



**| ORD 20-25 Case #RZN25-000001
Council Presentation
May 21, 2025**

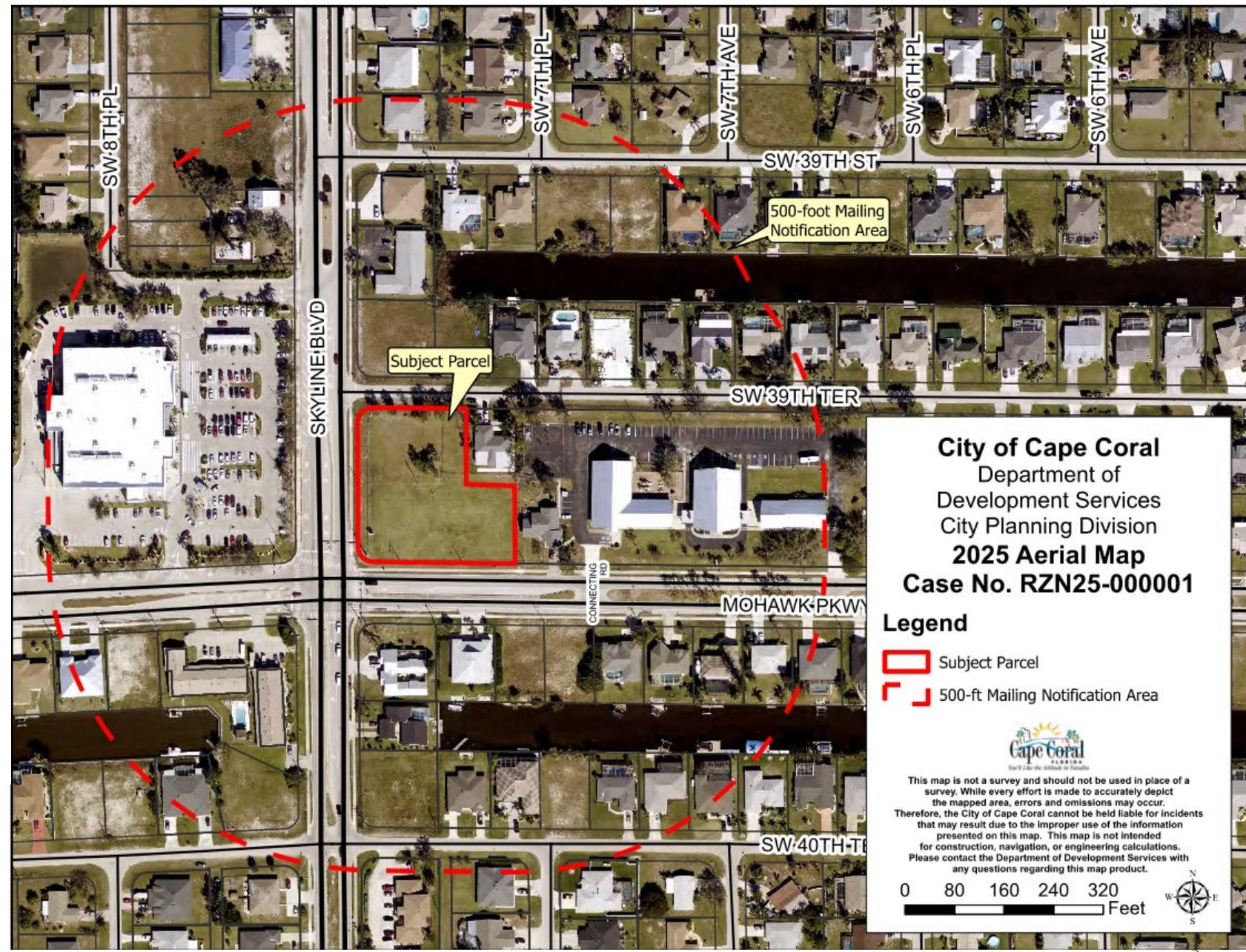
Applicant/Owner: Providence Christian Church, Inc.

