



Doing Things!

Case # Z/LU-05-02-18

Board of County Commissioners

March 20, 2018

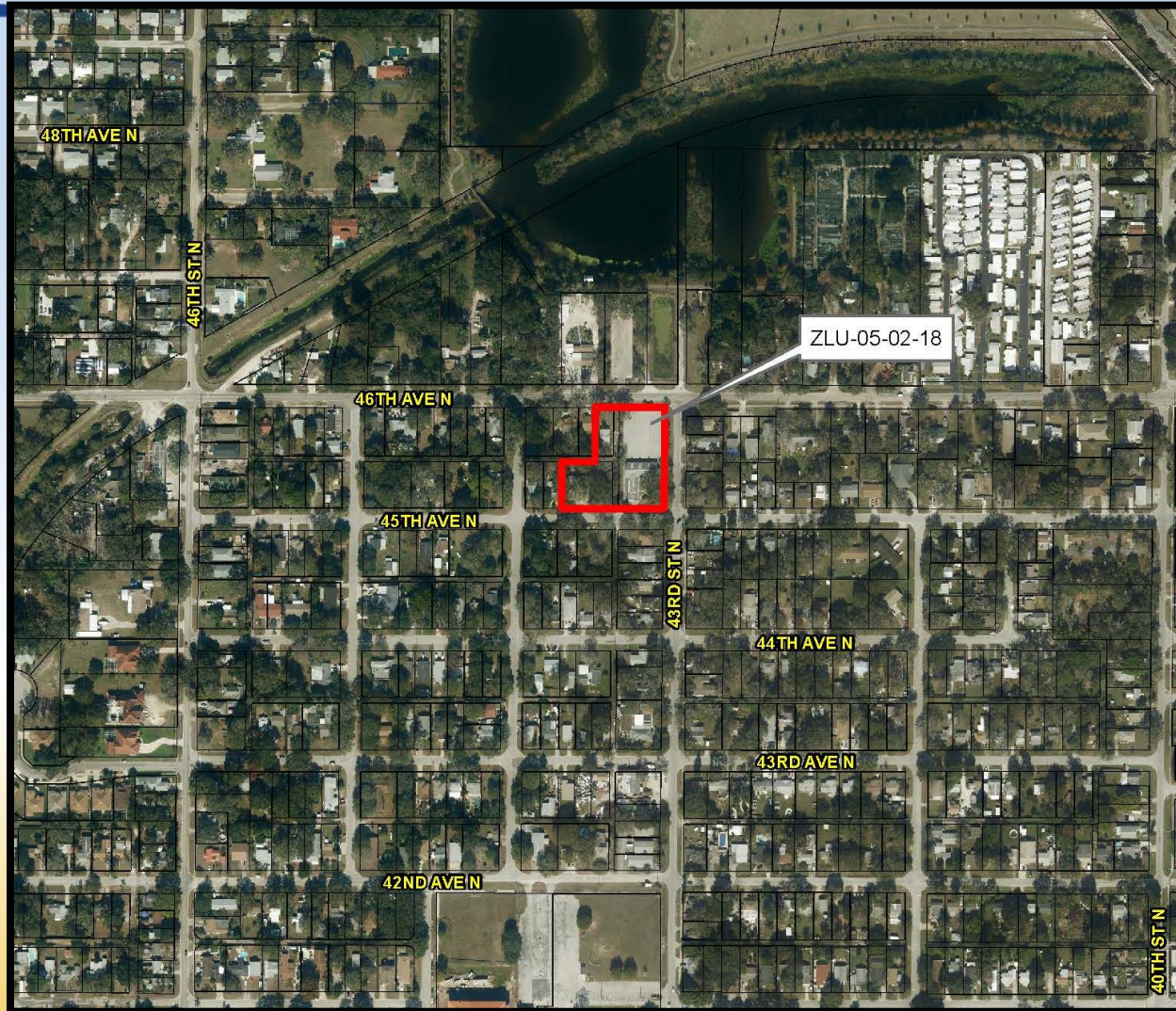
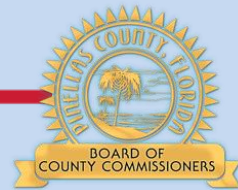


