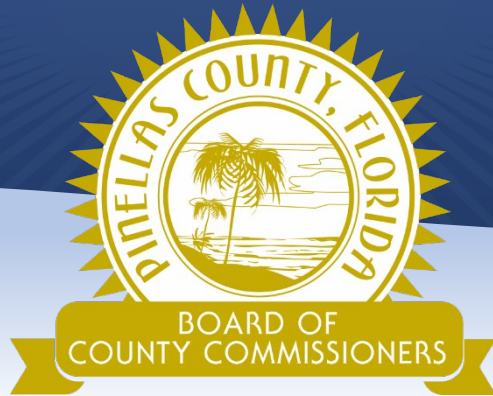


# Board of County Commissioners

Case #ZON-22-01

May 24, 2022



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

# Request

## Subject Property

**Approximately 0.09 acre located at 5659 66th Way North in west Lealman.**

## Zoning Atlas

**From: Single Family Residential (R-3)**

**To: General Commercial & Services (C-2)**

## Future Land Use (no change)

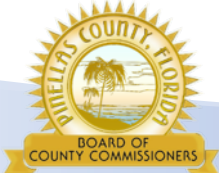
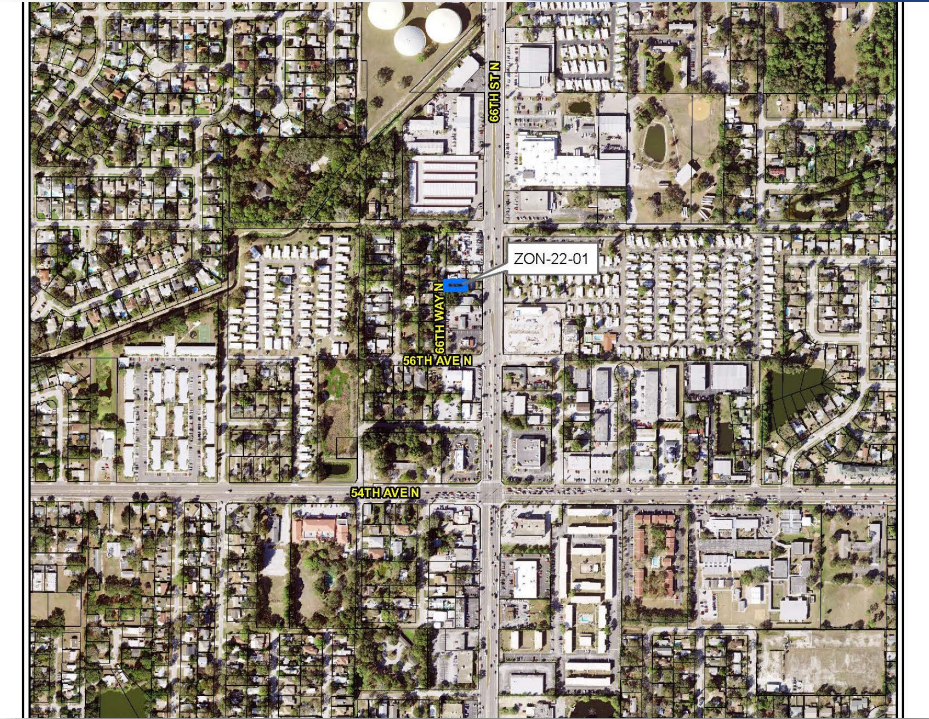
**Commercial General (CG)**

**Existing Use: Building and storage**

**Proposed Use: Storage and other commercial purposes**



# Location





# Site Photos



# Site Photos



Looking at subject property  
from 66<sup>th</sup> Way N

# Site Photos



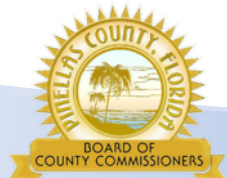
Looking North along 66<sup>th</sup> Way N



Looking South along 66<sup>th</sup> Way N

## Potential Future Uses

- **Proposed C-2 would allow storage and commercial uses, consistent with current and proposed use**
  - The subject parcel is the last on the block to retain a residential zoning district
- **Future Land Use would remain the same, Commercial General (CG)**
  - **A zoning atlas amendment to C-2 (General Commercial & Services) is proposed, which allows commercial uses and is consistent with the CG FLUM category.**





# Recommendation

## Proposed Zoning Atlas change

- **The C-2 zoning will provide for commercial uses that are compatible with the surrounding development pattern and will enhance compatibility with the FLUM.**
  - The broader surrounding area includes properties within C-2 and R-3 (Single family residential) zoning districts.
- **Consistent with the Comprehensive Plan**

## Development Review Committee recommends Approval

## Local Planning Agency – recommended Approval (4-0 vote)

