



# City of Pensacola

222 West Main Street  
Pensacola, FL 32502

## Memorandum

File #: 20-00207

Planning Board

5/12/2020

**TO:** Planning Board Members

**FROM:** Cynthia Cannon, AICP, Assistant Planning Director

**DATE:** 5/5/2020

**SUBJECT:**

Request for Zoning Map and Future Land Use Map Amendment for 1700 BLK Lansing Drive

### BACKGROUND:

Susan Todaro and Carol Todd are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 1700 BLK Lansing Drive and identified by parcel number 31-0S-30-1901-062-003. The property is currently zoned R-1AA, Residential Zoning District and the existing Future Land Use (FLU) designation is MDR, Medium Density Residential. The applicant is proposing to amend the zoning district to C-3, Commercial Zoning District and the FLU to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-1AA	C-3	MDR	Commercial	.71

- R-1AA (existing zoning) The low density residential land use district is established for the purpose of providing and preserving areas of single-family, low intensity development at a maximum density of four and eight-tenths (4.8) dwelling units per acre in areas deemed suitable because of compatibility with existing development and/or the environmental character of the areas.
- C-3 (proposed zoning). The C-1 zoning district's regulations are intended to provide for conveniently supplying the immediate needs of the community where the types of services rendered and the commodities sold are those which are needed frequently. The C-1 zoning district is intended to provide a transitional buffer between mixed-use neighborhood commercial areas and more intense commercial zoning. The downtown and retail commercial (C-2A and C-2) zoning districts' regulations are intended to provide for major commercial areas intended primarily for retail sales and service establishments oriented to a general

community and/or regional market. The C-3 wholesale and light industry zoning district's regulations are intended to provide for general commercial services, wholesale distribution, storage and light fabrication.

- MDR (existing FLU) 18 or fewer residential dwelling units per acre.
- Commercial (proposed FLU) The Commercial Land Use District is established for the purpose of providing areas of commercial development ranging from compact shopping areas to limited industrial/high intensity commercial uses. Conventional residential use is allowed as well as residential uses on upper floors above ground floor commercial or office uses and in other types of mixed-use development.

This request has been routed through the various City departments and utility providers. Those comments are attached for your review.