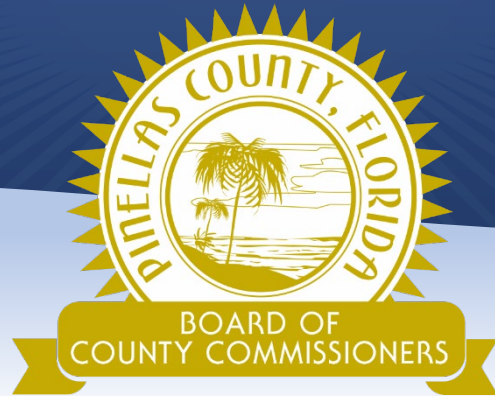


Board of County Commissioners

Case #ZLU-21-02

June 22, 2021



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

Request

Subject Property

Approximately 0.69 acre at 8119 46th Avenue North in West Lealman

Future Land Use Amendment

From: Residential Urban (RU)

To: Commercial General (CG)

Zoning Atlas Amendment

From: R-4 (One, Two & Three Family Residential)

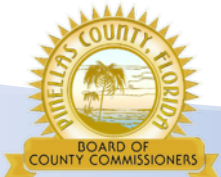
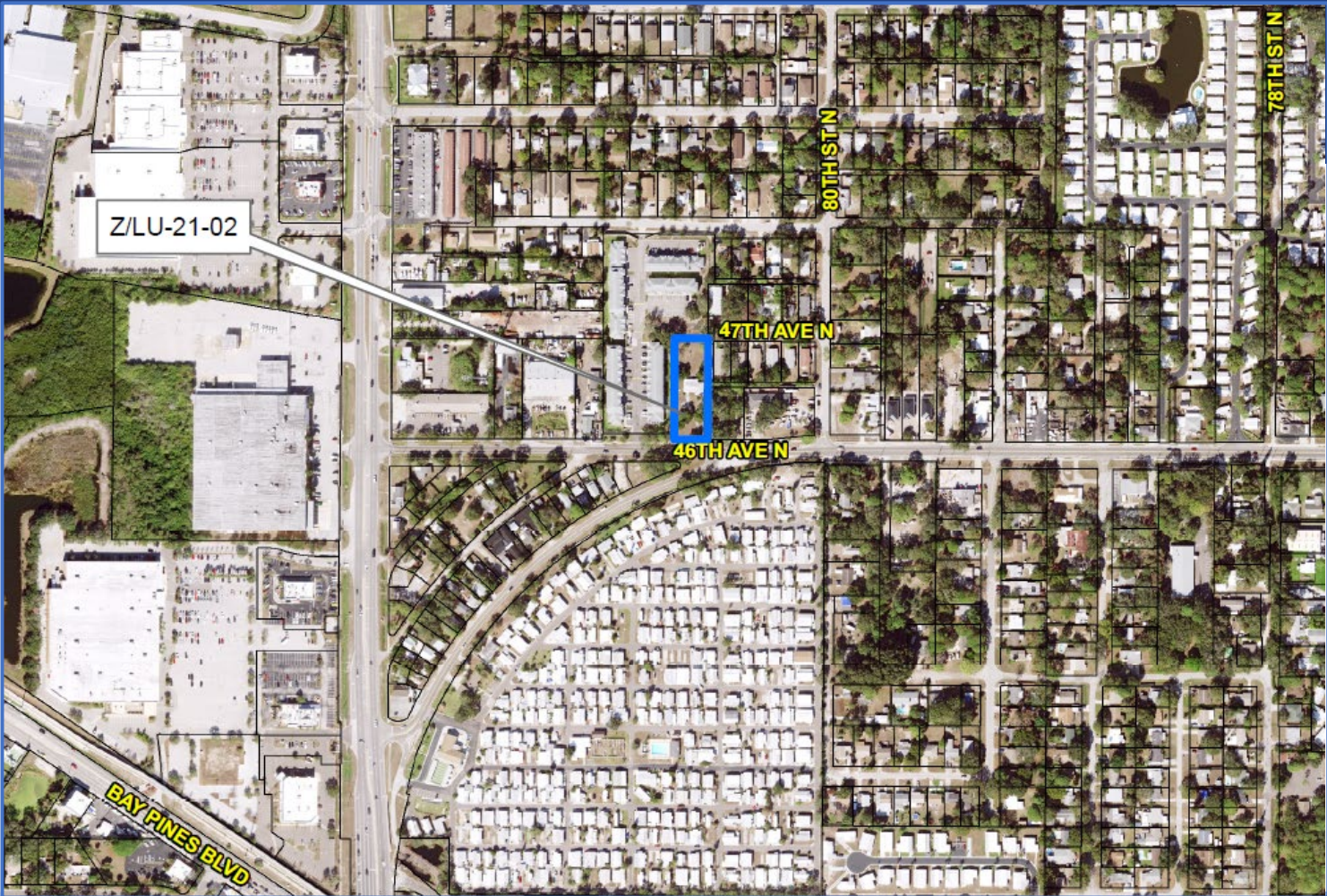
To: E-2 (Employment-2)

