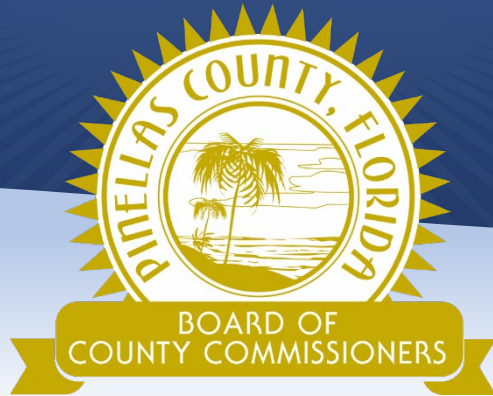


# Board of County Commissioners

Case #ZON-21-08

February 22, 2022



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

# Request

## Subject Property

Approximately 1.55 acres at 3901 46<sup>th</sup> Avenue N in Lealman

## Future Land Use (no change)

Residential Urban (RU)

## Zoning Atlas Amendment

From: RMH (Residential Mobile/Manufactured Home)

To: R-5-CO (Urban Residential-Conditional Overlay)

**Existing Use:** Vacant parcel (former mobile home park)

**Proposed Use:** Affordable housing residential development



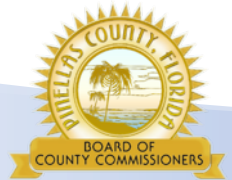
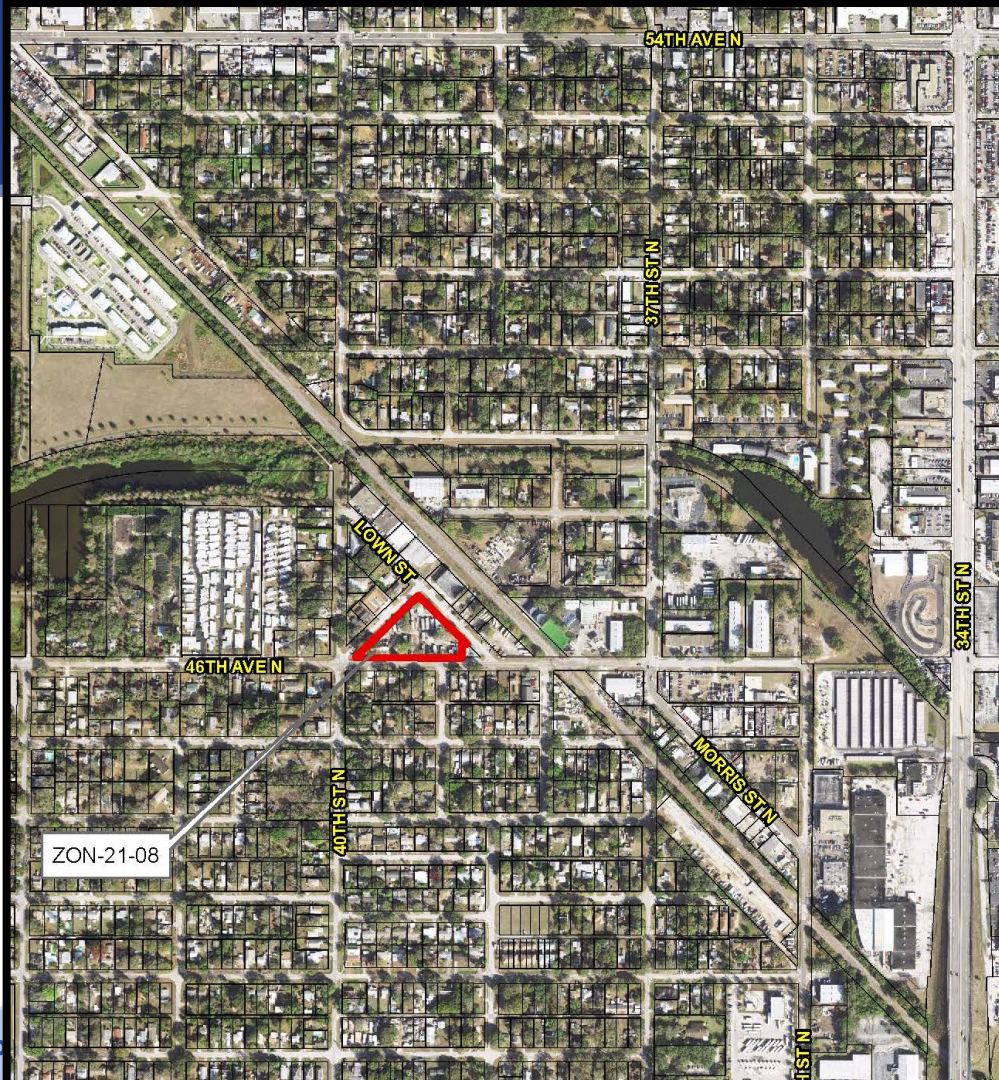
# Conditional Overlay

