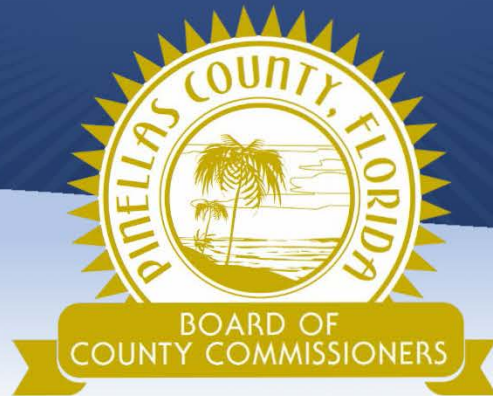


Board of County Commissioners

Case #Z/LU-13-07-19

August 20, 2019



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

Request



Subject Area

Approximately 0.39 acre parcel located at 8095 46th Ave N in Lealman

Future Land Use Amendment

From: Residential Urban (RU)

To: Residential/Office General (R/OG)

Zoning Atlas Amendment

From: R-4 (One, Two & Three Family Residential)

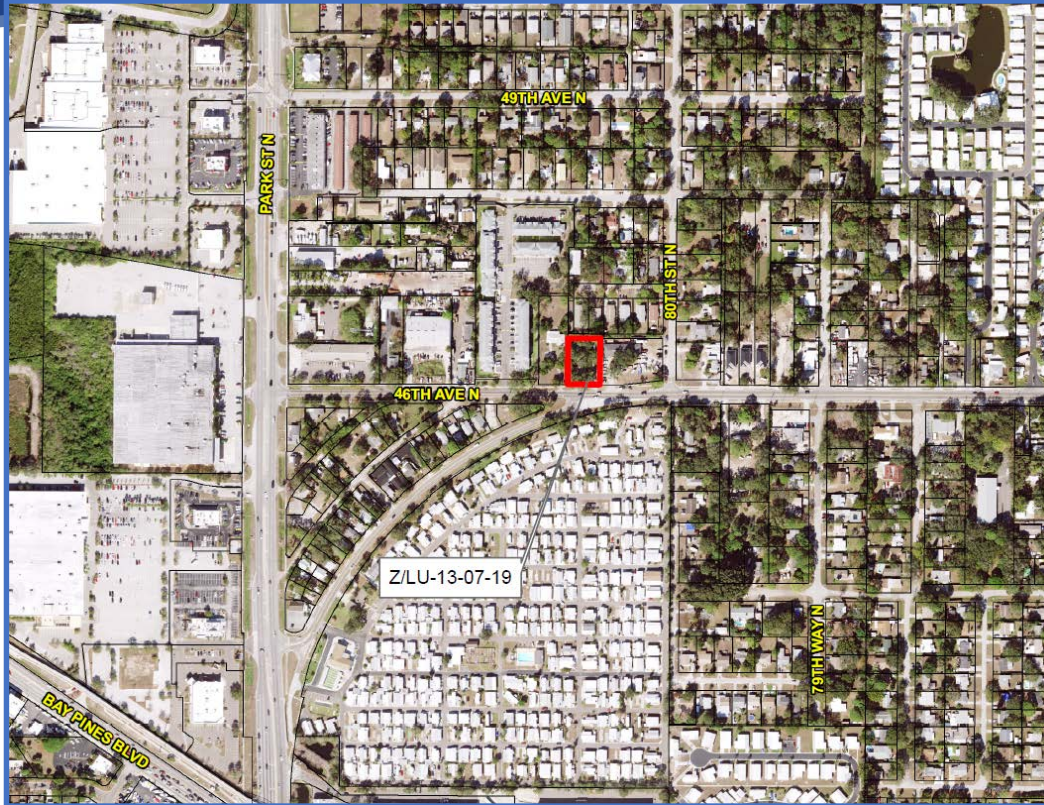
To: GO, (General Office)