Authorized Rep: Eric Feichthaler, Esq.

Location: 701 Mohawk Parkway

Request:

The applicant is requesting a zoning amendment from Professional (P) and Single Family Residential (R1) to Commercial (C) for one site in Block 1750, Lots 1 through 4 and 67 through 72. The requested zoning change involves 10 lots comprising 1.22 acres.



City of Cape Coral
 Department of
 Development Services
 City Planning Division
2025 Aerial Map
Case No. RZN25-00001

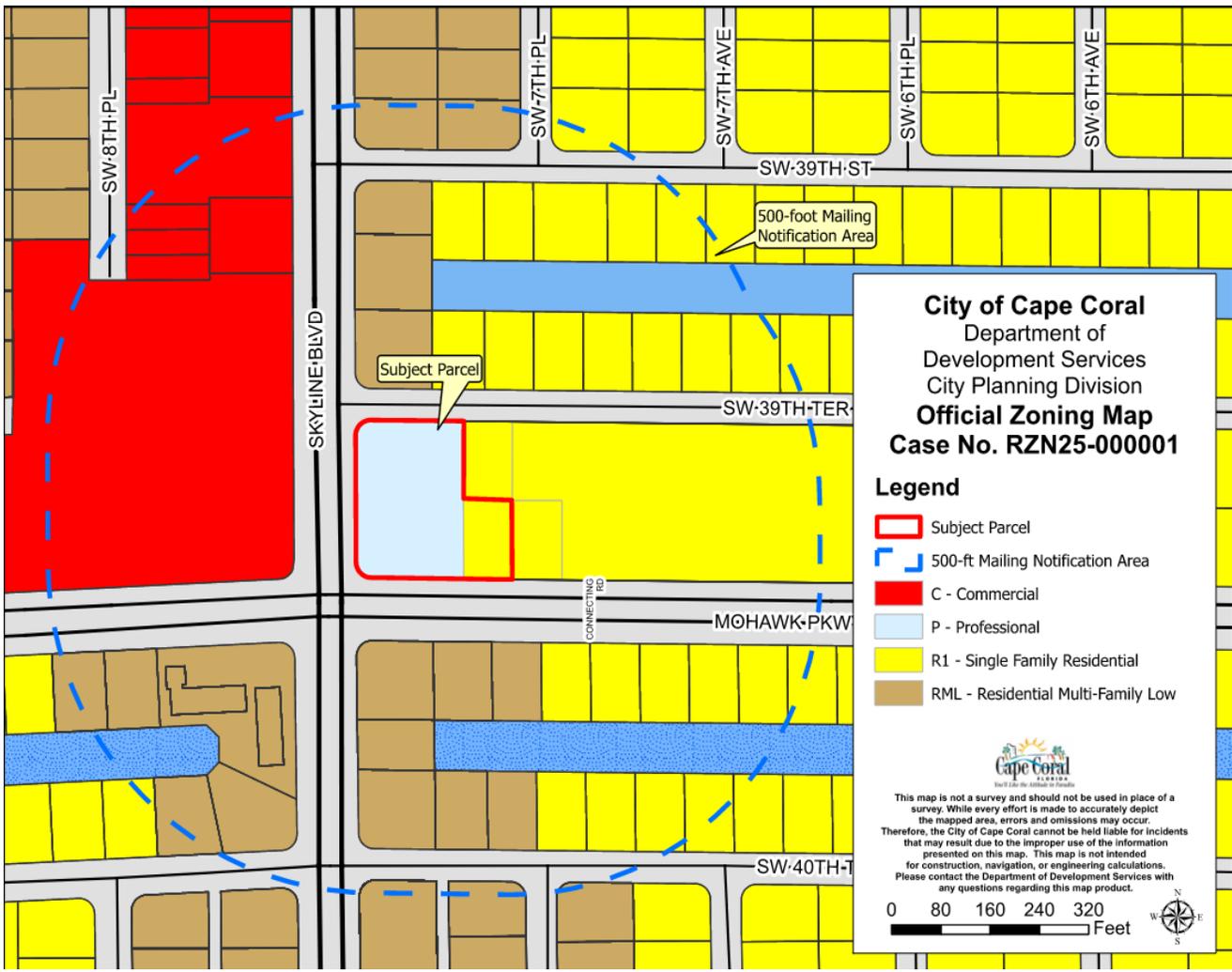
Legend

- Subject Parcel
- 500-ft Mailing Notification Area