**The LPA at the October 2021 meeting continued this case for the applicant to consider a Conditional Overlay**

## **Proposed conditions:**

- **Maximum Building Height – 35 feet**
- **Minimum 20-foot building setback from 46<sup>th</sup> Ave N property line**
- **Minimum 15-foot setback for front porches, decks, and covered entryways from 46<sup>th</sup> Ave N property line (This Condition added during the January 13<sup>th</sup> LPA hearing)**

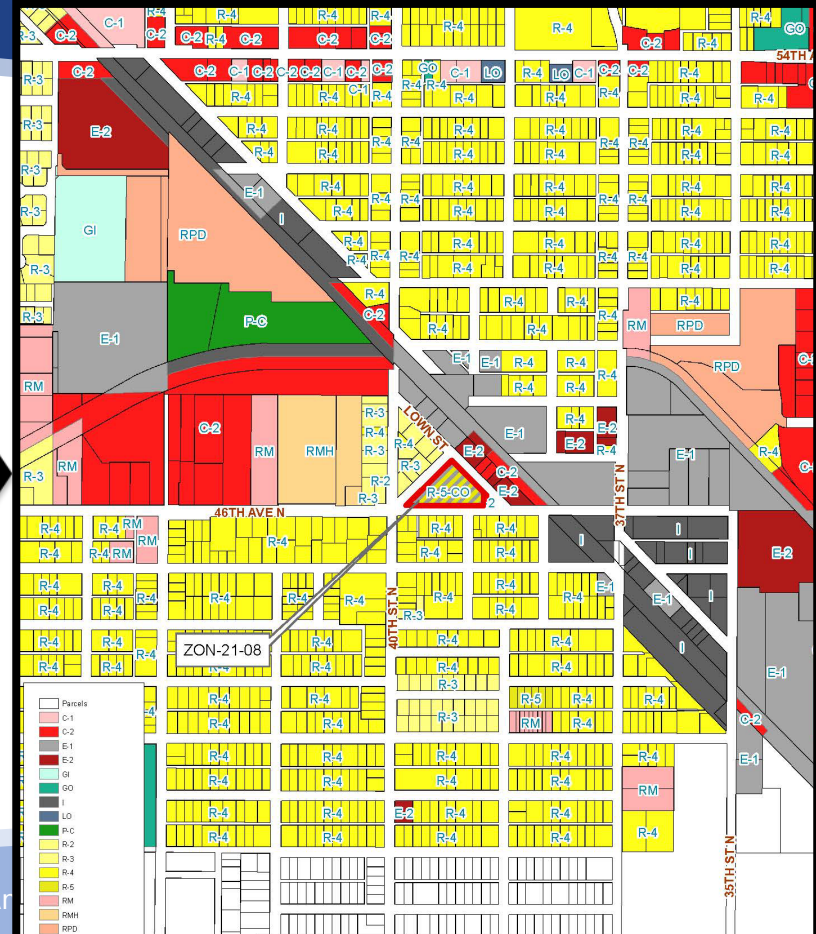
# Location



Our Vision



# Zoning Maps





# Site Photos



# Site Photos



**Looking at subject property  
from 46<sup>th</sup> Ave N.**



# Site Photos



**Looking west  
along 46<sup>th</sup> Ave N.**



# Site Photos



**Looking east  
along Mohr Ave.**

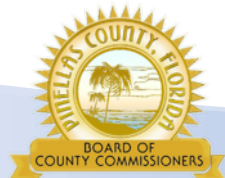
# Additional Information

## Proposed R-5 district promotes flexible site design

- **Smaller minimum lot sizes and required setbacks**
- **Ideal for flexible subdivision development**
- **Allows a variety of housing types**

## Density

- **Residential Urban allows 7.5 units per acre**
- **Maximum of 12 residential units on this site**
- **If an affordable housing development is approved, up to 17 residential units is allowed**



# Recommendation

## Proposed Zoning Amendment

- **Surrounding area contains a mix of residential & nonresidential uses**
- **R-5 is compatible with the surrounding residential**
- **Consistent with the Comprehensive Plan**
- **Consistent with the Lealman CRA Plan**

**Development Review Committee recommends Approval**  
**Local Planning Agency – recommended Approval (4-0 vote)**

