



**PROPOSED SMALL-SCALE
FUTURE LAND USE MAP (FLUM) AMENDMENT**

OVERVIEW

ORDINANCE: ORD # 2017-307

APPLICATION: 2017C-006-5-9

APPLICANT: MADLYN TEJEDA

PROPERTY LOCATION: 2704 DANSON ST

Acreage: 0.11

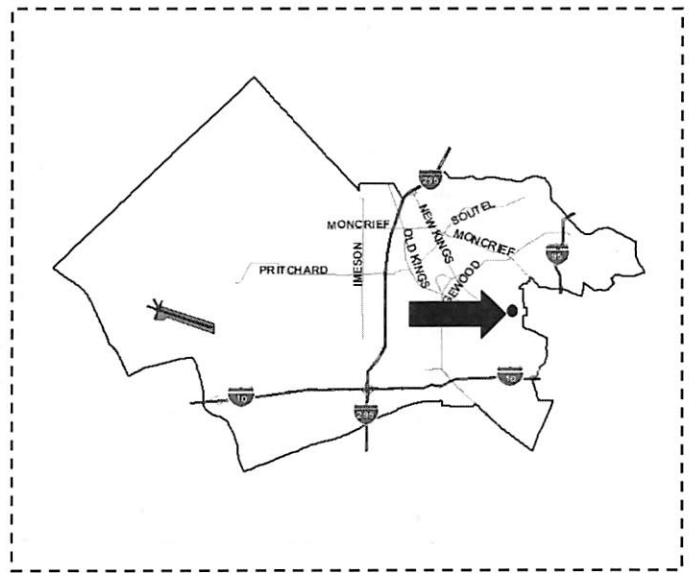
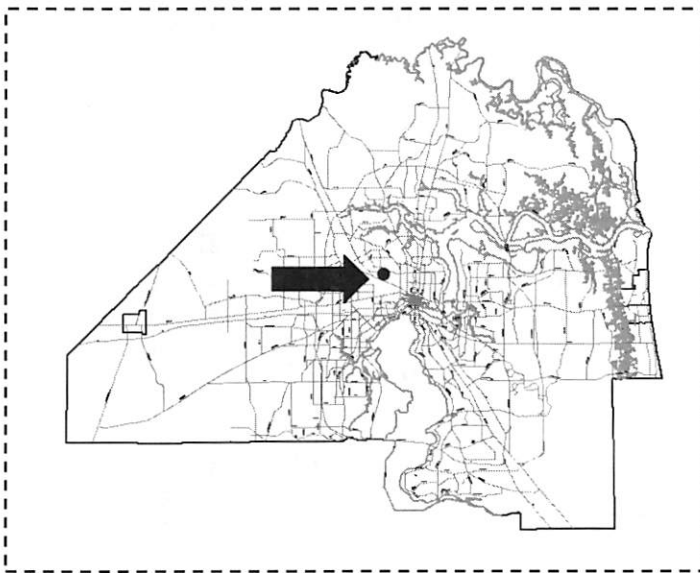
Requested Action:

	Current	Proposed
LAND USE	LDR	NC
ZONING	RLD-60	CN

Existing FLUM Category	Proposed FLUM Category	Existing Maximum Density (DU/Acre)	Proposed Maximum Density (DU/Acre)	Existing Maximum Intensity (FAR)	Proposed Maximum Intensity (FAR)	Net Increase or Decrease in Maximum Density	Non-Residential Net Increase or Decrease in Potential Floor Area
LDR	NC	1 DU (5 DU/Acre)	N/A	N/A	2,156 sq. ft. (0.45 FAR)	Decrease 1 DU	Increase 2,156 sq. ft.

