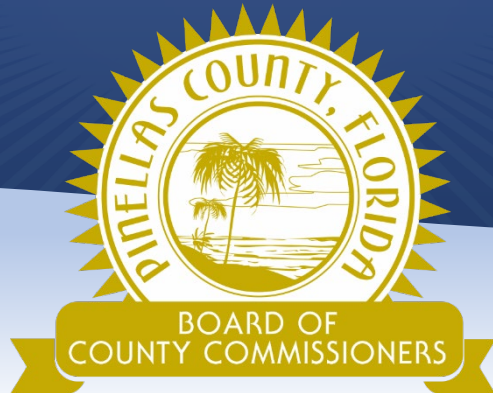


2500 55th Ave N.

Case Nos. FLU-25-07 & ZON-25-05

October 21, 2025



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

Request



Subject Property

Approximately 0.60 acres located at 2500 55th Avenue North in Lealman

Future Land Use Map Amendment

From: Mixed Use Corridor-Primary-Commerce (MUC-P-C)

To: Commercial General (CG)

Zoning Atlas Amendment

From: L-FBC, Lealman Form Based Code

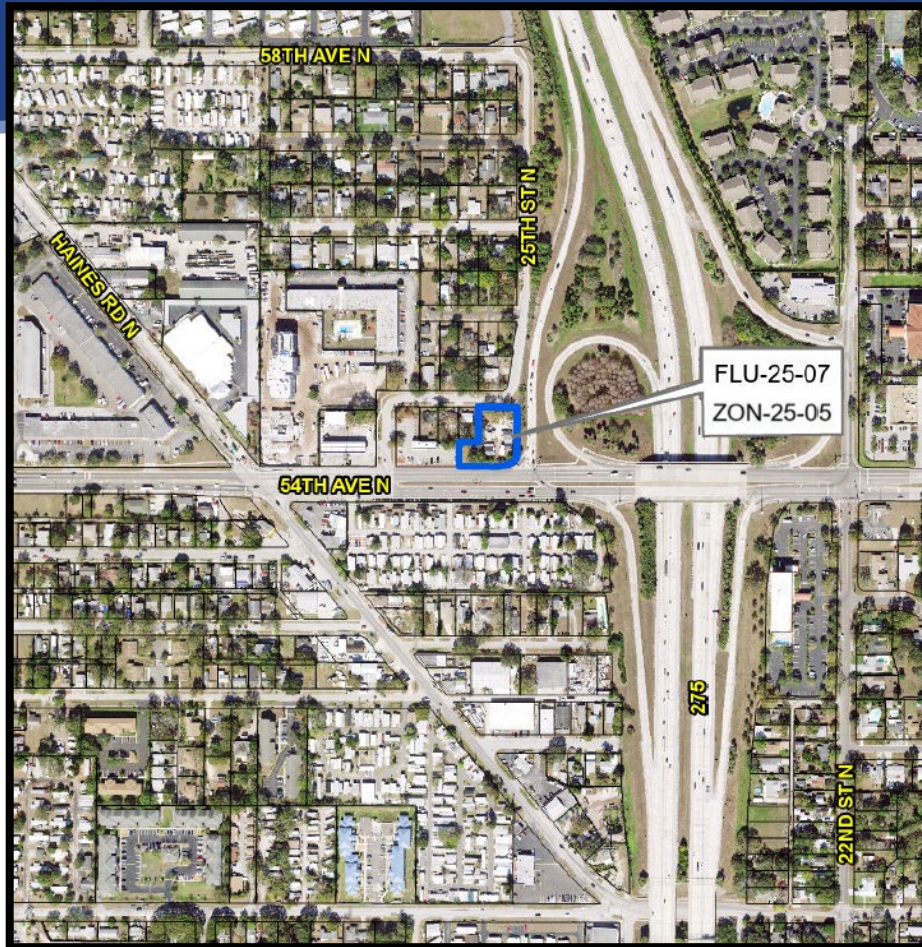
To: C-2, General Commercial and Services

