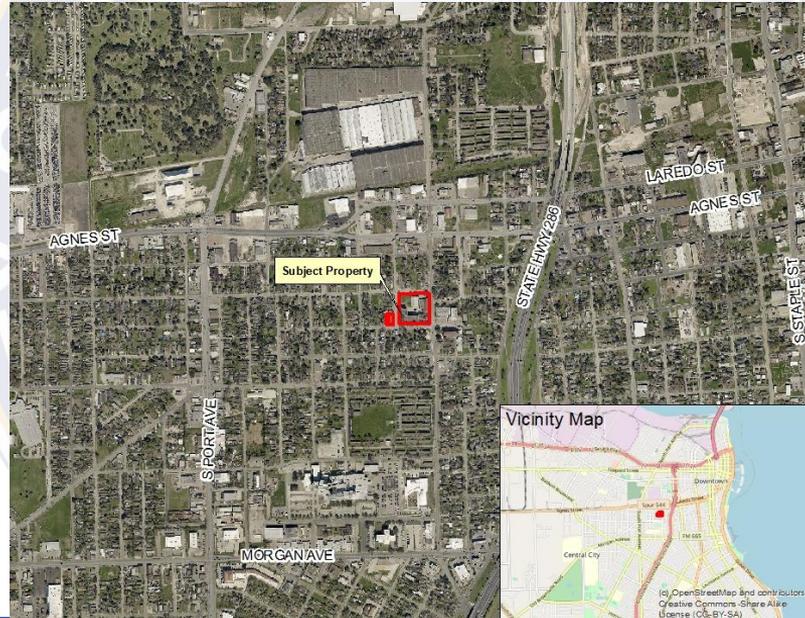


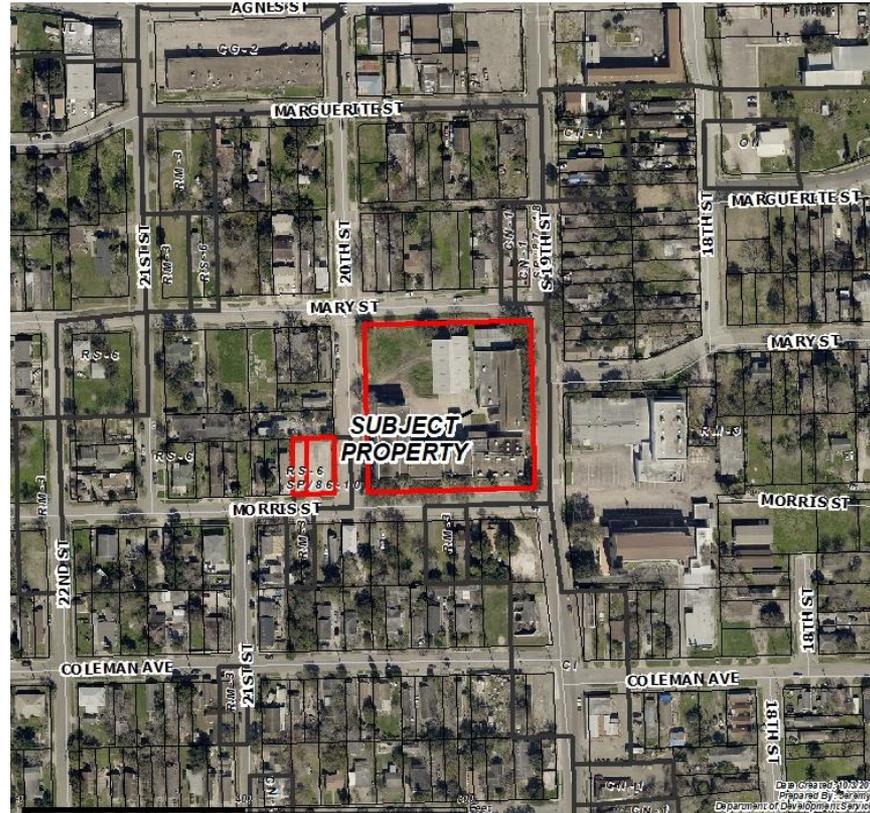
Zoning Case #1019-01

**Ed Rachal Foundation
Rezoning for a Property at 2212 Morris Street
From “RS-6” To “CI/SP”**



City Council
March 24, 2020

Aerial Overview



Zoning Pattern



Planning Commission Recommendation

Denial of the
“CI/SP” Commercial Intensive District
with a Special Permit (SP).

Staff Recommendation

Approval of the
“CI/SP” Commercial Intensive District
with a Special Permit (SP).

Special Permit Conditions

1. **Uses:** The only uses authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service operated to assist persons with their transition into permanent housing. The facility shall not exceed 308 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 facility staff at all times.

Special Permit Conditions

4. **Landscaping:** Landscape requirements for the Property shall follow the standards outlined in the Unified Development Code (UDC). Existing trees along Morris Street and South 19th Street shall be kept and maintained.

5. **Parking:** Lots 28, 29, and 30, Block 10, Pat Webb shall only be used for the purpose of a parking lot.

6. **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.