This map is not a survey and should not be used in place of a survey. While every effort is made to accurately depict the mapped area, errors and omissions may occur. Therefore, the City of Cape Coral cannot be held liable for incidents that may result due to the improper use of the information presented on this map. This map is not intended for construction, navigation, or engineering calculations. Please contact the Department of Development Services with any questions regarding this map product.

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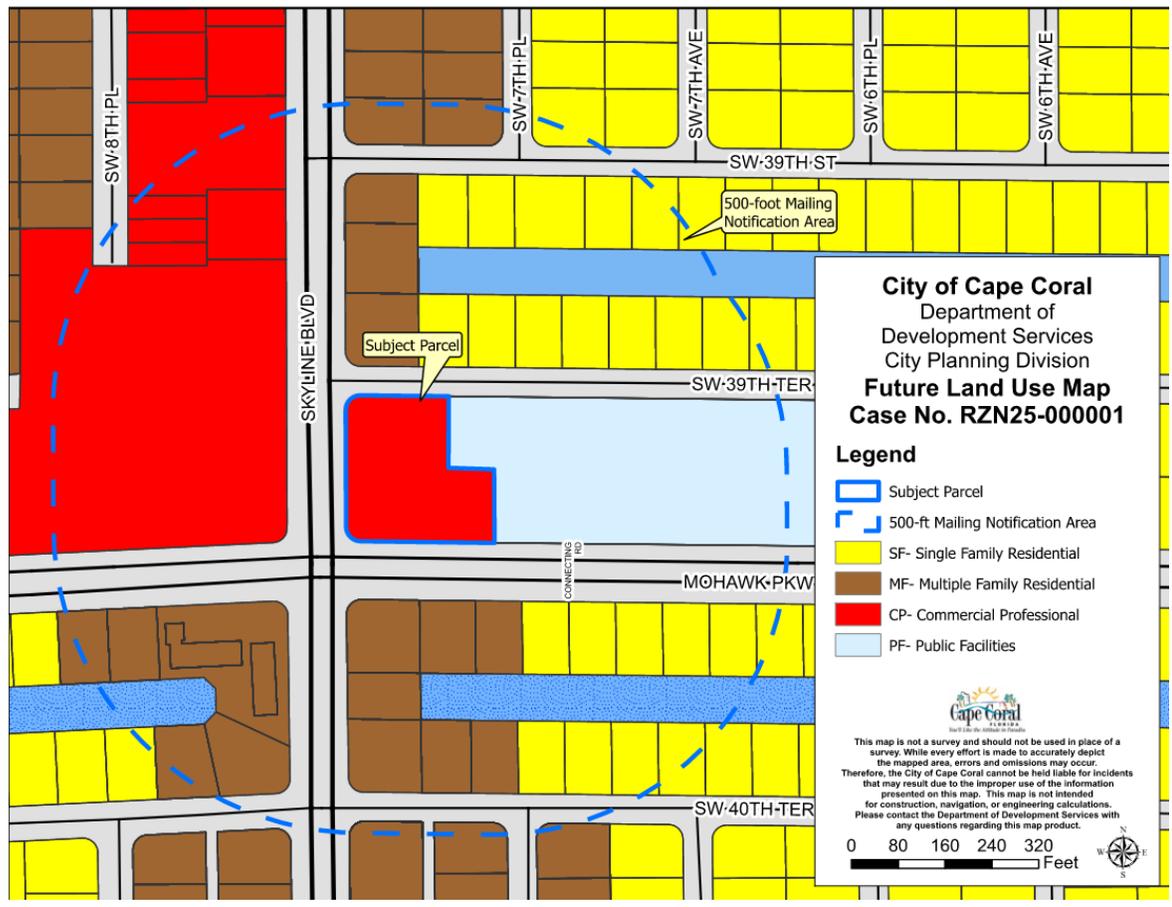


