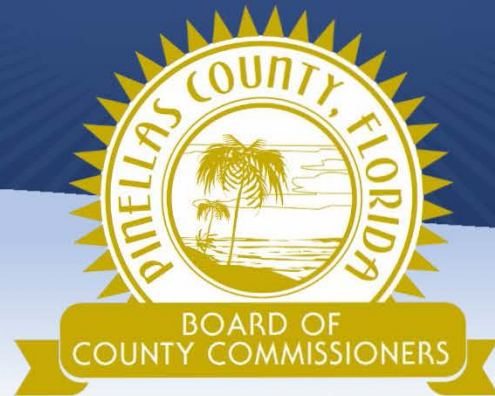


# Board of County Commissioners

Case #Z-08-06-19

July 23, 2019



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

# Request

## Subject Area

**Approximately 3.5 acres  
2 parcels, both are vacant**

## Future Land Use

**Residential Urban (RU) & Residential/Office General (R/OG) – no change**

## Zoning Atlas Amendment

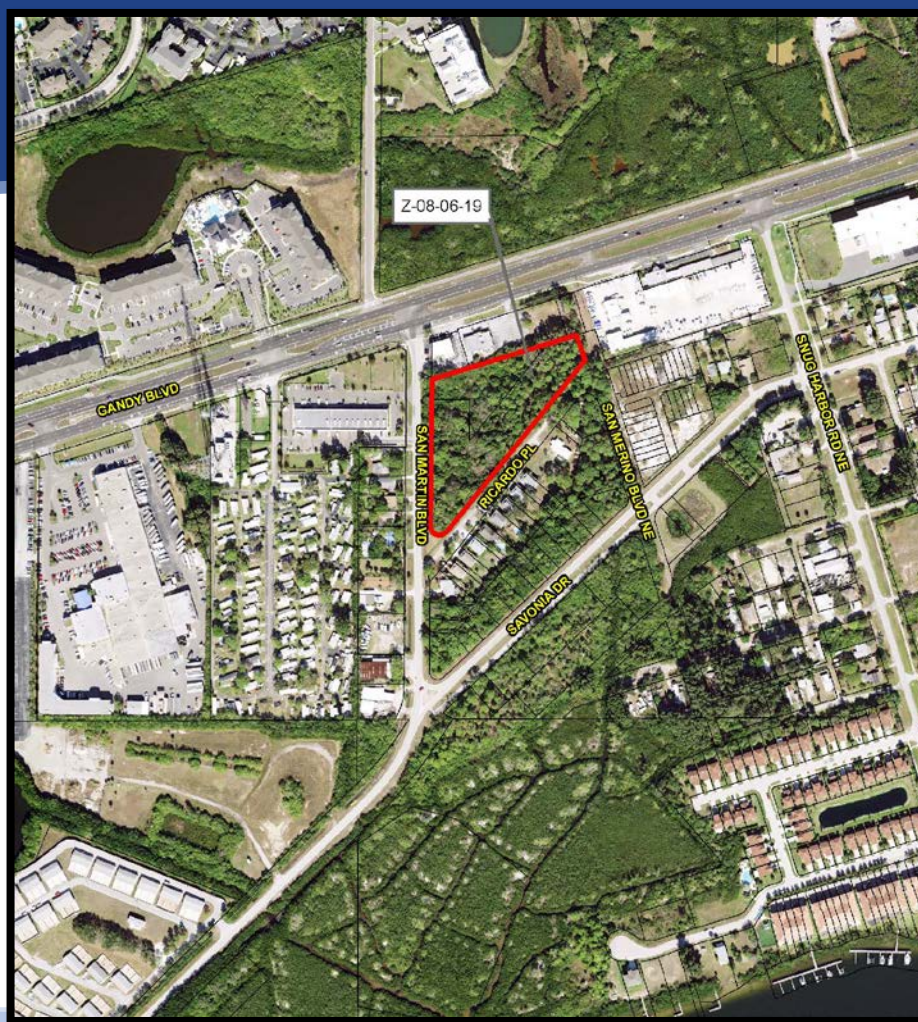
**From: R-4 (2.2 acres) & GO (1.3 acres)  
To: RM**

