



Zoning Case #0416-02 Salvation Army

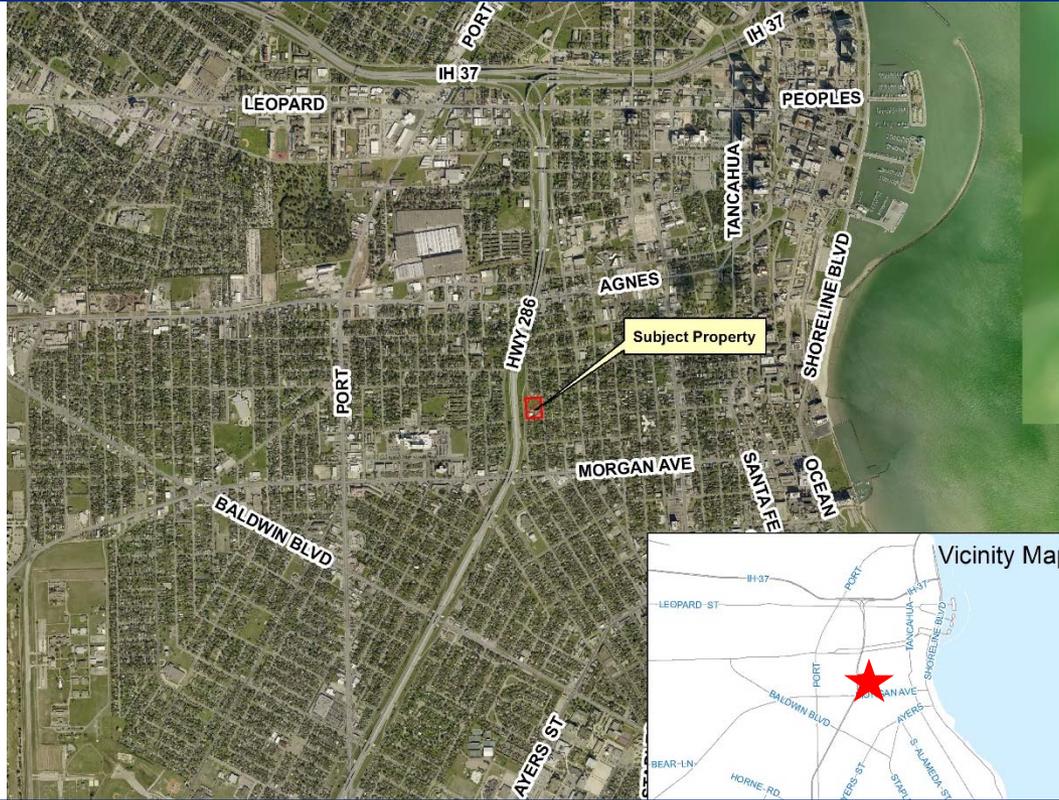
From: “RS-6” Single-Family 6 District

To: “CG-1/SP” General Commercial District with a Special
Permit

Planning Commission Presentation
April 20, 2016

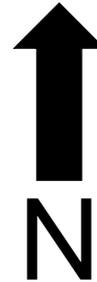
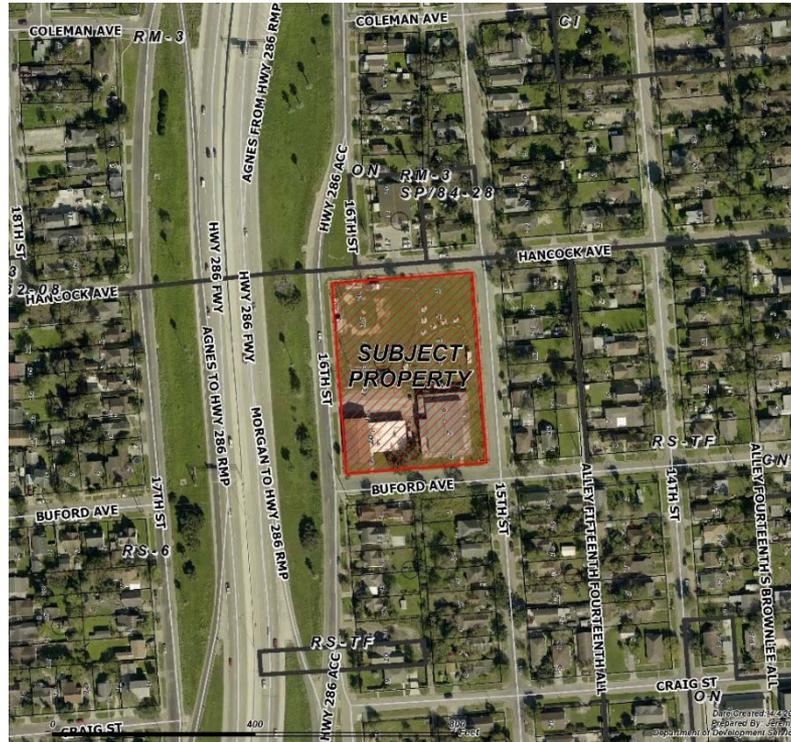


