

# Board of County Commissioners

Case #Z-07-06-19

July 23, 2019



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

# Request

## Subject Area

**Approximately 6.9 acres  
27 separate parcels, all are vacant**

## Future Land Use

**Residential Urban (RU) – no change**

## Zoning Atlas Amendment

**From: R-4, RMH and RPD**

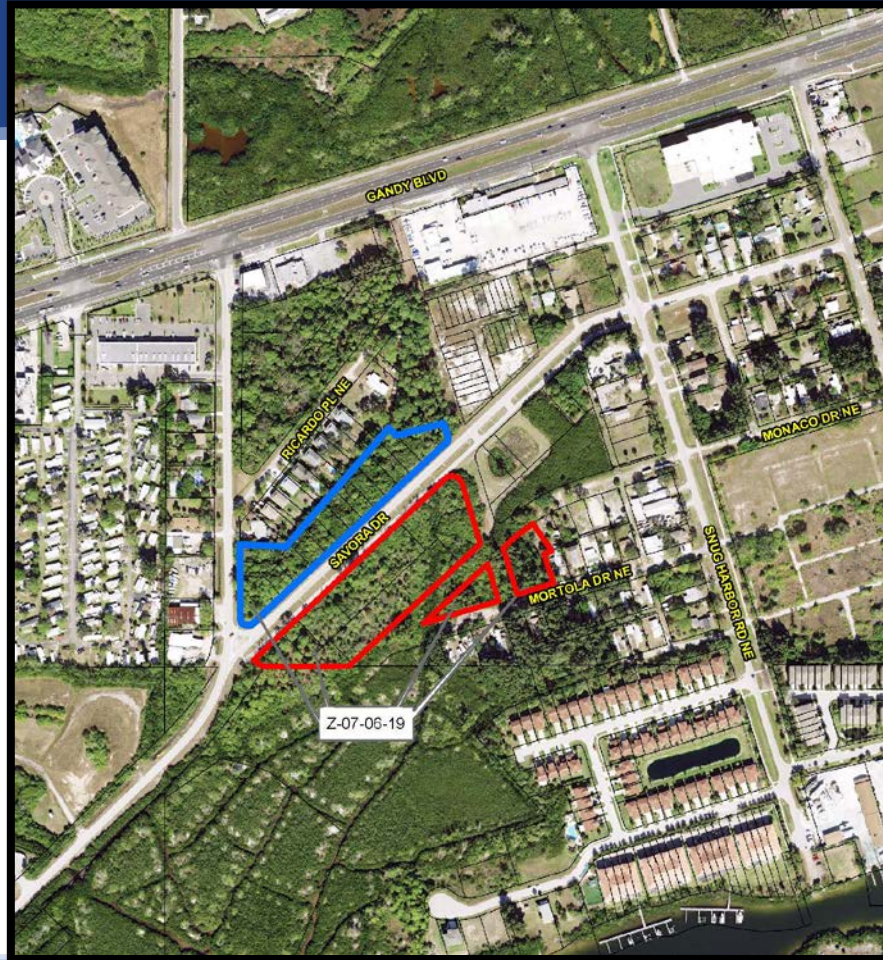
**To: RM (4.7 acres) and RM-CO (2.2 acres)**

## Proposed Use

**Multifamily residential development. Conditional Overlay (CO) would limit a portion of the development to single-family detached, townhomes, duplex or triplex**

