



Doing Things!

Case # Z/LU-07-05-18

Board of County Commissioners

June 19, 2018

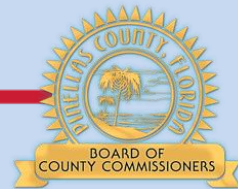
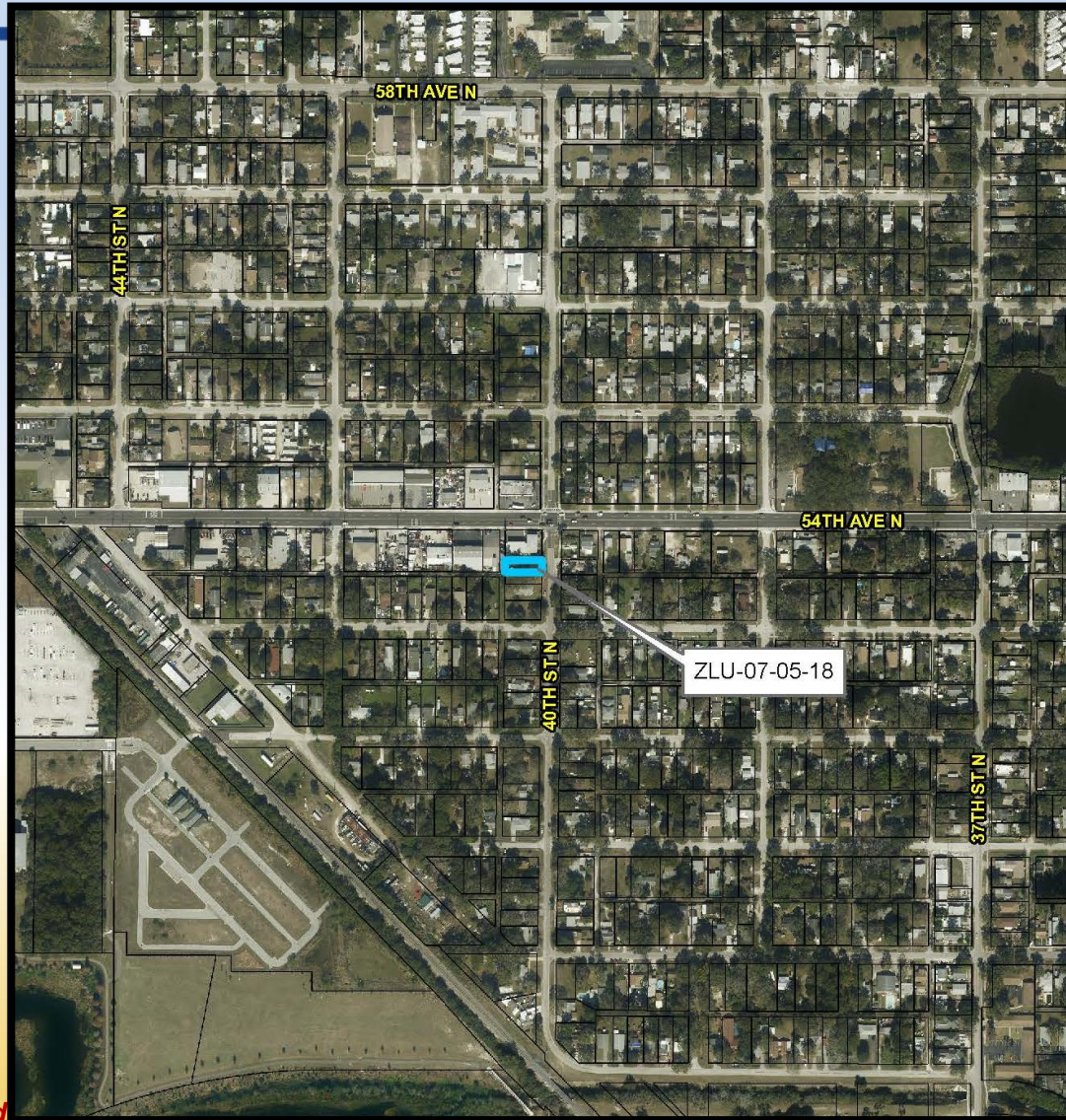


