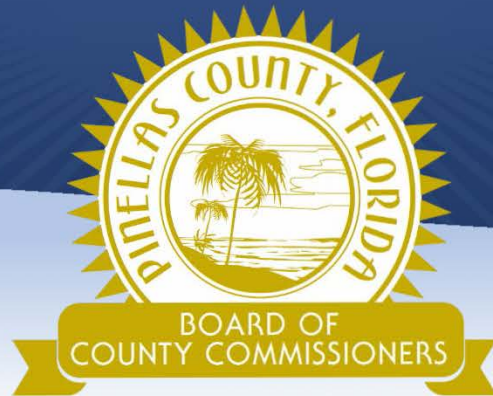


# Board of County Commissioners

Case #Z/LU-12-07-19

August 20, 2019



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

# Request

## Subject Area

**Approximately 0.84 acre parcel**

## Future Land Use Amendment

**From: Commercial Neighborhood (CN)**

**To: Commercial General (CG)**

## Zoning Atlas Amendment

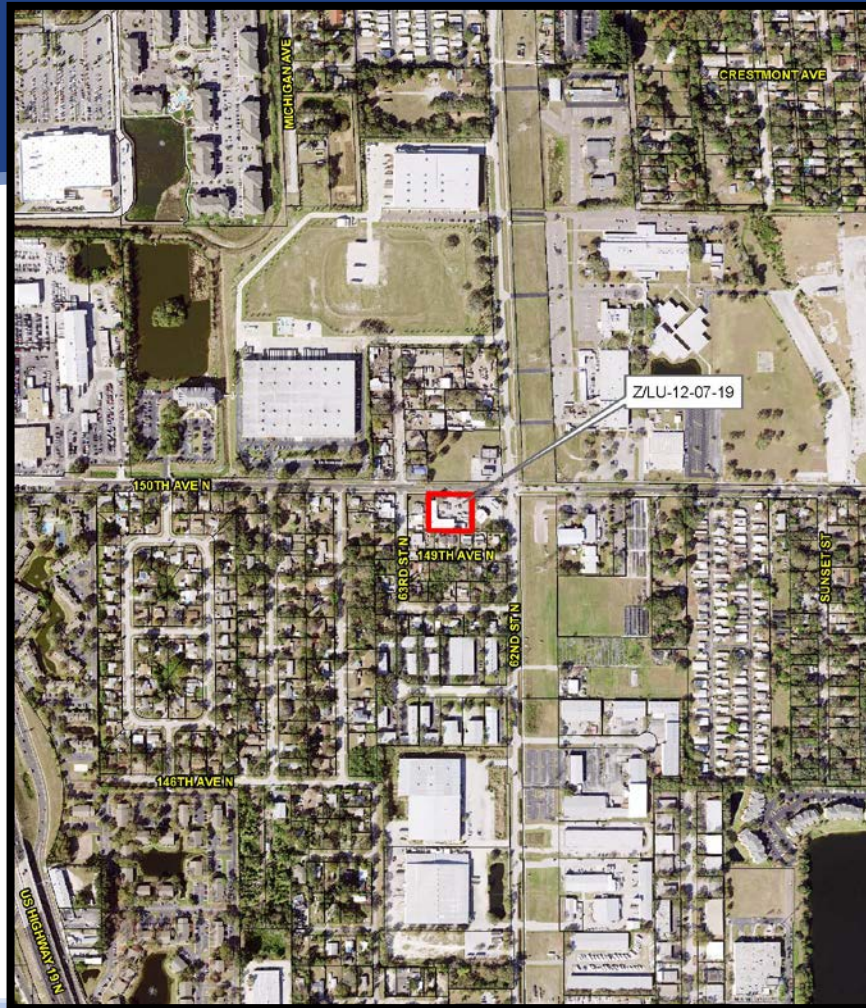
**From: Employment-2 (E-2)**

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

## Proposed Use

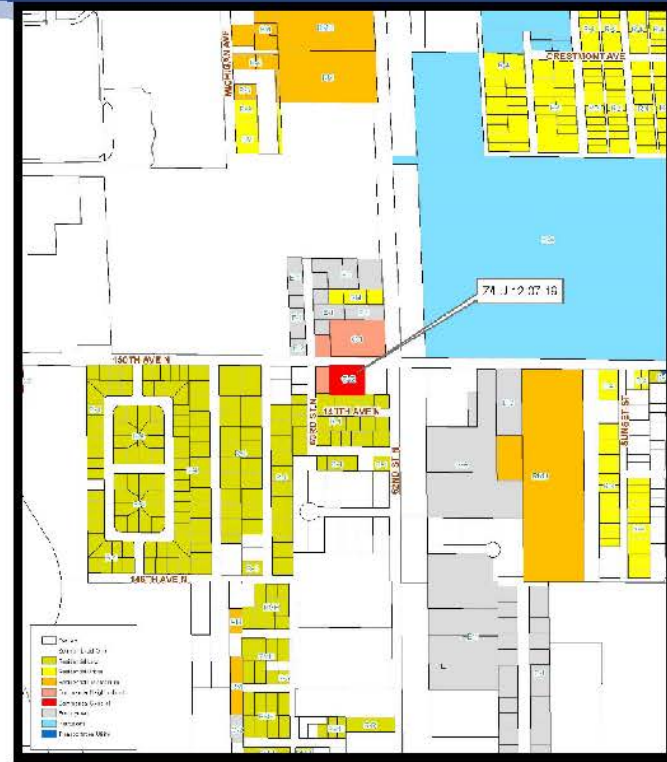
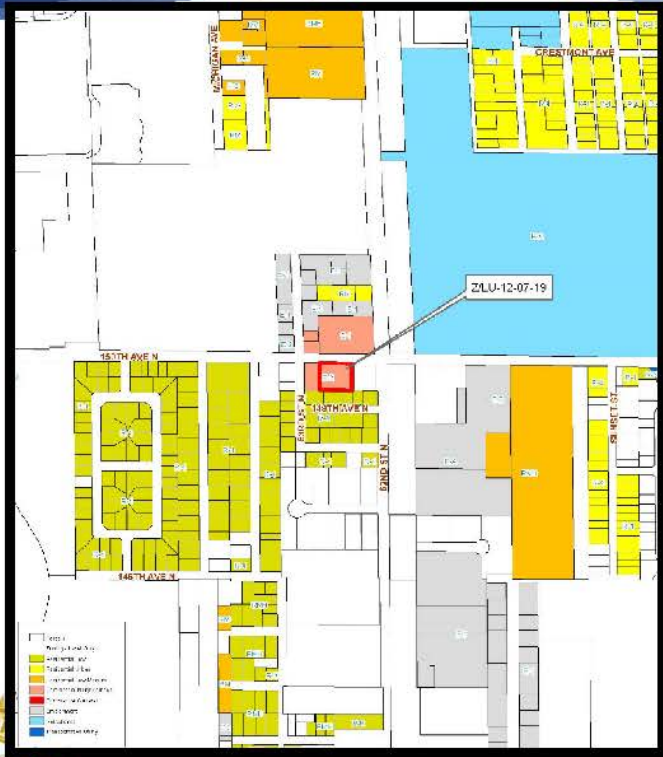
**Commercial redevelopment**

# Location



Surrounding property owners within 400 feet were notified by mail.

# Zoning/Future Land Use











# Site Photos



Looking both north and south at subject site from Savona Drive

# Site Photos



Looking south at subject site from 150<sup>th</sup> Ave N.



