

Board of County Commissioners

**Small-Scale
Future Land Use Map Amendments**

October 10, 2023



SS-23-07-042

Applicant: Alex Chiang

From: Low-Medium Density Residential (LMDR)

To: Medium Density Residential (MDR)

Location: 1011 25th Street and 2420 S Westmoreland Drive; generally located on the northwest corner of 25th St and Westmoreland

Acreage: 0.65 acres

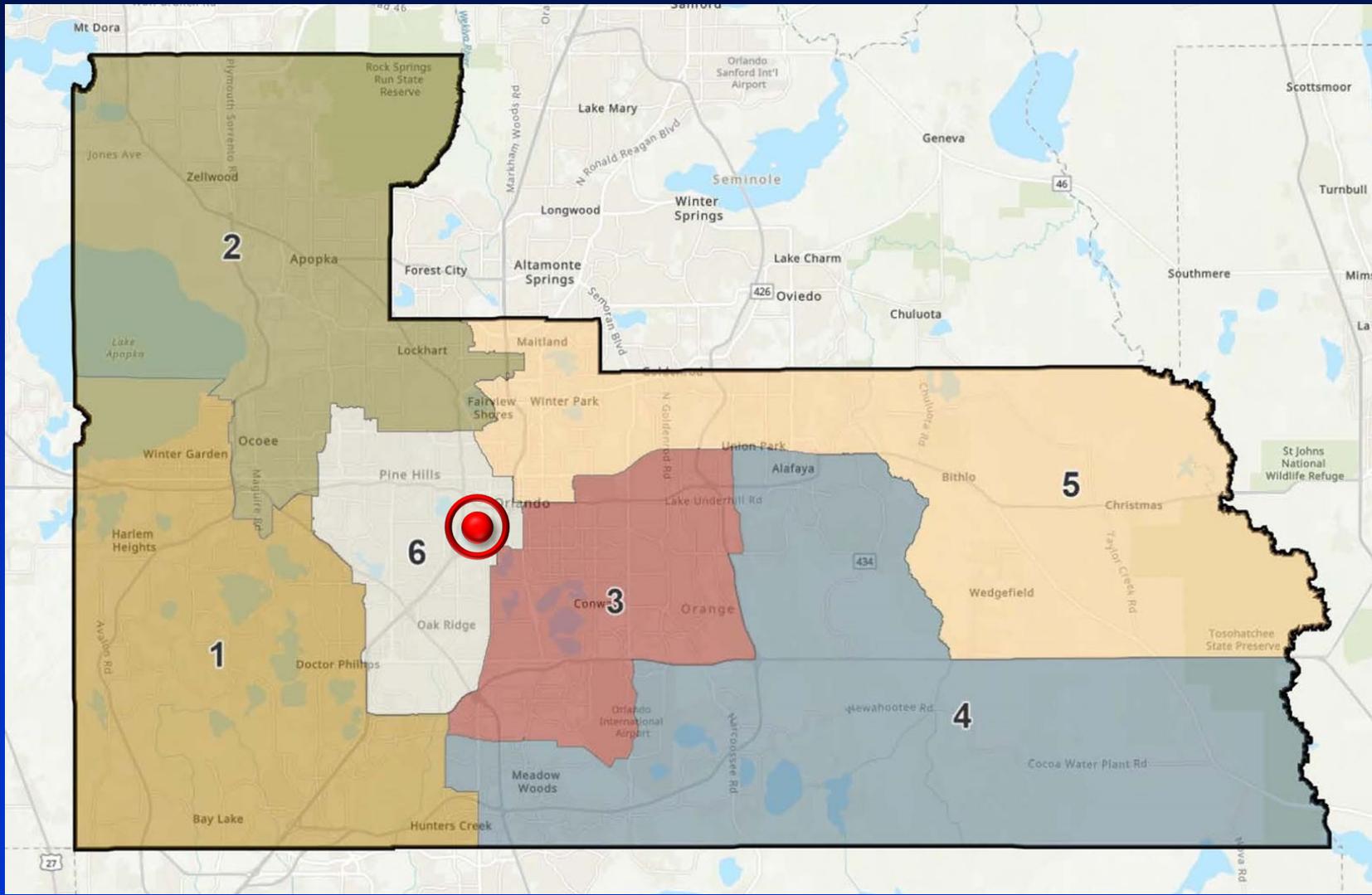
District: 6

Proposed Use: 10 Townhome Units (Single-Family Attached Dwellings)

