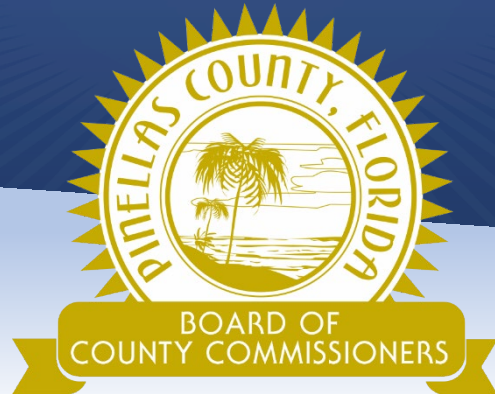


# Board of County Commissioners

Case #ZON-22-06

October 25, 2022



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

# Request

## Subject Property

- **Approximately 12 acres on 5 parcels**
- **North of Joe's Creek, West CSX Rail line and near the southeast corner of 53<sup>rd</sup> Avenue N in Lealman**

## Zoning Atlas

- **3 parcels from Residential Planned Development (RPD) to Facilities-Based Recreation (FBR)**
- **2 parcels from Preservation/Conservation (PC) to Facilities-Based Recreation (FBR)**

## Future Land Use

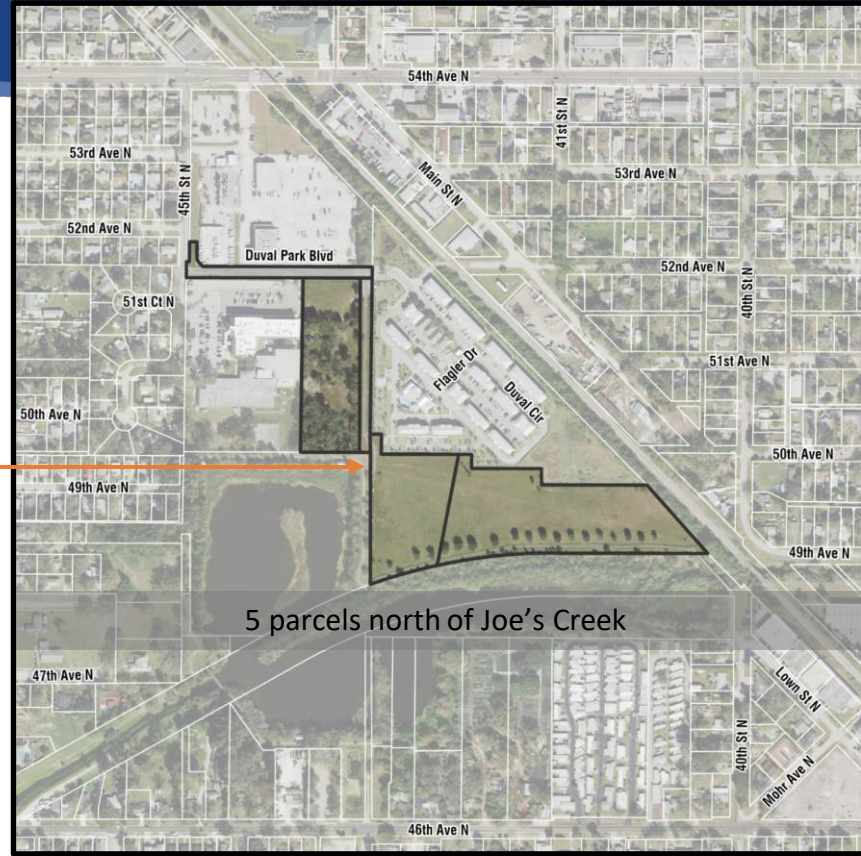
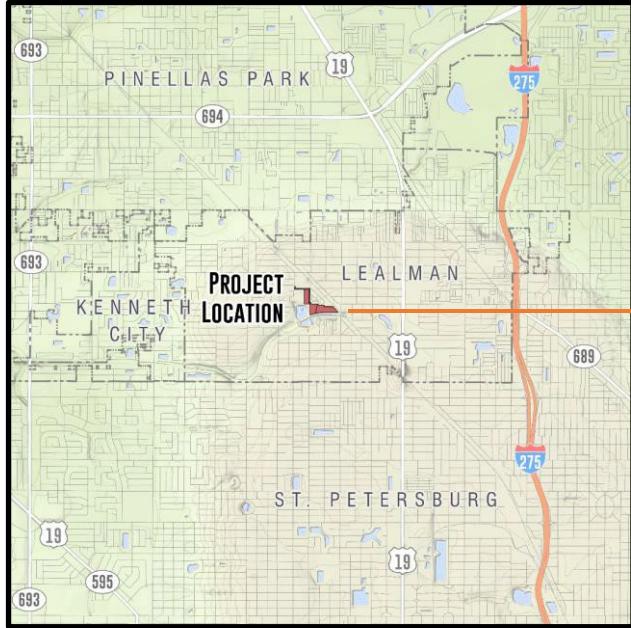
- **3 parcels Residential Urban (RU)**
- **2 Parcels Recreation/Open Space (R/OS)**

