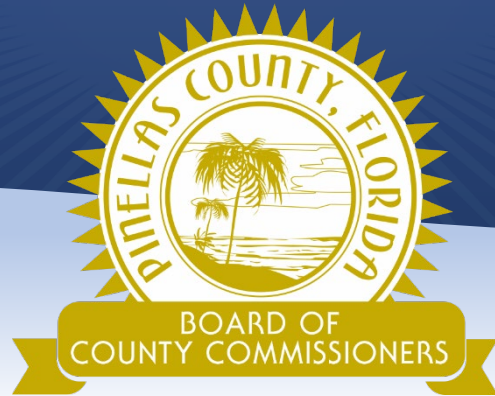


Board of County Commissioners

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 28th St. N. & 52nd 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

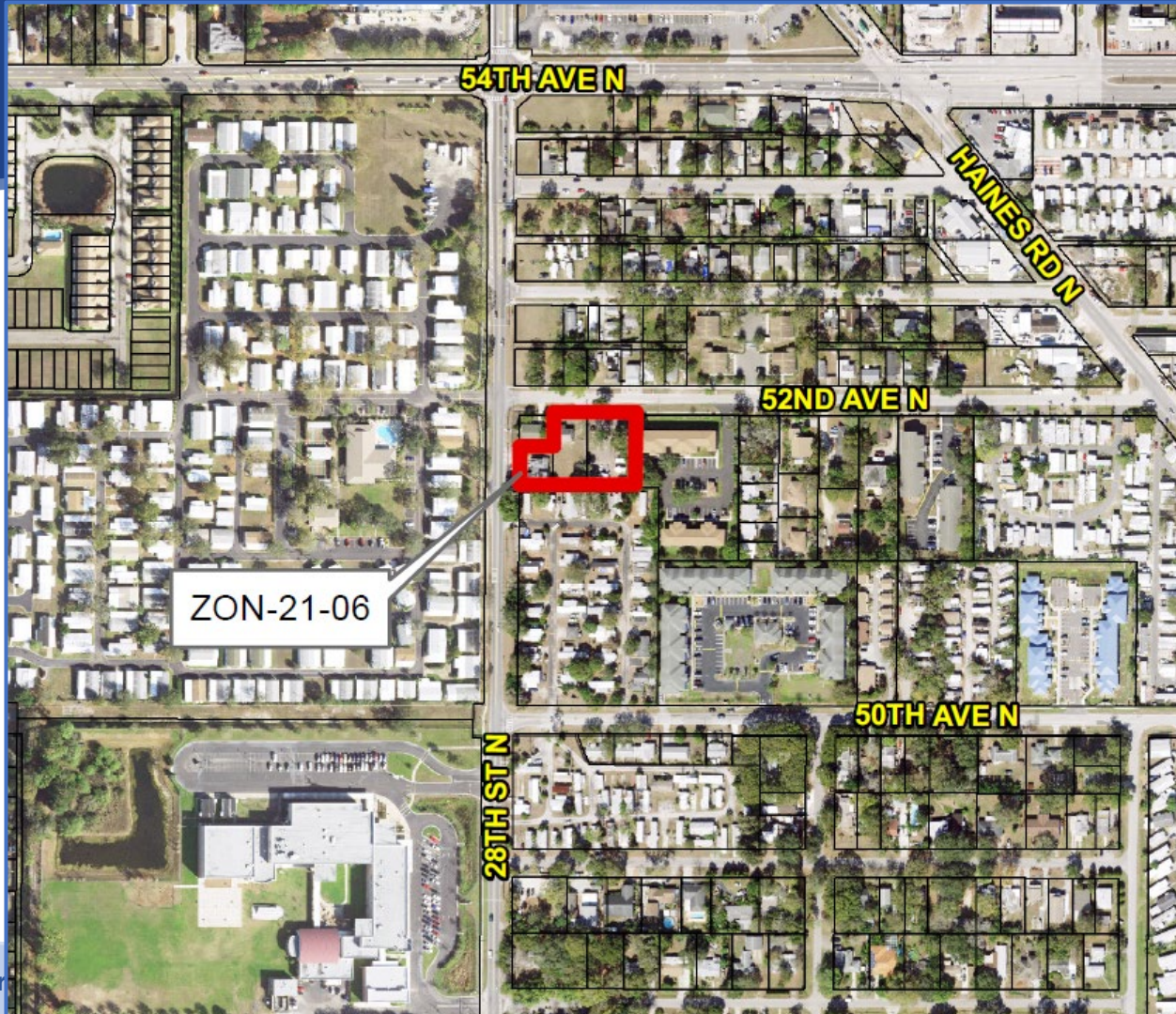
To: RM, Multi-family Residential

Existing Use: Vacant

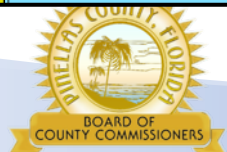
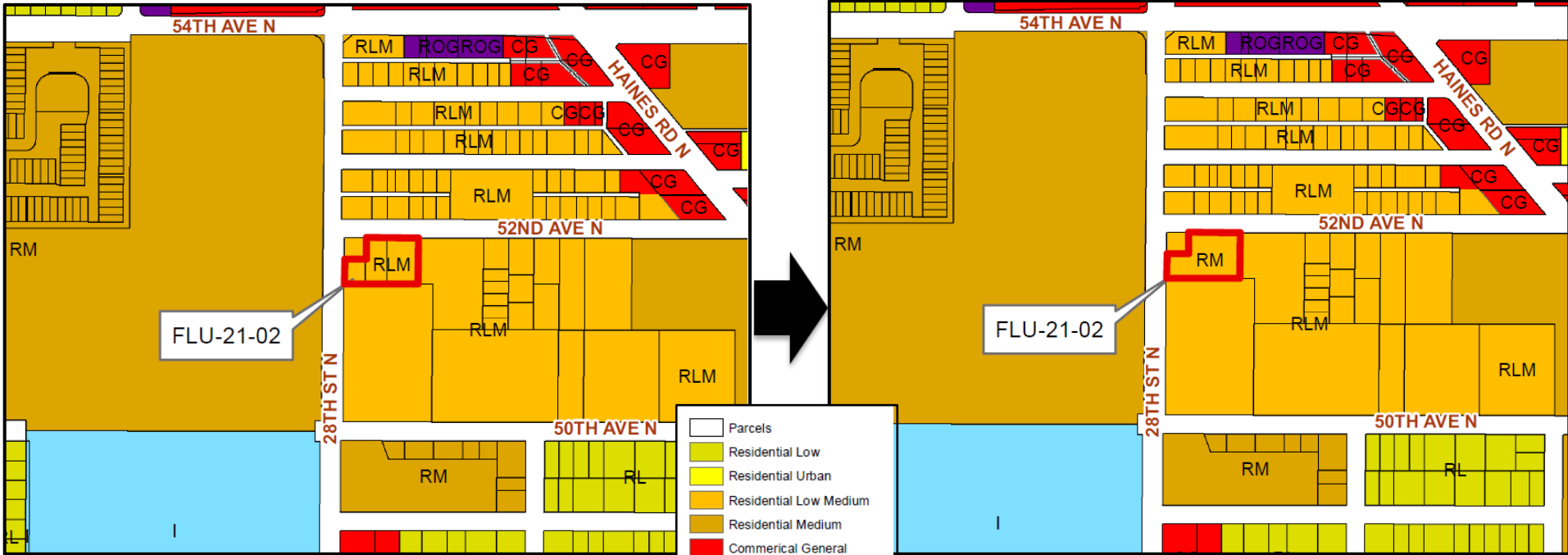
Proposed Use: Apartment building



