



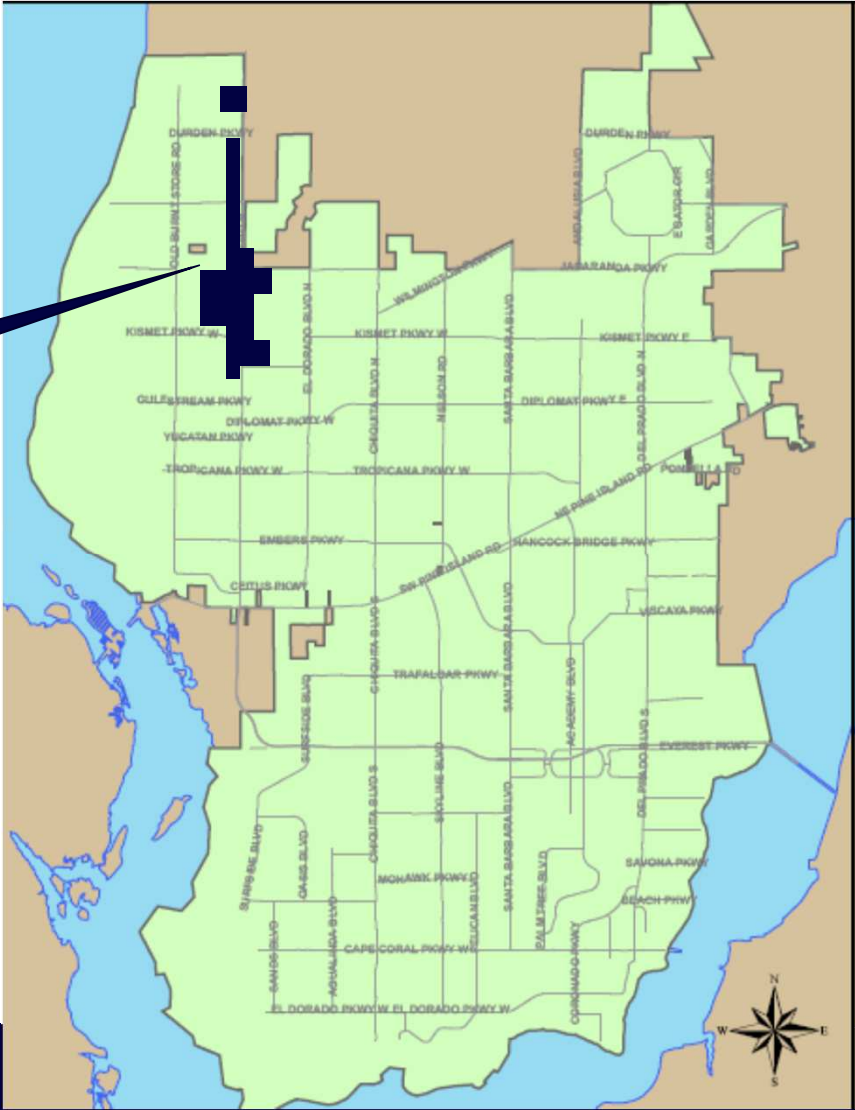
**Ordinance 78-24/FLUM24-000013
Future Land Use Map Amendment to
Burnt Store Road District (BURST)**



