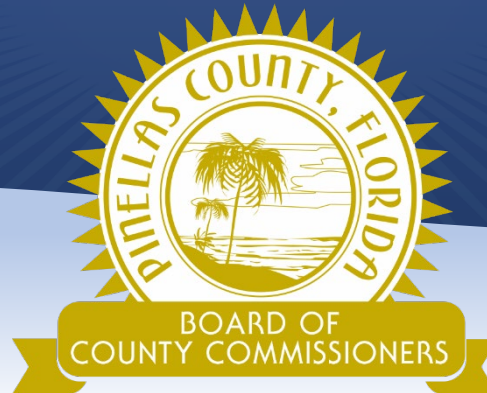


3320 70th Avenue North, Lealman

Case # FLU-23-08

January 30, 2024



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

Request



Subject Property: 1.02 acres located at 3320 70th Avenue North in Lealman
Future Land Use Map (FLUM) Amendment

From: Residential Low (RL) To: Residential Urban (RU)

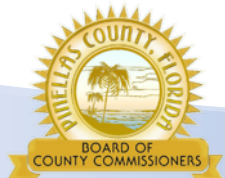
Zoning

R-4, One, Two and Three Family Residential District – *no change proposed*

Existing Use: single family residence

Proposed Use: residential (townhomes)

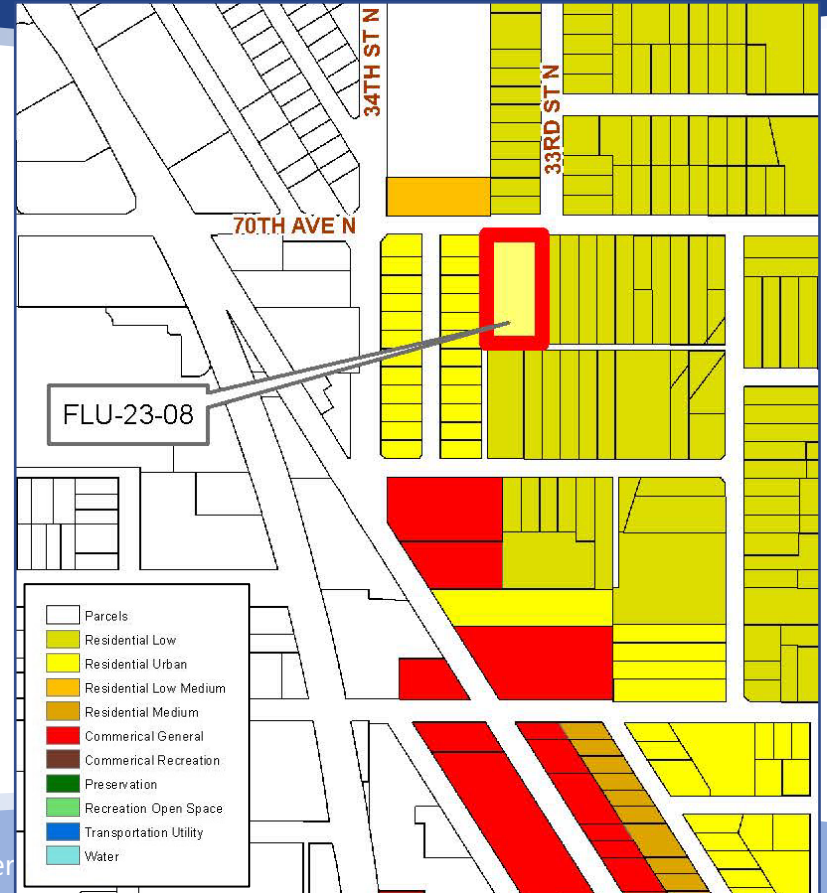
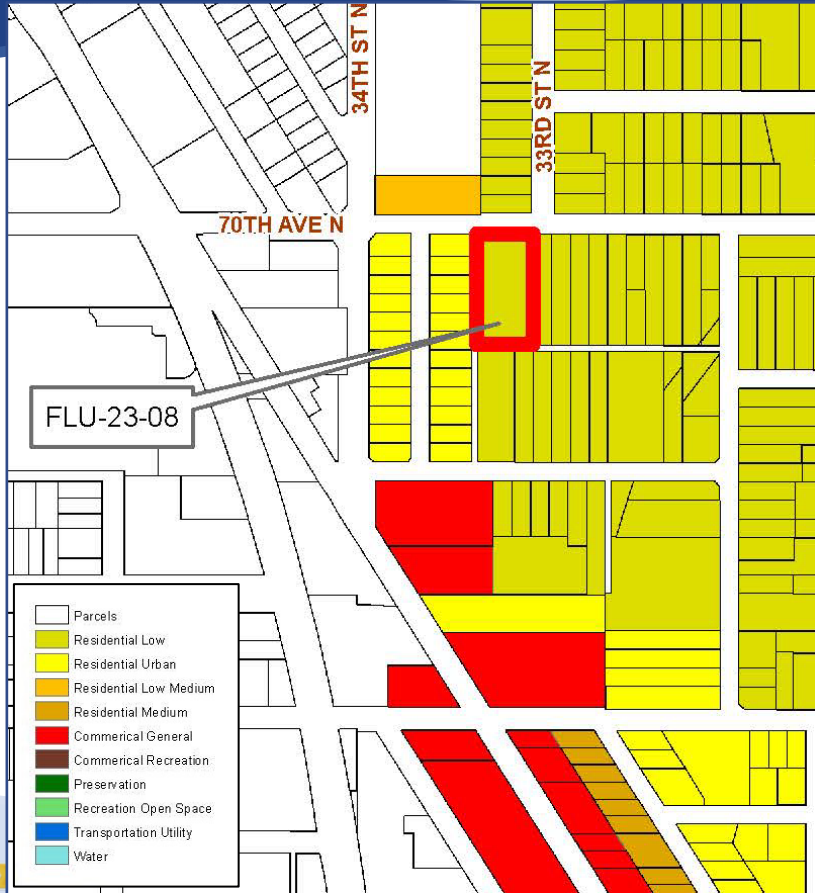
Lealman Community Redevelopment Area (CRA)



