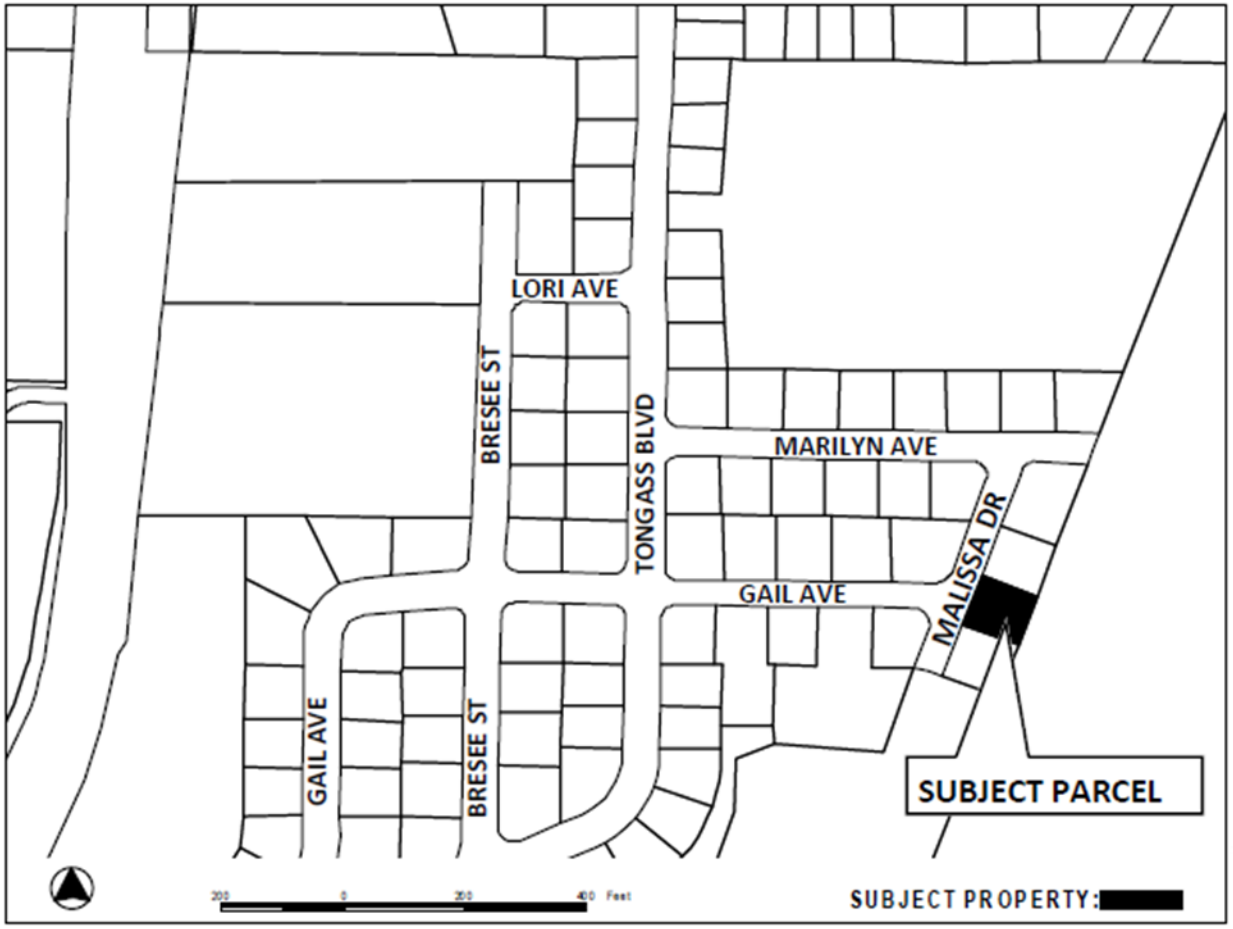
USE 2014 0008 - Request for Conditional Use Permit

To provide transitional housing in an existing single-family home for up to nine women coming out of prison

