

Aerial Overview



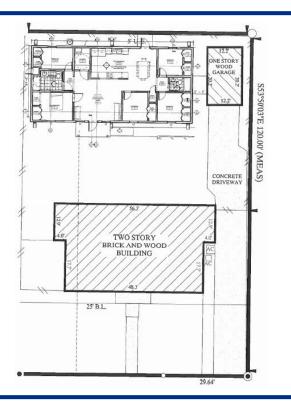


Aerial





Site Plan







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:



- 1. <u>Use:</u>
- "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.



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



- 5. <u>Parking:</u> The parking requirement is 1 space per employee and 1 space per 250 sq. ft. of office area.
- 6. <u>Lighting:</u> Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
- 7. <u>Time Limit:</u> 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.