



# **Zoning Case #1019-01 Ed Rachal Foundation**

**Rezoning for a Property at  
2212 Morris Street**

**From “RS-6” To “CI/SP”**

Planning Commission  
October 16, 2019

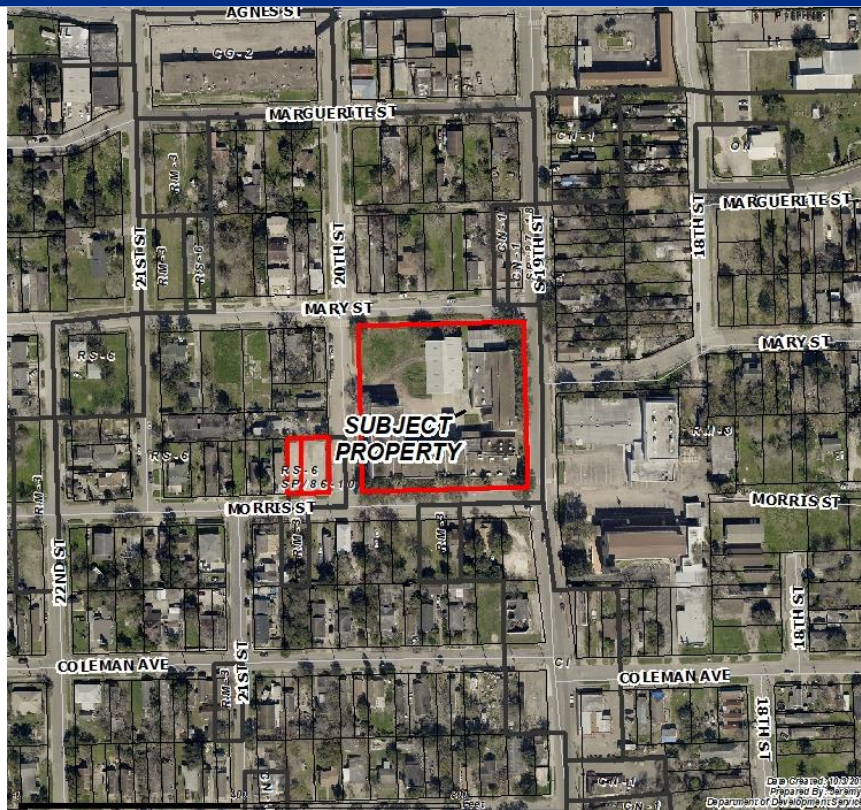


# Aerial Overview





# Subject Property at 2212 Morris Street

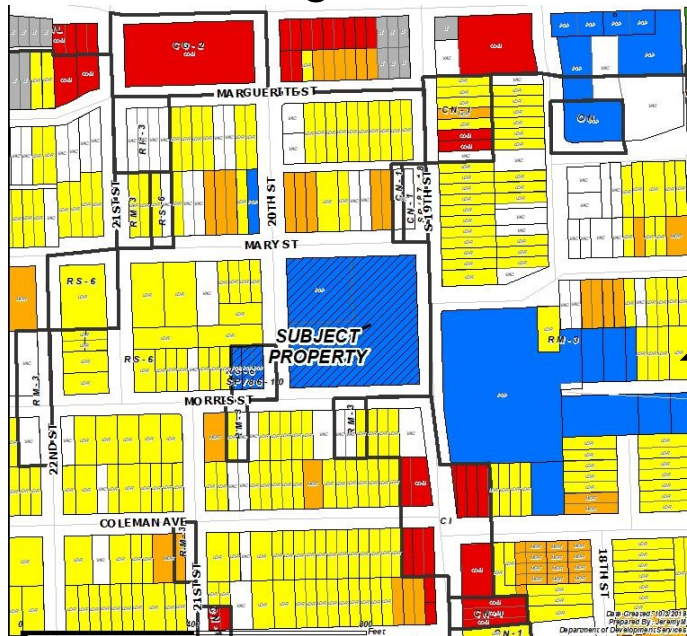




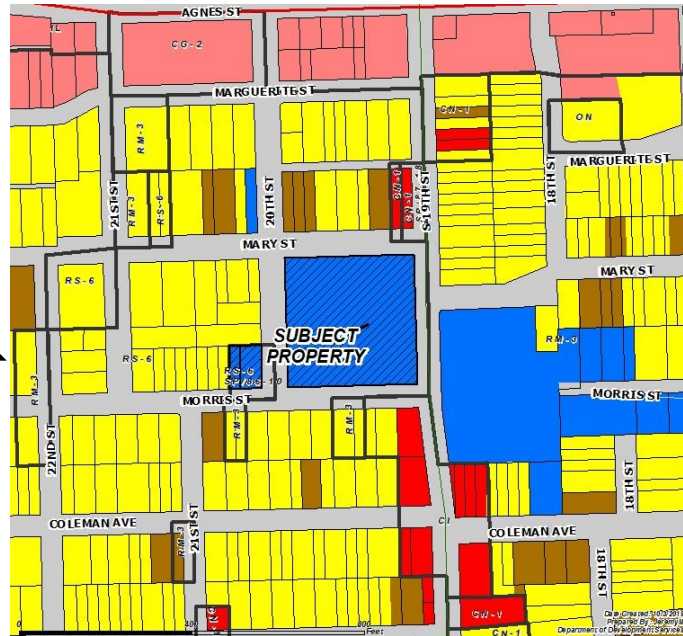


# Land Use

## Existing Land Use



## Future Land Use





# Subject Property, North on Morris