



# Doing Things!

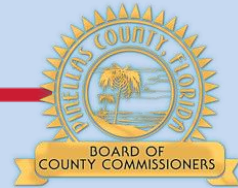
**Case # LU-30-12-18**

**Board of County Commissioners**

**January 22, 2019**



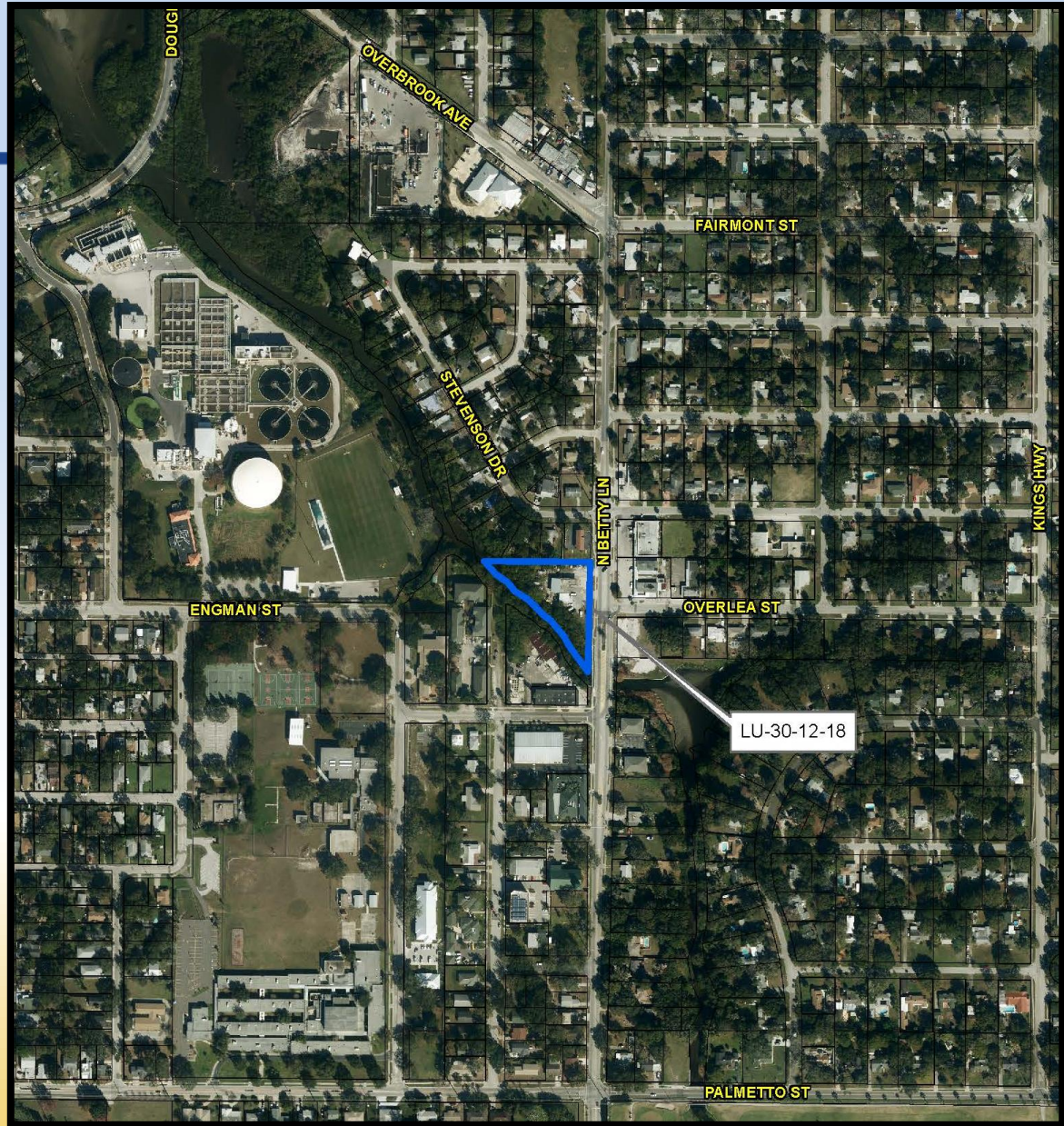
# Request



- Subject Area
  - Approximately 1.13 acres
