



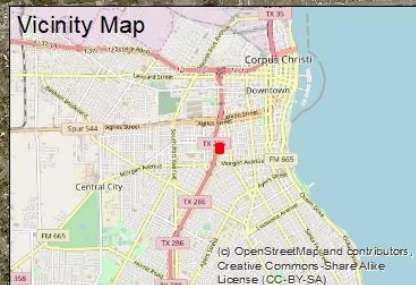
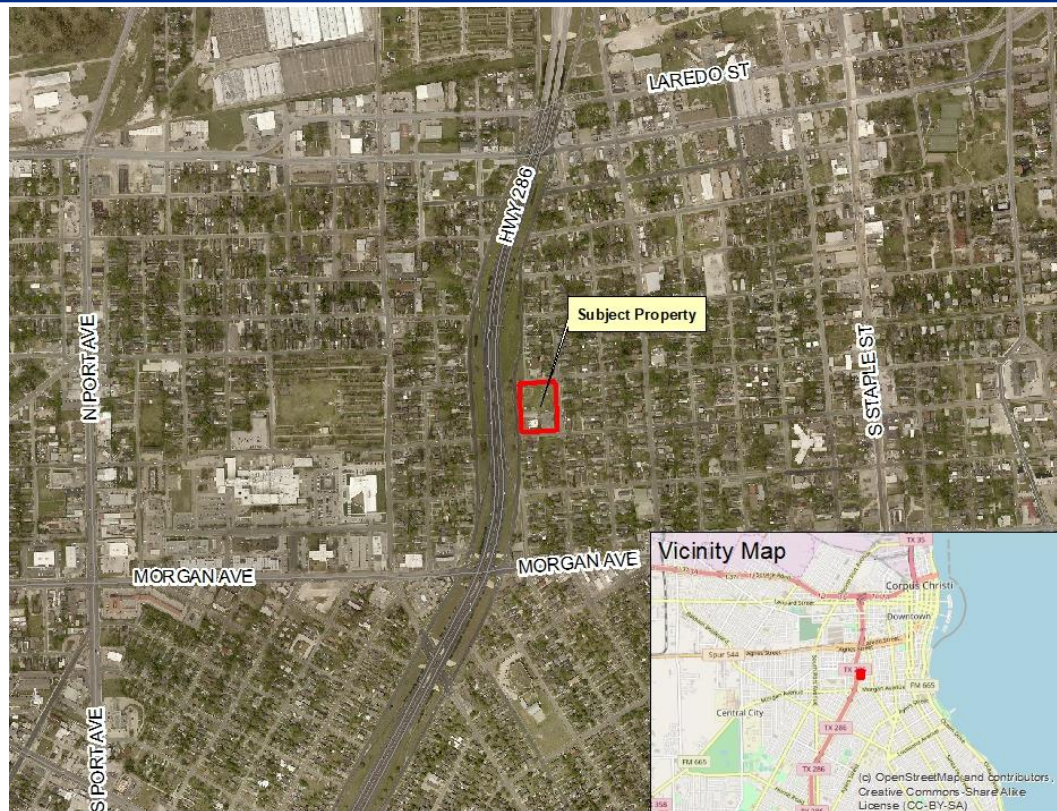
Zoning Case #0818-03 The Salvation Army

