

**CONDITIONAL USE PERMIT APPLICATION FORM**

Please type or print clearly Project number \_\_\_\_\_

Date submitted \_\_\_\_\_

Contact information:

Applicant(s) \_\_\_\_\_

Phone \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant(s) e-mail address \_\_\_\_\_

Address of subject property \_\_\_\_\_

Mailing address of applicant \_\_\_\_\_

Applicant's representative, if any \_\_\_\_\_

Phone \_\_\_\_\_ (fax) \_\_\_\_\_

Applicant's representative e-mail address \_\_\_\_\_

Address of representative \_\_\_\_\_

Property owner, if different from applicant \_\_\_\_\_

Phone \_\_\_\_\_ (fax) \_\_\_\_\_

Property owner's e-mail address \_\_\_\_\_

Address of property owner \_\_\_\_\_

**Required supporting documentation:**

- \_\_\_\_\_ Copies of completed application (15 Copies)
- \_\_\_\_\_ Detailed written description of project (15 Copies)
- \_\_\_\_\_ Site plan (15 copies drawn to scale)
- \_\_\_\_\_ Proof of ownership, option, or lease agreement (1 Copy) \_\_\_\_\_
- Application fee check no. \_\_\_\_\_

**Additional supporting documentation may be required (verify with staff):**

- \_\_\_\_\_ Floor plan (15 copies, drawn to scale)
- \_\_\_\_\_ Elevations (15 copies)

Applicant's Signature  \_\_\_\_\_ Date January 23, 2020

Please print name \_\_\_\_\_

## **Conditional Use Application for Motorcars Toyota**

2926 Mayfield Road Cleveland Heights Ohio 44118

X Dot OpCo LLC dba Motorcars Toyota

Motorcars Toyota, located at 2926 Mayfield Road, is part of the franchise of Toyota Motor North America (TMNA) that has been owned and operated by International Securities LLC. XDot LLC is purchasing the operations from International Securities LTD and purchasing the real estate from Mayfield DREH. The operation will remain the same – this is simply an ownership change.

The building located at 2926 Mayfield Road is currently used to recondition used cars for sale, for overflow service, for light paint work, washing/detailing vehicles for lot display/delivery and for automotive photography. This has been the historical use of the building for a number of years.

The employees who work at this building are part of the operation headquartered at 2950 Mayfield Road. We intend to keep the employee number and profile of those staffed in this building consistent with the current operation.

We intend to continue using the building for the purpose that it is currently used - with the possible addition of professional office space, and records/file storage. In time, we may desire to use the front of the building for overflow retail operations (i.e. allowing sales personnel to meet clients in the building to show cars). This would not impact the number or types of cars on the property.

The current hours of operation are as follows. We intend to maintain these hours:

Monday 7am – 8pm  
Tuesday 7am – 8pm  
Wednesday 7am – 8pm  
Thursday 7am – 8pm  
Friday 7am – 7pm  
Saturday 8am – 7pm  
Sunday 10am – 3pm

Please note that the real property at 2950 and 2926 Mayfield Road will be owned by X Dot ReCo LLC with a lease to X Dot OpCo LLC.

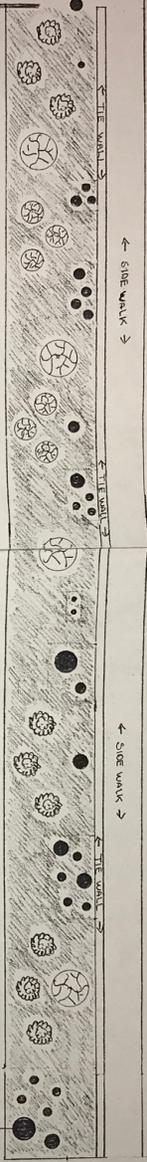
Conditional Use Standards:

- The dealership will continue historical operations in the purpose already permitted in a district with other automotive retail and service centers.

- The operation of the dealership will in no way endanger the public health, safety, morals, comfort, or general welfare.
- The operation of the dealership will not essentially change the character of the area as it has been there since the 1950s.
- The 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.
- The operations will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.
- Adequate utilities, access roads, drainage, and necessary facilities are provided.
- Adequate measures have been taken to provide ingress and egress designed as to minimize traffic congestion in the public streets.
- The operation will 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.



MIDDLEHOUST ROAD



DRIVEWAY ENTRANCE

INDICATES EXISTING TREES TO REMAIN  
ALL TREES TO BE FENCED FOR BERT PARKING

NOTE: PLANTING GRID AREA TO BE INDICATED 3' APART

PARKING LOT

NOTE: PLANT QUANTITY & EXACT LOCATIONS TO BE  
VERIFIED ON SITE BY DESIGNER

EXISTING FENCE

PLANT LIST

KEY	COMMON NAME	SIZE	QTY
	'RUMOUR BELLANGER' SERVICE BERRY	5'6"	4
	NORTHERN RASPBERRY 'RASPBERRY TART'	30" x 36"	9
	VIBURNUM	24" x 30"	6



D. ST. LAWRENCE LANDSCAPING, INC.  
 3615 1/2 A ST.  
 MISSISSAUGA, ONT. L4V 1P4  
 905-875-2011  
 3925 HARTFORD RD.  
 MISSISSAUGA, ONT. L4V 1P4  
 905-875-2011

**CONSENT TO ACCESS PROPERTY**

I, the undersigned responsible party (owner, occupant, tenant, or agent for the property owner) of the property described herein, do hereby consent to entry upon said property, at a reasonable time and to the extent necessary, by the City of Cleveland Heights and its officers, employees, and/or agents for the purpose of inspecting said property for compliance with the City's Zoning, Housing, and/or Building Codes. I further certify that I have authority to grant access to said property.

*2926 Mayfield Road Cleveland Heights, Ohio 44118*

\_\_\_\_\_  
Property Address



\_\_\_\_\_  
Signature of Responsible Party

*Jed Hunter*

\_\_\_\_\_  
Name of Responsible Party (please print)

I am the:       owner       occupant       tenant       agent for property owner

*773-456-7003*

\_\_\_\_\_  
Telephone Number

*January 23, 2020*

\_\_\_\_\_  
Date

**PLEASE NOTE THAT FAILURE TO CONSENT TO A SITE INSPECTION OF YOUR PROPERTY MAY CAUSE DELAY IN YOUR APPLICATION AND/OR MAY CAUSE YOUR APPLICATION TO BE CONSIDERED INCOMPLETE.**