  - 1480 N. Betty Lane in unincorporated Clearwater
- Future Land Use Amendment
  - From: Residential Low (RL) & Preservation (P)
  - To: Commercial General (CG) & Preservation (P)
- Zoning Atlas – no change
  - C-2 (General Retail Commercial & Limited Services)
- Existing Use: Auto Repair
- Proposed Use: Auto Repair

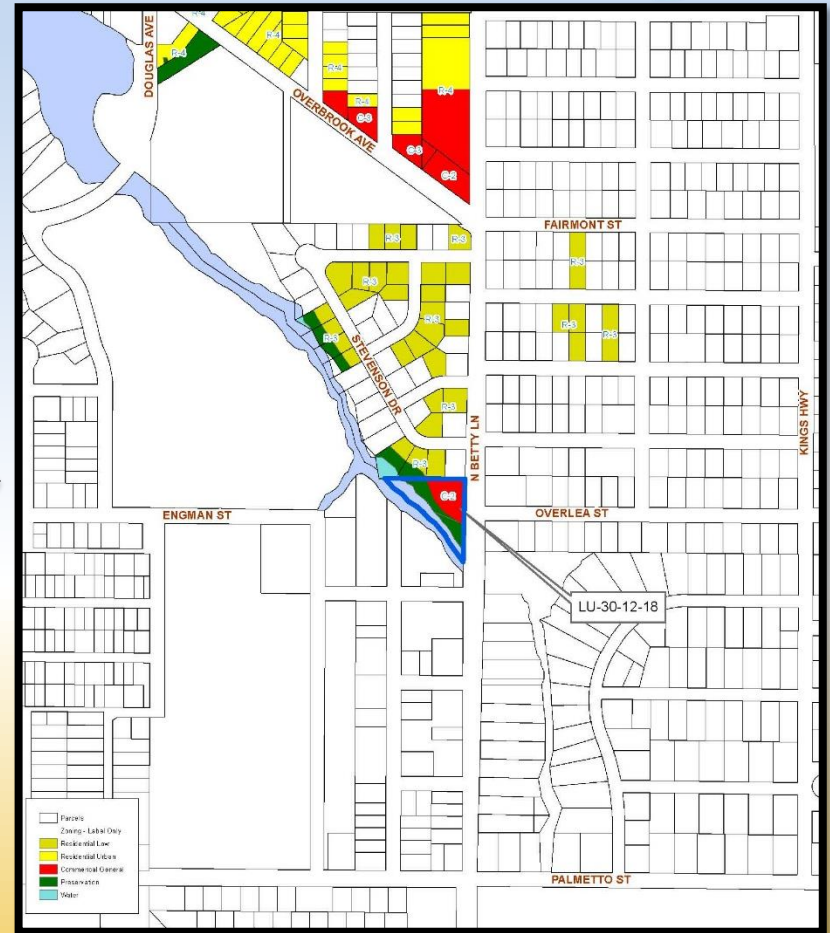
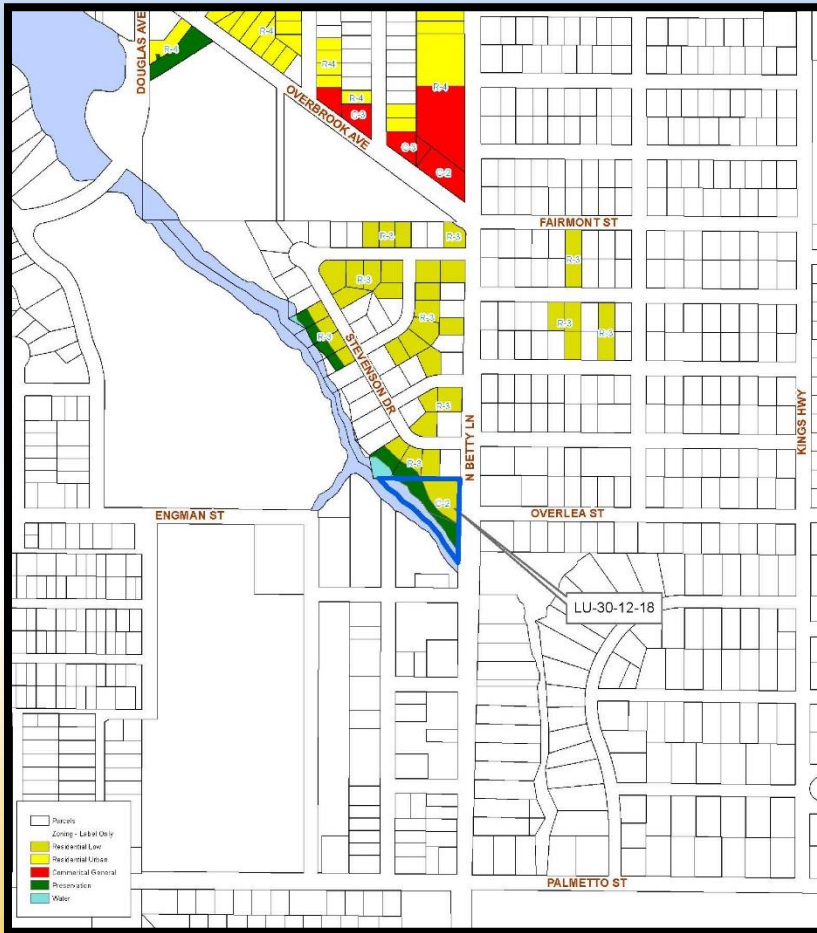
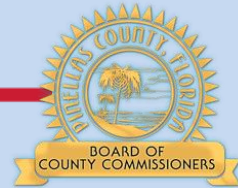
# Location