Aerial Overview



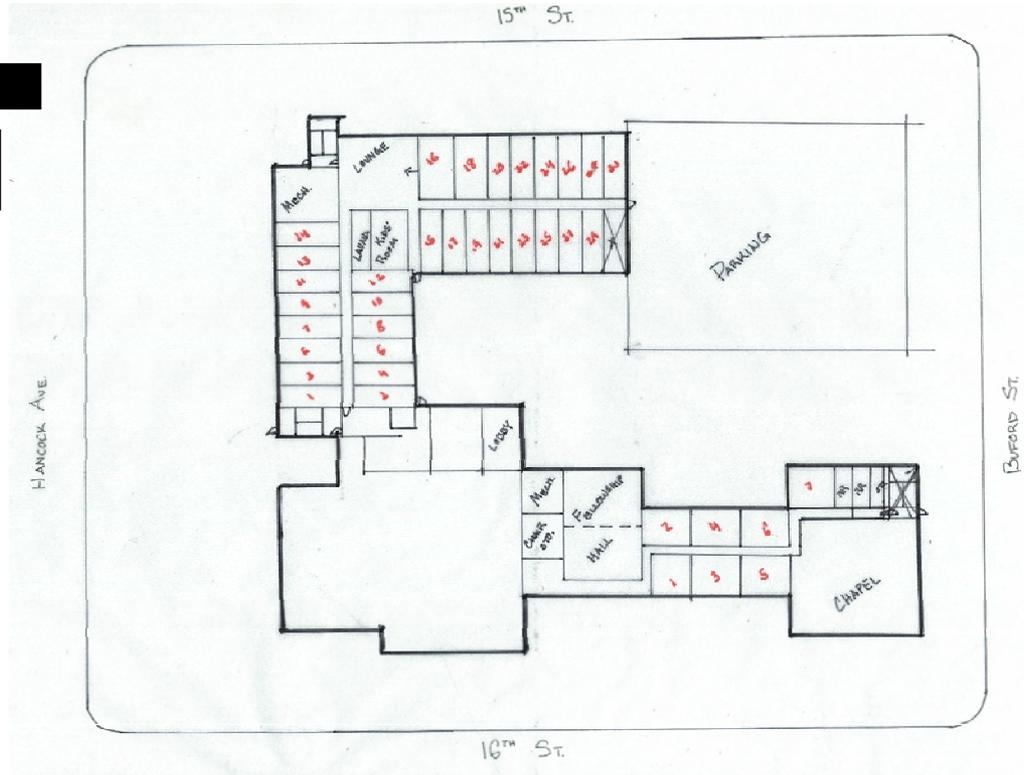
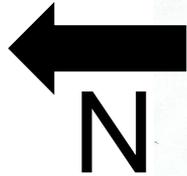