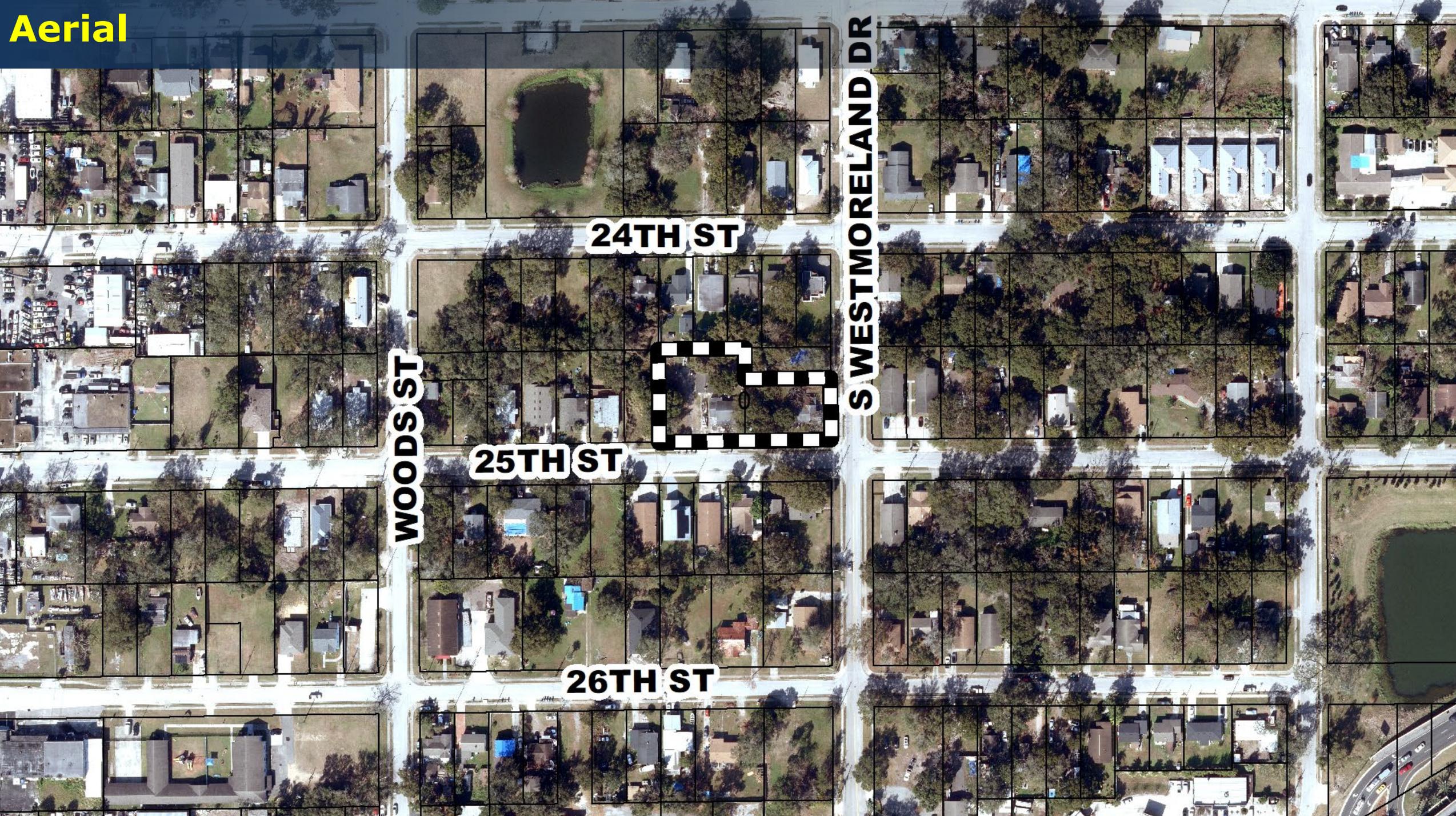


SS-23-07-042

Location



Aerial



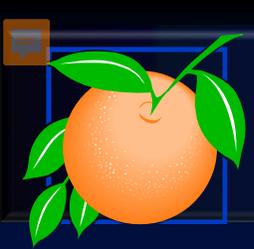
WOODS ST

24TH ST

25TH ST

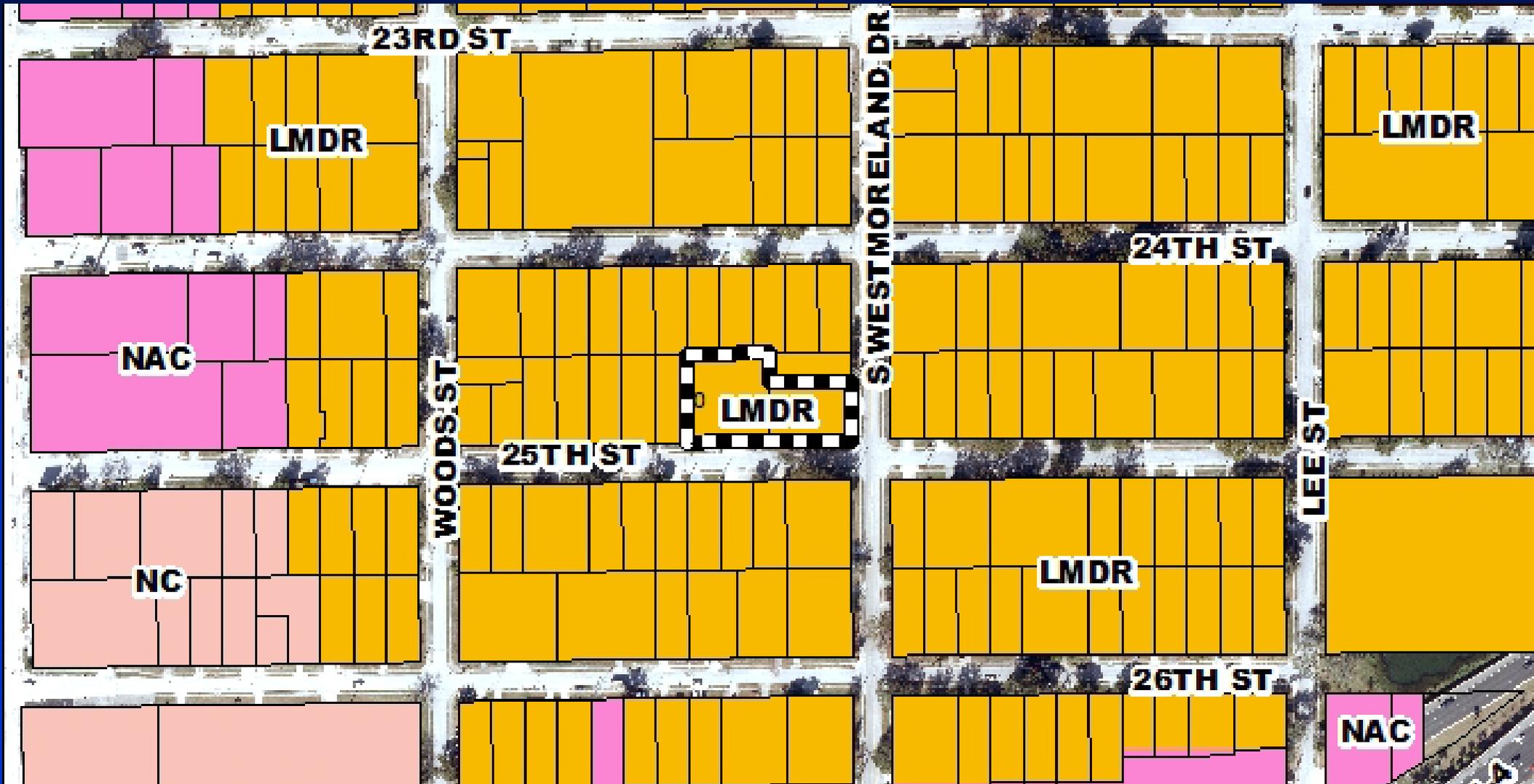
26TH ST

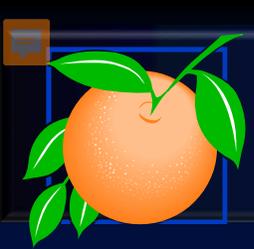
S WESTMORELAND DR



SS-23-07-042

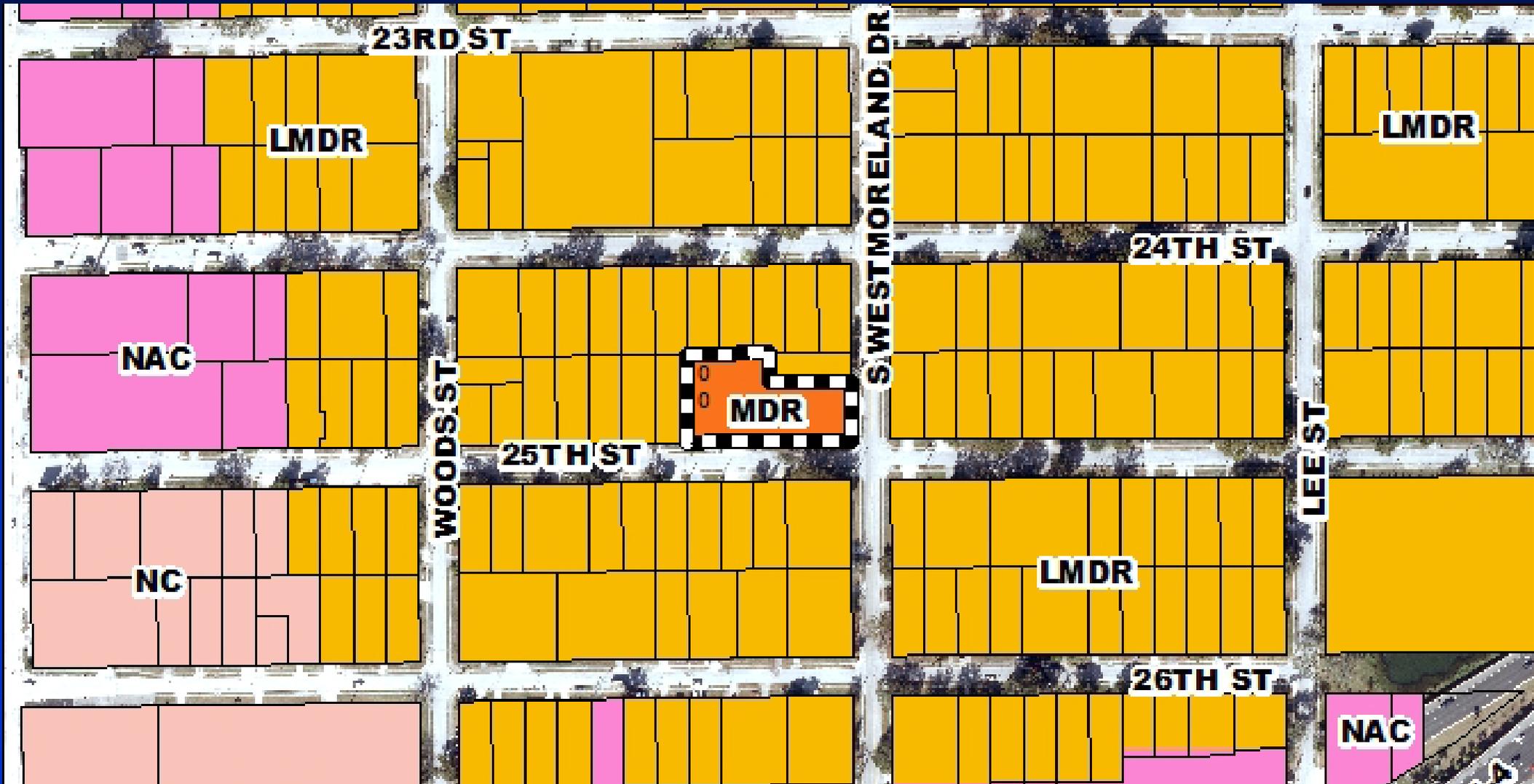
Future Land Use





SS-23-07-042

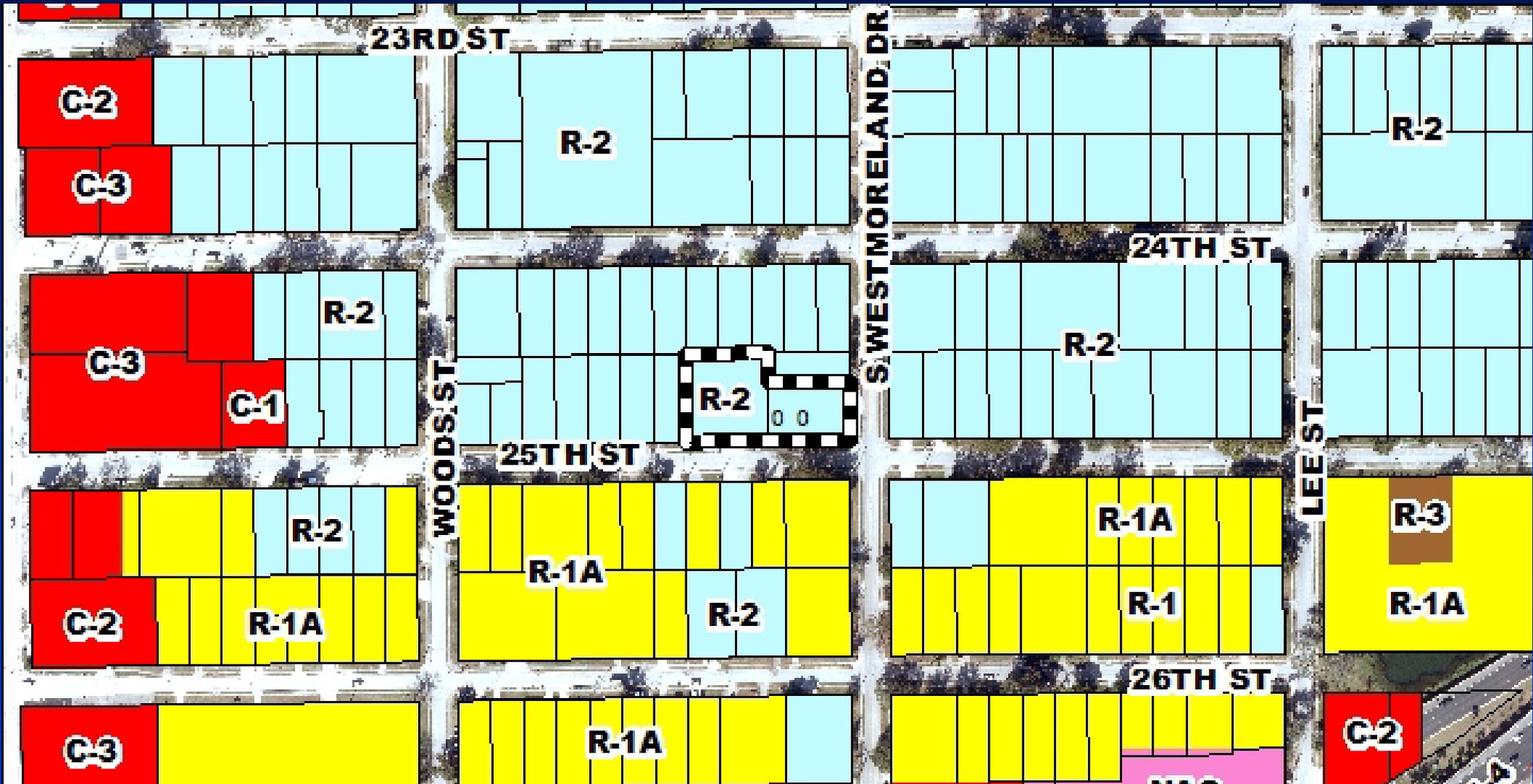
Proposed Future Land Use

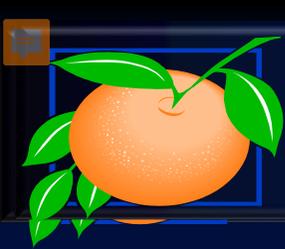




SS-23-07-042

Zoning





Recommended Action

SS-23-07-042:

ADOPT

Ordinance:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the proposed Medium Density Residential (MDR) Future Land Use Designation; and**
- **APPROVE the associated Ordinance.**



SS-23-07-046

Applicant: Montaz Barq

From: Office (O)

To: Commercial (C)

Location: 6091 and 6093 Silver Star Road; generally bounded by Silver Star Road to the south, North Powers Drive to the west, Denson Drive to the north, and Pioneer Road to the west

