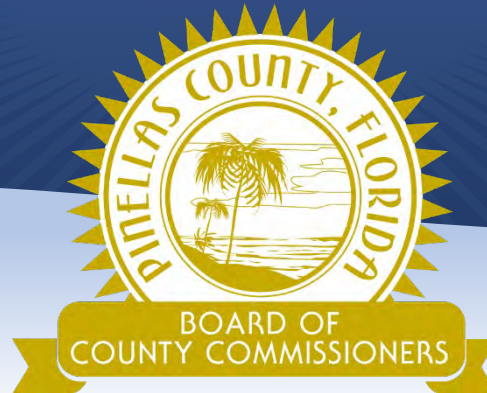


# Board of County Commissioners

Case # ZON-20-6

October 20, 2020



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

# Request

## Subject Property

**Approximately 0.13 acre (amendment area)  
4219 54<sup>th</sup> Ave. N. in Lealman**

## Zoning Atlas

**From: R-4 – One, Two & Three Family Residential  
To: C-2 – General Commercial and Services**

## Future Land Use Map (FLUM)

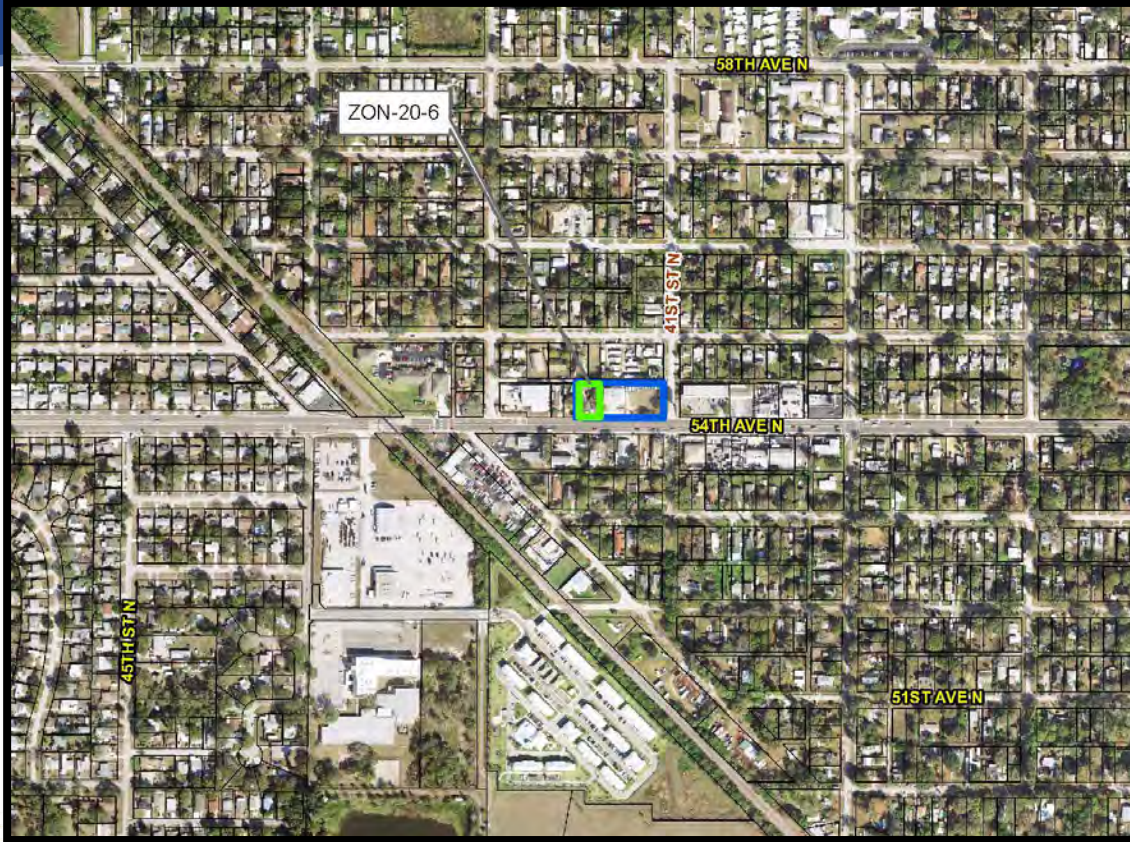
**Commercial General (no change proposed)**

**Existing Use – vacant**

**Proposed Use – Expanded parking for plumbing business**



# Location



Surrounding property owners within 300 feet were notified by mail.



# Zoning/Future Land Use



# Site Photos

Area zoned R-4





# Site Photos



Looking at site from 54<sup>th</sup> Ave N.

Google





# Site Photos



# Staff Recommendation



## **Proposed Zoning Amendment is appropriate**

**The proposed use is permitted in the C-2 zoning district**

**Compatible with the adjacent commercial development**

**Consistent with the Comprehensive Plan, Lealman CRA and the Countywide Plan**

## **Staff – Recommends Approval**

**Local Planning Agency – Recommended Approval, 7-0 vote**