Request

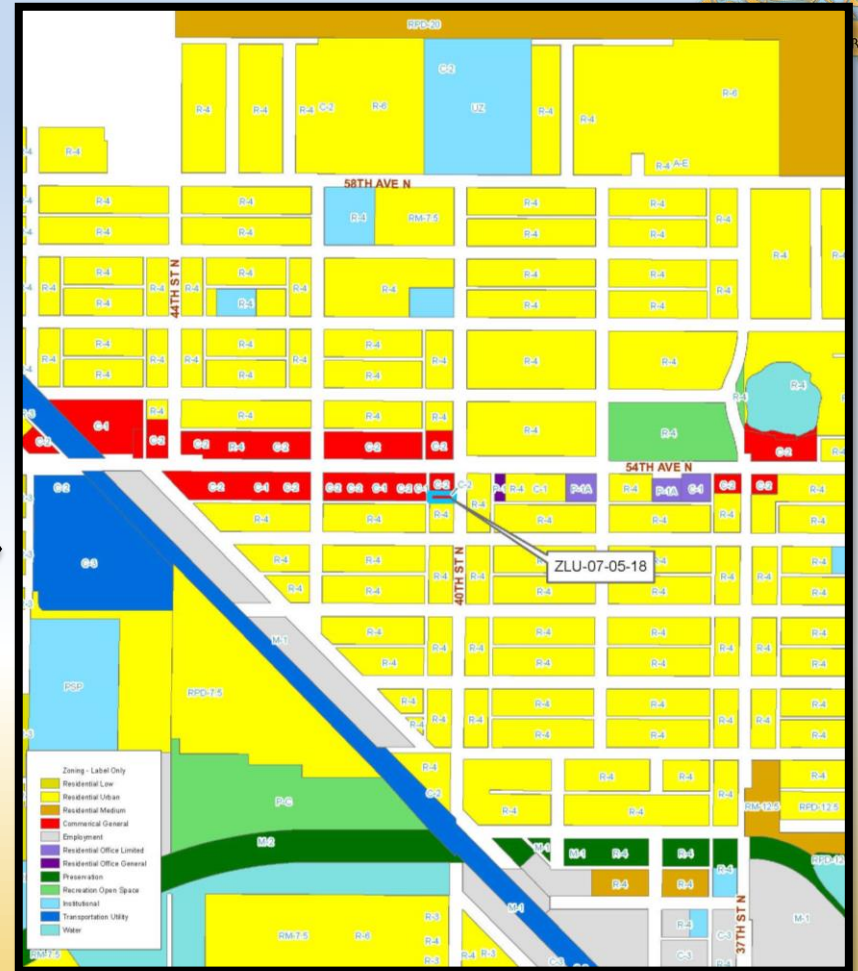
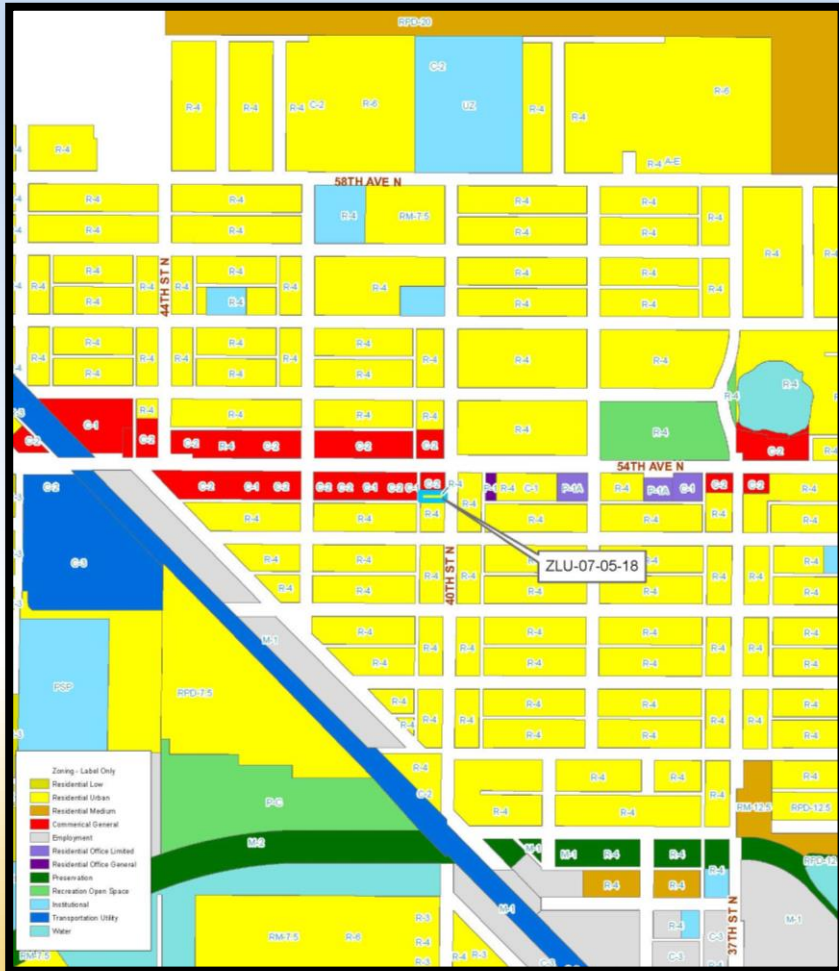


- Subject Area
 - Approximately 0.10 acre
 - Portion of parcel 03-31-16-51048-041-0130 in Lealman
- FLUM Amendment
 - From: Residential Urban (RU)
 - To: Commercial General (CG)
- Zoning Atlas Amendment
 - From: R-4, One, Two, & Three Family Residential
 - To: C-2, General Retail Commercial & Limited Services
- Existing Use: Vacant
- Proposed Use: Commercial expansion
 - Expansion of auto repair business located directly north of property

Location



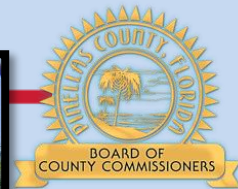
Zoning/FLU



Site Photos

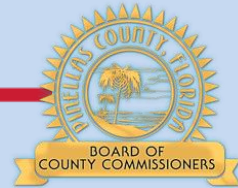


Site Photos



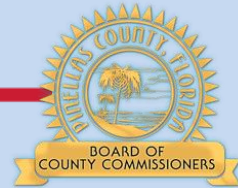
Commercial Use to the north

Site Photos



Residential to the south and east

Recommendation



- Proposed amendment is appropriate
 - Depth of commercial would be same as other commercial uses fronting 54th Avenue North
 - Minimal infrastructure impacts
 - Consistent with the Comprehensive Plan
 - Consistent with Lealman CRA
- Staff recommends approval of the FLUM and zoning amendment
- On May 9th the LPA recommended approval (6-0 vote)
- Surrounding property owners within 300 feet of the subject property were notified by mail