Rezoning for a Property at 1804 Buford Avenue

Planning Commission Presentation
August 8, 2018

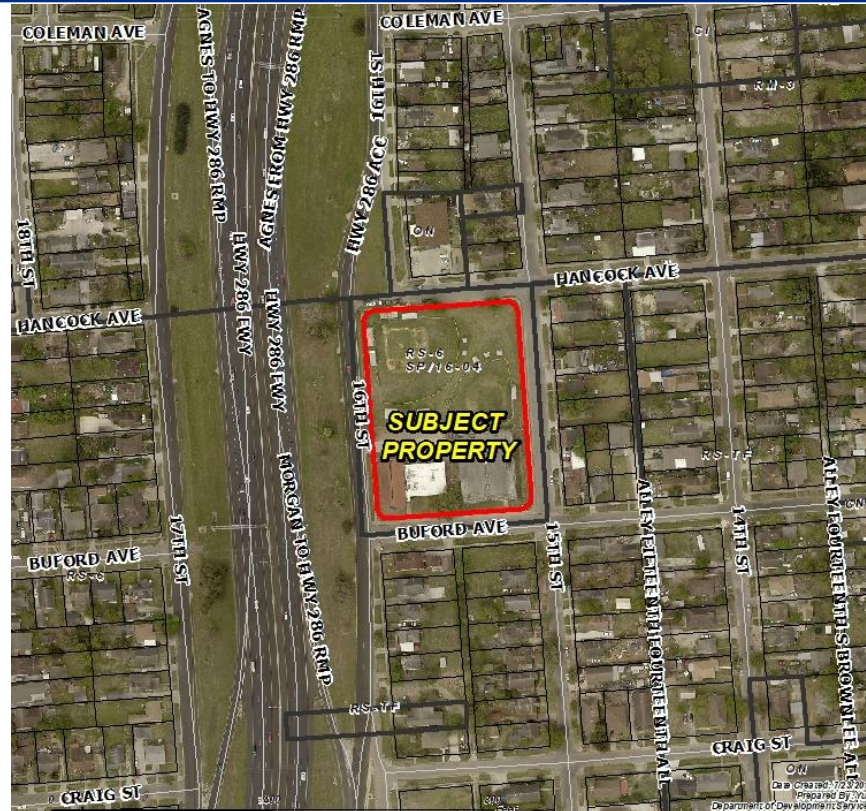


Aerial Overview





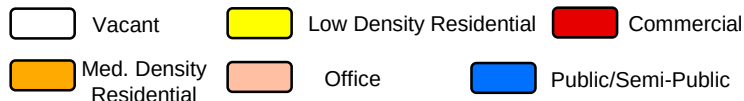
Subject Property at 1804 Buford Avenue



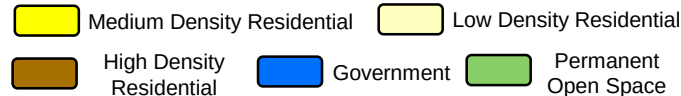
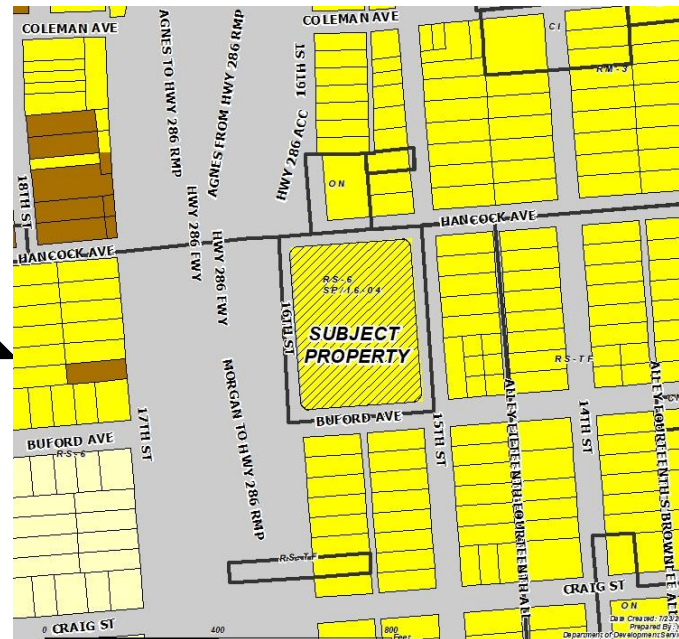


