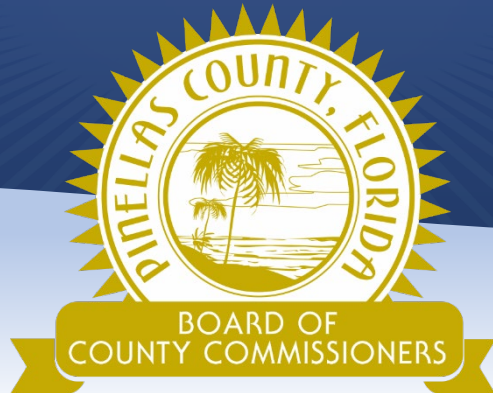


Board of County Commissioners

Case #ZON-22-03

August 16, 2022



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

Request

Subject Property

- **Approximately 0.31 acre at 8226 46th Avenue North in west Lealman**

Zoning Atlas

From: R-4 (One, Two & Three Family Residential

To: General Office (GO)

Future Land Use (no change)

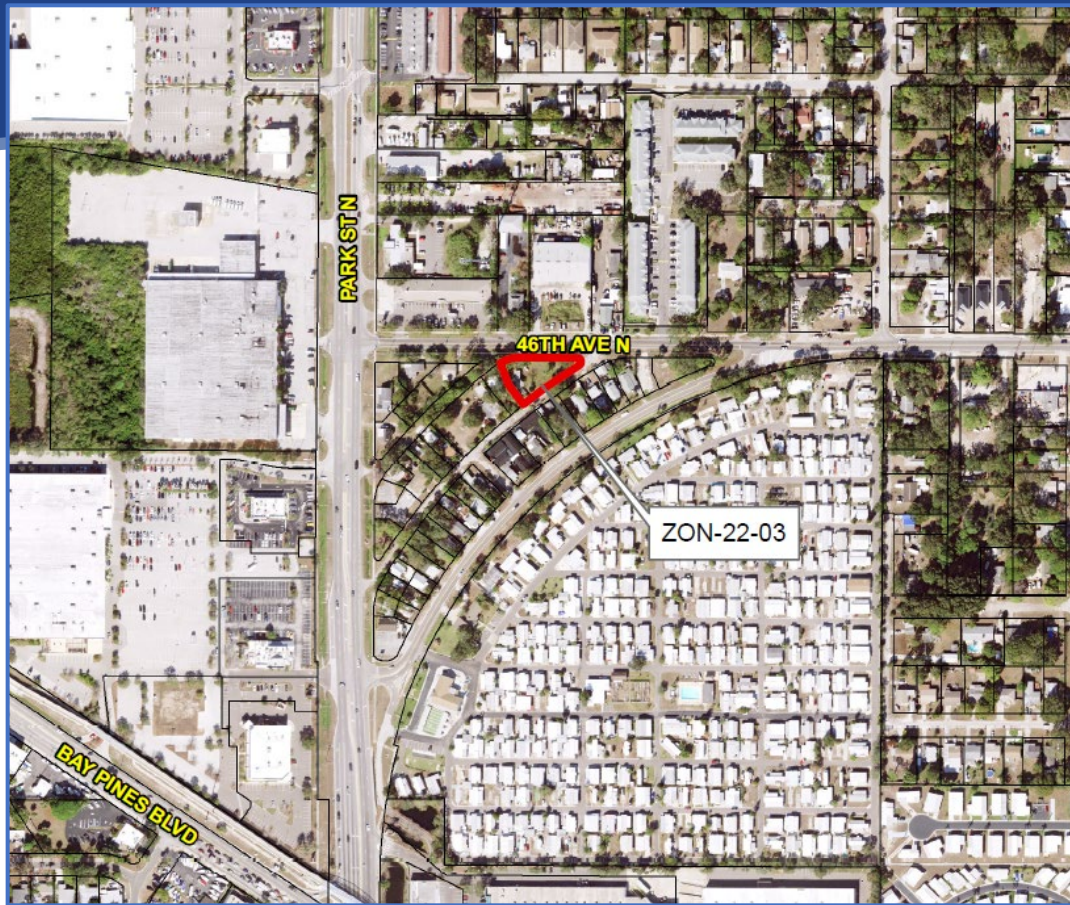
Residential/Office General (R/OG) – allows residential and office uses