Proposed Use

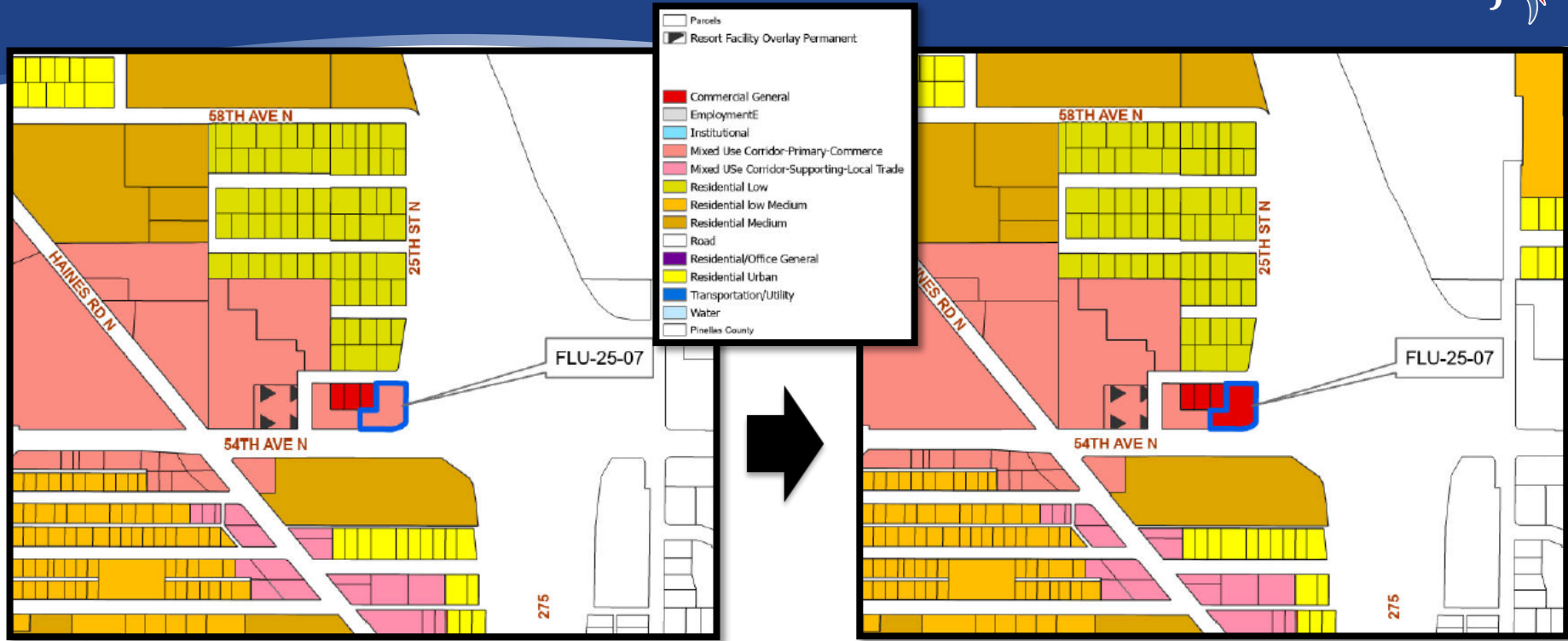
Commercial Towing Business



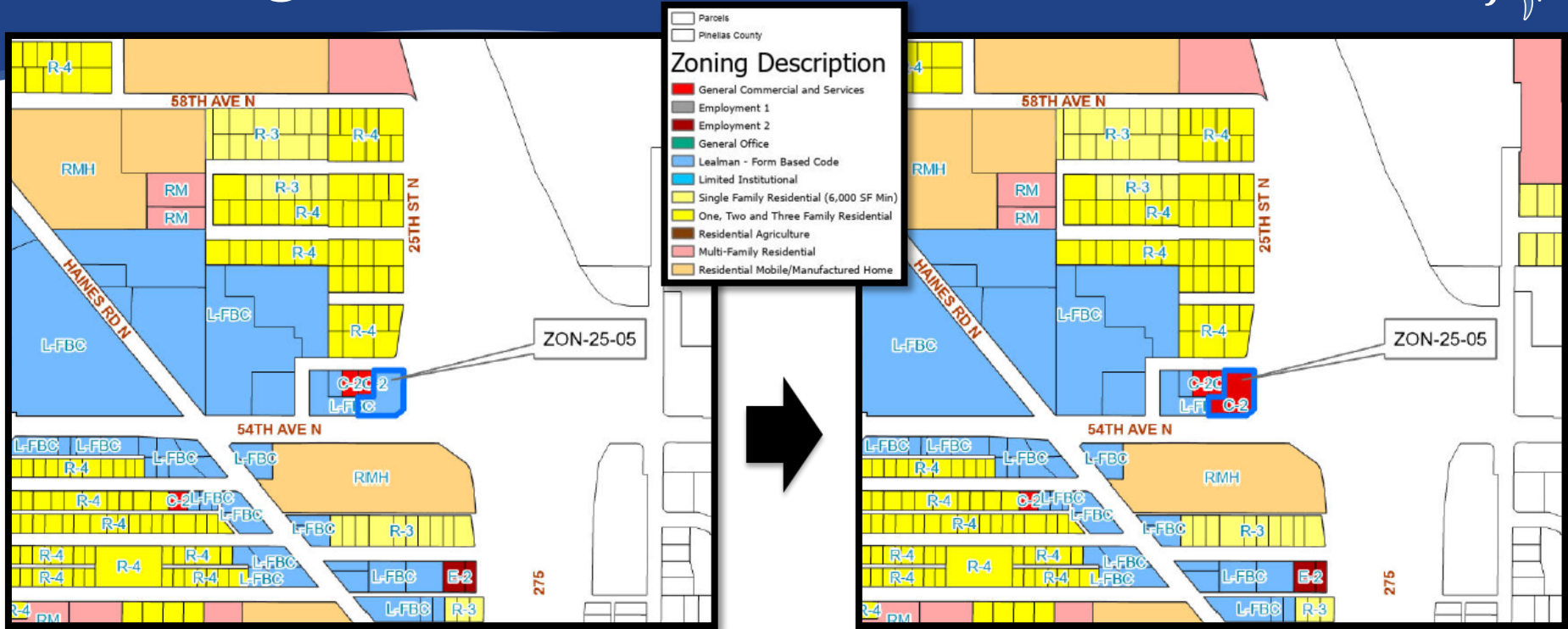
Location



Future Land Use



Zoning



Site Photos

Looking at subject
property facing south
from 55th Ave N



Site Photos

Looking at subject
property facing north
from 54th Ave N

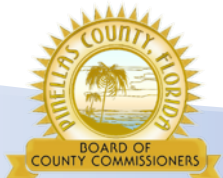


Future Land Use – Current



MUC-P-C FLUM Category

- **Corridor-based land use category intended for mixed use development in support of multimodal transportation options**
- **Allows for a wide range and mix of land uses**
- **Requires specific area plan for designation (e.g., Lealman Community Redevelopment Area Plan)**
- **1.2 FAR for nonresidential uses**
- **2.0 FAR when residential dwelling units are included in a project**



Future Land Use – Proposed

CG FLUM Category

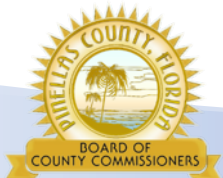
- **Allows office, personal service/office support, retail commercial, commercial business service, and similar uses**
- **Generally appropriate...**
 - *in areas of the County that are now developed, or appropriate to be developed, in a manner designed to provide the community or region with commercial goods and services, to provide for employment uses that have off-site impacts comparable to office and retail commercial uses and in areas in proximity to and with good access to major transportation facilities*