## Proposed Use

**Multifamily residential development.**

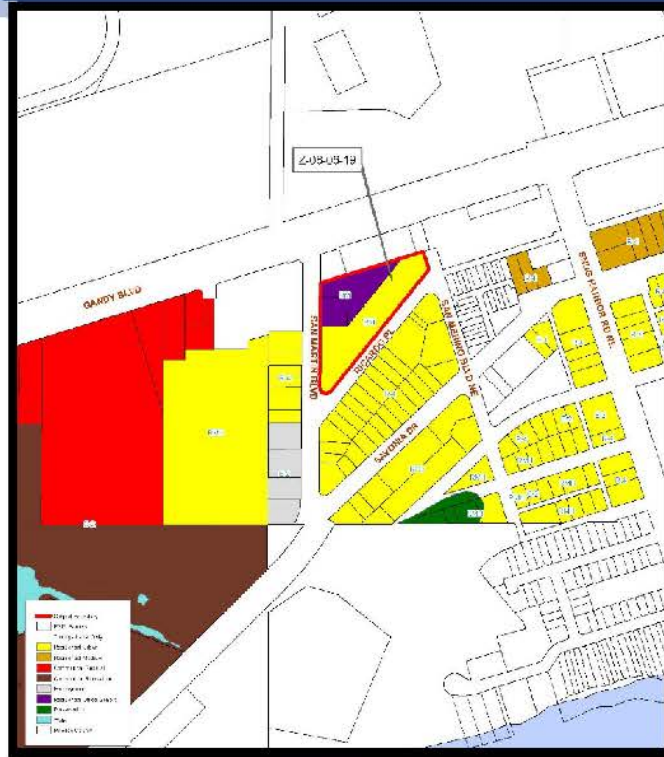
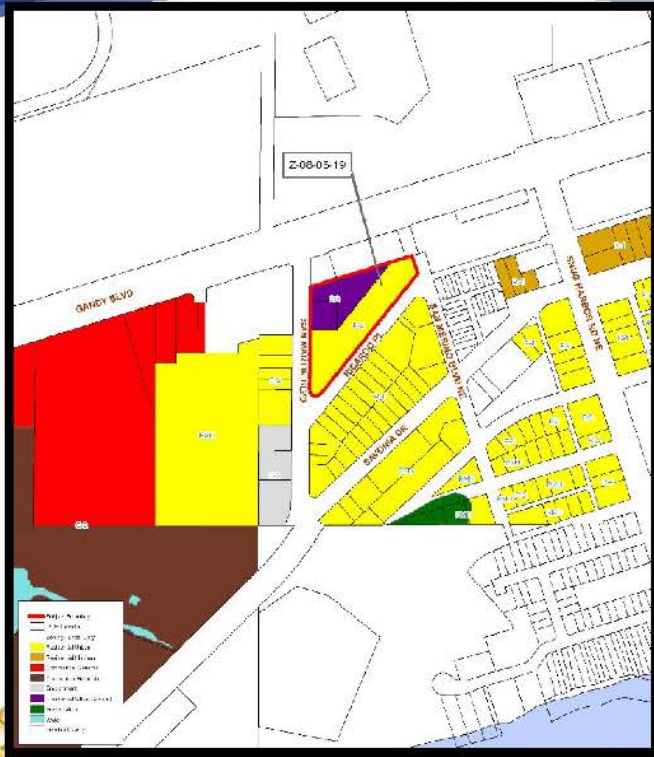


# Location



Surrounding property owners within 400 feet were notified by mail.

# Zoning/Future Land Use

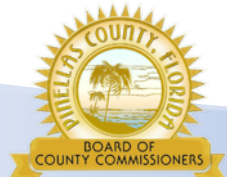




# Site Photos



Looking north



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



# Site Photos



**Looking south at site**



**Looking northeast at site**



# Site Photos



**Looking north at site from Ricardo PL NE**



**Looking northeast along Ricardo PL NE**



# Site Photos



**11 Single-Family homes to the south**



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



# Site Photos



**Commercial to the north along Gandy Blvd**



**6 single-family homes to the west  
across San Martin Blvd**

# Additional Information



## **No change in maximum allowable density**

**Residential Urban (RU) allows 7.5 units per acre**

**Residential/Office General (R/OG) allows 10.0 units per acre**

**Potential maximum density is 30 residential units**





# Staff Recommendation



## **Proposed amendments are appropriate**

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

**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**

