



Aerial Overview





Aerial







Staff Recommendation

Denial of the “CG-1/SP” General Commercial District with a Special Permit
and, in lieu thereof,
approval of the
“RM-1/SP” Multifamily 1 District with a
Special Permit subject the following conditions:



Special Permit Conditions

1. Use:

- "RM-1" District Uses
 - Transitional Housing Facility, a social service use operated to assist clients with their transition into permanent housing.
 - No soup kitchen or public feeding shall be allowed.
 - Definition of Transitional Housing Facility: a facility that provides housing and appropriate supportive services to facilitate the movement of homeless individuals into independent living within 24 months or longer.
 - Limited to nine bedrooms.
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Special Permit Conditions

2. **Security**: The transitional housing facility shall be monitored by staff 24 hours a day.
 3. **Buffer yards**: A buffer yard as set forth in the UDC shall be maintained along the property line abutting single family development.
 4. **Required yards**: New construction shall comply with the required yards set forth in the "RM-1" Multifamily 1 District in the UDC.
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Special Permit Conditions

5. **Parking:** The parking requirement is 1 space per employee and 1 space per 250 sq. ft. of office area.
 6. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
 7. **Time Limit:** In accordance with the UDC, this Special Permit shall be deemed to have expired if the allowed use is discontinued for more than six consecutive months.
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