Acreage: 0.41 acres

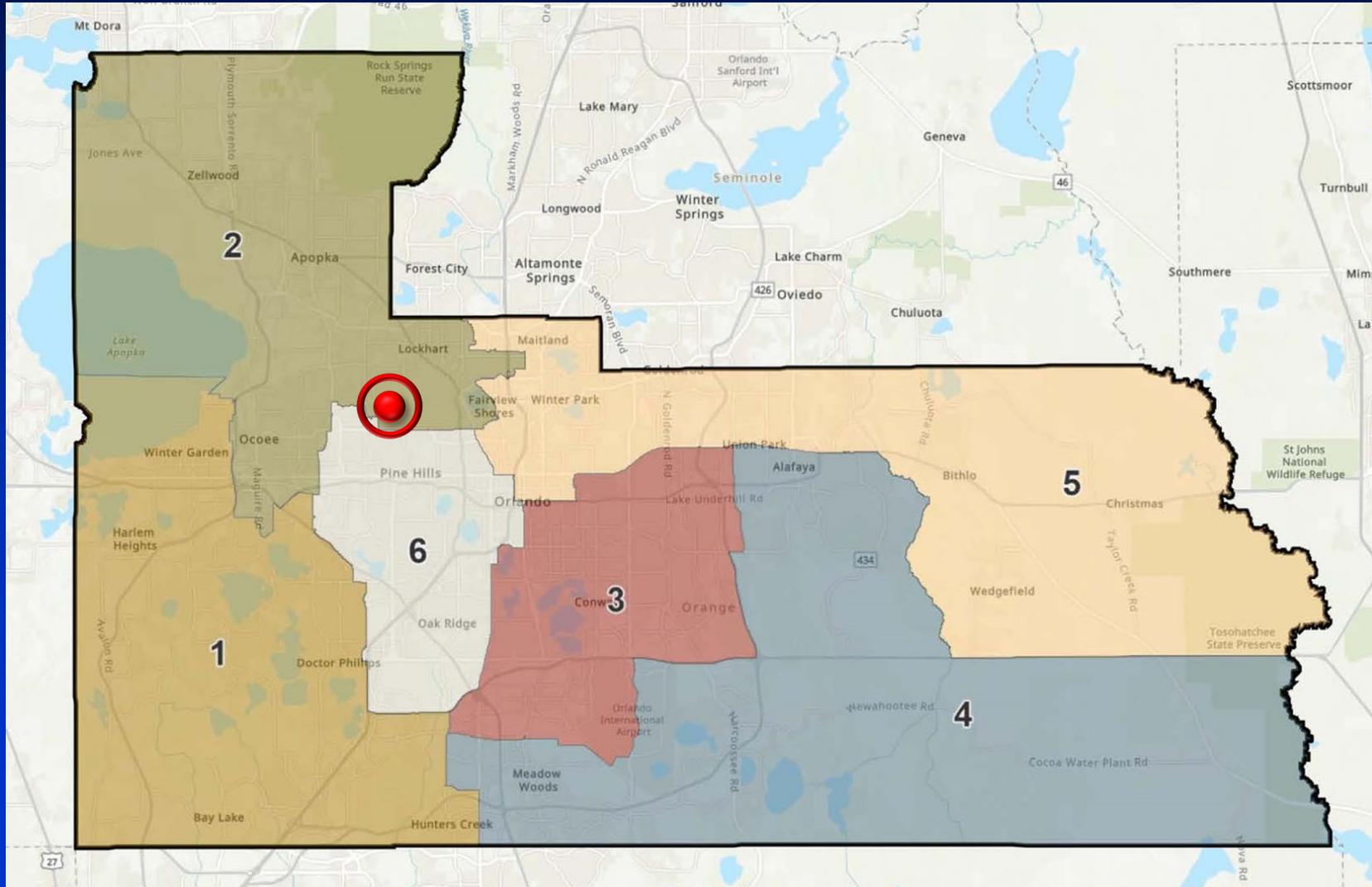
District: 2

Proposed Use: C-1 (Retail Commercial) Uses



SS-23-07-046

Location



Aerial

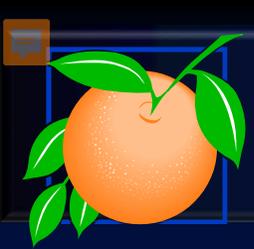


N POWERS DR

SILVER STAR RD

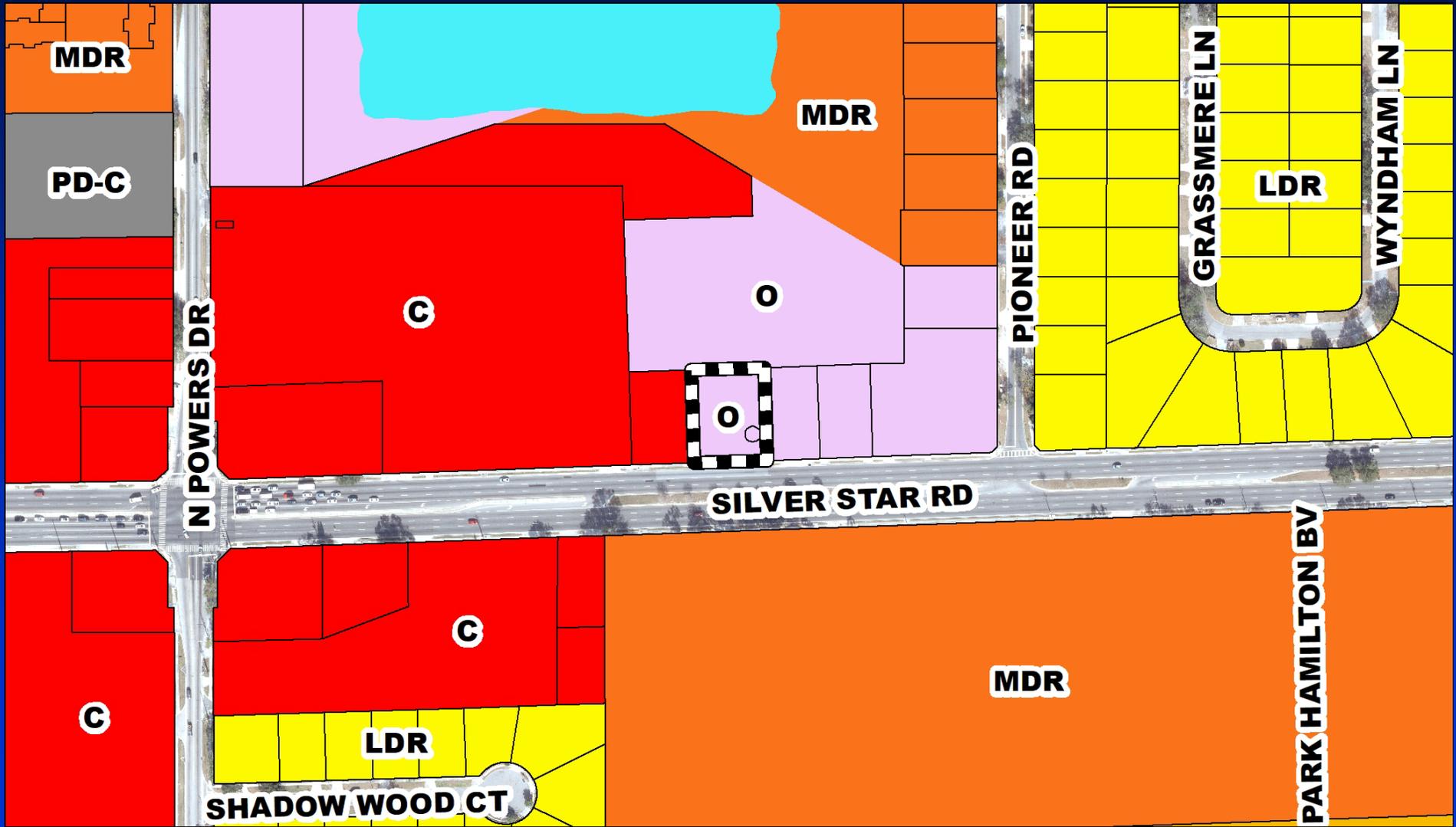
PIONEER RD

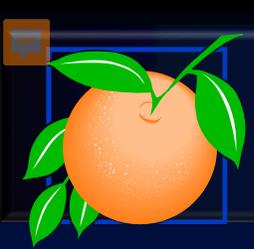
GRASSMERE LN



SS-23-07-046

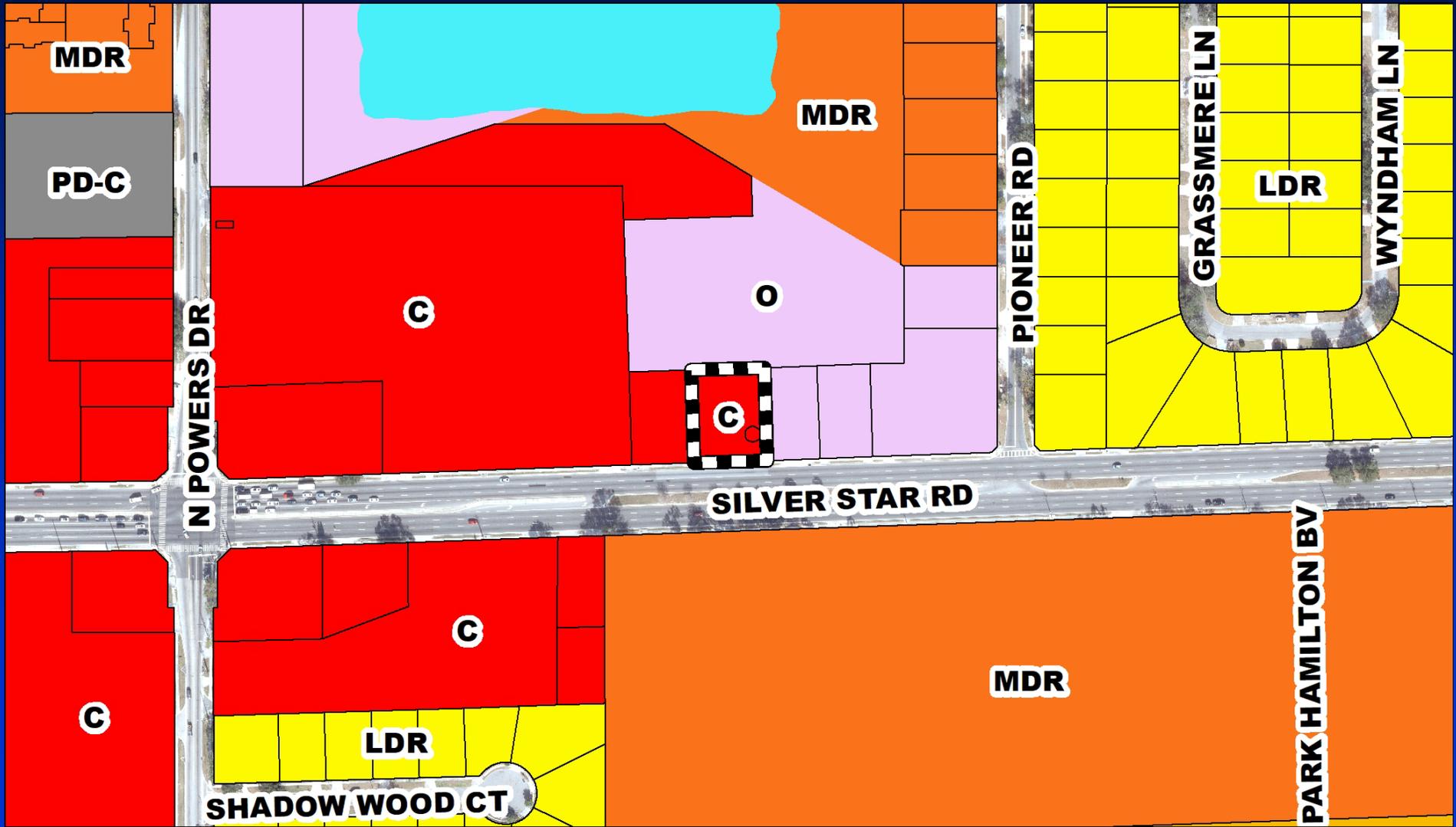
Future Land Use