**Existing Use:** Duval Park Rd is an access road, and the others are vacant parcels

**Proposed Use:** Community Park



# Location

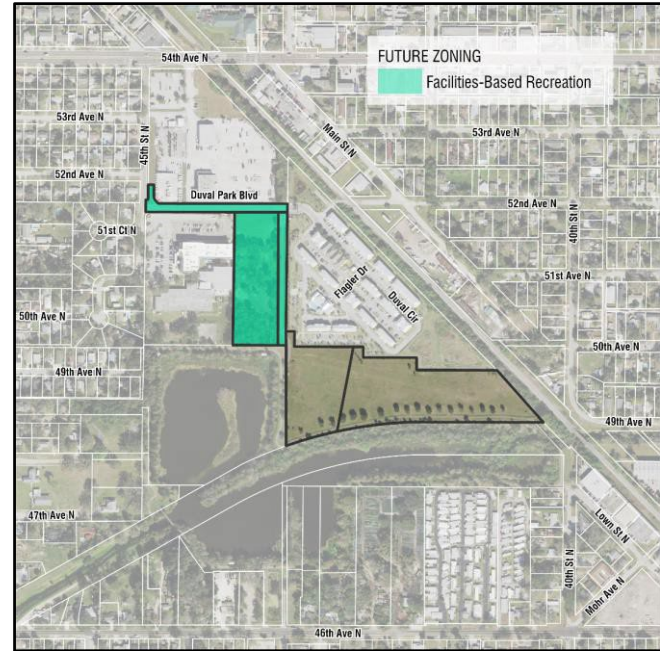




# Zoning: From RPD to FBR



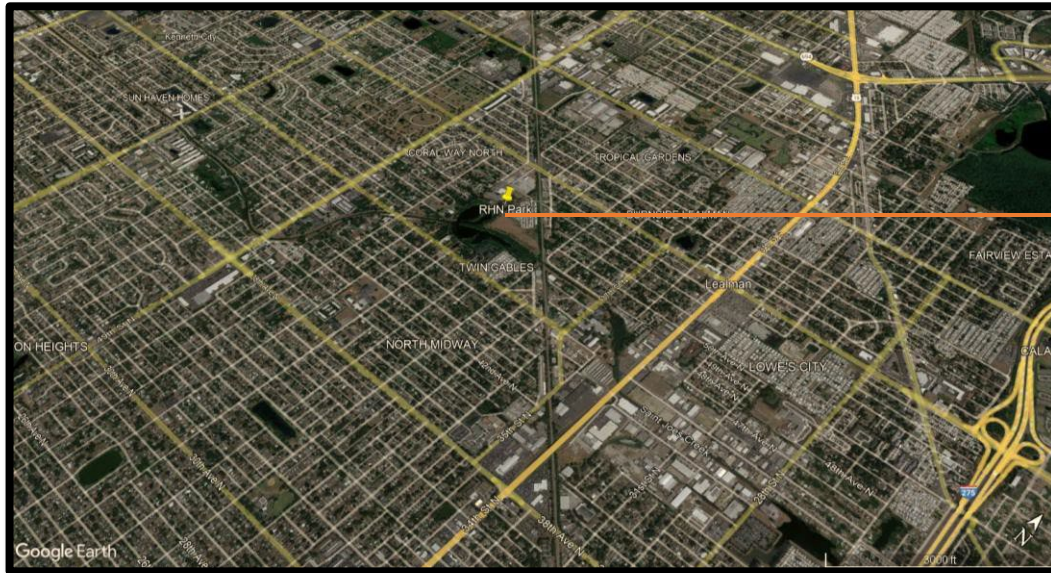
3 parcels







# Site Aerial Photos



# Site Street Photos



Looking east on Duval Park Blvd from 45th St N.



Looking southwest from the intersection of Duval Park Blvd and bike path



Looking south on bike path from Duval Park Blvd



# Additional Information

## Potential Future Uses

- The proposed Raymond H. Neri Community Park is meant to provide passive and active recreational opportunities for the underserved communities in this area.
- There is an additional park entrance along 46<sup>th</sup> Ave N, on parcels that are C-2 zoned.
- A planned trail will connect the entire park and proposed facilities.
- The proposed park is to be built with ARPA funding scheduled to begin summer 2023, subject to approvals.





# Recommendation

## Proposed Zoning Atlas change

- **Surrounding area is mostly mixed residential of various types and sizes, whose residents will benefit from this proposed public park facility.**
- **The adjacent Lealman YMCA Preschool and Broach School to the west of these parcels will also benefit from this park.**
- **Land use density is not increasing.**
- **FBR is consistent with the Comprehensive Plan and FLUM.**

**Development Review Committee recommends Approval**

**Local Planning Agency – recommended Approval (6-0 vote)**

