

# PLANNING COMMISSION CONDITIONAL USE PERMIT REVIEW STANDARDS FORM



## CITY OF MIDDLEBURG HEIGHTS BOARDS AND COMMISSIONS

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In reviewing any application for a conditional use permit, the Planning Commission shall consider whether there is adequate evidence that the proposed conditionally permitted use is consistent with the review standards listed in [Zoning Code Section 1143.03](#) found below. Please describe how the proposed use meets the standards. Please submit this form together with the Planning Commission Application Form.

1. Is the proposed use an identified conditional use as established in the Land Use Matrix Table in Section [1129.07](#)? \_\_\_\_\_

2. Describe the existing use and the proposed use of the property. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

3. Describe how the proposed use will be harmonious with and in accordance with the general objectives, or with any specific objective, of the Zoning Code, Comprehensive Plan, or any other relevant planning document? \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

4. Describe how the proposed use will be designed, constructed, operated, and maintained in a manner that is appropriate and compatible in appearance with the existing or intended character of the general vicinity and how such use will not change the essential character of the same area. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

5. Describe how the proposed use will not be hazardous or disturbing to existing or future residential land uses. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Describe how the proposed use will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools; or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any of those services. \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Project No. \_\_\_\_\_ Rcvd By: \_\_\_\_\_

7. Describe how the proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. \_\_\_\_\_

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8. Describe how the proposed use will not involve uses, activities, processes, materials, equipment, or operations that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors. \_\_\_\_\_

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9. Describe how the proposed use will have vehicular approaches to the property which shall be designed as not to create an interference with the traffic level of service nor create increased traffic safety risks on surrounding public or private roadways. \_\_\_\_\_

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10. Describe how the proposed use will not impede the normal and orderly development and improvement of the adjacent properties and surrounding area for uses permitted in the zoning district.

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11. Have you verified compliance with the minimum standards for parking and loading, as required in Zoning Code [Chapter 1149](#): Off-Street Parking and Loading Facilities? \_\_\_\_\_

12. Does the conditional use include fields, courts, or any outdoor business or non-business-related operations or activities within any required yard? \_\_\_\_\_ If so please submit a landscape plan complying with Zoning Code Section [1143.03\(k\)](#): Buffering and Screening Requirements.

13. When applicable, minimum standards for architectural design or exterior material requirements and site design guidelines provided for in the zoning district for which the proposed conditional use may be located shall apply. If so, please submit plans in compliance with the requirements and guidelines.

14. Specific standards, as set forth in Section [1143.04](#), shall also be satisfied for those identified conditional uses.

Specific Conditional Use Requested: \_\_\_\_\_

15. Is the conditional use one of the conditional uses listed in Zoning Code Section [1143.04](#)? \_\_\_\_\_

If the proposed conditional use is one of the conditional uses listed in [Section 1143.04](#), please state how you meet the additional **specific** review standards and minimum requirements for the specific conditional use being requested in accordance with Zoning Code Section [1143.04](#).

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I certify that I understand that in accordance with Zoning Code Section [1143.07](#) a conditional use permit shall be deemed to authorize only one (1) conditional use. I understand the conditional use permit shall automatically expire if, for any reason, one of the following occurs:

- (1) The conditional use has ceased by discontinuance or abandonment for a period of more than 180 days.
- (2) Such use violated the conditions established in any approval or in Zoning Code Chapter [1143](#).
- (3) There is a change of ownership of the property.

Once a conditional use expires, the Applicant must reapply for a conditional-use permit as set forth in Zoning Code Sections [1143.01](#) and [1143.02](#) to re-establish the conditional use.

\_\_\_\_\_  
Applicant's Printed Name

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date