Land Use

Existing Land Use



Future Land Use





Subject Property, North on Buford Avenue





Buford Avenue, East of Subject Property





Buford Avenue, South of Subject Property





Buford Avenue, West of Subject Property





Public Notification

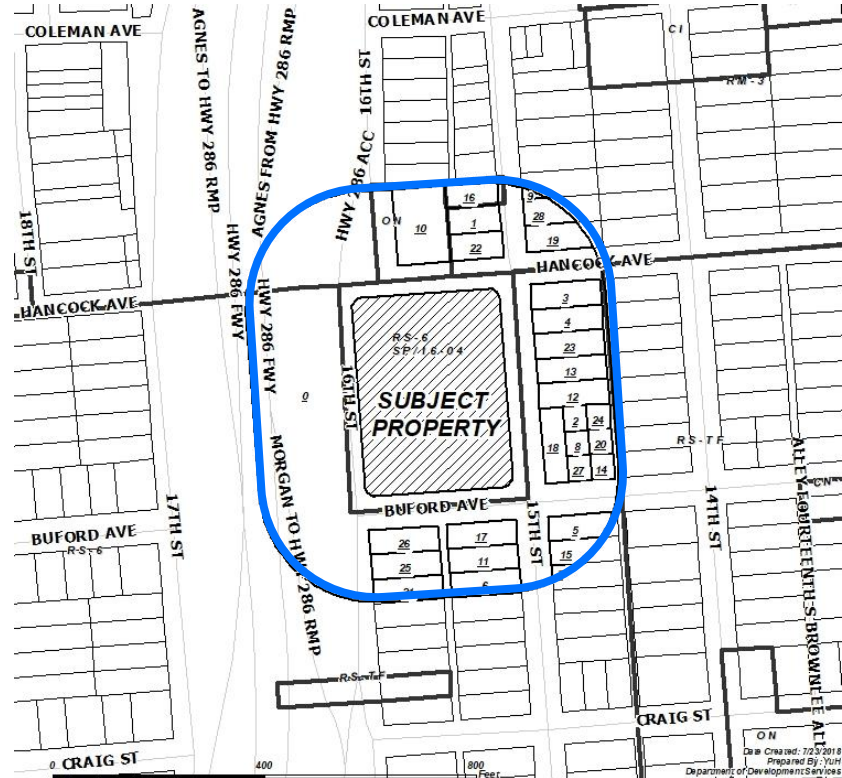
28 Notices mailed inside 200' buffer
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 0 (0.00%)

