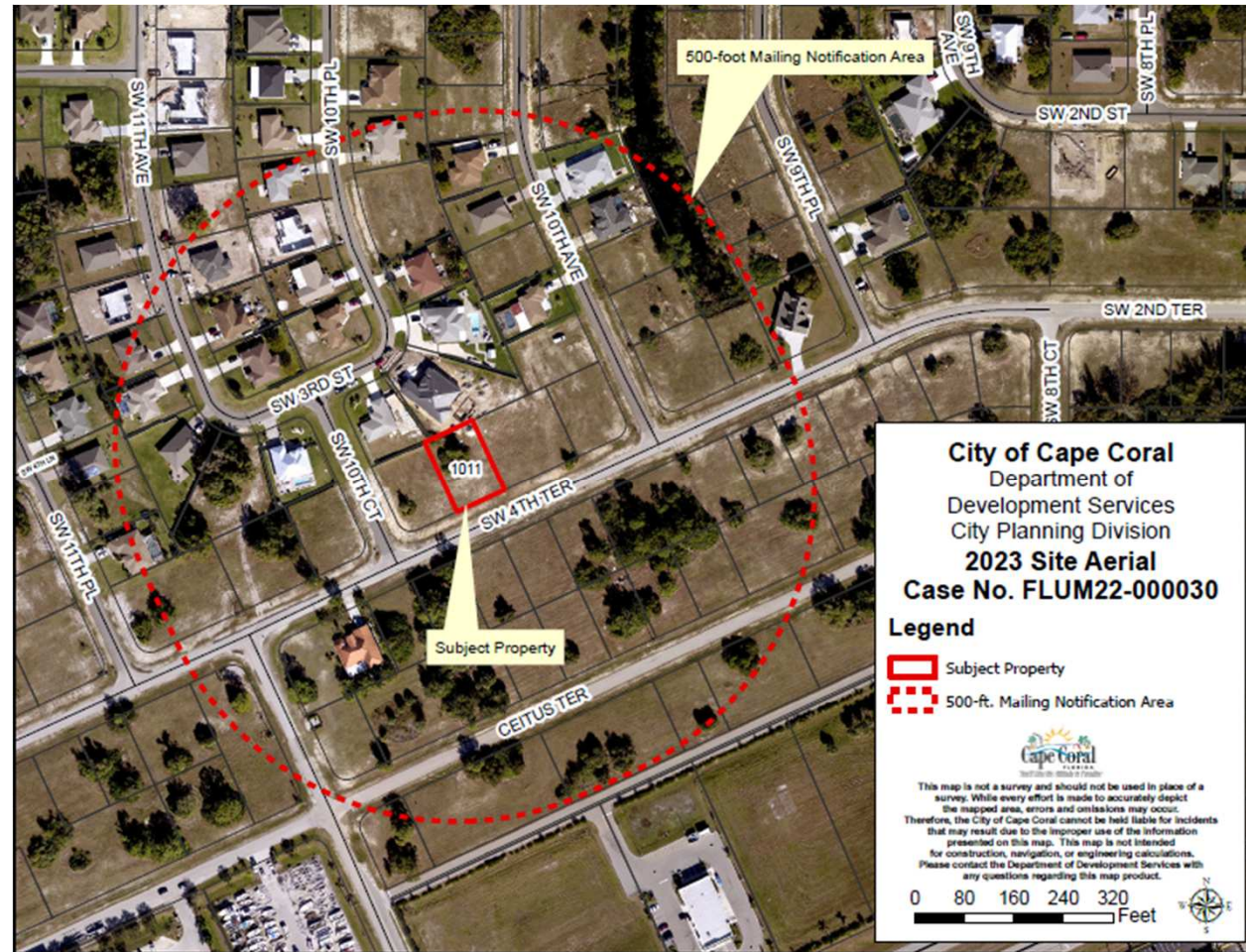




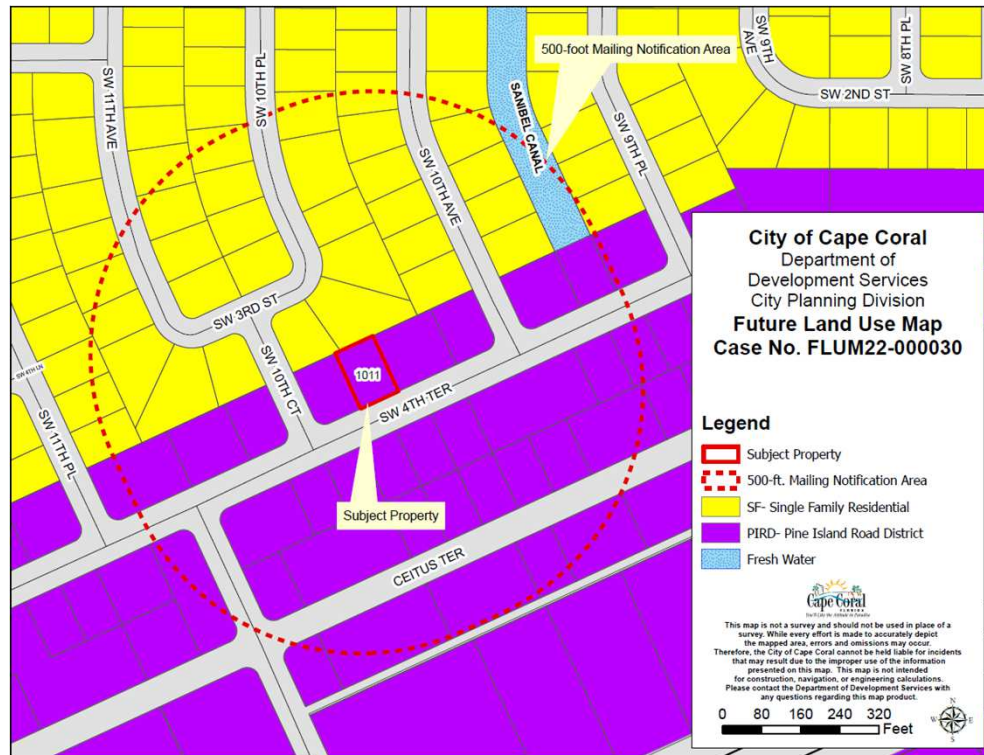
ORDINANCE 79-23 / FLUM22-000030 CITY COUNCIL HEARING

Ord 79-23 / FLUM22- 000030

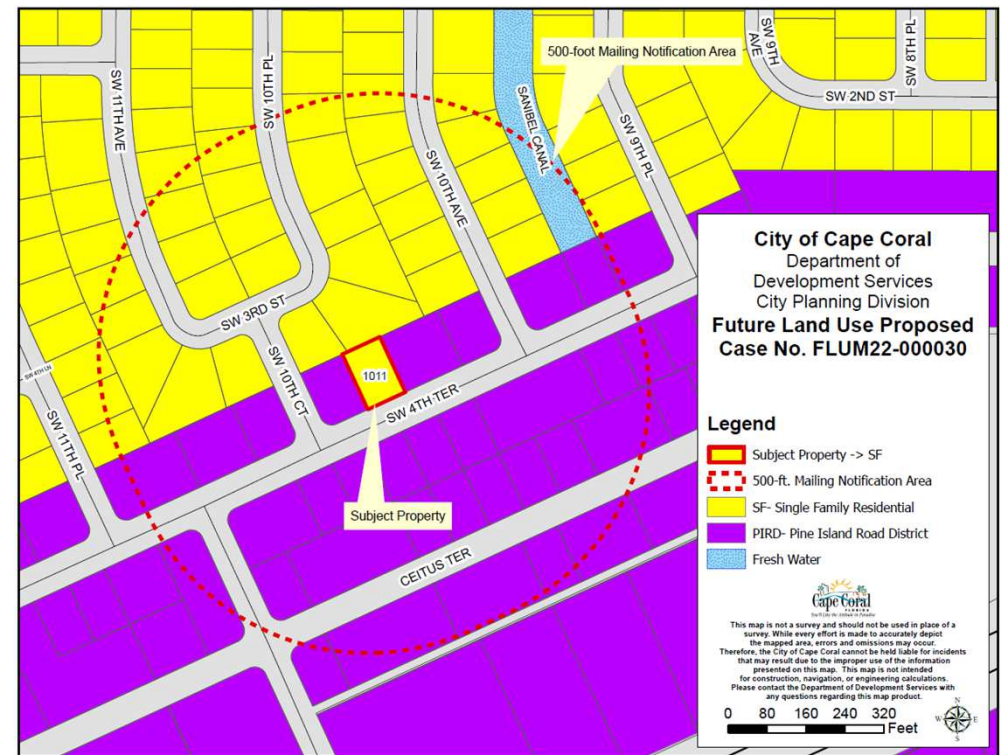
- Applicants: Synergy Homes, LLC
- Location: 1011 SW 4th Terrace
- Size: 10,624 sq. ft.
- Urban Service: Transition
- Request: Future land use map amendment from Pine Island Road District (PIRD) to Single-Family Residential (SF).



Existing FLU



Proposed FLU



Findings of Fact

- 1 undeveloped parcel
- Single-family homes to the north
- Mostly undeveloped lots to the south with PIRD/CORR entitlements
- Parcel has been mapped as PIRD since 2002
- Site has access to water, sewer, irrigation

Analysis

- Site meets 2 (major intersection and compactness) out of 8 guidelines for Commercial Siting Guidelines
- Site lacks depth, width, and while properties to the east and west could be assembled, the lack of adequate frontage is detrimental to commercial development
- Even assembled with abutting parcels the site would be around 1 acre in size and would still lack adequate frontage
- FLUMA and rezone would allow for SFH which is more compatible with residential neighborhood to the north

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 SF future land use designation.

The P and Z Commission recommended denial by a vote of 6-1.

Thank you