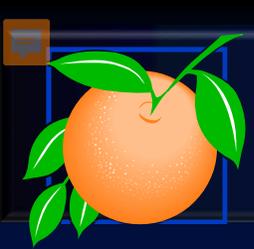




SS-23-07-046

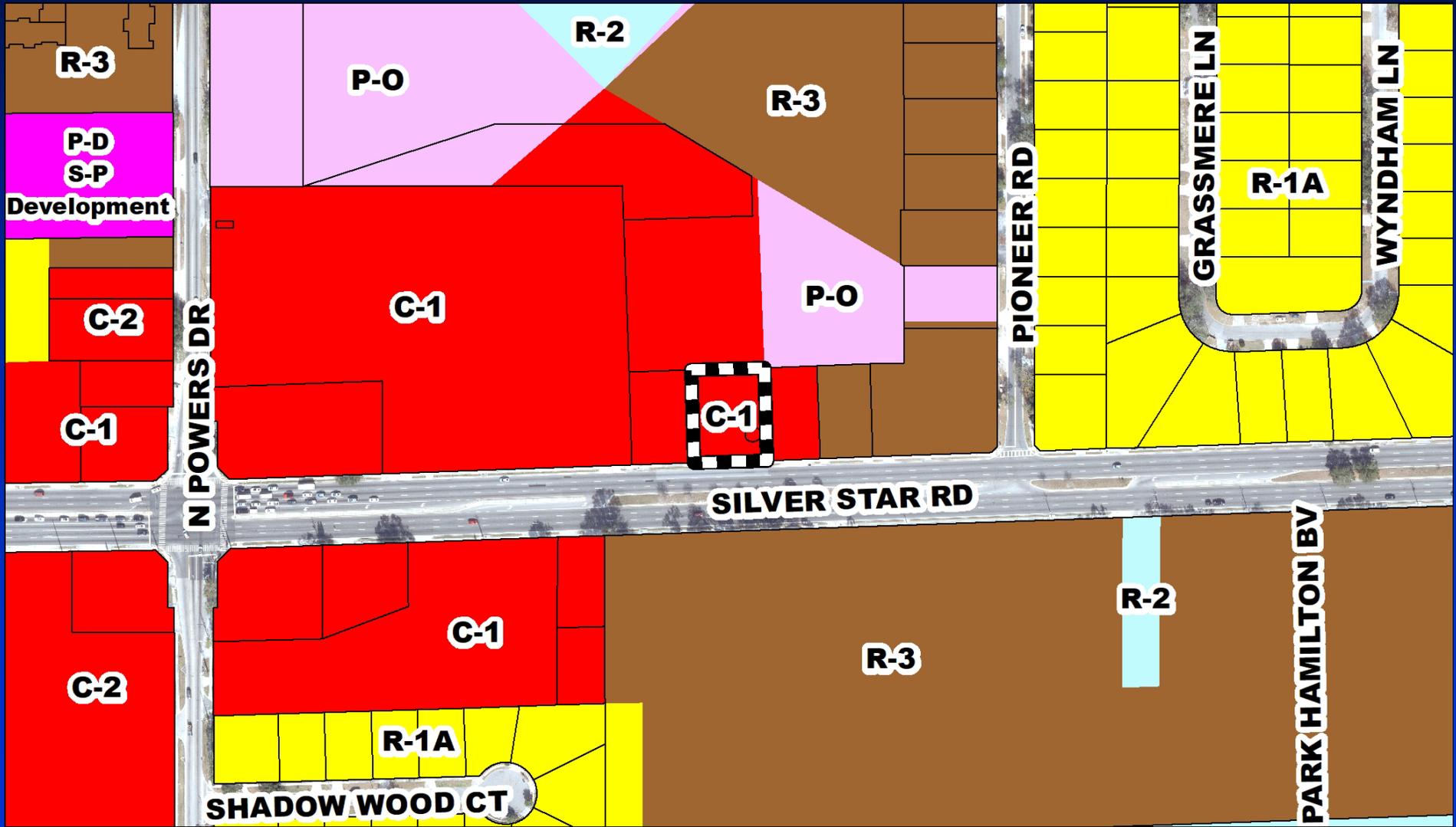
Proposed Future Land Use

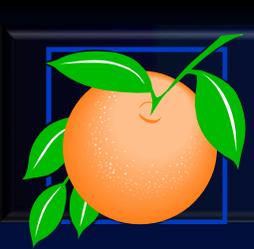




SS-23-07-046

Existing Zoning





Community Meeting Summary

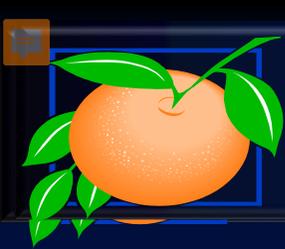
June 28, 2023

Ridgewood Park Elementary School

- **Attendance – 7 Residents**

- **Summary:**

- **Generally supportive**



Recommended Action

SS-23-07-046:

