



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

Printed Date: November 12, 2025

**Property Address:**

3300 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.

The owners of the Park Synagogue property are applying for a conditional use permit (C.U.P.) for the former school bus parking lot along Mayfield Road. They are requesting that the Planning Commission grant the C.U.P. for five (5) years, with annual renewals thereafter until the property is developed. The intended use is for parking the Cleveland Heights Honda dealership's excess vehicle inventory. The lot is in Parcel âAâ (PPN 684-34-014) of the 28-acre property and was recently approved by the city under the S-2 Mixed-Use zoning for future development as building pad âA1â for multifamily residential up to 72â in height, 150,000 square feet, and 150 units. The parking lot has been vacant since the City of Cleveland Heights relocated its school buses, and the timeline for developing the area is unknown. In September, the Planning Commission approved the Phase 1 Site Plan, which included a restriping of the existing lot in a new layout with 216 standard parking spaces. The owners planned to use the temporary overflow parking for large events at the community arts center for a few years, but it wasn't required. The Parking Demand Study by TMS Engineers, included in the approved Development Plan, calculates a weekday peak period parking demand of only 23 spaces for the community arts center. It did not include the nominal parking for the daycare or Mikvah, which fluctuates between 12-24 spaces. The result of the parking demand study is less than 50Â± spaces required during normal business hours, with 224 spaces provided (175Â± excess spaces). Therefore, these 175Â± excess spaces would only be used for special events. Any parking needed in excess of this will need to be accommodated by off-site overflow with a shuttle, which is how the former synagogue addressed parking needs when the city used the Mayfield lot for bus parking. Since the Phase 1 Site approval, Honda of Cleveland Heights approached the owners with a request to temporarily lease the parking lot for excess vehicle inventory. Honda has a need to park up to 250 for-sale (new and previously owned) vehicles near the dealership, as they have no ability to expand the parking on their property. They are already

storing vehicles off-site at another location in Cleveland Heights, but would prefer the 3300 Mayfield Road location due to its proximity to the dealership. The State of Ohio prohibits dealerships from conducting off-site vehicle sales. Therefore, vehicles temporarily parked in this location would be driven back to the dealership for sales. Vehicle transport trucks will continue to drop vehicles off directly in front of the Honda dealership and will not be used to move vehicles to or from this vehicle storage.

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.

With a temporary layout matching the approved Phase 1 Site Plan and a use similar to the former Cleveland Heights school bus parking, we believe so.

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.

With very little alteration from the existing conditions, as described in response âCâ, and a use very similar to the former bus parking, we do not believe there will be any impact on the publicâs well-being.

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.

Similar to response âBâ above, we do not believe the proposed use will have any impact on the character of the area. Here is a more detailed description of the proposed enhancements and maintenance: The existing asphalt parking lot will have minor updates, including a topcoat and restriping for the 216 standard 9âx20â spaces and 36 additional valet-style in-aisle parking for a total of 252 parking spaces. See the submitted plans. The drainage, lighting, and surrounding vegetation will all remain. A temporary âjerseyâ traffic barrier will be located along the eastern edge to separate the parking from the central Mayfield drive leading to Kangesser Hall and the Mikvah. This will limit Hondaâs access to the parking lot from the western drive along Mayfield Road. A temporary traffic sign will be placed at the parking lot entry from the western drive, indicating parking for Honda of Cleveland Heights only, with a warning for towing unauthorized vehicles. Security will include cameras monitored by Honda and the regular drive-by security of the overall campus. Maintenance of the lot, including snow clearing and landscaping, will be provided by Honda.

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.

Similar to the former use as a bus parking lot, we do not believe the proposed use will have any impact on the adjacent properties whatsoever.

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.

It is the intent of the applicant that the requested C.U.P. is temporary, and the owners retain the right to develop this and the surrounding areas of the site according to the approved S-2 Mixed-Use Development Plan.

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

As noted in response âCâ, the parking lot will be sealed and restriped, but no restructuring of the asphalt or replacement of curbs is anticipated, as the paving is in good working order. There are no drainage or lighting improvements anticipated in the Phase 1 site scope for the parking lot or adjacent drives, as they are all in good working order. The adjacent western drive will be resurfaced as part of the Phase 1 site improvements, as it is a main drive to the community arts center. New pedestrian pathways are also anticipated along the western drive and south of the parking lot as part of a public trail network.

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.

As noted in response âCâ, Honda will only have access from the western drive along Mayfield Road, which will simplify the traffic flow to and from the dealership.

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.

We donât anticipate needing public services beyond those typically used by similar businesses, such as a car dealership, car rental service, or school bus parking lot.

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.

See response âEâ.

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

As this C.U.P. request is temporary, and the improvements to the existing conditions are minimal, it is not the intent of the applicant to address any sustainability goals.

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

This is Accessory parking for uses within the allowable districts per 1153.03(10).

conditions set forth in  
Chapter 1153.