Proposed Use

Office for a small business

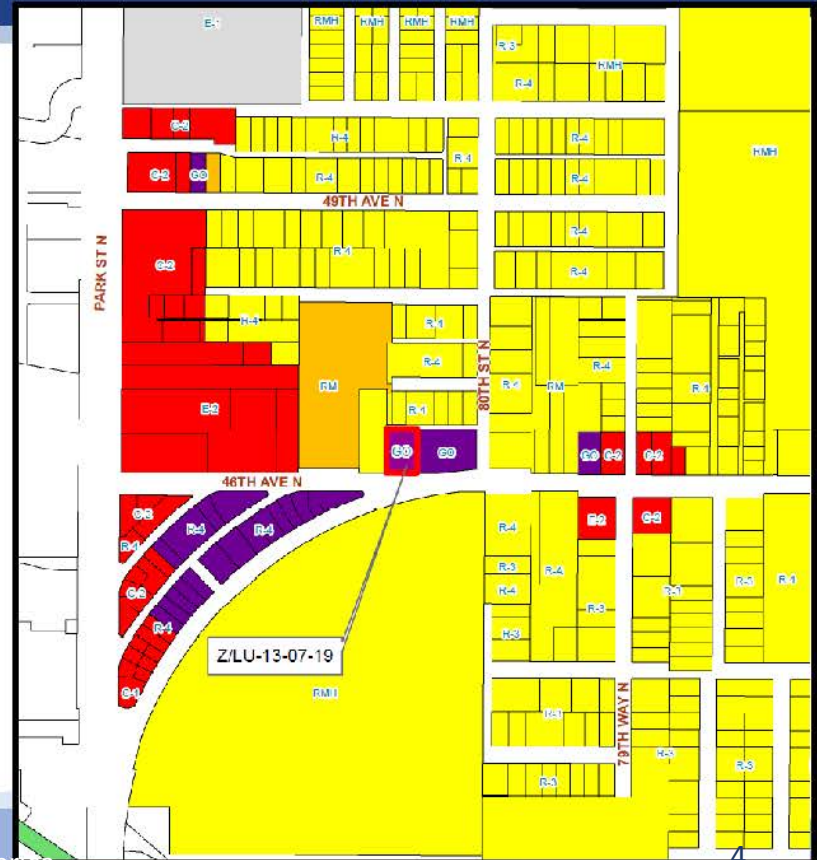
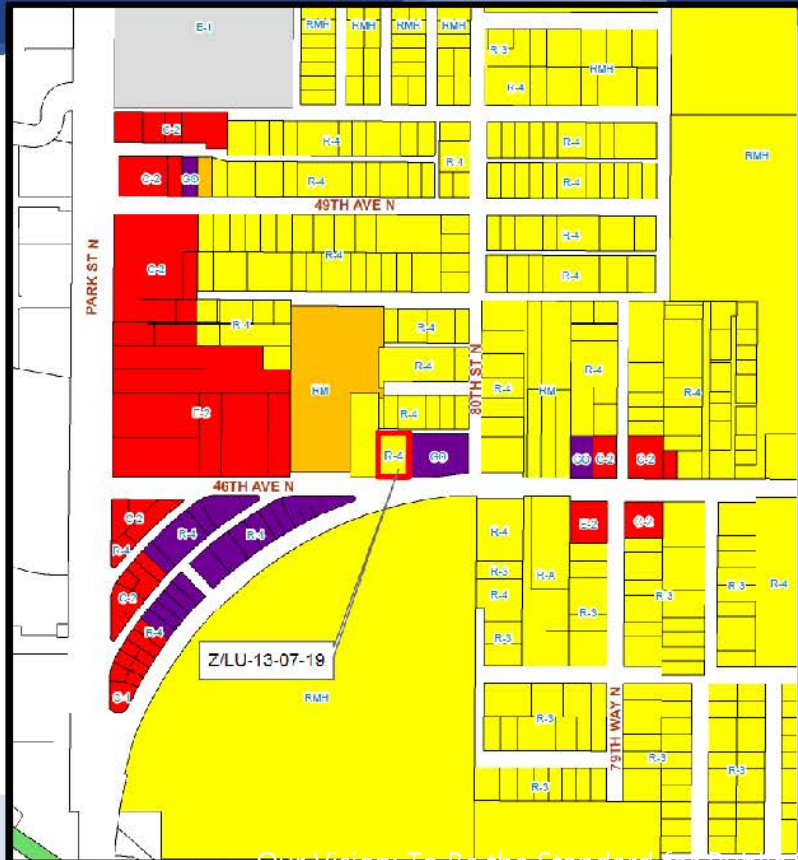


Location



Surrounding property owners within 400 feet were notified by mail.

Zoning/Future Land Use



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Site Photos



Site Photos



Looking north at subject site from 46th Ave N.

Site Photos



Adjacent area to the west



Adjacent area to the east

Additional Info & Recommendation



Intended Use

Utilize the existing home as an office for a small business
No customers, product storage or stored commercial vehicles

Proposed amendments are appropriate

Compatible with the surrounding area, which is a mix of uses
Consistent with the Comprehensive Plan

Staff recommends Approval

Local Planning Agency – Recommended Approval, 6-0 vote