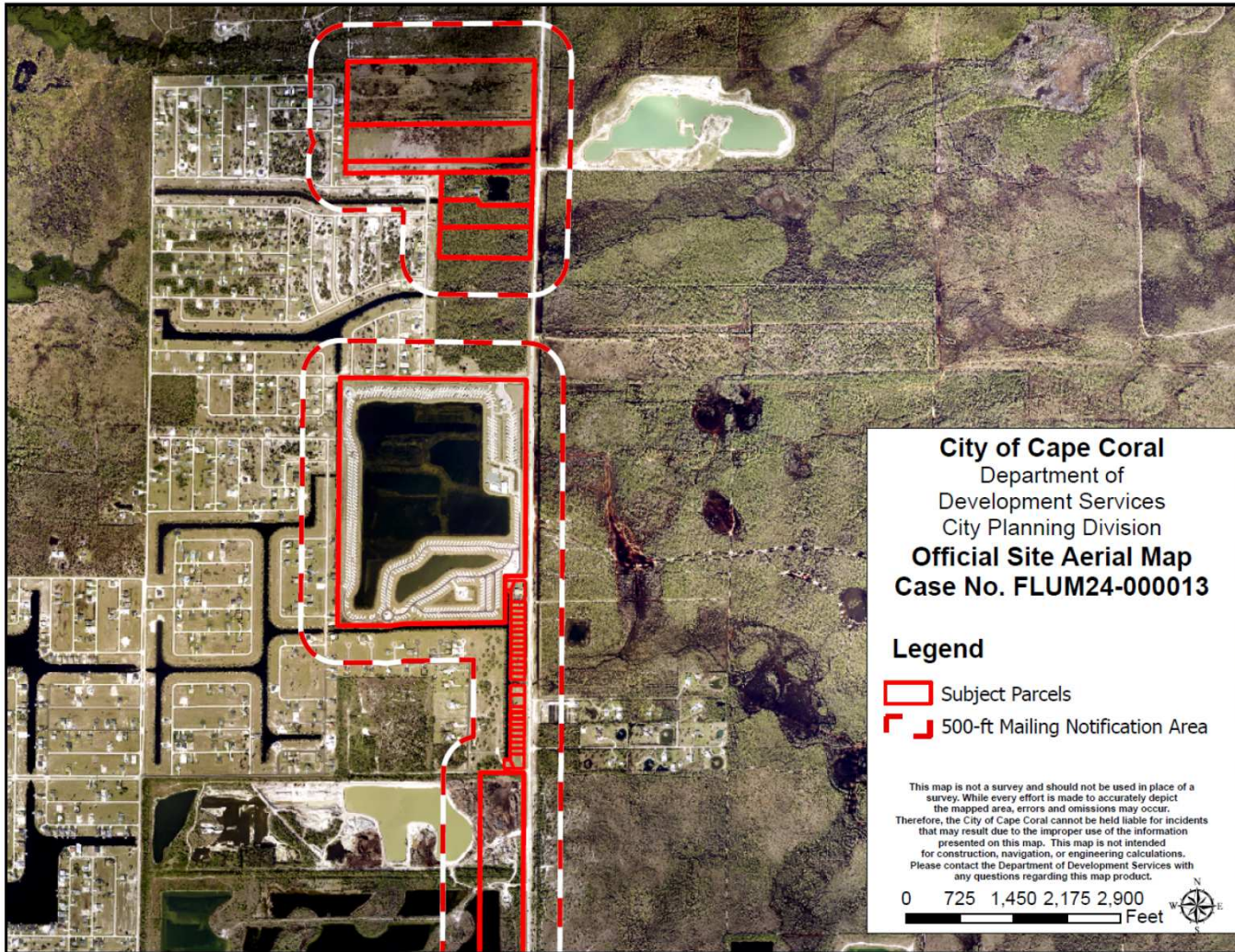
Background

- 1.) A City-initiated future land use amendment involving 1,141 acres for multiple properties in NW Cape Coral proximate to Burnt Store Road north of Van Buren Parkway**
- 2.) Request is to amend the future land use from Commercial Activity Center (CAC), Commercial/Professional (CP), Mixed-Use (MX), Multi-Family Residential (MF), Open Space (OS), Public Facilities (PF), Natural Resources/Preservation (PR), Single-Family Residential (SF) and Single-Family/Multi-Family (SM) to Burnt Store Road District (BURST) future land use**

