

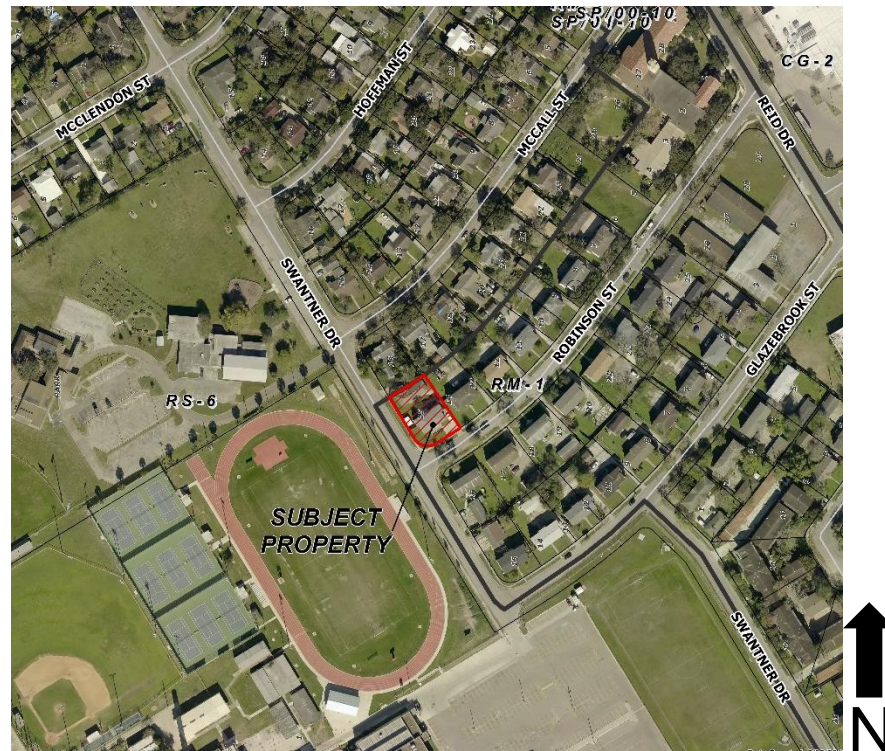


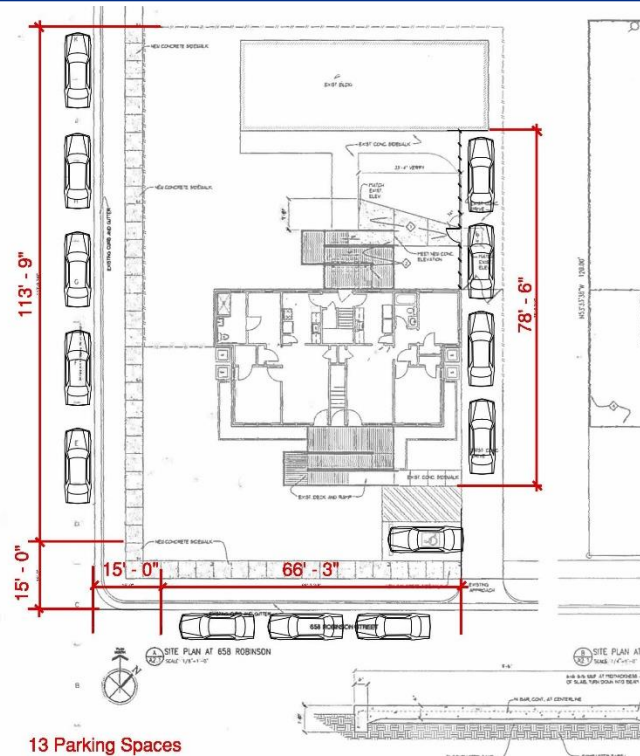
# Aerial Overview





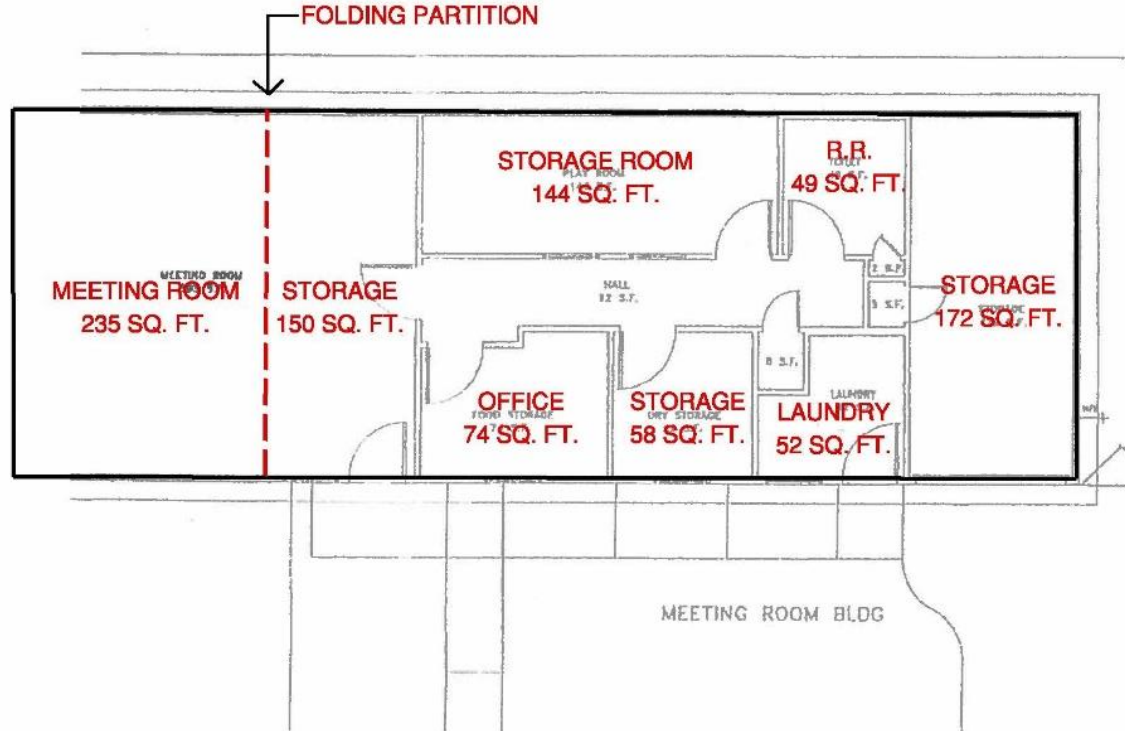
# Aerial







# Accessory Building





# 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 to the following conditions:



# Special Permit Conditions

---

## 1. Use:

- “RM-1” District Uses
  - Transitional Housing Facility and an accessory community outreach program for distribution of household supplies and life-skills training limited to 500 square feet.
  - 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 five residents and their dependent children.
-



# Special Permit Conditions

---

2. **Security:** The transitional housing facility shall be monitored by staff 24 hours a day.
  3. **Required yards:** New construction shall comply with the required yards set forth in the "RM-1" Multifamily 1 District in the UDC.
  4. **Parking:**  
**Transitional Living:** 1 per employee and 1 space per 250 sq. ft. of office area.  
**Community Outreach:** 1 per 300 square feet
-



# Special Permit Conditions

---

5. **Lighting:** Freestanding light poles on the Property shall not exceed 15 feet in height. The Owner shall comply with all other UDC lighting requirements.
6. **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.