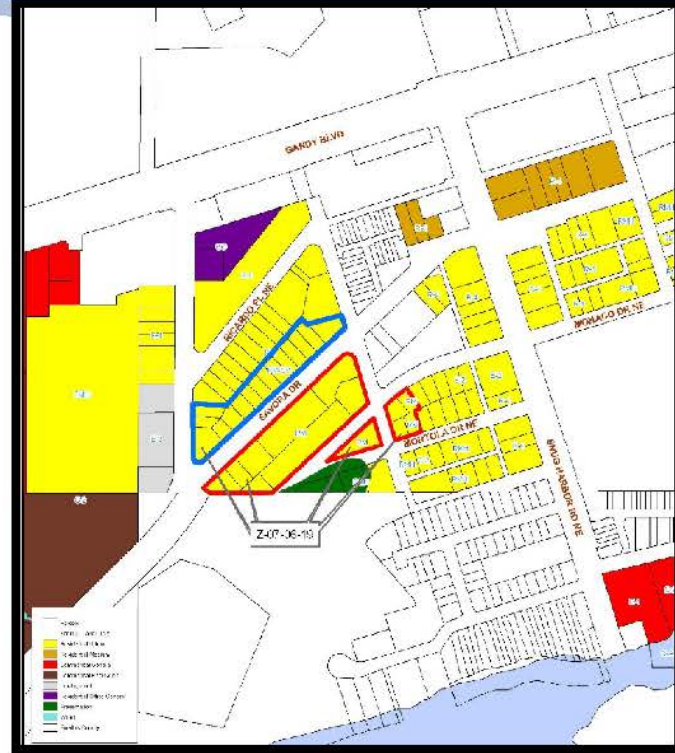
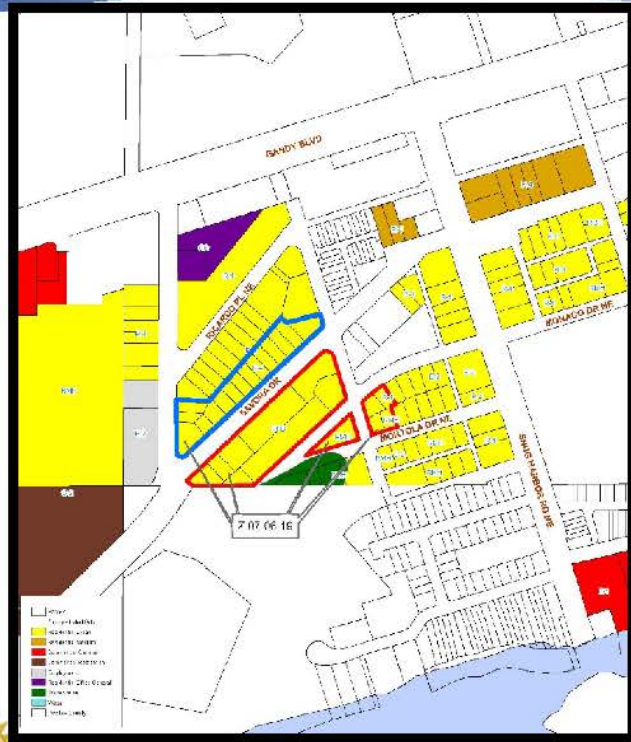
# Location

Blue outline = RM with  
Conditional Overlay  
request  
Red outline = RM  
request



Surrounding property  
owners within 500 feet  
were notified by mail.

# Zoning/Future Land Use







# Site Photos



**Looking both north and south at subject site from Savona Drive**



# Site Photos



**Looking north at subject site from Mortola Drive NE**



# Site Photos



**11 single-family homes to the north**



**27 unit townhome development  
under construction to the east**



# Site Photos



**12 single-family homes to the south  
and east on Mortola Dr**



**Industrial use to the west across  
San Martin Blvd**

# Additional Information



## Proposed Conditional Overlay

**Limited to northern 2.2 acres**

**Would limit development to single-family detached, townhomes, duplex or triplex**

## No change in maximum allowable density

**RU (7.5 upa) allows for potential 53 units max**





# Staff Recommendation



## **Proposed amendments are appropriate**

**Proposed RM allows for lot size and development flexibility**

**Proposed RM-CO is appropriate with the adjacent single-family**

**Proposed use(s) are compatible with the surrounding area**

**Consistent with the Comprehensive Plan**

## **Staff recommends approval of the Zoning Amendments**

**Local Planning Agency – Recommended Approval, 5-2 vote**

