitted along the property lines, and we actively monitor vehicles that remain on-site for extended periods. If a vehicle is left unattended for more than 12 hours, employees are instructed to contact a towing service. To maintain cleanliness and safety, our dumpster is stored in an enclosed area outside the building, and we retain a monthly pest control service. Additionally, recognizing our proximity to residential homes, we have installed a six-foot privacy fence and landscaping at the rear of the property to serve as a buffer and promote a respectful boundary between our facility and neighboring residences. We will conform to the applicable regulations of the district.



LANDSCAPE LEGEND			
CODE	SYMBOL	COMMON NAME	QUANTITY
BB		BURNING BUSH	4 EXISTING 2 NEW
TX		TAXUS YEW (24" HIGH)	12 EXISTING
JA		JUNIPER "ANDORRA"	5 NEW
BS		BROWN EYED SUSAN	9 NEW
FG		FOUNTAIN GRASS	5 NEW
RF		RED FEATHER GRASS	11 NEW
BF		BLUE FESCUE GRASS	9 NEW
RS		RUSSIAN SAGE	5 NEW
RB		EASTERN REDBUD	1 NEW
KV		KOREAN SPICE VIBURNUM	4 NEW
AS		ALLEGHENY SERVICEBERRY	2 NEW

LEGEND:

QTY LANDSCAPE IDENTIFICATION LABEL
CODE

 NOTES:

1. ADD 10' X 74'-6" TO EXISTING STORE.
2. RENEW BUILDING EXTERIOR WITH BRICK AND EIFS
3. REPLACE FASCIA AND LIGHTS ON EXISTING CANOPY.
4. REFACE EXISTING POLE SIGN (35 SF).
5. INSTALL (2) NEW SIGNS ON CANOPY (8 SF EACH).
6. INSTALL NEW SIGN ON BUILDING (22 SF).
7. INSTALL FENCE ALONG WEST PROPERTY LINE.
8. INSTALL LANDSCAPING AS SHOWN.
9. REPLACE YARD LIGHT FIXTURES WITH LED FIXTURES.
10. INSTALL (1) 3' DIAMETER PLANTER.
11. (9) PARKING SPACES PROVIDED.

BUILDING AREA = 2,887 SF/500	= 6
5 FUELING PUMPS/2	= 5
PARKING SPACES REQUIRED	= 11
12. INSTALL 2 FIRE EXTINGUISHERS 2A:20BC
13. INSTALL NEW POWER POLE FOR ELECTRICAL SERVICE.

LEE ROAD (60' R/W)



20 0 10 20

1 INCH = 10 FEET

DIAMOND Z ENGINEERING, INC.

DSCAPE PLAN

The logo for Diamond Z Engineering, Inc. It consists of a stylized 'Z' shape formed by two black triangles pointing downwards. To the right of the 'Z', the company name 'DIAMOND Z ENGINEERING, INC.' is written in a bold, sans-serif font. Below the 'Z' and company name, the address '5670 STATE ROAD' and 'CLEVELAND, OH 44134' is printed in a smaller, all-caps sans-serif font.

PHONE: 440-842-6501

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DRAWING NO.
SP-1

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