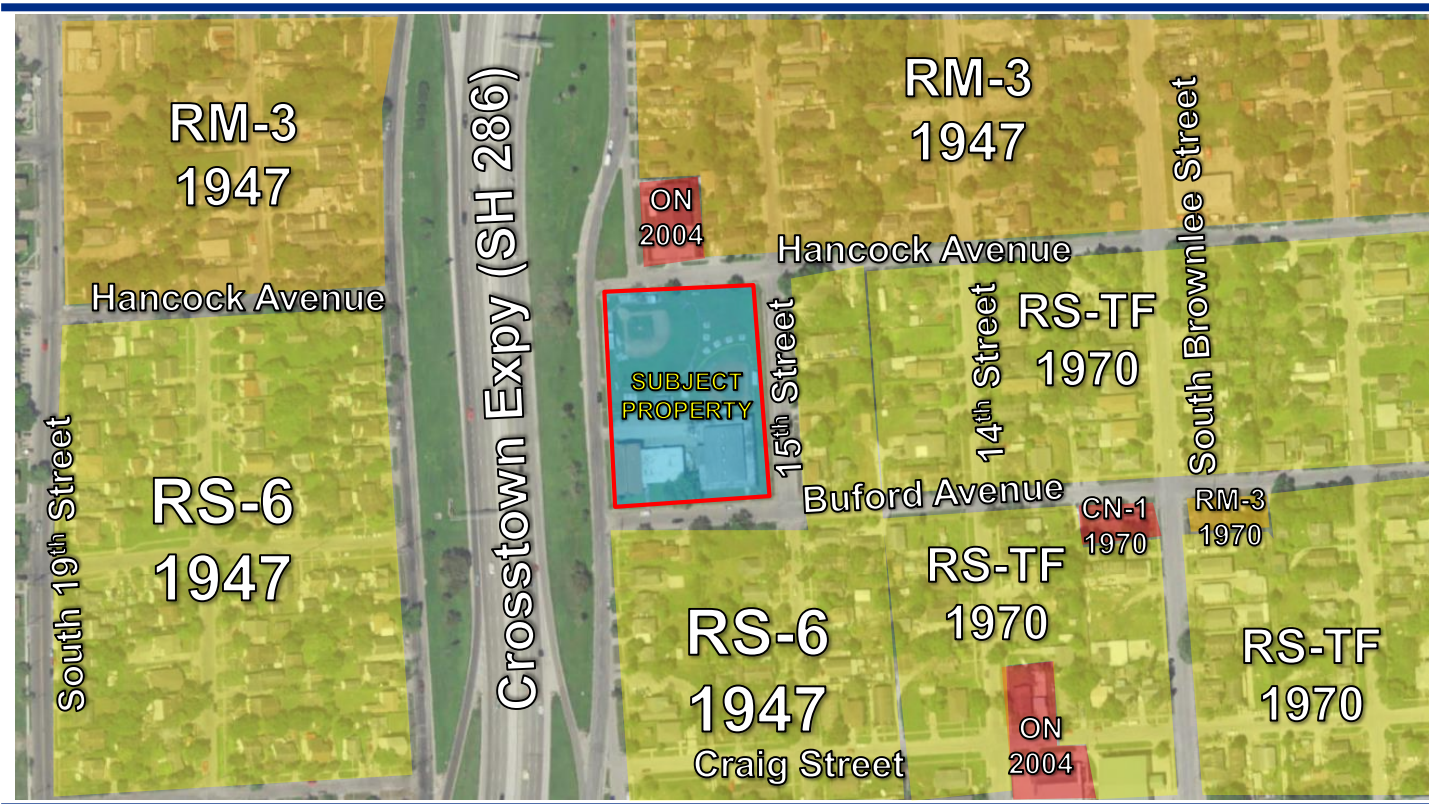


In Favor: 0



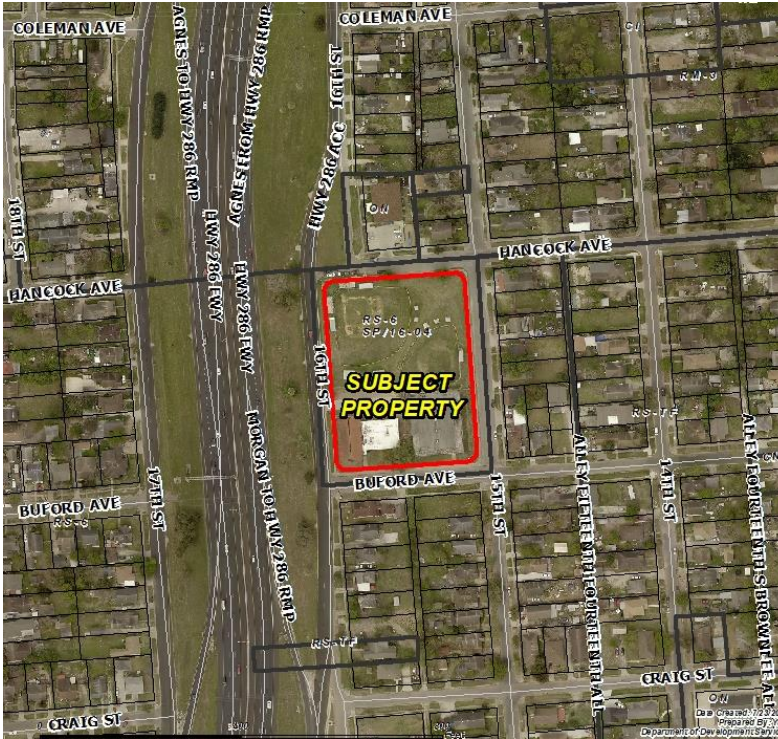


Zoning Pattern





UDC Requirements



Buffer Yards: N/A

Setbacks: Street: 20 feet

Parking: 1:Per Employee
1:250 sq. ft. GFA (Office)

Landscaping, Screening, and
Lighting Standards

Uses Allowed: Retail, Offices,
Apartments, Hotels, Restaurants,
Storage, Bars, and Nightclubs



Site Plan





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 (SP).



Special Permit Conditions

1. **Use:** The only use authorized by this Special Permit other than uses permitted in the base zoning district is a Transitional Housing facility, a social service use operated to assist families and veterans with their transition into permanent housing. The facility shall not exceed 220 beds. No soup kitchen or public feeding shall be allowed. For the purposes of this section, 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.
 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.
 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 15th Street.
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Special Permit Conditions

5. **Building Design:** The exterior facade of the building(s) may contain metal elements, however, metal elements shall not exceed 50% of a building's facade. 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.
 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.
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