

PROJECT DATA SHEET

PROJECT NAME:	YMCA Turning Point – Project No. 30734	
PROJECT DESCRIPTION:	Convert a 6-unit apartment building into Transitional Housing for at-risk youths between the ages of 16-21.	
COMMUNITY PLAN AREA:	Mid-City	
DISCRETIONARY ACTIONS:	Conditional Use Permit – Process Five	
COMMUNITY PLAN LAND USE DESIGNATION:	The Mid-City Communities Plan designates the proposed project within a transition zone intended for commercial and residential development at 21 to 25 dwelling units per acre.	
<u>ZONING INFORMATION:</u>		
ZONE:	CT-2-3 (RM-2-5 zone use & development regulations apply)	
HEIGHT LIMIT:	40-Foot Minimum Height Limit (Existing Structure)	
LOT SIZE:	7,500-Square Feet	
FLOOR AREA RATIO:	1.10 Maximum	
FRONT SETBACK:	15/20 Feet	
SIDE SETBACK:	5 feet	
STREETSIDE SETBACK:	10 feet	
REAR SETBACK:	15 feet	
PARKING:	7 existing on-site spaces	
ADJACENT PROPERTIES:	LAND USE DESIGNATION & ZONE	EXISTING LAND USE
NORTH:	Commercial-Transition CT-2-3	Commercial
SOUTH:	Commercial-Transition CT-2-3	Residential
EAST:	Commercial-Transition CT-2-3	Residential
WEST:	Commercial-Transition CT-2-3	Residential
DEVIATIONS OR VARIANCES REQUESTED:	None	
COMMUNITY PLANNING GROUP RECOMMENDATION:	On July 7, 2004, the City Heights Area Planning Committee voted 12-2-3 to recommend approval with the condition that garages cannot be used for storage and that the doors to the garages be removed to insure their continued use as off-street parking.	

ATTACHMENT 4