Aerial





Site Plan

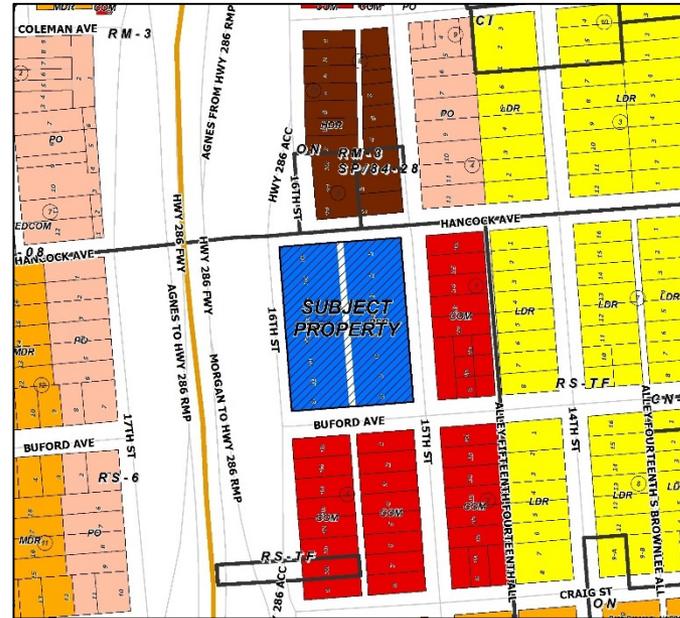




Existing Land Use



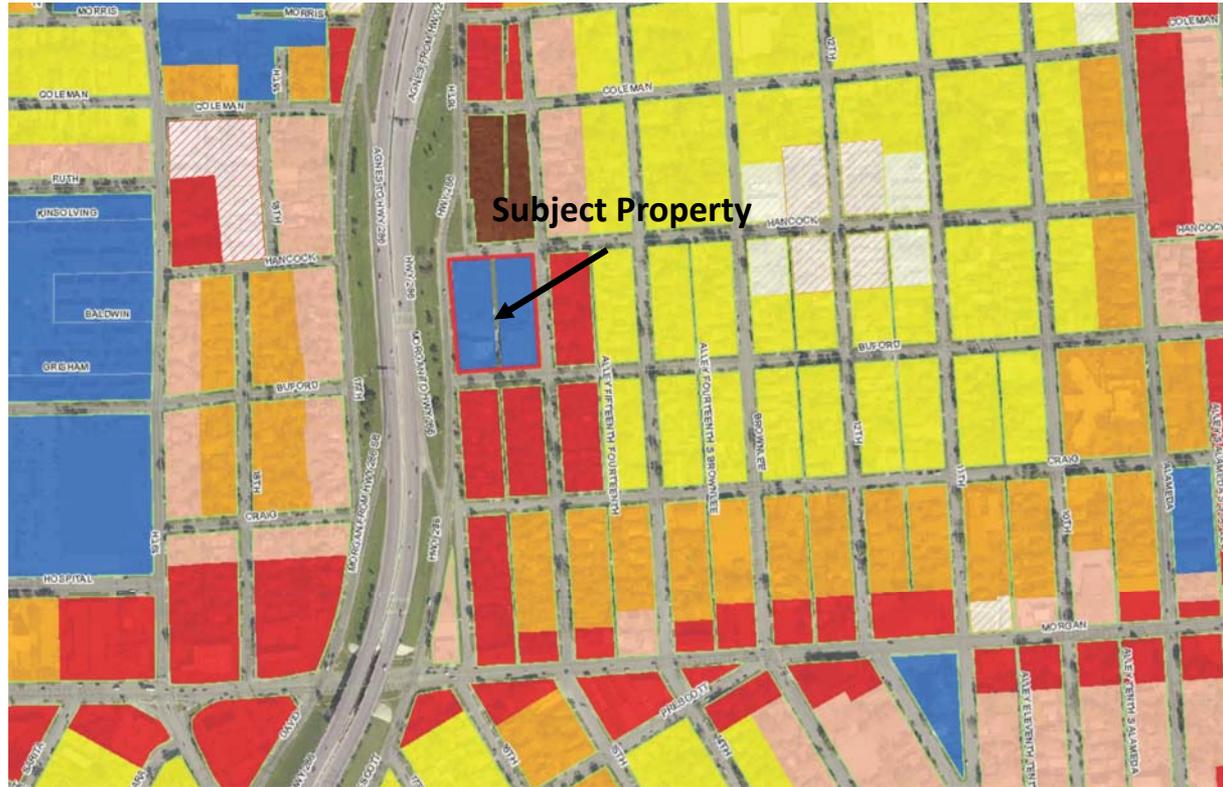
Future Land Use



- Low Density Residential
- Medium Density Residential
- High Density Residential
- Office
- Commercial
- Public/ Semi-Public