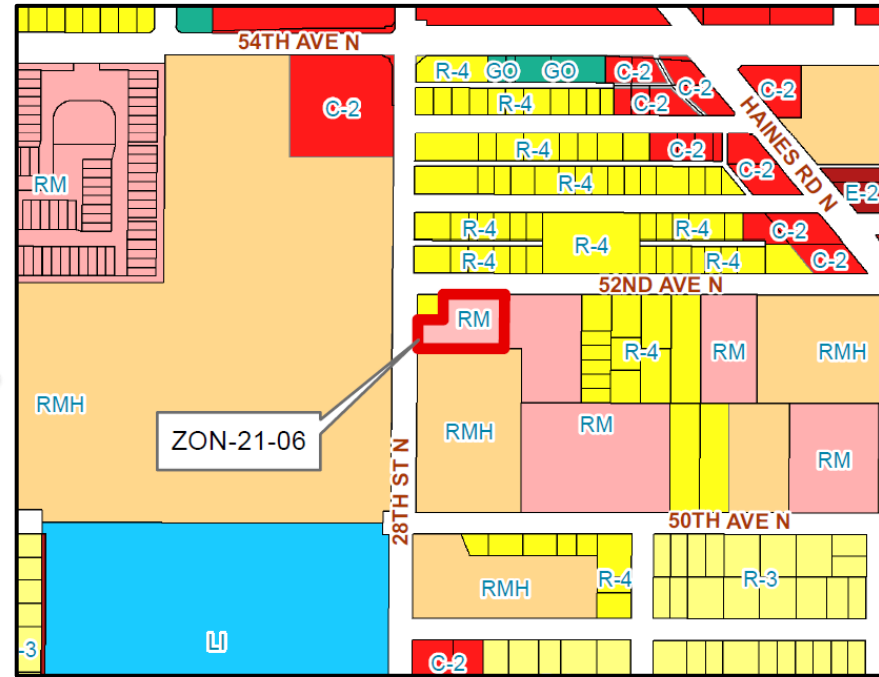
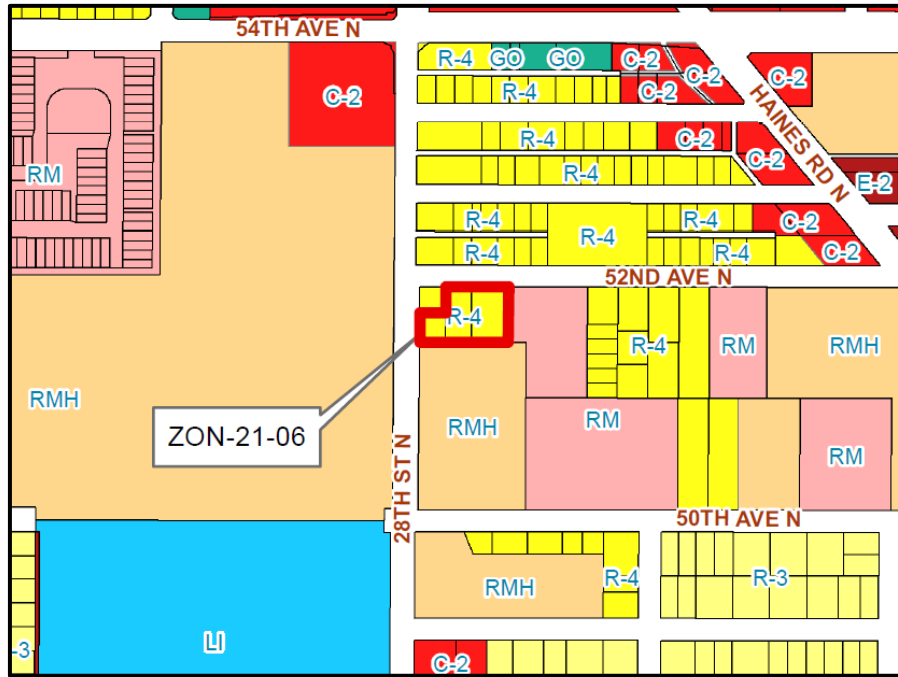
Location



Future Land Use Map



Zoning Atlas



Site Photos



Site Photos



Looking east at subject property from 28th Street North

Site Photos



Looking southwest at subject property from 52nd Avenue North

Site Photos



Looking east down 52nd 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

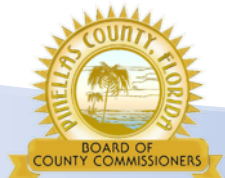
- **Allows same as R-4 + multi-family**
- **50-foot maximum height**

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)

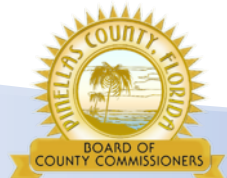


Proposed Land Use Amendment (RLM to RM)

- Surrounding area contains a mix of residential densities
- RM exists immediately to the west across 28th 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)