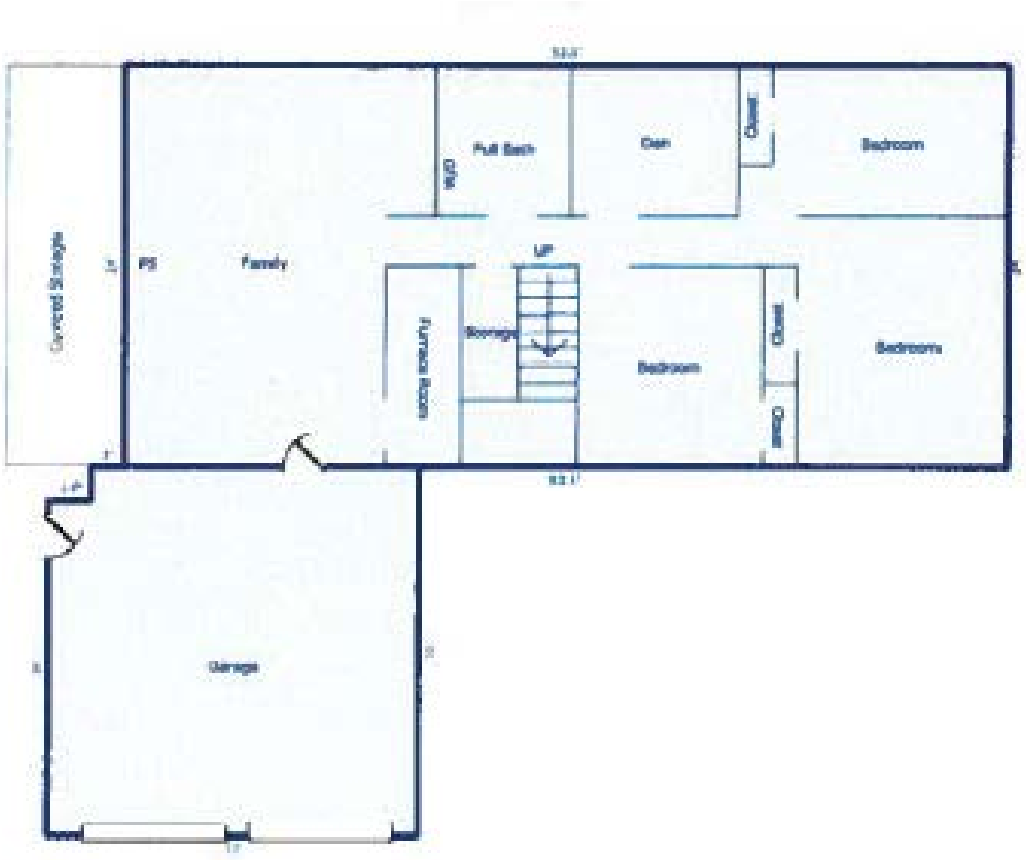
Location


LORI AVE
BRESEE ST
TONGASS BLVD
MARILYN AVE
MALISSA DR
GAIL AVE
GAIL AVE
BRESEE ST
SUBJECT PARCEL
200
0
200
400 Feet
SUBJECT PROPERTY:

Applicant:	Haven House, Inc.
Property Owner:	Grant Properties, LLC
Property Address:	3202 Malissa Drive
Legal Description:	Tall Timbers 1 Block G Lot 3
Site size:	9,000 square feet
Comprehensive Plan Future Land Use Designation:	MDR (Map G)
Zoning:	D-5
Utilities:	City water & sewer
Access:	Malissa Drive
Existing Land Use:	Single Family Residential