ADOPT

Ordinance:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the proposed Commercial (C) Future Land Use Designation; and**
- **APPROVE the associated Ordinance.**



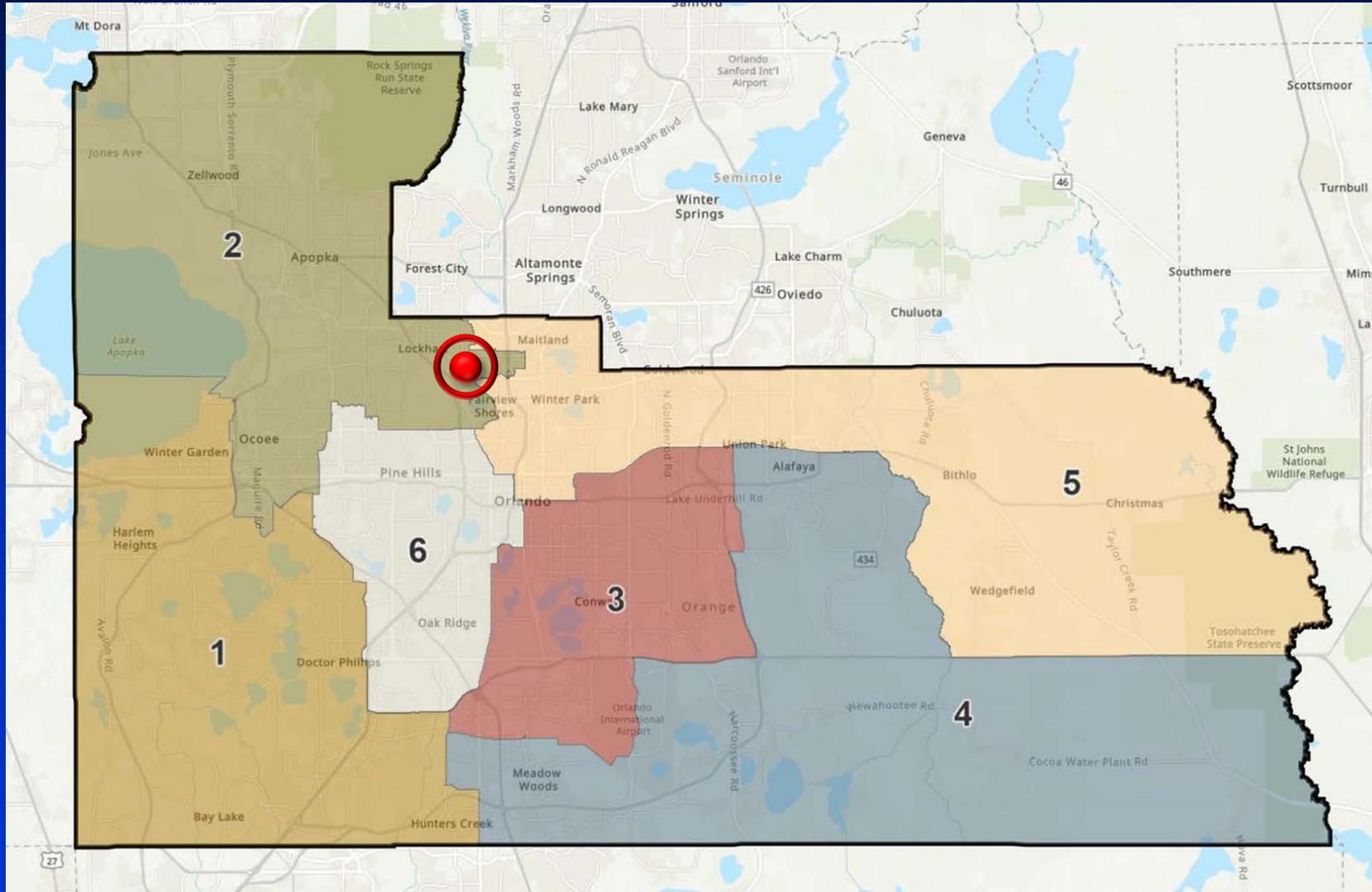
SS-23-07-039 & RZ-23-08-069

Applicant:	Jordan Strasberg
<u>Future Land Use:</u>	
From:	Low Density Residential (LDR)
To:	Low-Medium Density Residential (LMDR)
<u>Zoning:</u>	
From:	R-2 (Residential District)
To:	R-2 Restricted (Residential District)
Location:	5308 Davisson Avenue; generally bounded by Beatrice Drive to the north, Eggleston Avenue to the west; Van Ness Street to the south, and Davisson Avenue to the east
Acreage:	0.30-gross acre
District:	2
Proposed Use:	Duplex (Two attached dwelling units)