Surrounding property owners within 400 feet were notified by mail.



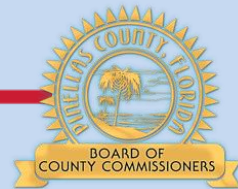


# Zoning/FLU



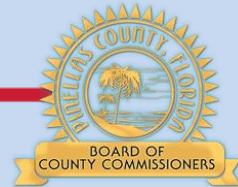
*Our Vision: To Be the Standard for Public Service in America*

# Countywide Plan Map





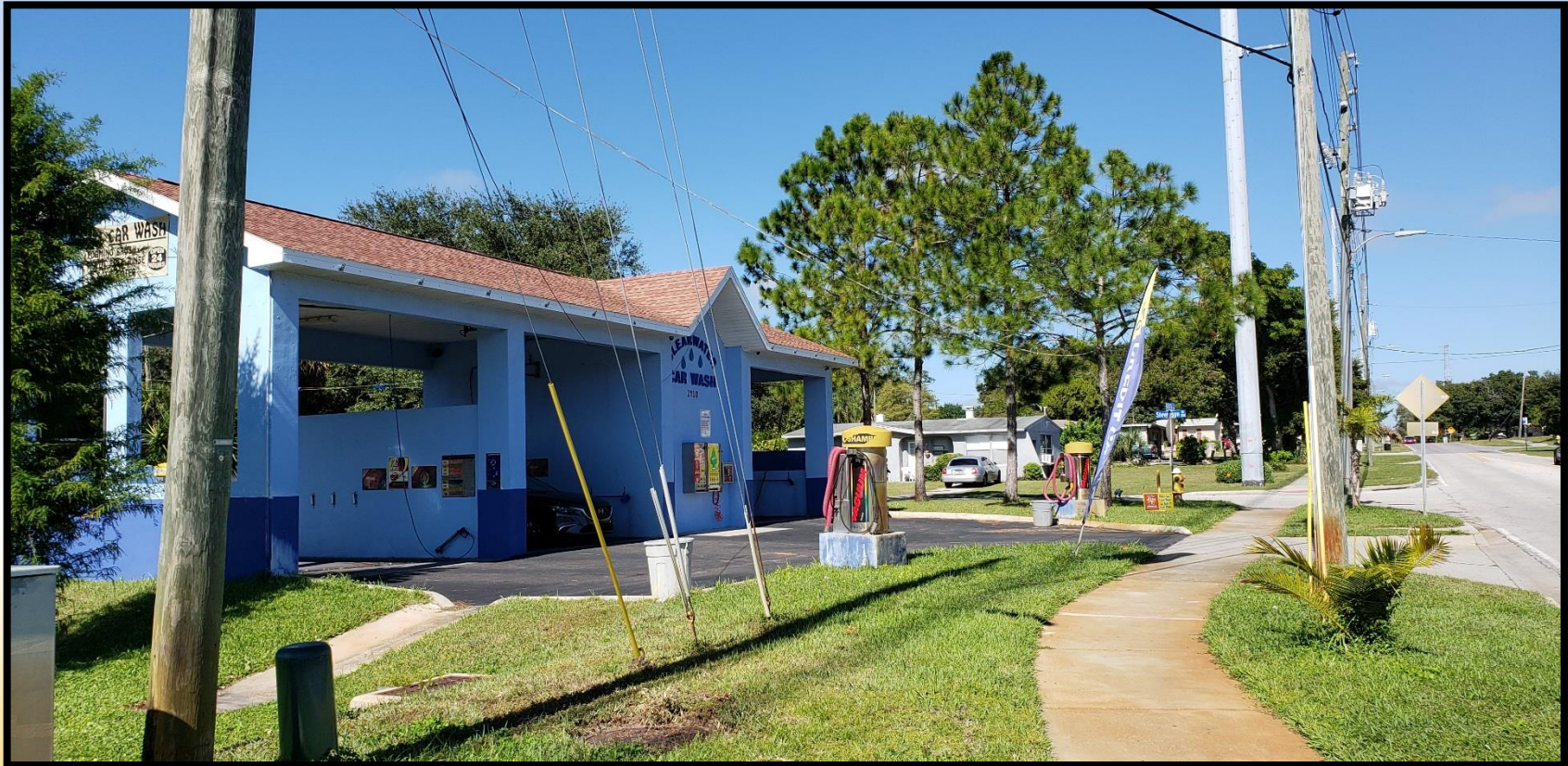
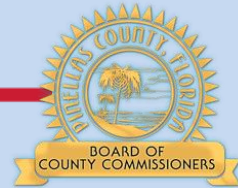
# Site Photos



Looking west at subject site from N. Betty Lane



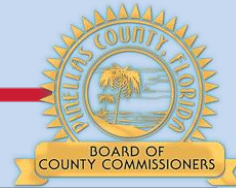
# Site Photos



**Carwash adjacent on the north**



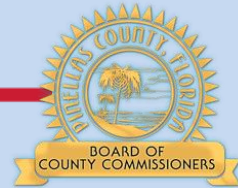
# Site Photos



**Commercial Uses across N. Betty Lane**

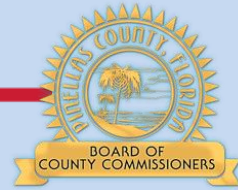


# Additional Information



- Zoning History on property
  - C-2 zoning has been in place since the 1960s
  - The commercial building on site dates from 1957
- This portion of N. Betty Lane contains a neighborhood oriented commercial node

# Staff Recommendation



- Proposed amendments are appropriate
  - The use is permitted in the current zoning district
  - Adequate capacities are available for minor infrastructure impacts
  - Proposed use is compatible with surrounding uses
  - Consistent with the Comprehensive Plan
- Staff recommends approval of the FLUM Amendments
- Local Planning Agency – Recommended approval (7-0 vote)