Request

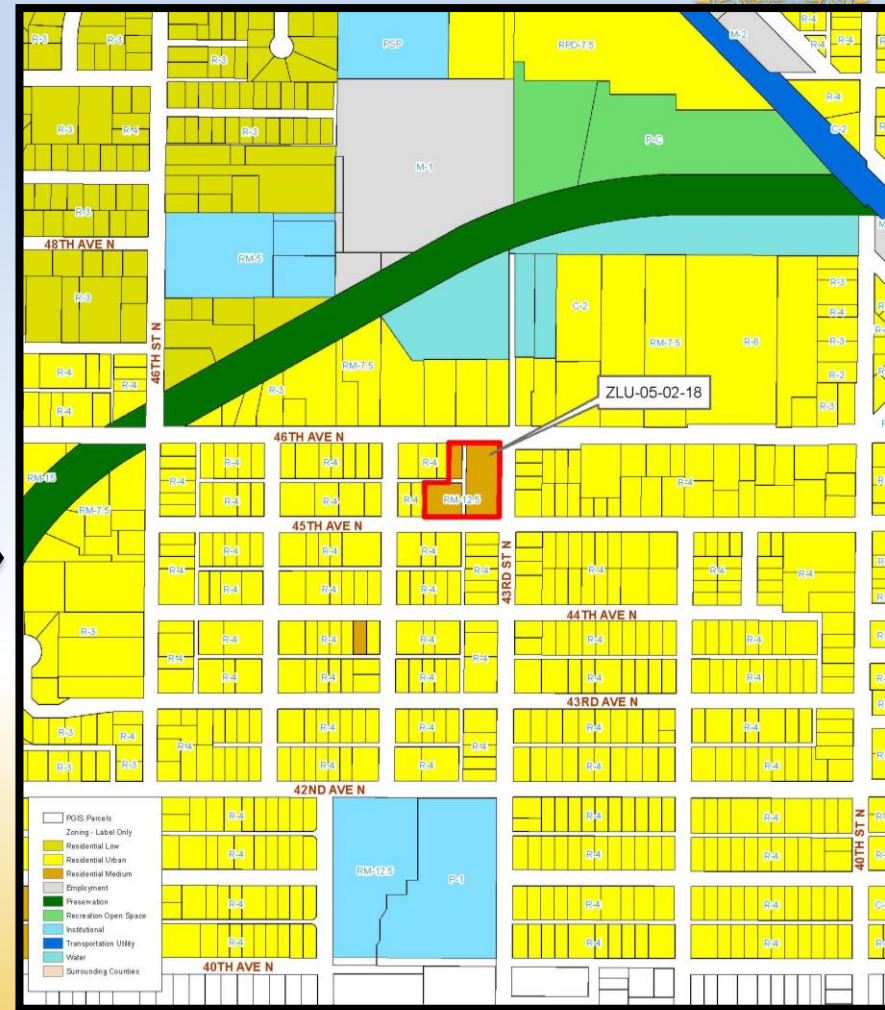
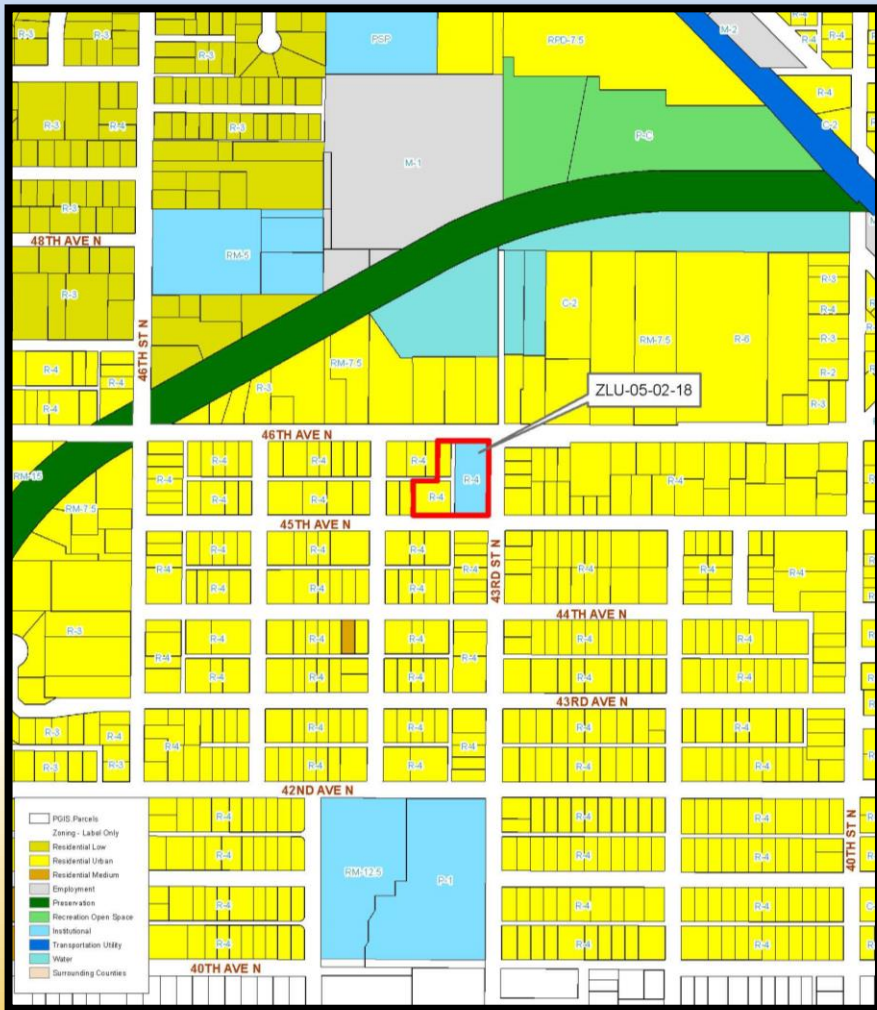