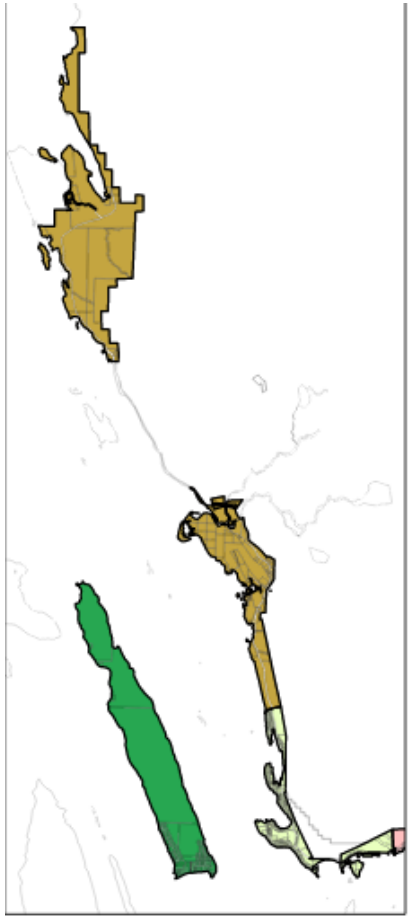
Marilyn Ave
Marilyn Ave
Malissa Dr
Malissa Dr