# Site Photos

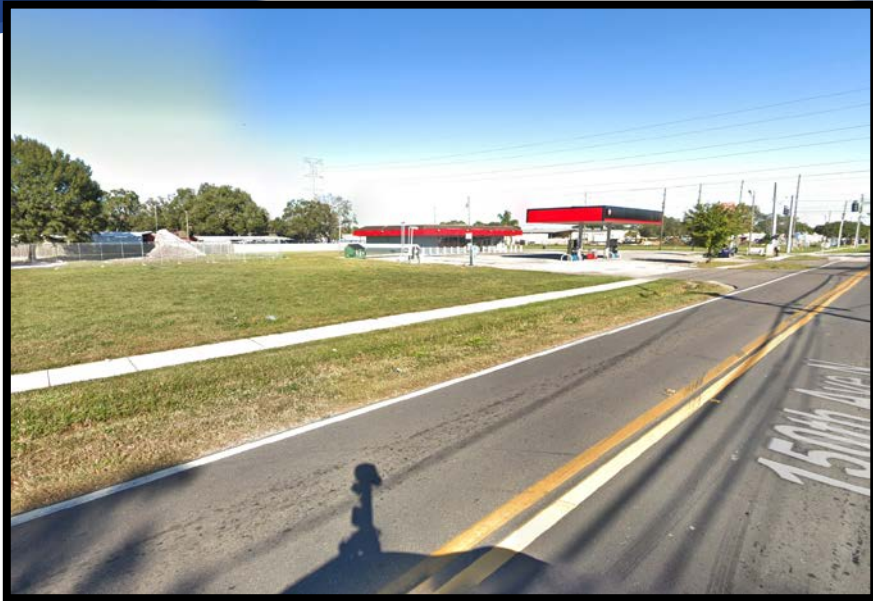


**7-11 Store adjacent on east**



**House adjacent on the west**

# Site Photos



**Gas Station and vacant lot to the north**



**Duplex adjacent on the south**

# Additional Information



## Consistency with Countywide Plan

**Designated Retail & Services on the Countywide Plan Map  
Proposed CG FLUM category is consistent with this designation**

## Maximum allowable intensity

**Zoning/Land Use inconsistency prevents redevelopment**





# Staff Recommendation



**Proposed amendments are appropriate**

**Compatible with the surrounding area**

**Eliminates an inconsistency between the land use and zoning**

**Consistent with the Comprehensive Plan & Countywide Plan**

**Staff recommends approval of the Zoning and Future Land Use Amendments**

**Local Planning Agency – Recommended Approval, 6-0 vote**

