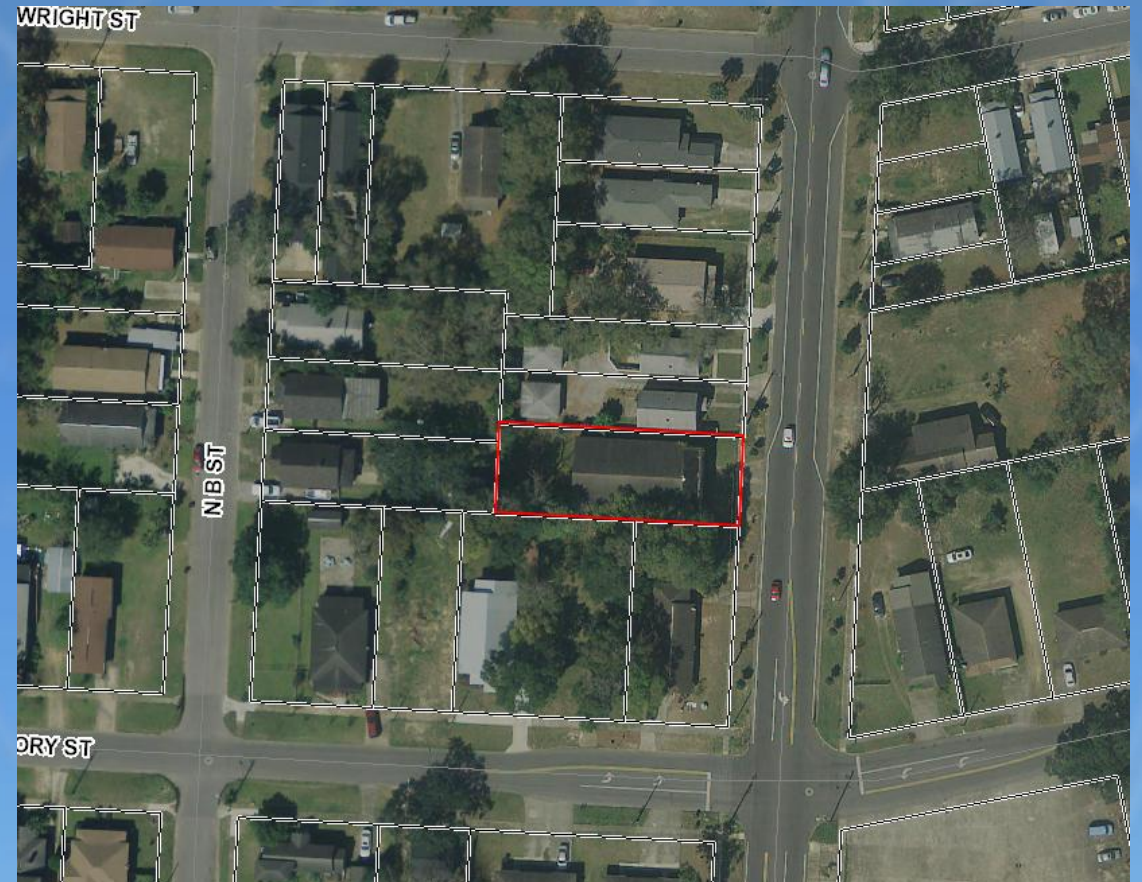


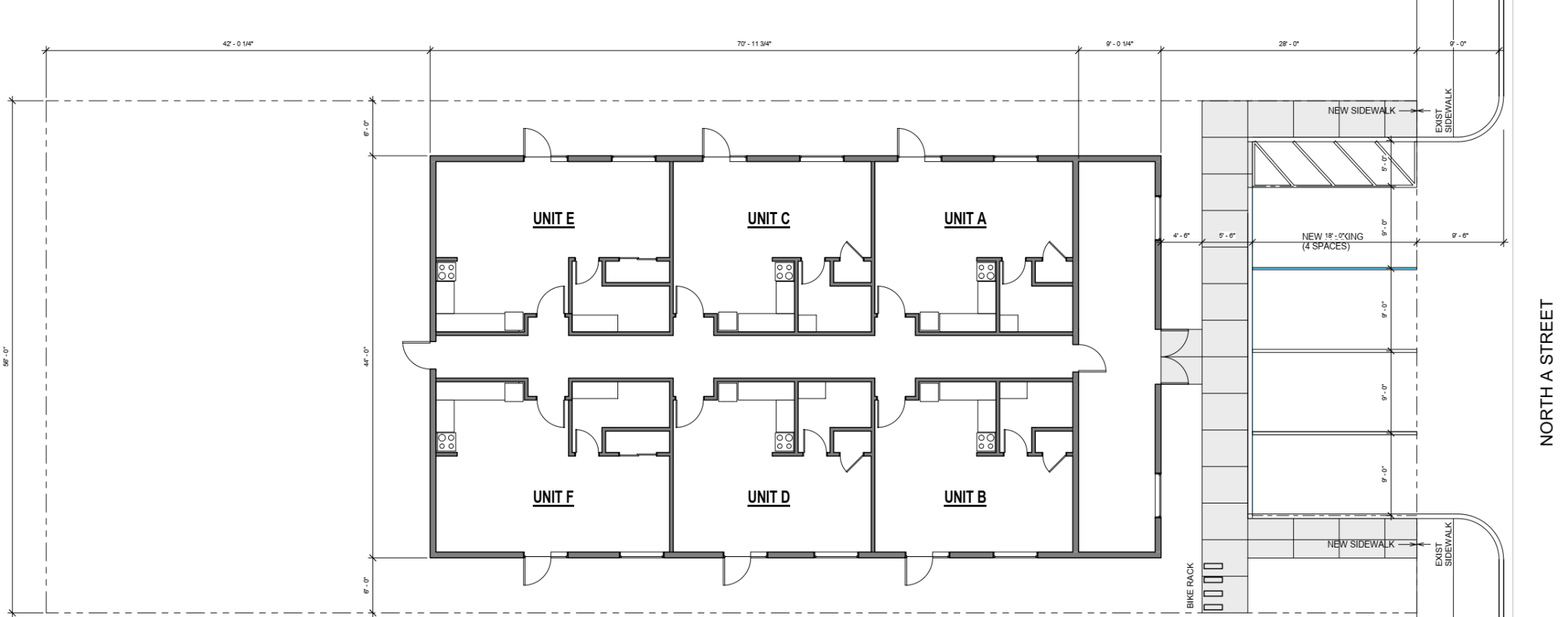
# Adaptive Reuse of 209 N. A Street – Mt. Lily Baptist Church

## SECTION 12-3-107- CONDITIONAL USE PERMIT



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**PARCEL DATA:**

PARCEL AREA: 8,400 SF (0.193 ACRE)  
 EXISTING ZONING: R1-A  
 EXISTING USE: CHURCH  
 EXISTING BUILDING AREA: 3,502 SF  
 EXISTING PARKING: 2 SPACES  
 OVERLAYS: PENSACOLA INNER CITY CRA  
 WESTSIDE CRA  
 URBAN INFILL  
 URBAN DESIGN OVERLAY DISTRICT

**PROPOSED ADAPTIVE RE-USE:**

PROPOSED DWELLING UNITS: 6 (AVG DU SIZE = 465 SF)  
 DU/ACRE: 31.1 (35 MAX)  
 EXISTING BUILDING AREA: 3,502 SF (NO CHANGE TO EXISTING FOOTPRINT)  
 HEIGHT: 25 FT (NO CHANGE TO EXISTING HEIGHT, 45 FT MAX)  
 YARD & SPACING REQ.: ADAPTIVE RE-USE EXISTING CHURCH (NO CHANGE TO FOOTPRINT)  
 COMMON AREA: 3,862 SF  
 PARKING: 4 SPACES [6 REQ'D W/ CREDIT FOR 2 SPACES FOR BIKE RACK (1) & ADMINISTRATIVE REDUCTION (1)]  
 TREE COVER & VEGETATION: MINIMAL EXISTING VEGETATION TO REMAIN



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*Standards for approval.* A conditional use may be approved by the city council only upon determination that the application and evidence presented clearly indicate that all of the following standards have been met:

- (1) The proposed use shall be in harmony with the general purpose, goals, objectives and standards of the city comprehensive plan, the land development regulations, or any other applicable plan, program, map or regulation adopted by the city council.
- (2) The proposed use will not adversely affect the public health, safety or welfare.
- (3) The proposed use shall be compatible with the surrounding area and not impose an excessive burden or have substantial negative impact on surrounding or adjacent uses.
- (4) The proposed use shall be provided with adequate public facilities and services, including roads, drainage, water, sewer, and police and fire protection.
- (5) The proposed use will not create undue traffic congestion.
- (6) The proposed use shall minimize, to the extent reasonably possible, adverse effects on the natural environment.