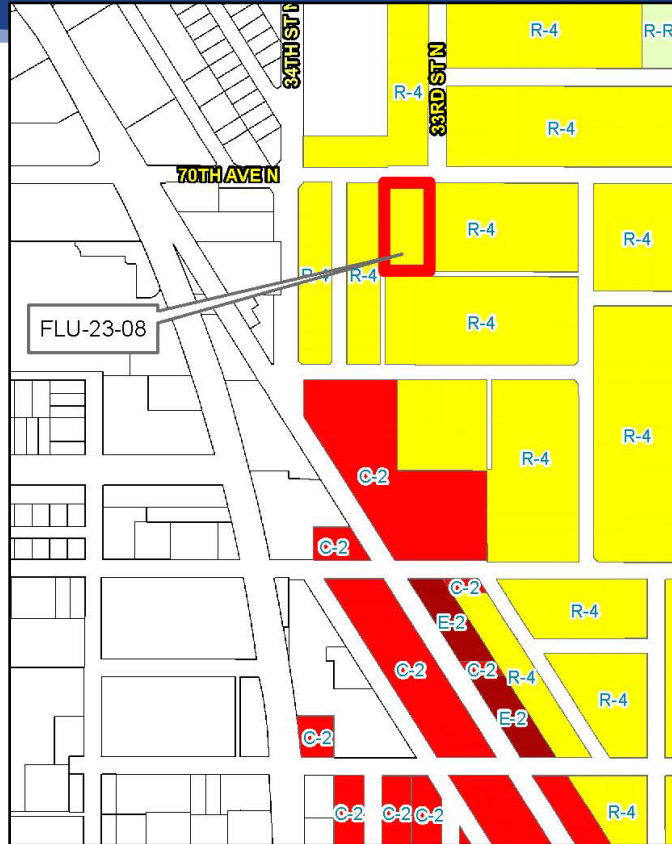
Location



Future Land Use Map (FLUM)



Zoning Atlas



Site Photos

Property frontage –
looking south



Site Photos



Northwest corner of property – looking southeast

Site Photos



Retail/Commercial Node – 70th Ave N & US 19

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Additional Information – Land Use

Current RL Land Use

- **Allows residential, institutional, rec/open space**
- **5 residential units per acre (5 could be built on this property)**
- **0.4 Floor Area Ratio (FAR) for nonresidential uses**

Proposed RU Land Use

- **Allows residential, institutional, rec/open space**
- ***And* office, personal service/ office support, and retail/commercial (with limitations)**
- **7.5 residential units per acre (8 could be built on this property)**
- **0.4 FAR for nonresidential uses**



Additional Information - Zoning

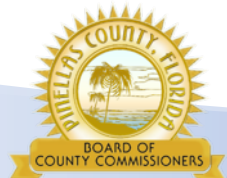
All surrounding property in neighborhood is zoned R-4

R-4 Zoning District

- **Allows a full range of single-family residential**
 - Detached, duplex, triplex, townhomes
- **Allows limited nonresidential uses**
 - Places of worship, daycare, school, fraternal clubs
 - Type 2 Use approval, including noticing and public hearing
- ***Does not* allow retail/commercial, personal services, office, etc.**
- **Maximum building height of 35 feet**

Additional Information - Impacts

- **Density increase of 2.5 dwelling units per acre**
 - **Potential for 3 additional gross units on subject property**
- **Traffic impacts – 22 additional trips per day**
- **Outside Coastal High Hazard Area (CHHA) and Coastal Storm Area (CSA)**
- **Flood Zone X – outside of 500-year floodplain**
- **Evacuation Zone D**



Recommendation – Land Use (FLU-23-08)

Proposed Land Use Amendment (RL to RU)

- Residential land use designations surround the subject property
- All properties to the west are designated RU
- Existing, *built* density directly west is compatible with proposed increase
- Subject property within 400 feet of a highly active retail/ commercial area
- Would bring redevelopment and related improvements into the CRA
- Consistent with the Comprehensive Plan

Staff recommends Approval

Local Planning Agency recommended approval (7-0 vote)