Floor plan – first floor

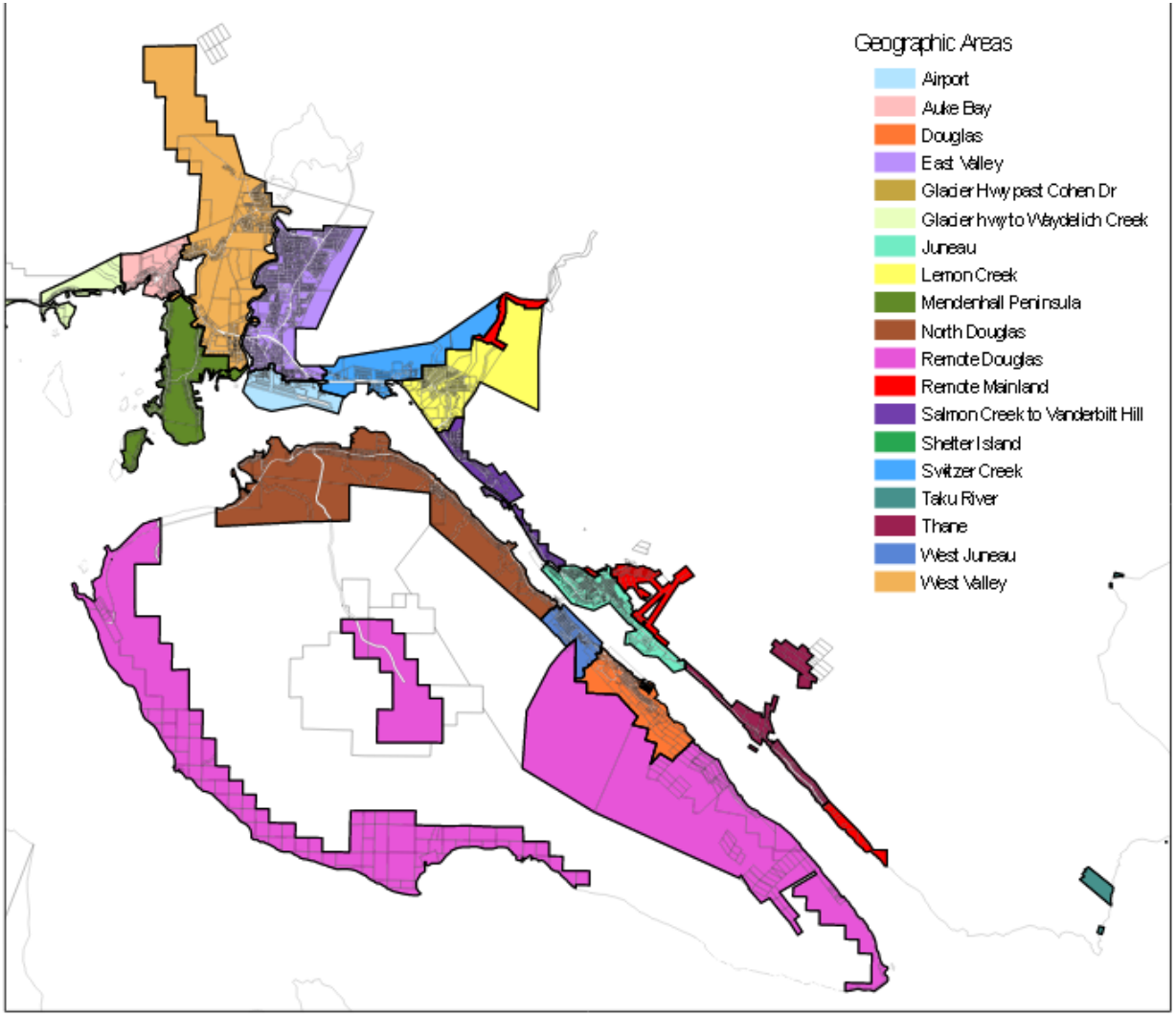


Floor plan - second floor

Geographic Areas – for parking calculations

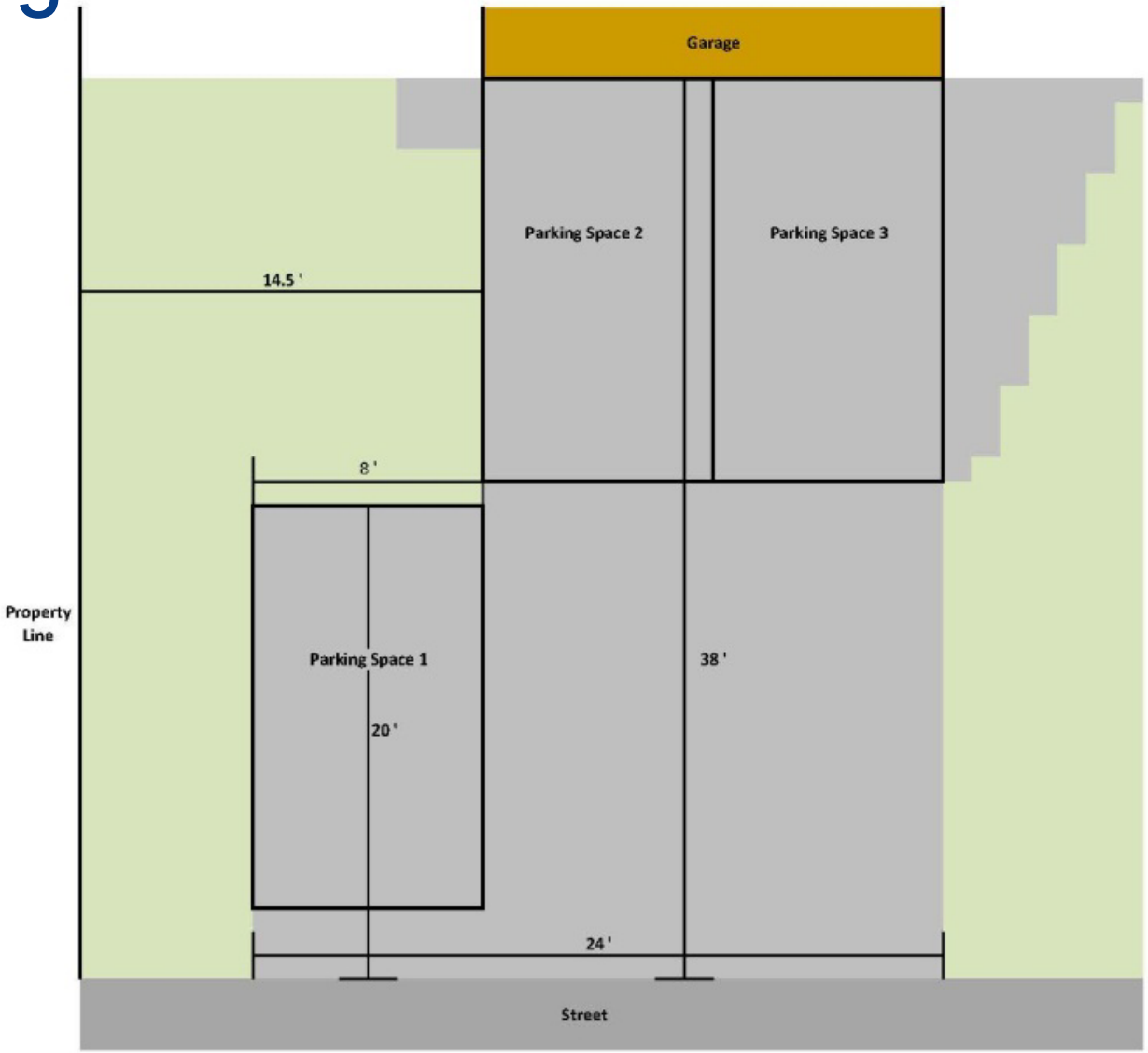


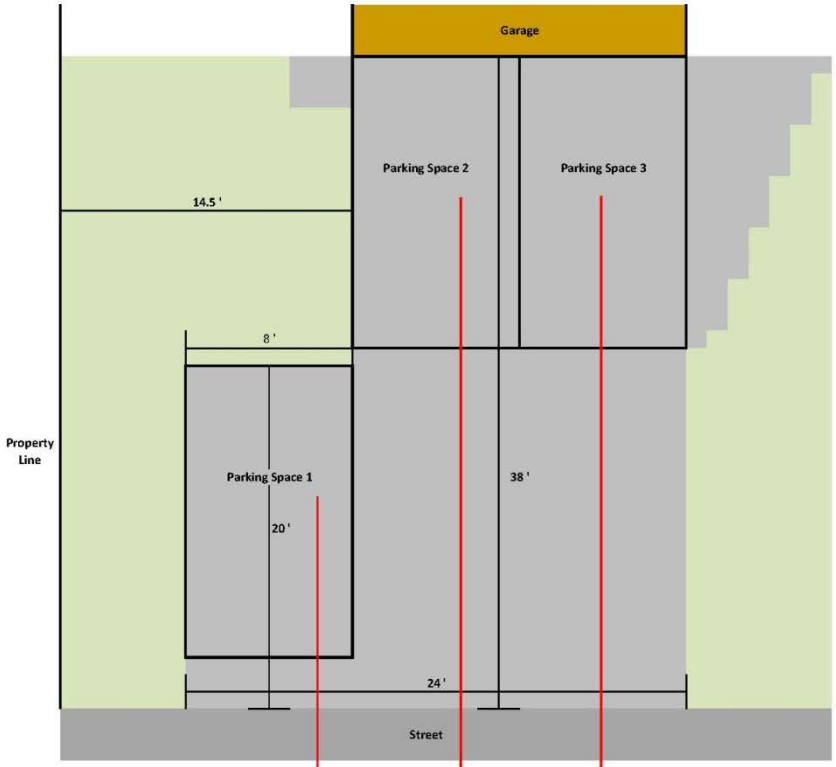
GEOGRAPHIC AREAS



Map created 1/24/2012 Project location: F:\gis_work\Online\Projects\CDD\geo areas 2012.mxd

Parking Plan




Garage
Parking Space 2
Parking Space 3
14.5 '
8 '
Property Line
Parking Space 1
38 '
20 '
24 '
Street

Findings

1. The application is complete.

2. Appropriate according to Table of Permissible Uses.

3. Complies with public notice requirements.

4. With conditions, does not materially endanger the public health or safety.

Findings

5. With conditions, will not substantially decrease the value of, or be out of harmony with, property in the neighboring area.

6. Is in general conformity with the land use plan.

Recommendation

USE2014 0008

It is recommended that the Planning Commission adopt the Director's analysis and findings and **grant** the requested Conditional Use. The permit would allow the development of transitional housing in an existing single-family home for up to nine women coming out of prison.

The approval is subject to the following conditions:

