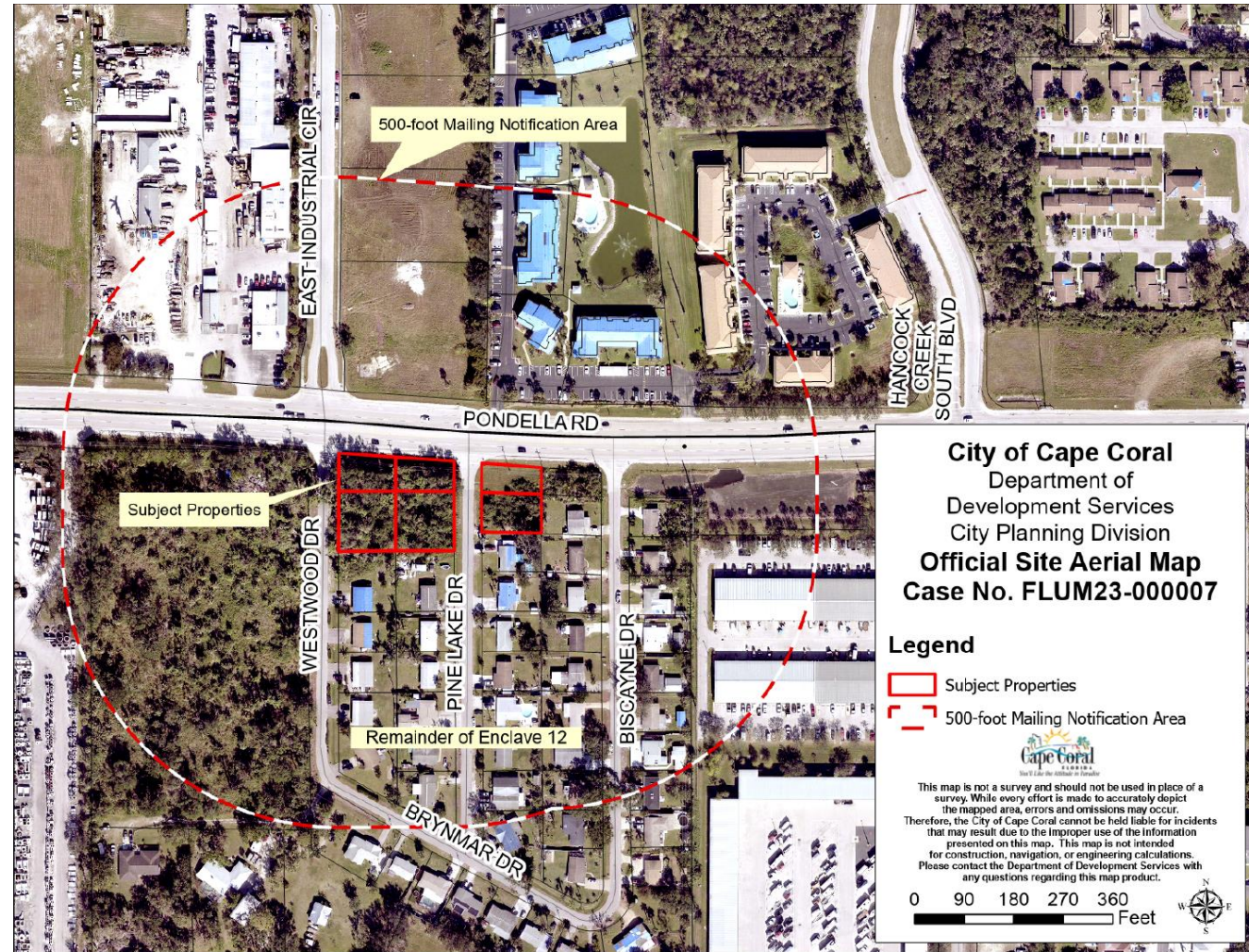




ORDINANCE 17-24 / FLUM23-00007 CAPE CORAL PLANNING AND ZONING COMMISSION

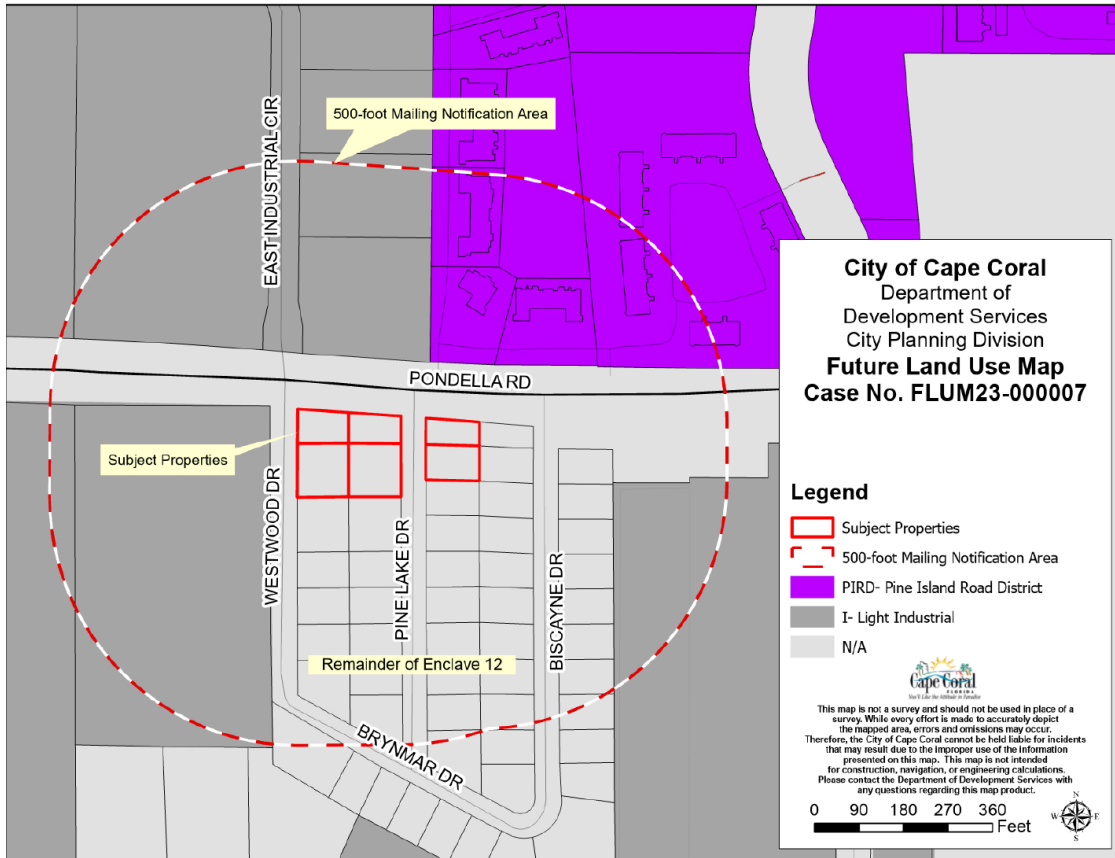
Ord 17-24 / FLUM23-00007

- Applicants: Samuel V. Johnson
- Location: 6 parcels along Pondella Rd
- Size: 1.02 acres
- Urban Service: Transition
- Request: Future land use map amendment from Lee County Designation to Commercial/Professional (CP).

