



Planning Commission Conditional Use Permit Info Sheet

Printed Date: January 29, 2026

Property Address:

2294 LEE RD CLEVELAND HEIGHTS, OH. 44118 Cleveland Heights, OH

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.

We are trying to convert existing mechanic shop to convenient store (C Store). Gas Pumps & canopy to remain. 6 Full - Time Employees. Hours of Operation From 6:00am To 11:00pm Monday thru Sunday. maximum number of people to be serve at one time is 15 people or less. See attached drawings for more information. 1- install new camera system for interior and exterior area, this will help safety. 2- paint the exterior and the interior of the building including the Canopy. 3- Install new front store glazing system to the building. 4- Install new gas pumps typical of 4. 5- install new LED lightings interior and exterior area of the building and canopy. 6- Install new asphalt pavement and re-stripe parking area as needed. 7- Providing new ADA public toilet room. 8- Install new dumpster enclosure with 6' high solid vinyl fence. 9- providing 3- loops wave style bike rack - 9 bikes capacity. 10 - install new landscaping - See Site Plan 11- Total interior renovation of the building. (New tiles, new lights, new equipment, new counter, new cooler, new ceiling tiles, new electrical, new plumbing, new HVAC system. etc....)

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.

agree.

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.

agree

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.

agree

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.

agree

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.

agree

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

agree

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.

agree

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.

agree

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.

agree

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

agree

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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