Future Land Use Map





Frontage on 16th Street (Facing North)



Subject Property

Crosstown Expressway



Frontage on Buford Avenue (Facing West)



**Crosstown
Expressway**

Subject Property



Frontage on 15th Street (Facing North)



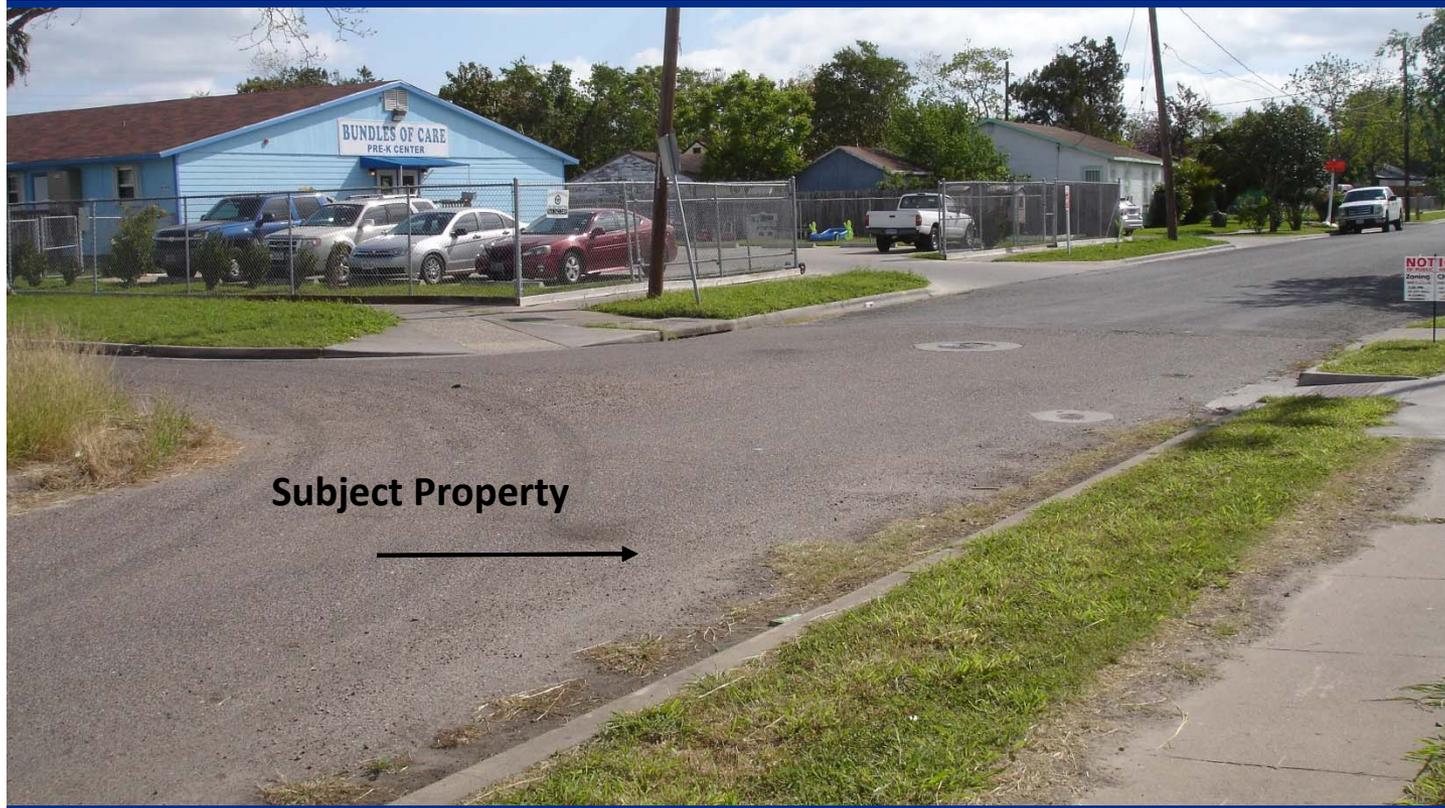


Frontage on Hancock Avenue (Facing Northeast)