- **24 residential dwelling units per acre**
- **0.55 FAR for nonresidential uses**

Zoning – Current



L-FBC (Commerce District) Zoning Category

- **Allows a full range of uses and encourages mixed-use development, including residential uses**
- **Places an emphasis on pedestrian-friendly site and building design**
- **Maximum building height of five (5) stories**

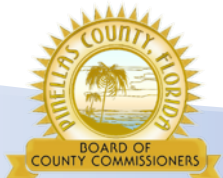


Zoning – Proposed



C-2 Zoning Category

- **Allows a full range of commercial and retail uses (including vehicle towing business operations)**
- **Certain research and development and light manufacturing activities are also allowed at appropriate locations**
- **Should be located within commercial nodes, along certain corridors, and/or in areas that transition from more intensive uses**
- **Maximum building height of 50 feet**



Recommendation

Proposed Future Land Use and Zoning amendments

- **Subject property is generally located adjacent to a high auto-traffic interchange at I-275**
- **Surrounding uses are a mix of commercial and office adjacent to the west, and residential to the north, across 55th Avenue N**
- **Will accommodate the expansion of current business operations into a single, cohesive development**
- **Consistent with the Comprehensive Plan**

Staff recommends Approval

Local Planning Agency recommended Approval (vote 5-1) at the September 10, 2025, meeting