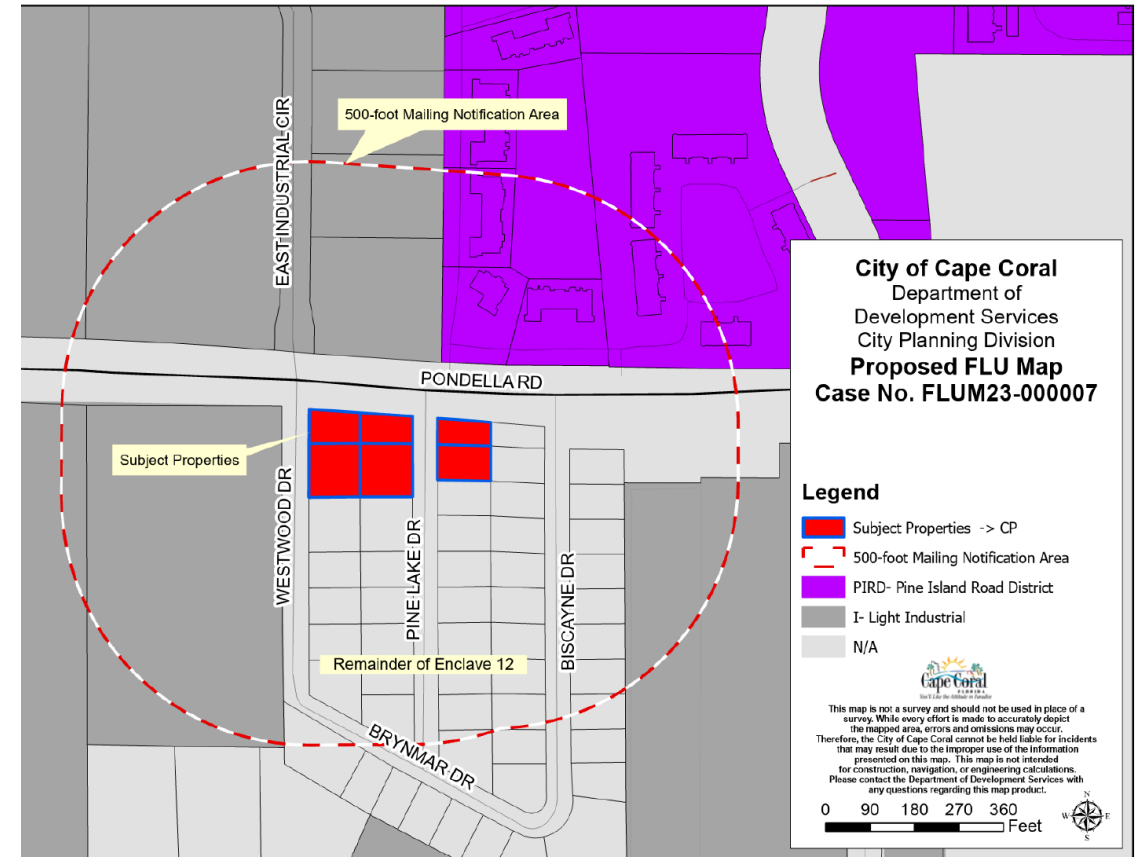


Ord 17-24 / FLUM23-00007

Existing FLU



Proposed FLU



Analysis – Comp Plan – Future Land Use Element

- **Policy 1.15 – Commercial/Professional (CP)**
- **Maximum FAR of 1.0**
- **Maximum commercial square footage – 43,558 sq. ft.**
- **No residential units allowed in CP designation**

Analysis – Comp Plan – Future Land Use Element

- **Policy 1.13 – Commercial Nodes**
 - **Seeks to locate commercial at or along commercial nodes**
 - **Site is not directly at intersection – Site is near Pondella Road and Hancock Creek South intersection**
 - **Policy states nodes can extend outward with continuous commercial designation**
 - **PIRD future land use extends from intersection along with scattered Industrial land use**
 - **Site is at extension of commercial node**

Analysis – Comp Plan – Future Land Use Element

- **Policy 1.14 – Siting Guidelines**

- **The site is consistent with 2 guidelines – major intersection and compactness**
- **The site is not consistent with two guidelines – intrusion and integration**
- **The site is partially consistent with 4 guidelines – ownership pattern, assembly, adequate depth, and access**

Policy 1.14 does not require a proposed amendment to meet a threshold of guidelines for approval or denial

Recommendation

Through the analysis of the Cape Coral Comprehensive Plan and specifically the Future Land Use Element, Planning Division staff recommends approval of the request to amend the site to the CP future land use designation.

Thank you