Street



**Subject Property**



# Morris Street, East of Subject Property





# Morris Street, South of Subject Property

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# South 19<sup>th</sup> Street, West of Subject Property

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# Public Notification

70 Notices mailed inside 200' buffer

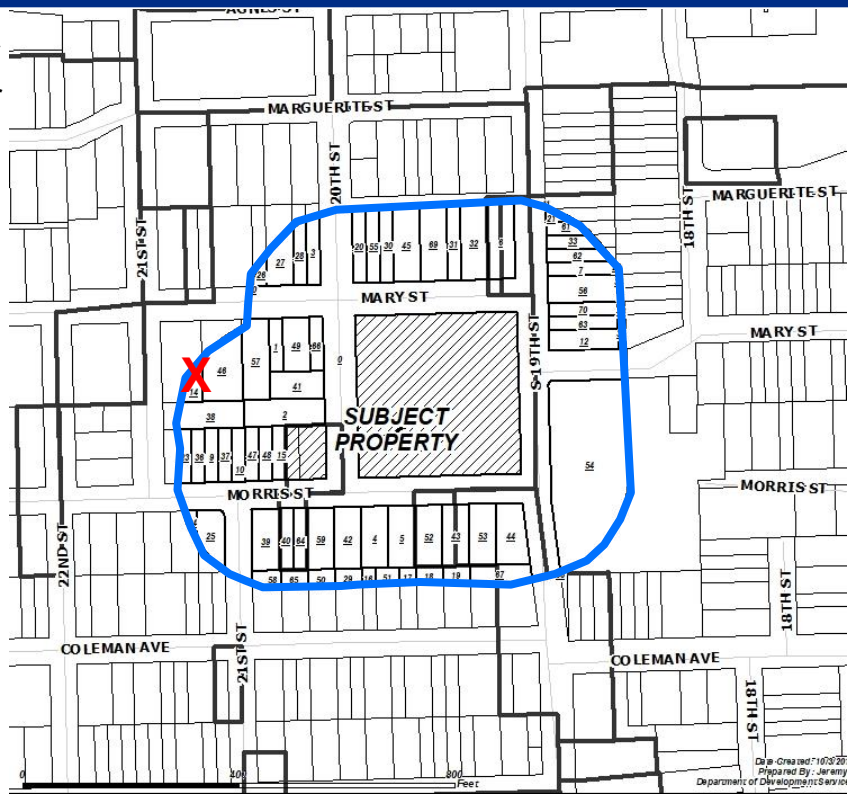
5 Notices mailed outside 200' buffer

Notification Area

Opposed: 1 (0.51%)