- Subject Property
 - Two parcels totaling approximately 1.34 acres
 - 4500 43rd Street & 4312 46th Avenue in Lealman
- Future Land Use Map (FLUM) Amendment
 - From: Institutional (I) & Residential Urban (RU)
 - To: Residential Medium (RM)
- Zoning Atlas Amendment
 - From: R-4, One, Two & Three Family Residential
 - To: RM-12.5, Residential Multiple Family, 12.5 units per acre
- Existing Use: Private Educational Facility
- Proposed Use: Multifamily Housing

Location

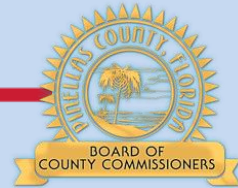


Zoning/FLU



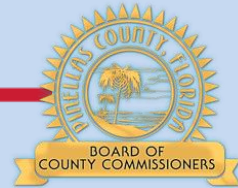
Our Vision: To Be the Standard for Public Service in America

Site Photo



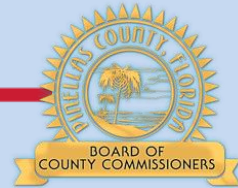
Subject Site

Site Photo



Surrounding residential uses

Site Photo



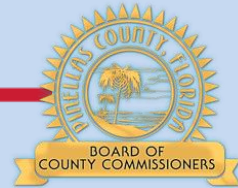
County Park to the north

Additional Information



- Educational facility in place since the 1970s
- Up to 17 residential units could be built if request approved
 - Based on a density of 12.5 units per acre
 - Subject to site plan review
- Subject property is within the Lealman CRA
 - Goal of achieving a mix of diverse housing stock
 - Encourages reinvestment in the area

Recommendations



- Proposed amendments are appropriate
 - Generally compatible with the surrounding area
 - Will not cause significant infrastructure impacts
 - Furthers the revitalization objectives of the Lealman CRA
 - Consistent with the Comprehensive Plan

- Staff recommends approval of the FLUM and zoning amendments

- Local Planning Agency
 - Recommended approval (5-0 vote)