Public/Semi-Public Use Across Hancock Avenue



Subject Property





Residential Use Across Hancock Avenue to the North

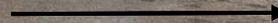




Across Buford Avenue Facing West



Subject Property





Public Notification

28 Notices mailed inside 200' buffer
7 Notices mailed outside 200' buffer

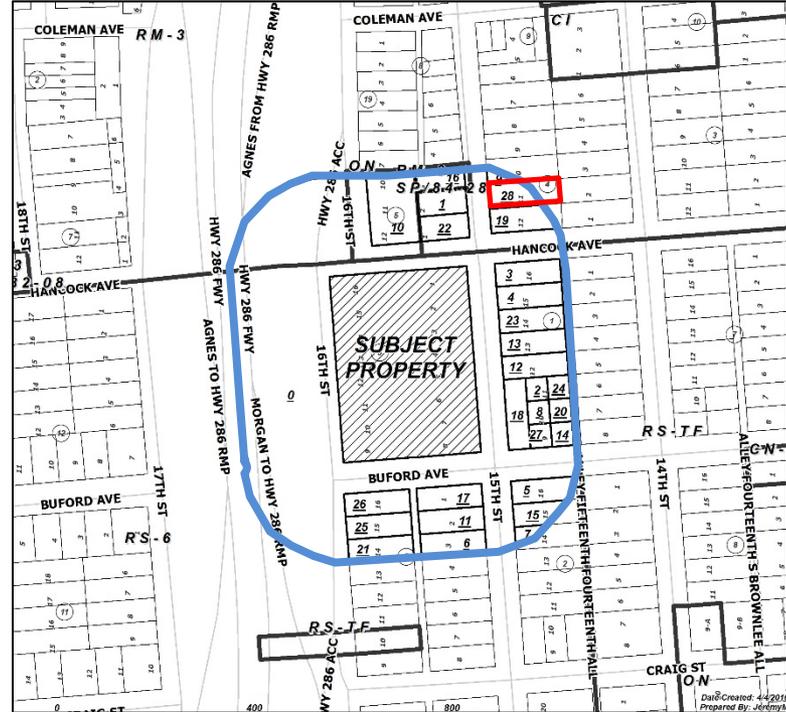
Notification Area



Opposed: 1 (1.16%)



In Favor: 0





Staff Recommendation

Denial of the
“CG-1/SP” General Commercial District with a
Special Permit

In lieu, thereof:
Approval of the “RS-6/SP” Single-Family 6
District with a Special Permit subject to
conditions.



Conditions

1. **Uses:** SP authorizes a **Transitional Housing facility**.
 - Transitional Housing is defined as a project that is designed to provide housing and appropriate supportive services to homeless persons to facilitate movement to independent living within 24 months, but the time limit could be longer.
 - The facility shall not exceed 220 beds.
 - No soup kitchen or public feeding shall be allowed.
 2. **Intake Facilities:** Adequate waiting area inside the facility must be provided so that no perceived loitering or waiting outdoors occurs.
 3. **Security:** The transitional housing facility located on the Property shall be monitored by staff at all times.
-



Conditions

4. **Landscaping:** Landscape requirements for the Property shall be in compliance with standards for development as outlined in the UDC, except that the landscaping requirement of the street yards shall be met at 100% along 15th Street; 80% along Buford Avenue; 67% along Hancock Avenue; and 60% along 16th Street.

 5. **Building Design:** The exterior façade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building's façade. The Owner shall incorporate windows and doors or other architectural enhancements on elevations that face the abutting residential development.

 6. **Building Height:** The height of the building(s) shall not exceed 35 feet.
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Conditions

7. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.

8. **Parking:** Driveways shall be prohibited from being located on 15th Street.

9. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired within 24 months of this ordinance unless a complete building permit application has been submitted, and the Special Permit shall expire if the allowed use is discontinued for more than six consecutive months.