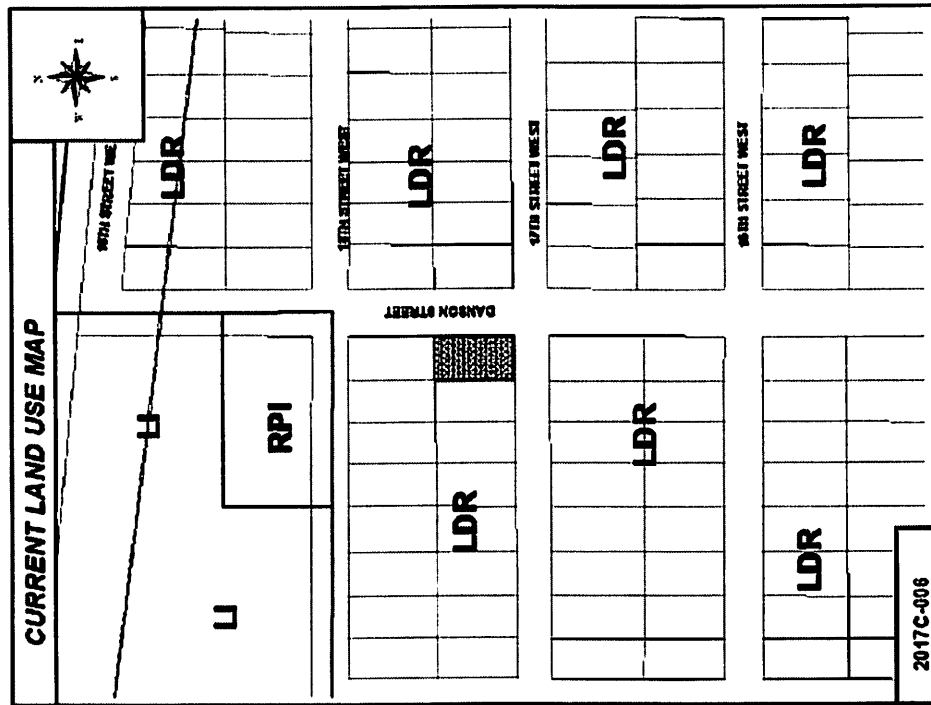
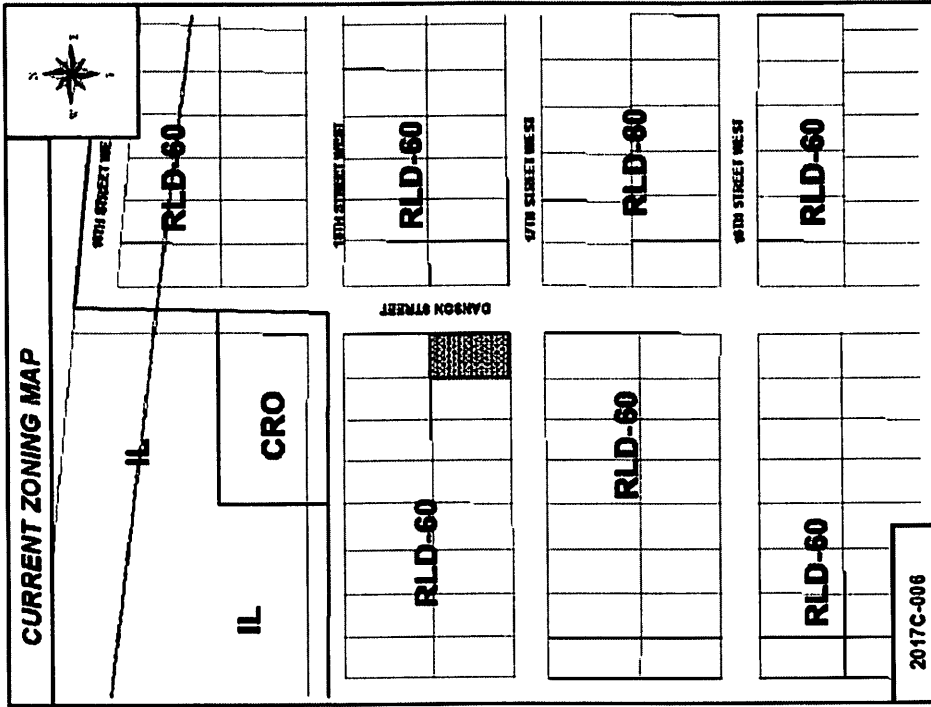
PLANNING AND DEVELOPMENT DEPARTMENT'S RECOMMENDATION: APPROVAL

LOCATION MAPS:



DUAL MAP PAGE

SMALL SCALE LAND USE APPLICATION 2017C-006



Current Zoning District(s): Residential Low Density-60 (RLD-60)

Requested Zoning District(s): Commercial Neighborhood (CN)

Existing FLUM Land Use Categories: Low Density Residential (LDR)

Requested FLUM Land Use Category: Neighborhood Commercial (NC)