<table>
<tr><td></td><td>CITY OF KING
PLANNING BOARD</td><td>MEETING DATE:

FEBRUARY 23, 2026</td></tr>
</table>

PART A	
Subject:	**CONDITIONAL REZONING REQUEST BY GARY BOWMAN – CZ-R-MF-A-049.**
Action Requested:	Review request and make a recommendation to city council.
Attachments:	- Zoning action request form. - Recommended conditions. - Public notice. - Owner/abutting property owners notice. - Site plan and elevations. - Ordinance requirements.

	This abstract requires review by:	
	City Manager	**City Attorney**
Todd Cox, Int. Planning & Zoning Official **Emerson Wright, Planning & Zoning intern**		

PART B		

Introduction and Background:

We have a request from Gary Bowman of Tobaccoville to build a 7-unit apartment building on the corner of Spainhour Road and Pineview Drive. Mr. Bowman owns the rest of the complex on Pineview Drive and wants to use the vacant area at the beginning of Pineview Street to add to his apartment complex, see site plan. The corner of this tract, approximately 1/2-acre, is zoned O-I (Office-Institutional) and would need to be rezoning for multi-family.

Discussion and Analysis:

The whole tract on Pineview Drive contains approximately 2.62 acres and is zoned R-MF (Residential-Multi-family) with the exception of the 1/2 an acre at the northern end. It stands to reason that this tract would be best suited for a multi-family district zoning designation. Our comp plan has this area in a G-2 Controlled Growth Area which allows for single and multi-family development. This area has access to public water and sewer and is within the existing city limits. The project, if rezoned, will be developed to the ordinance standards attached and per the recommended conditions. The conditions recommended, per state requirements, must be mutually agreed upon be the owner and council.

Budgetary Impact:

Additional tax base, additional permit fees, additional utility fees.

Staff Recommends: Staff recommend approval of this request – **CZ-R-MF-A-049** with proposed conditions.

Recommendation:

Planning board recommends -

Location Map