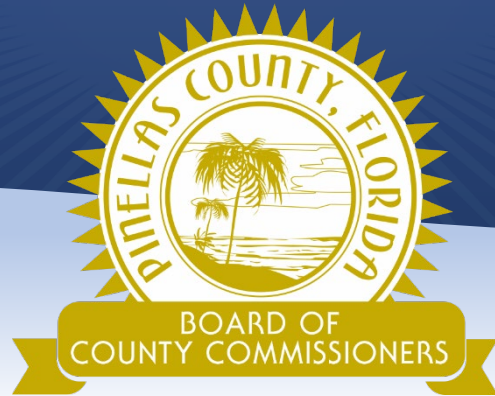


# Board of County Commissioners

Case #s FLU-21-02 & ZON-21-06

January 25, 2022



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

# Request

## Subject Property

**Approx. 0.71 acre near SE corner of 28<sup>th</sup> St. N. & 52<sup>nd</sup> Ave. N. in Lealman**

## Future Land Use Map (FLUM) Amendment

**From: RLM (Residential Low Medium) – 10 units per acre**

**To: RM (Residential Medium) – 15 units per acre**

## Zoning Atlas Amendment

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

**To: RM, Multi-family Residential**

## Existing Use: Vacant

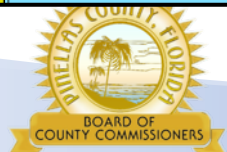
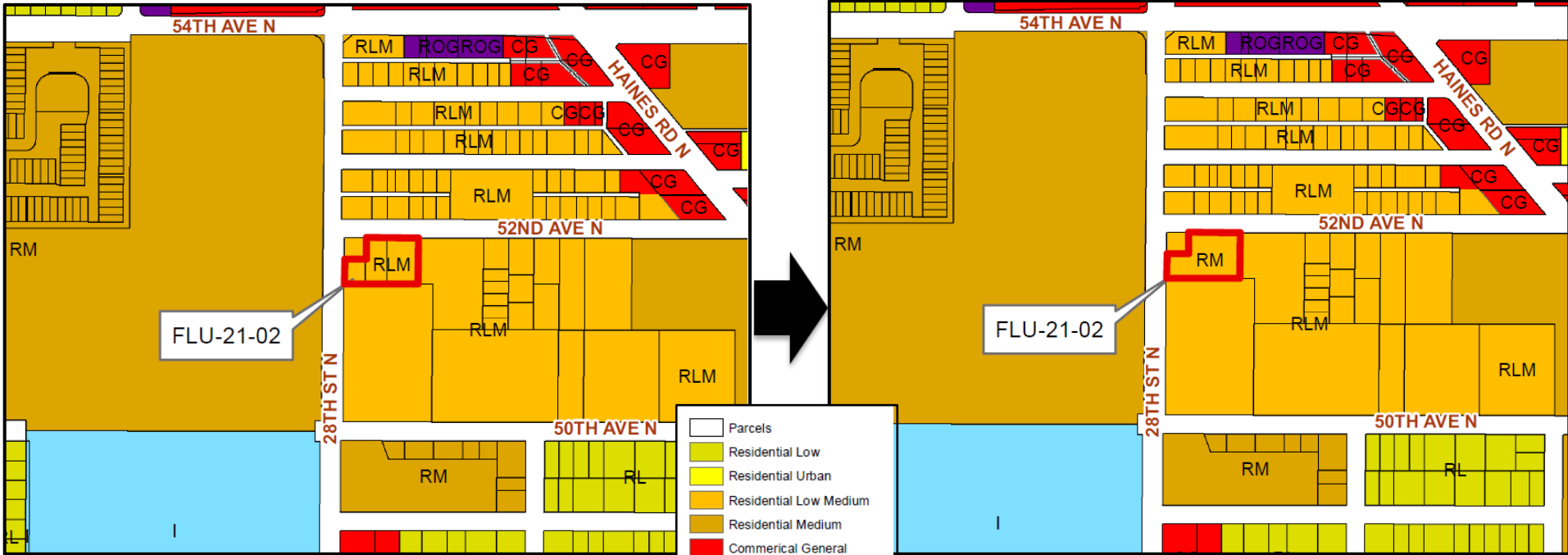
## Proposed Use: Apartment building