Existing Use: Single family home

Proposed Use: Undetermined office



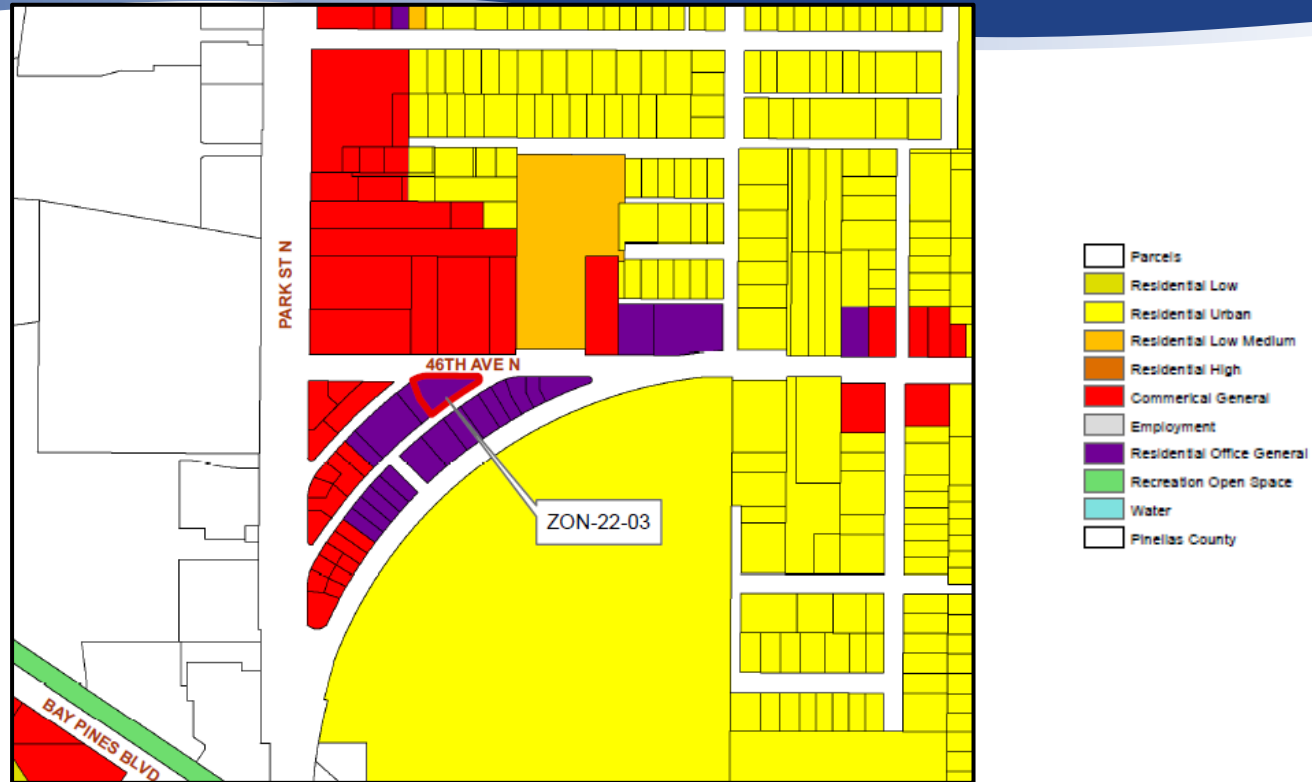
Location



Zoning: From R-4 to GO



Land Use: R/OG (no change)



Site Photos



**Looking at subject property
from 46th Avenue North**

Site Photos



Business located across 46th Ave N



**Intersection of 46th Ave N
and Star Street**

Potential Future Uses

- **Proposed GO zoning would allow a range of office uses, such as general office, medical office, veterinary office, etc.**
- **Residential and Retail not allowed**
- **Future Land Use would remain the same, Residential/Office General (R/OG)**
 - **Allows a range of office uses**
 - **The R/OG FLUM category would allow up to a 6,750-sf building**

Recommendation

Proposed Zoning Atlas change

- **Surrounding area has a wide range of uses**
 - Mixture of commercial, office, and residential
- **R/OG FLUM category supports office uses**
- **Consistent with the Comprehensive Plan**

Development Review Committee recommends Approval
Local Planning Agency – recommended Approval (7-0 vote)