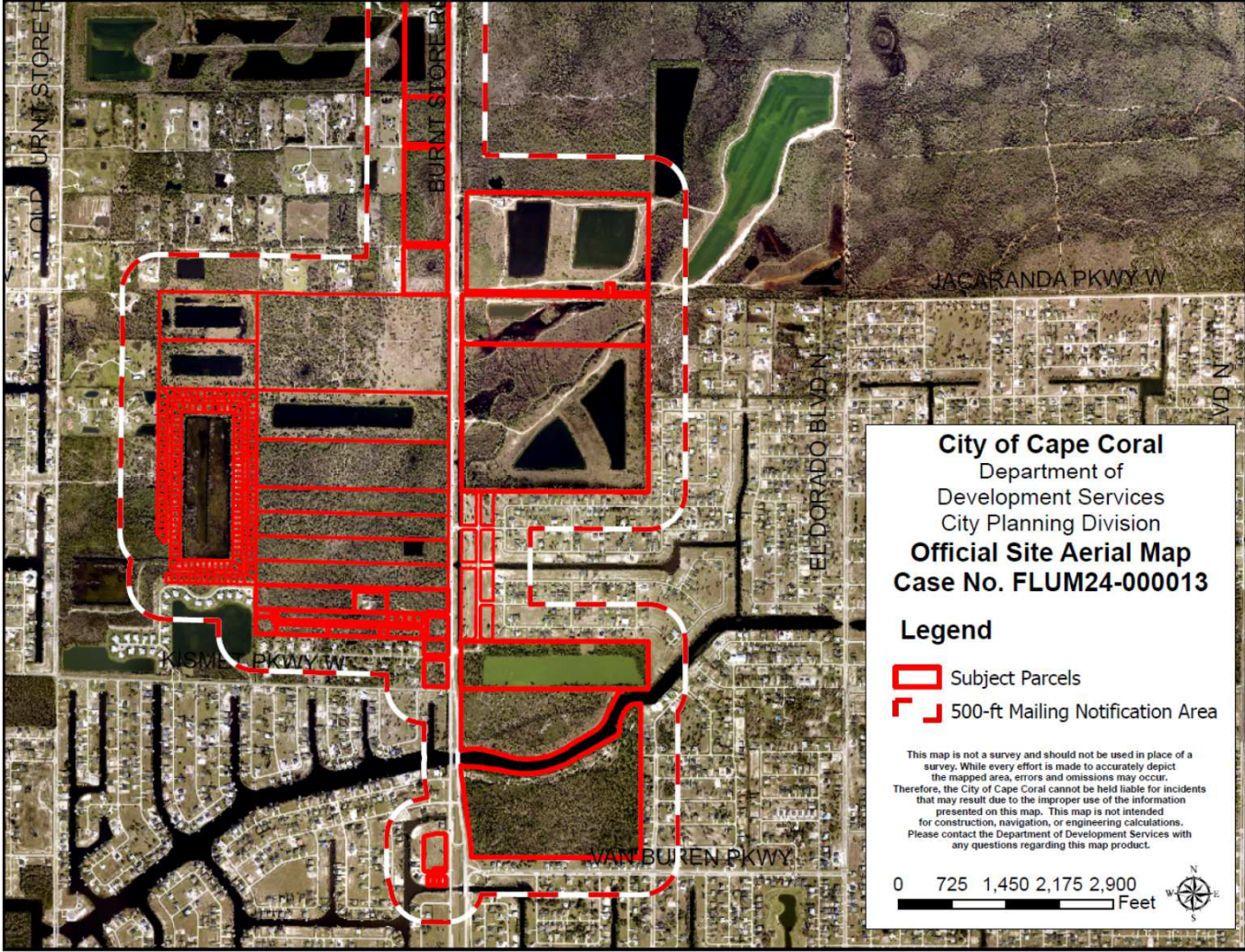
Site



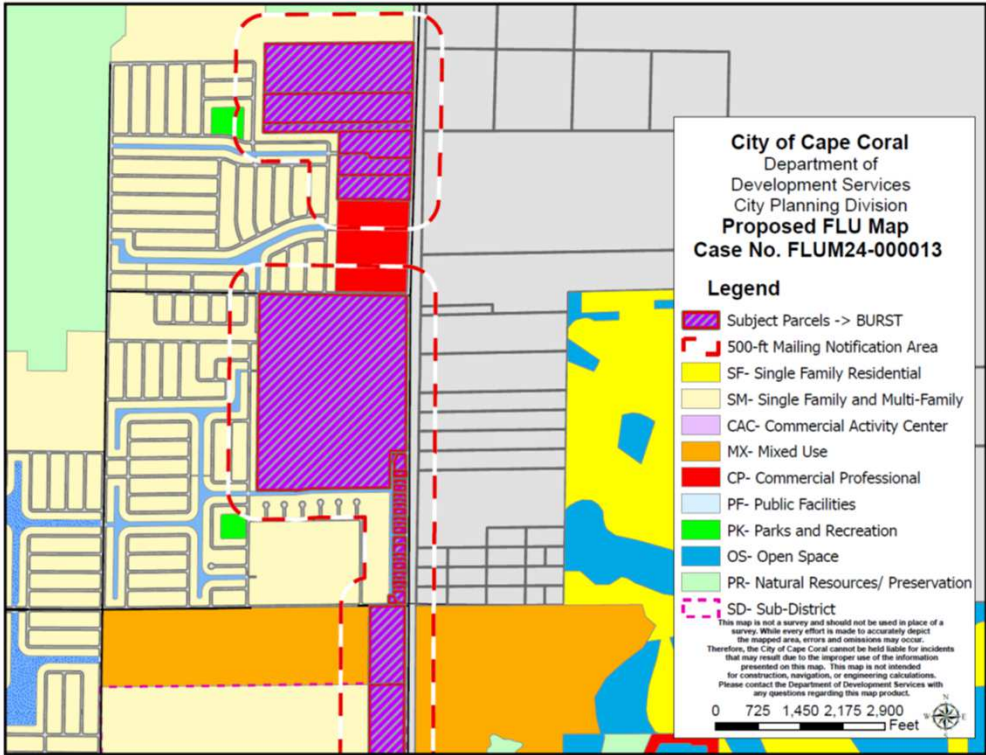