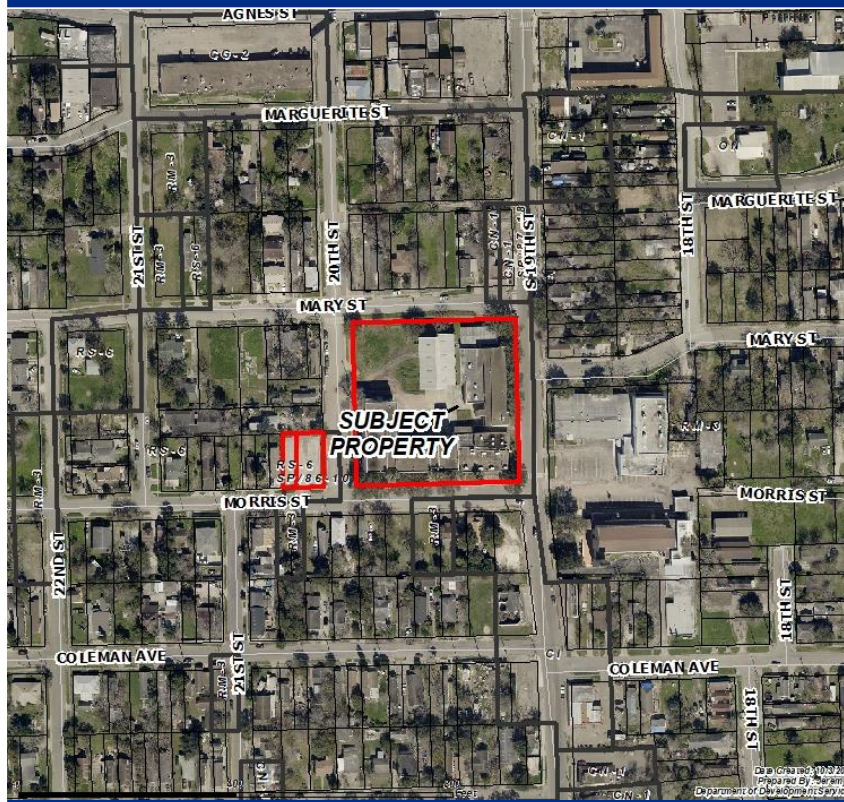
In Favor: 0







# UDC Requirements



Buffer Yards:  
N/A

Setbacks:  
Street: 20 feet

Parking:  
Social Service  
1 per employee

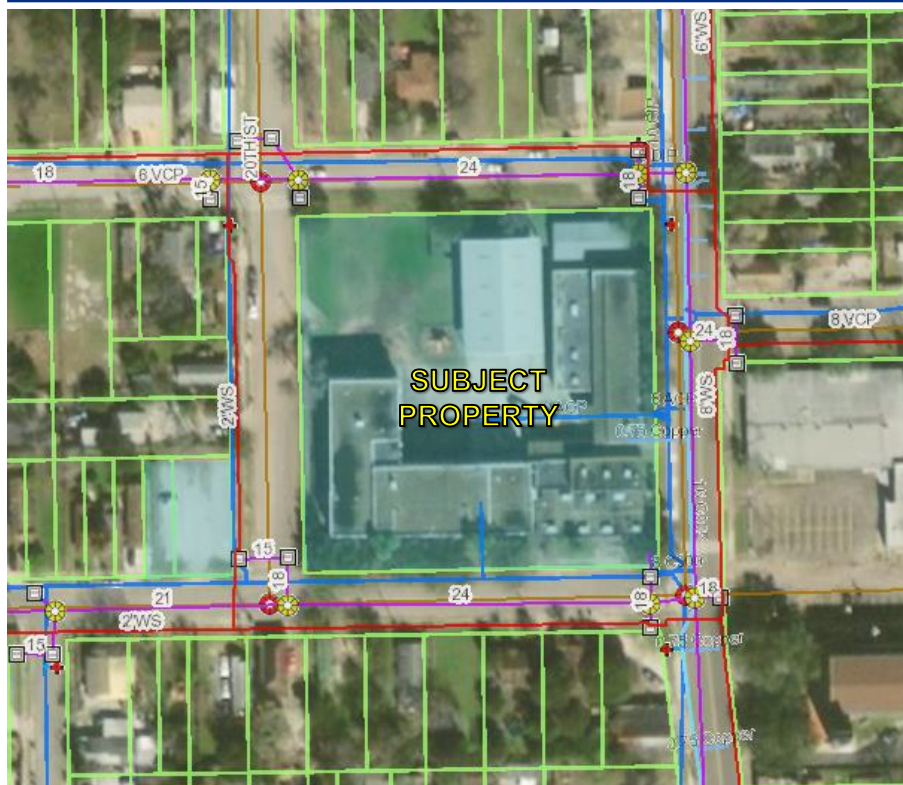
Landscaping, Screening, and  
Lighting Standards