Recommended Conditions

1. There will be no back- out or stacked parking unless a variance to these standards is approved.

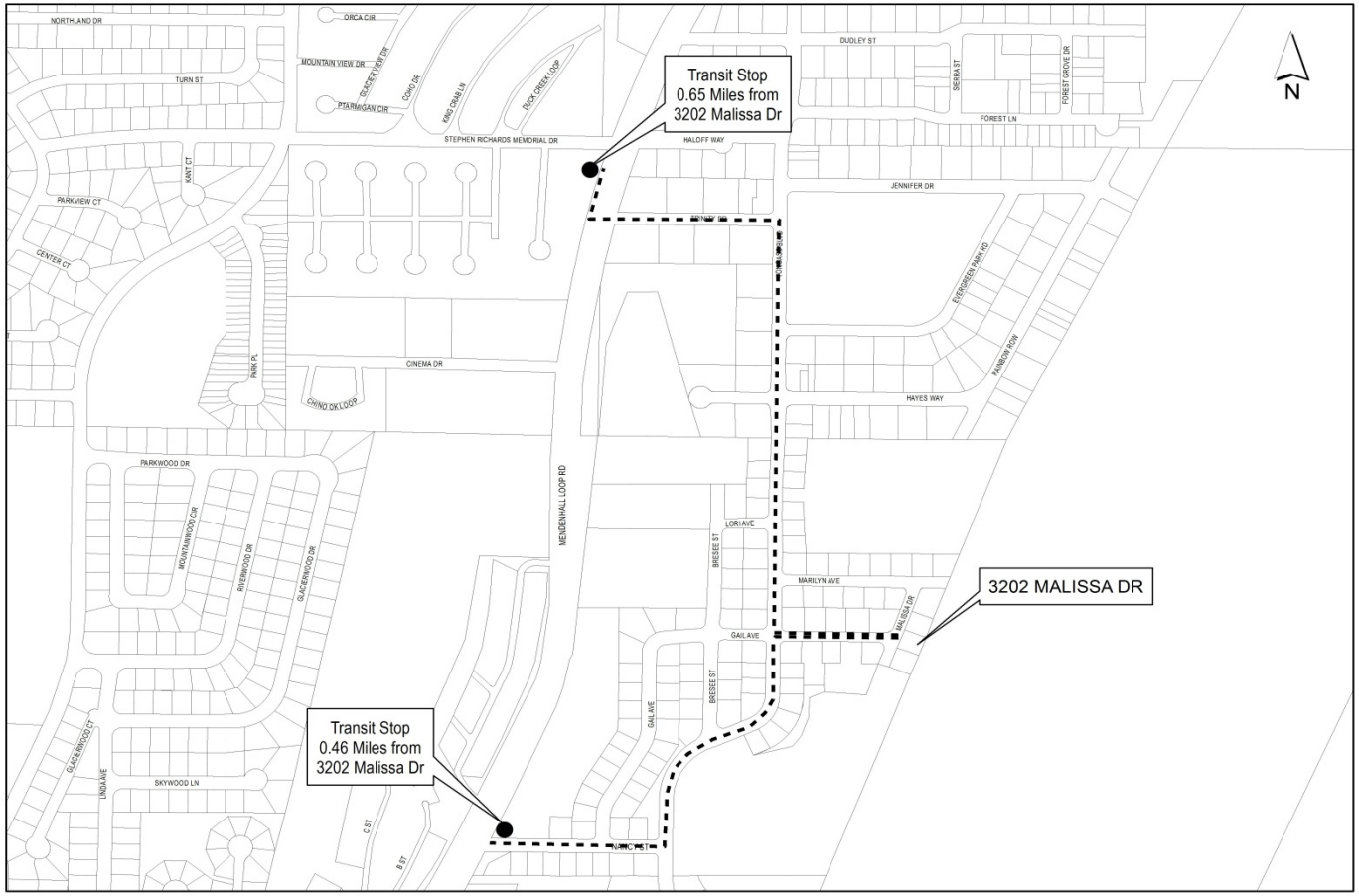
Conditions continued

2. Prior to issuance of an occupancy permit for the proposed transitional housing, the applicant must submit a revised site plan showing the number of parking spaces that comply with the requirements of CBJ 49.40. The number of occupied bedrooms will be limited to the number of on-site parking spaces provided unless a variance is received. The maximum occupancy of 9 residents and one resident manager will be allowed only when either six on-site parking spaces are provided or a variance to either (or both) parking design and number of spaces has been obtained.

Conditions continued

3. A minimum 1,800 square feet shall be maintained with live vegetative cover.

4. If new lighting is proposed it shall be designed, located, and installed to minimize offsite glare.

5. A resident house manager will live on site.

Distance to bus stops