City of Cape Coral
 Department of
 Development Services
 City Planning Division
Official Zoning Map
 Case No. RZN25-000001

- Legend**
- Subject Parcel
 - 500-ft Mailing Notification Area
 - C - Commercial
 - P - Professional
 - R1 - Single Family Residential
 - RML - Residential Multi-Family Low


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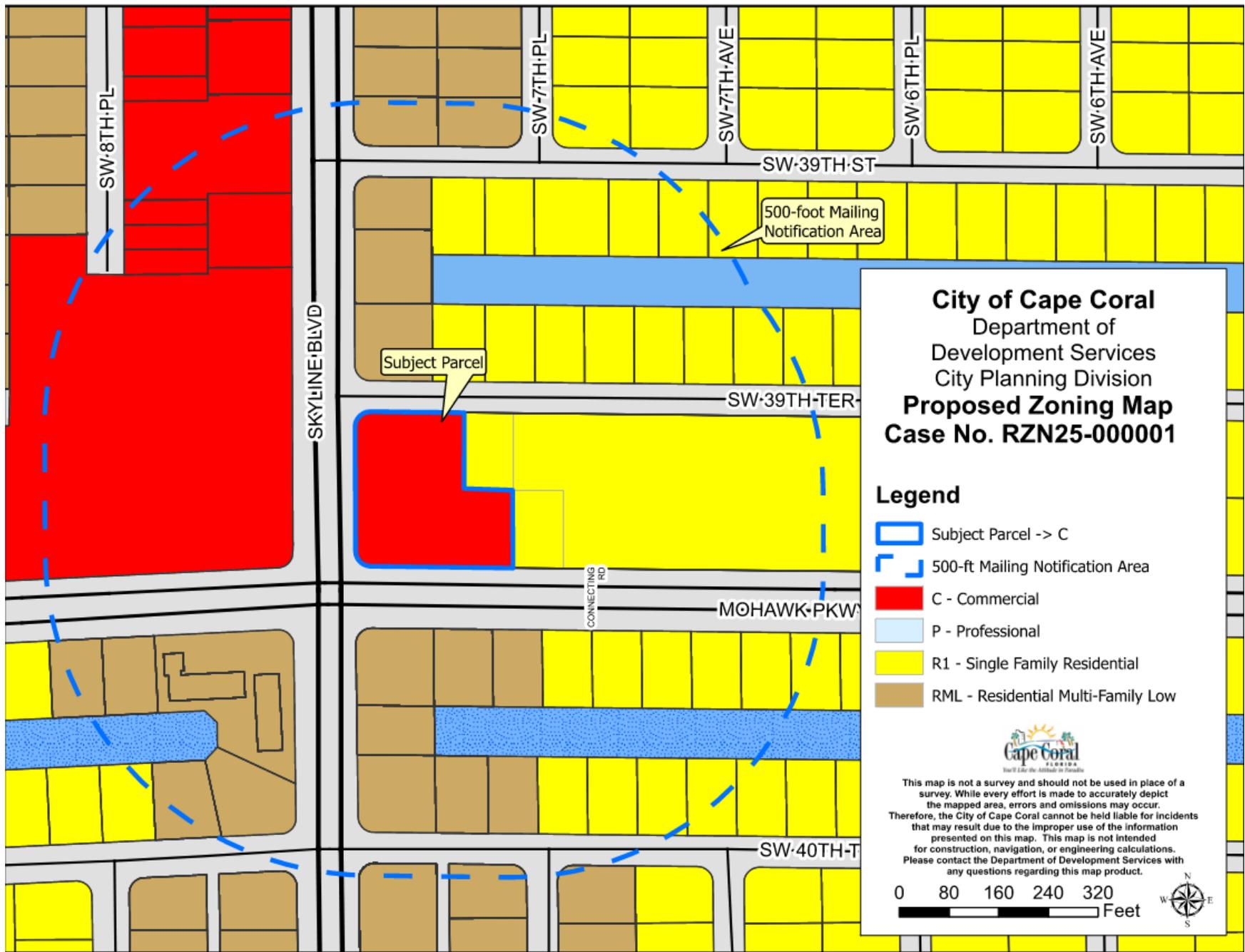
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Future Land Use Map
 Case No. RZN25-000001