Uses Allowed: Apartments, Retail,  
Offices, and Restaurants



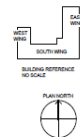


# Utilities



-  **Water:**  
10-inch CIP
-  **Wastewater:**  
8-inch VCP
-  **Gas:**  
2-inch Service Line
-  **Storm Water:**  
Roadside Inlets





2202 Morris St. Caracas, Venezuela. Tel. 781.4015

Year	2010	2011
Revenue	1000000	1100000
Cost of Sales	600000	650000
Gross Profit	400000	450000
Operating Expenses	200000	220000
Operating Profit	200000	230000
Finance Costs	50000	55000
Profit Before Tax	150000	175000
Income Tax	30000	35000
Profit After Tax	120000	140000

### SITE PLAN

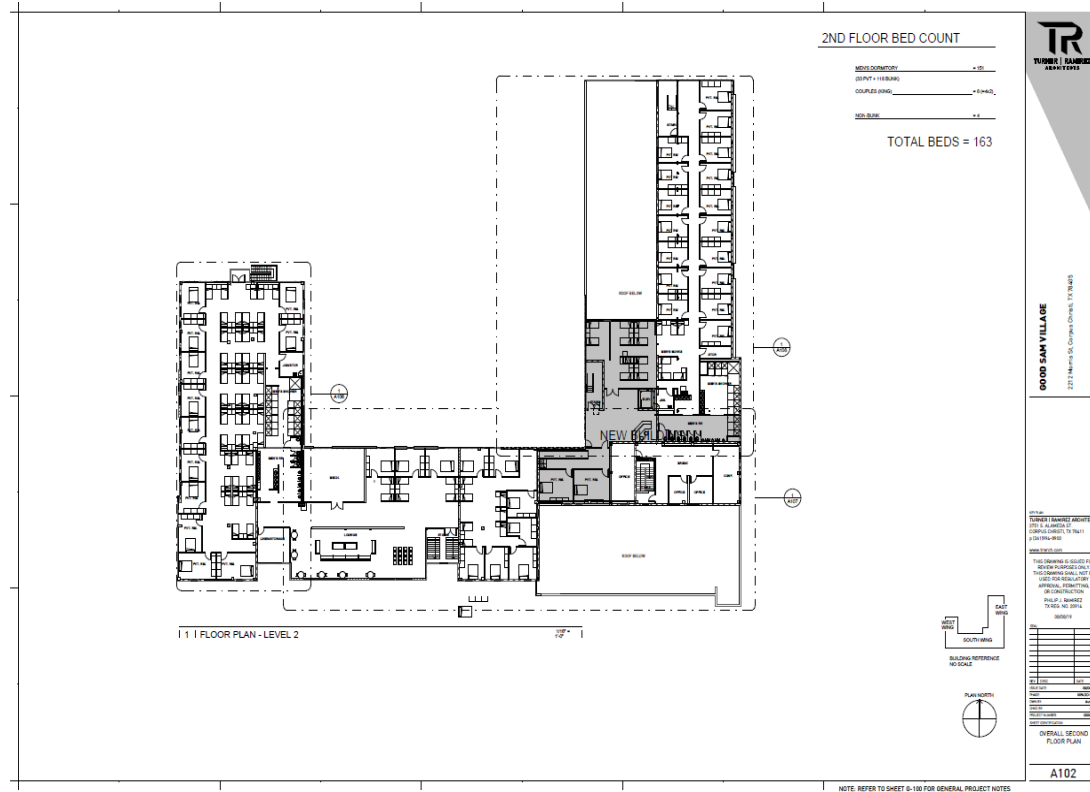
A100

NOTE: REFER TO SHEET G-100 FOR GENERAL PROJECT NOTES.





# Site Plan





# Staff Recommendation

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





# Special Permit Conditions

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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.
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# Special Permit Conditions

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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 19<sup>th</sup> 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.