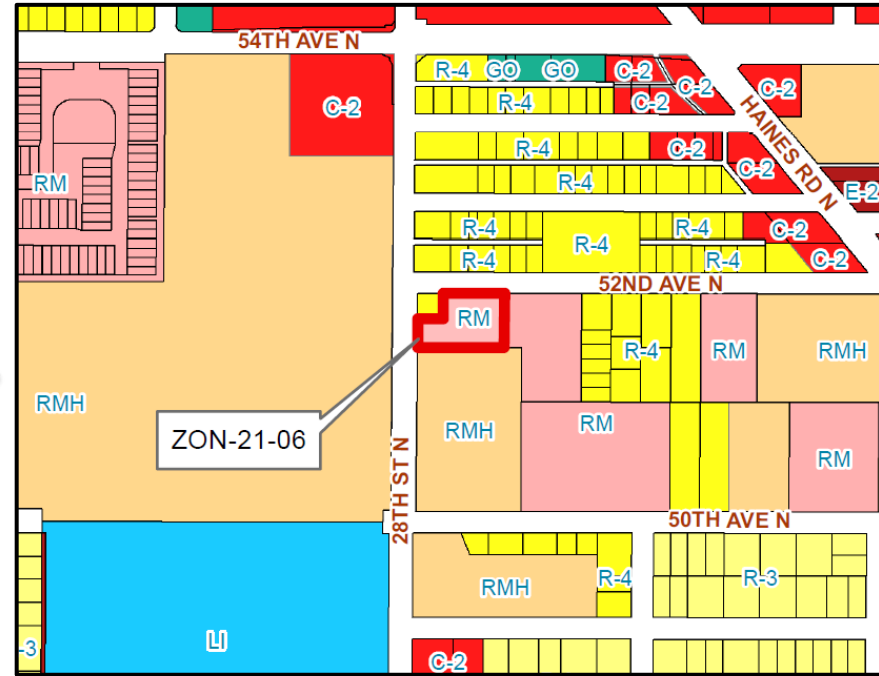
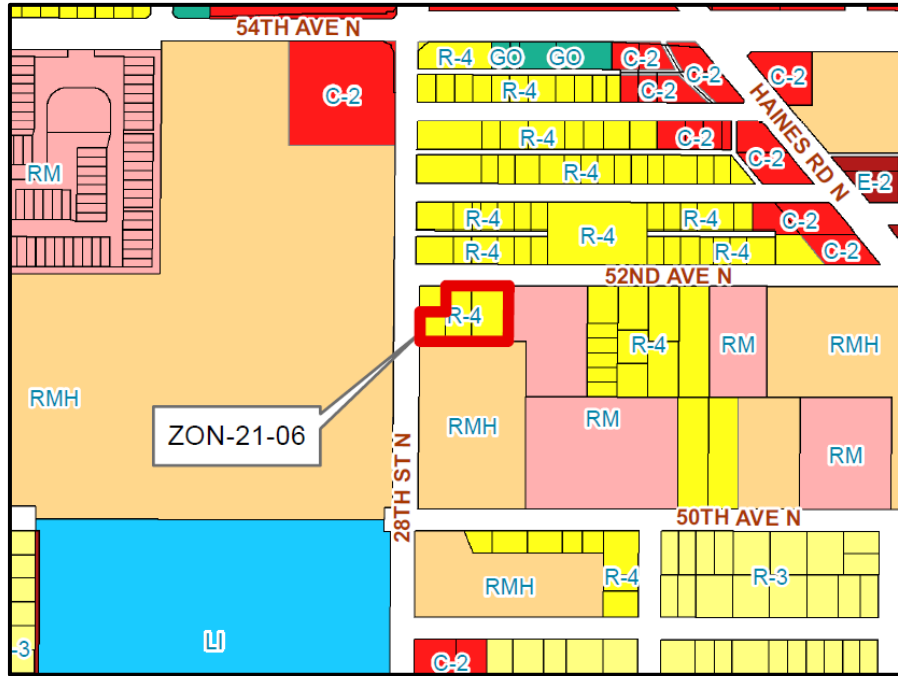
# Location



# Future Land Use Map



# Zoning Atlas





# Site Photos



BOARD OF  
COUNTY COMMISSIONERS

**Our vision:** To be the Standard for Public Service in America



# Site Photos



**Looking east at subject property from 28<sup>th</sup> Street North**

# Site Photos



**Looking southwest at subject property from 52<sup>nd</sup> Avenue North**



# Site Photos



Looking east down 52<sup>nd</sup> Avenue North



Adjacent apartments to the east

# Additional Information – Land Use

## Current RLM Land Use

- **Allows residential, institutional, trans/utility, rec/open space**
- **10 residential unit per acre maximum**
- **Would allow up to 7 residential units**

## Proposed RM Land Use

- **Same uses allowed as RLM**
- **15 residential units per acre maximum**
- **Would allow up to 11 residential units**
- **Could increase traffic by 27 average daily trips**



# Additional Information - Zoning

## Current R-4 Zoning allowed uses

- **Allows single family detached, duplexes and triplexes**
- **35-foot maximum height**

## Proposed RM Zoning

- **Allows same as R-4 + multi-family**
- **50-foot maximum height**

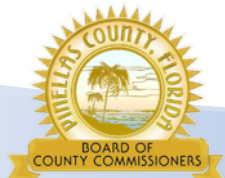


## Subject Property is within the Lealman CRA

- Objectives of redevelopment and revitalization
- Should encourage reinvestment

## Future Site Development

- May seek an affordable housing density bonus (separate process)
- Bonus would allow up to 11 units under RLM & 16 under RM
- Final number of units built will depend on site plan review



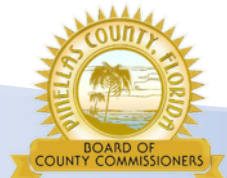
# Recommendation – Land Use (FLU-21-02)

## Proposed Land Use Amendment (RLM to RM)

- Surrounding area contains a mix of residential densities
- RM exists immediately to the west across 28<sup>th</sup> Street North
- Consistent with the Comprehensive Plan
- Consistent with the Lealman CRA

## Development Review Committee recommends Approval

## Local Planning Agency – Recommended Approval (vote 5-0)



# Recommendation – Zoning (ZON-21-06)



## Proposed Zoning Amendment (R-4 to RM)

- **Surrounding area contains a mix of residential use types**
- **Apartments exist to the east and southeast**
- **Consistent with the proposed RM FLUM category**
- **Consistent with the Lealman CRA**

## Development Review Committee recommends Approval

## Local Planning Agency – Recommended Approval (vote 5-0)