Existing Use: Single family home

Proposed Use: Pool contractor business



Location



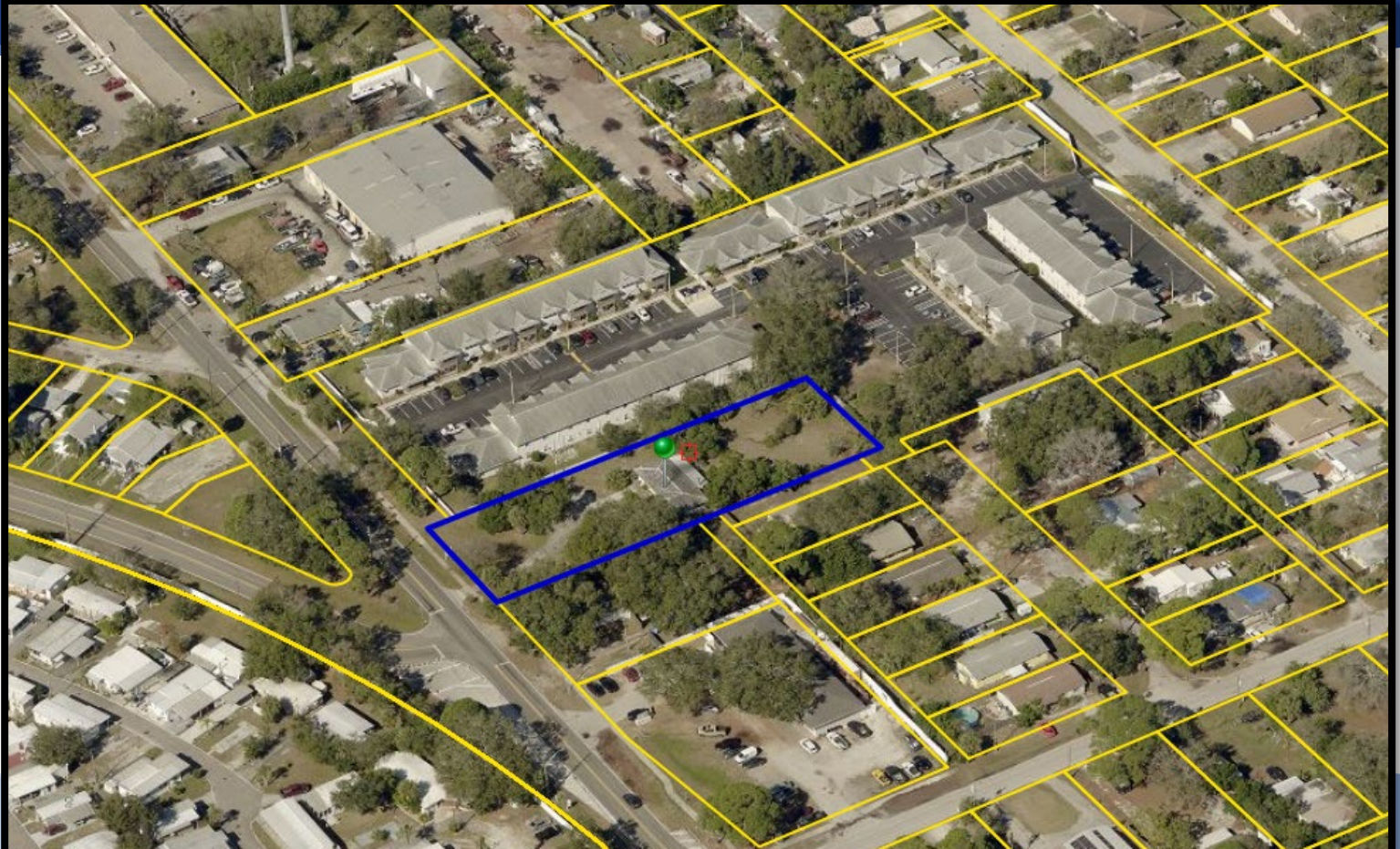
Our Vision: To Be the Standard for Public Service in America

Zoning/Future Land Use



Our Vision: To Be the Standard for Pub

Site Photos



Site Photos



Looking at subject property
from 46th Avenue North

Site Photos



Looking east and west along 46th Avenue North

Additional Information

Intended Use

Pool contractor business

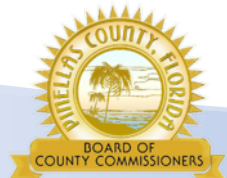
Includes office, warehouse, screened outdoor storage

In-ground demonstration pool

Potential Traffic Impacts

Approval could generate up to 30 additional daily trips

Will not change the Level of Service on surrounding roadways



Recommendation

Proposed Land Use and Zoning amendments

- **Surrounding area contains a broad mix of uses**
- **CG and E-2 exist both to the east and west along 46th Avenue North**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval

Local Planning Agency – recommended approval (7-0 vote)