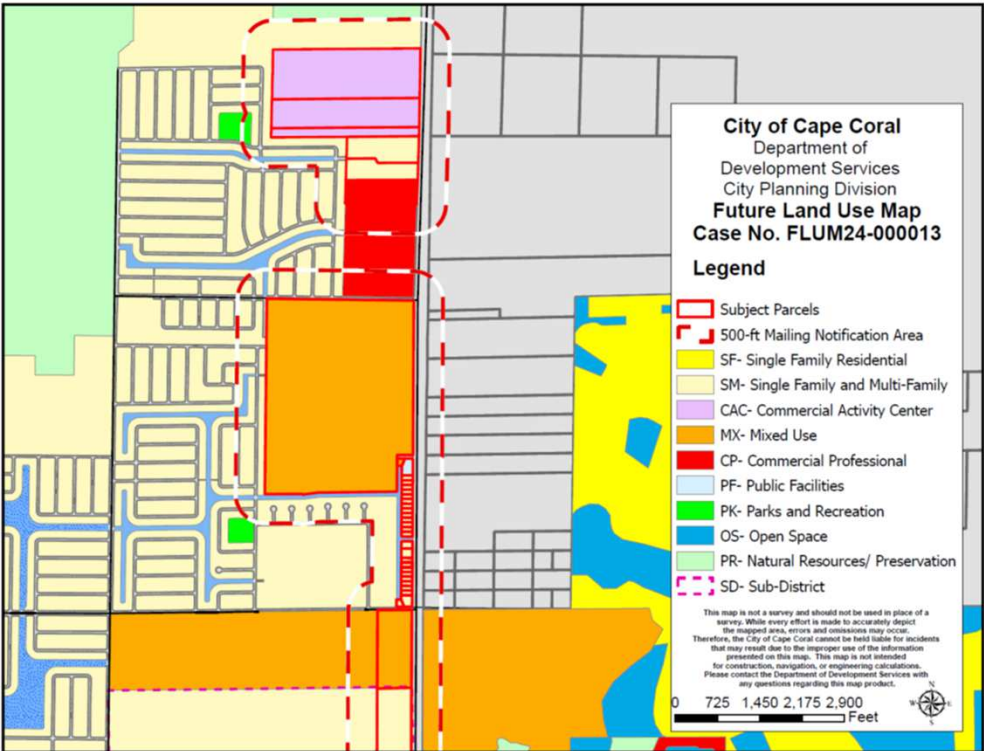
Aerial (North)