- Legend**
- Subject Parcel
 - 500-ft Mailing Notification Area
 - SF- Single Family Residential
 - MF- Multiple Family Residential
 - CP- Commercial Professional
 - PF- Public Facilities


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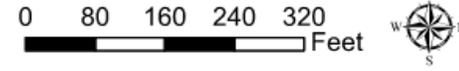
City of Cape Coral
 Department of
 Development Services
 City Planning Division
Proposed Zoning Map
Case No. RZN25-000001

Legend

-  Subject Parcel -> C
-  500-ft Mailing Notification Area
-  C - Commercial
-  P - Professional
-  R1 - Single Family Residential
-  RML - Residential Multi-Family Low



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Background

A. The rezone area consists of the western portion (1.22 acres) of a larger 5.4-acre site. The eastern part of the site is currently developed with a church.

B. The lots had the Future Land Use Classification (FLU) amended from Public Facilities (PF) to Commercial/Professional (CP) via ORD 89-24.

Criteria in LDC, Section 3.4.6

Analysis Summary

- 1. The request meets the six criteria contained within LDC 3.4.6 for a rezone.**
- 2. The rezone will provide consistency between the proposed zoning and the future land classification of the site.**
- 3. Per the Police and Fire Department, impacts to City services is expected to be minimal for the rezone.**

Consistency with the Comprehensive Plan

The rezone is consistent with the following goals and policies in Chapter 4 of the Comprehensive Plan.

Chapter 4 Future Land Use Element

A. Table 1 in Policy 1.15 (Consistency of Zoning Districts with FLUs):

Staff comment: The Commercial (C), Neighborhood Commercial (NC), and Professional (P) Districts are identified in Table 1 as being consistent with the Commercial/Professional FLU.

B. Policy 1.15.c: Intensities of the use in the Commercial/Professional (CP) land use classification shall not exceed a floor to lot area ratio (FAR) of 1.0.

Staff comment: The majority of the site has a full block depth (250 feet). Any proposed development will need a site development plan (SDP) review, in which staff will ensure the FAR will not exceed 1.0.

Consistency with the Comprehensive Plan

The rezone is consistent with the following goals and policies in Chapter 4 of the Comprehensive Plan.

C. Policy 2.1: The City shall encourage commercial development where it can efficiently use infrastructure, where their adverse impacts on adjacent uses are minimized and where they will effectively provide the community with desired products, services and employment opportunities.

Staff comment: Residential sites to the north and south of the subject area. It is anticipated any adverse impacts to these properties will be mitigated through right-of-way separation, standard construction practices, and LDC requirements including landscaping, screening, architectural, and lighting standards. The amendment will add about 1.22 acres of commercial land to the city at a major intersection with full block depth and centralized utilities present.

Recommendation

Planning Staff recommends approval of the rezone.

Hearing Examiner recommended approval of the rezone at the hearing on April 1, 2025.

Correspondence

Prior to HEX, staff did not receive any correspondence.

Prior to Council, staff did not receive any correspondence.

Thank you