SS-23-07-039 & RZ-23-08-069

Location



Aerial



EGGLESTON AV

DAVISSON AV

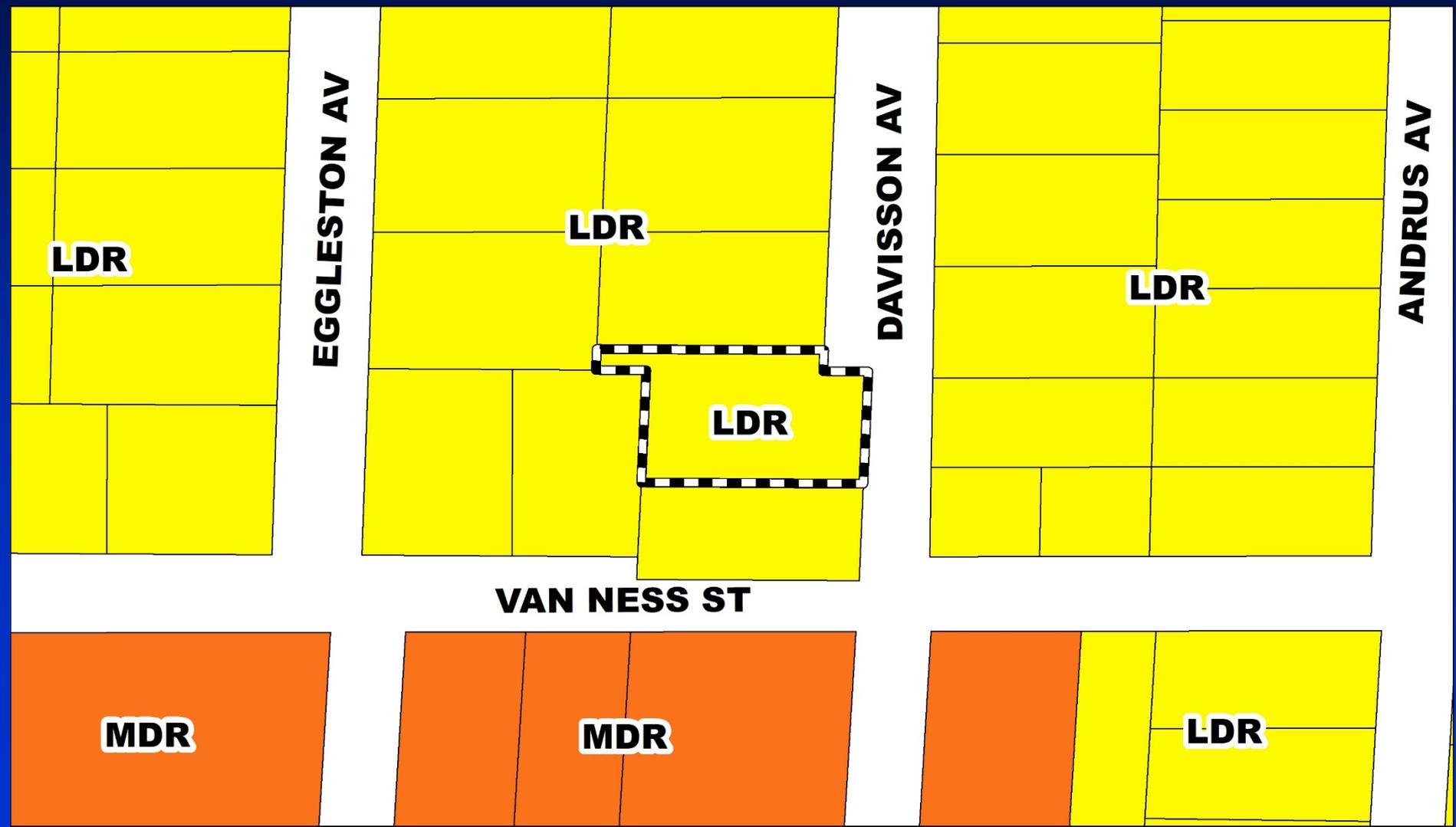
ANDRUS AV

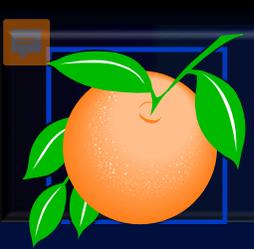
VAN NESS ST



SS-23-07-039 & RZ-23-08-069

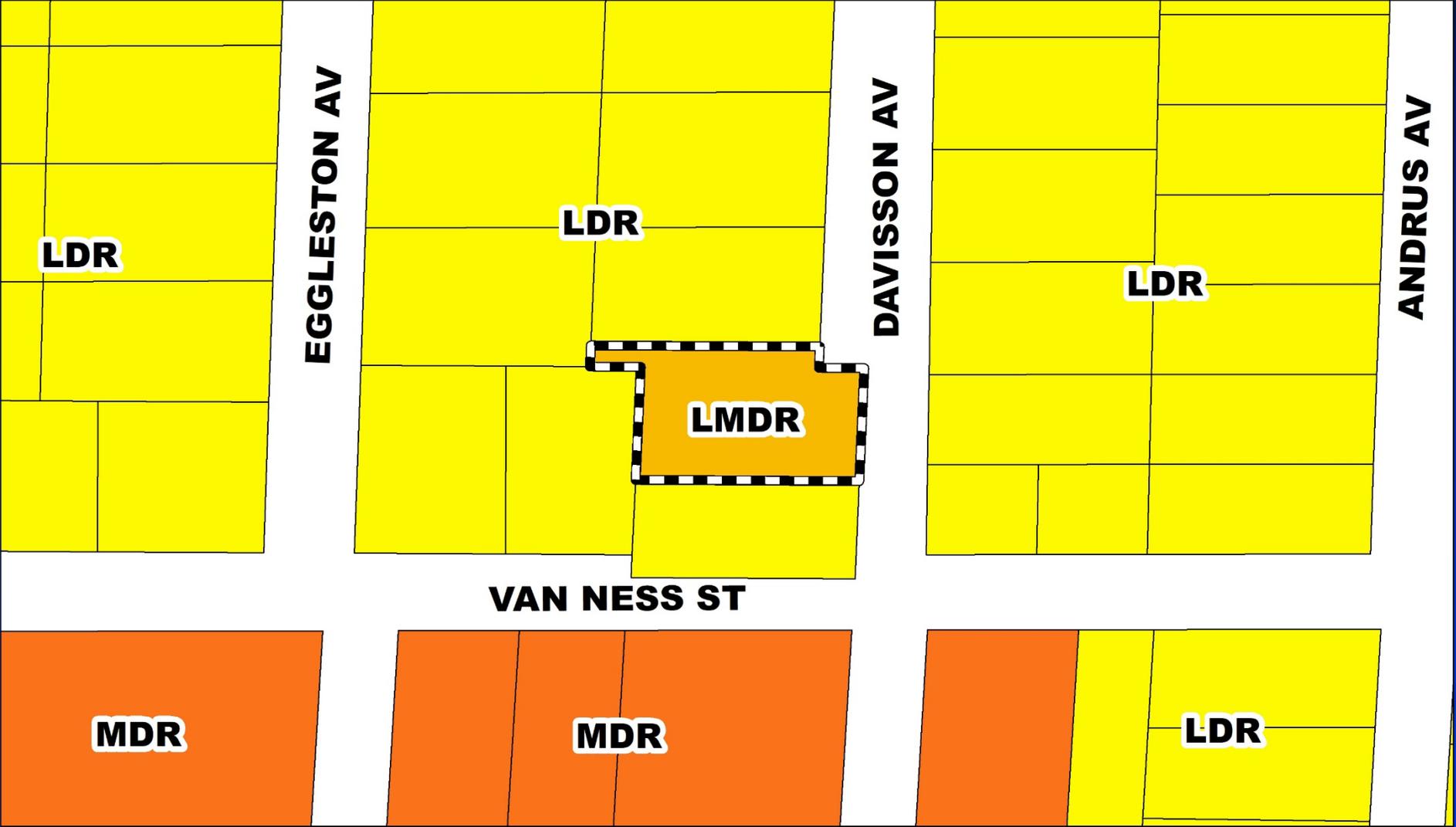
Future Land Use

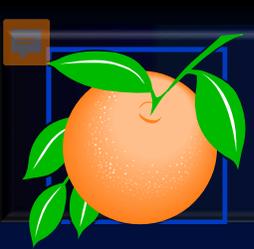




SS-23-07-039 & RZ-23-08-069

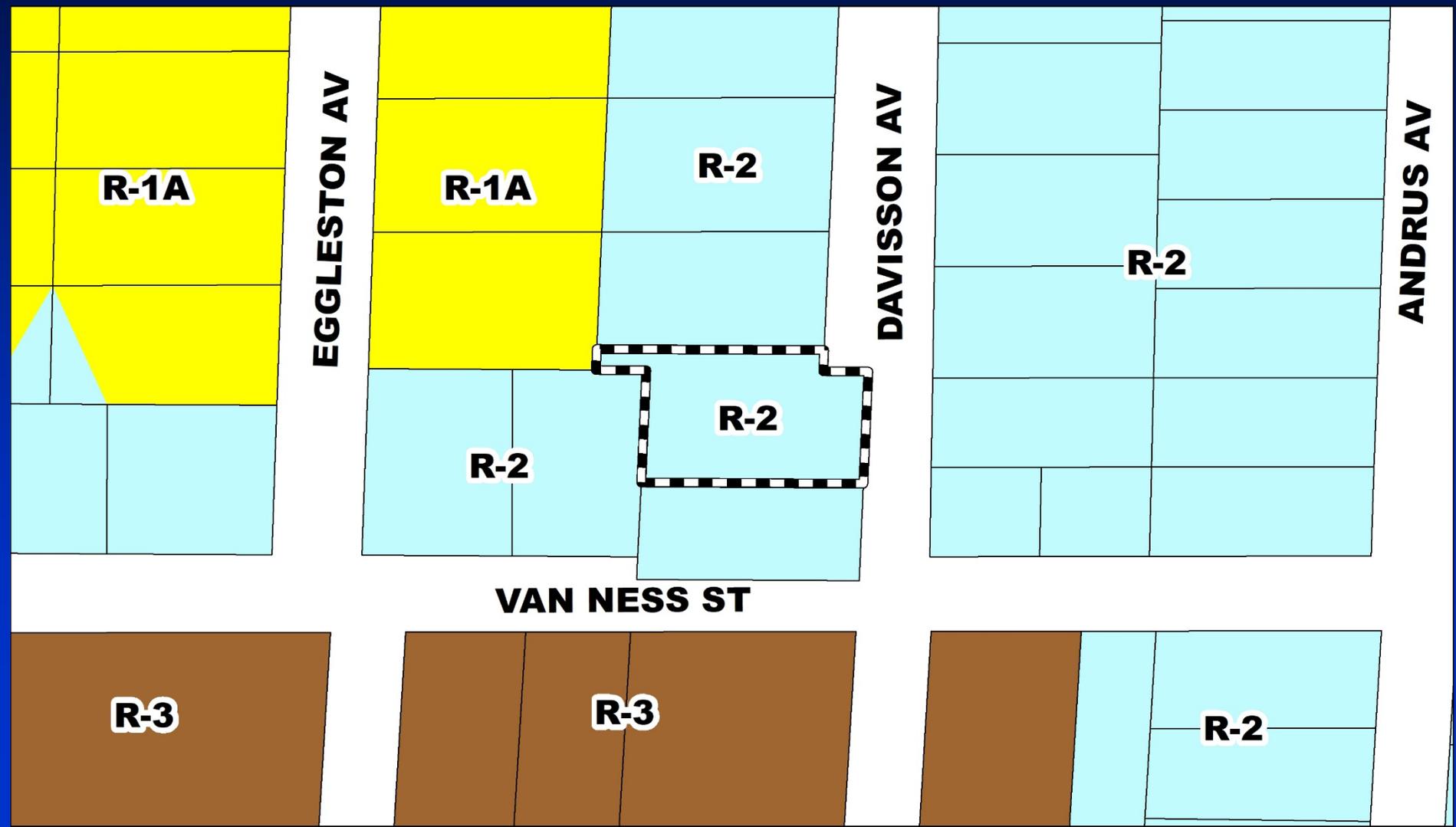
Proposed Future Land Use

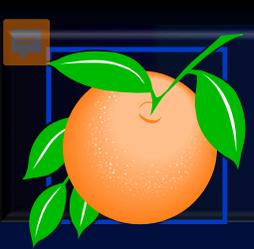




SS-23-07-039 & RZ-23-08-069

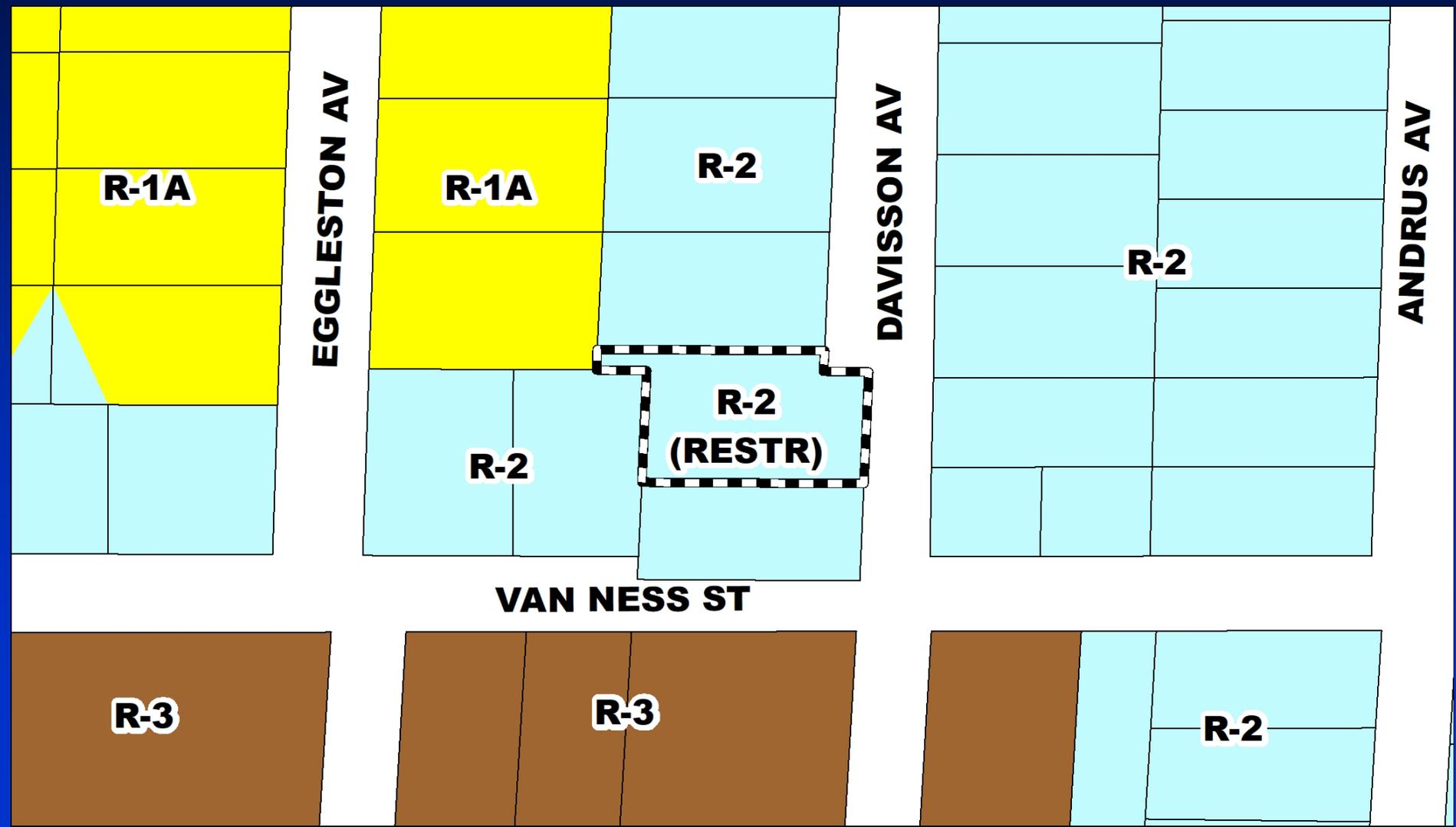
Zoning





SS-23-07-039 & RZ-23-08-069

Proposed Zoning

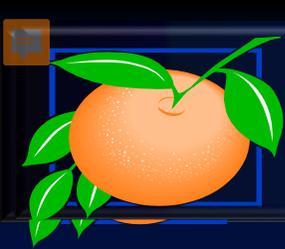




SS-23-07-039 & RZ-23-08-069

Rezoning Restriction:

- 1. Development shall be restricted to a maximum two (2) dwelling units.



Recommended Action

SS-23-07-039:

ADOPT

Ordinance:

APPROVE

RZ-23-08-069:

APPROVE

Action Requested:

- **Make a finding of consistency with the Comprehensive Plan and ADOPT the proposed Low-Medium Density Residential (LMDR) Future Land Use Designation;**
- **APPROVE the associated Ordinance; and**
- **APPROVE the R-2 Restricted (Residential District) zoning, subject to one restriction.**