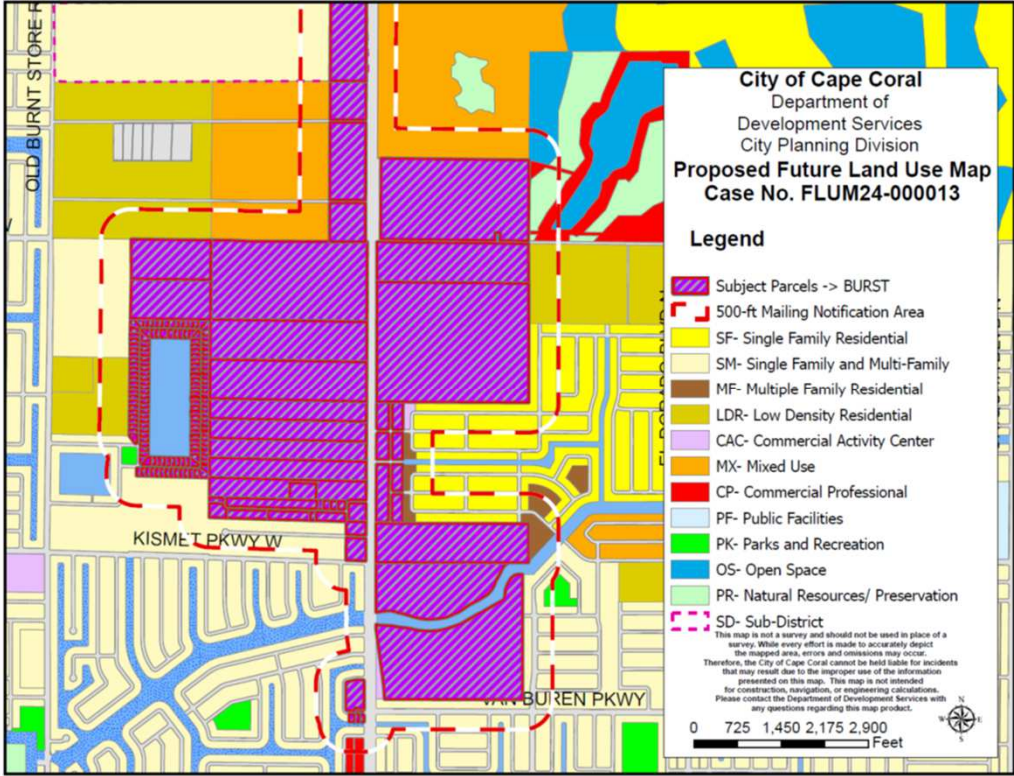
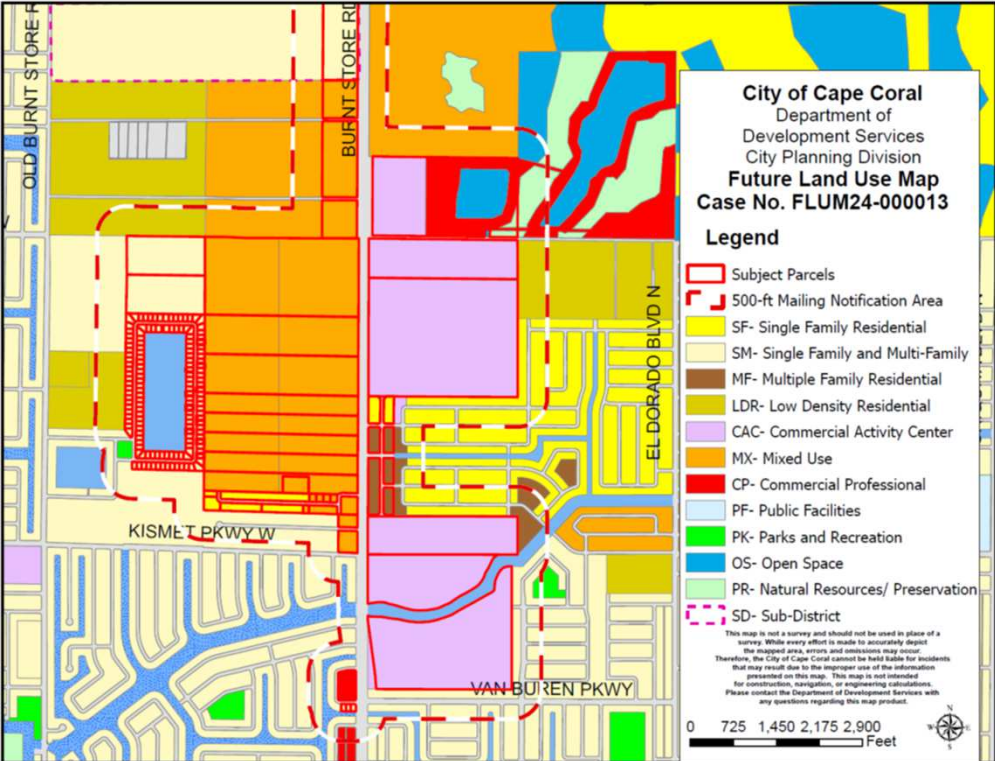
Aerial (South)



Current and Proposed Future Land Use (North)



Current and Proposed Future Land Use (South)



Background/History

- 1.) Area has been identified as future economic corridor for NW Cape Coral.**
- 2.) Burnt Store Road is a principal arterial highway with access out of the City and to I-75.**
- 3.) North of Van Buren Parkway, the roadway is adjacent to large, unplatted tracts which is a rarity for Cape Coral.**

Background/History

1.) The purpose of the Burnt Store Road District is to promote mixed-use, commercial, professional, industrial development on Burnt Store Road.

2.) Existing residential is to remain conforming. No new standalone residential is permitted. Certain developments (e.g. self-storage facility) are prohibited.

Background/History

- 1.) The Burnt Store Road District was adopted into the Comprehensive Plan, through Ordinance 12-22.**
- 2.) This is the future land use stage of converting Burnt Store Road into the next economic corridor. Creating a zoning district and then rezoning land are the next two steps that are required to complete this process.**

Comp Plan Analysis

1.) The proposed amendment is supported by Policy 1.15.r of the Future Land Use Element, which is the Burnt Store Road District language adopted by Ordinance 12-22.

2.) The amendment is further supported by Policy 3.3 of the Future Land Use Element, which directs the City to pursue FLUMAs to increase non-residential land.

Staff recommends Transmittal.

