



City of Pensacola

222 West Main Street
Pensacola, FL 32502

Memorandum

File #: 20-00498

Planning Board

10/13/2020

TO: Planning Board Members

FROM: Cynthia Cannon, AICP, Assistant Planning Director

DATE: 10/6/2020

SUBJECT:

Request for Zoning Map and Future Land Use Map Amendment for 4406 N. Davis Hwy

BACKGROUND:

Davis IMP, LLC are requesting a Zoning Map and Future Land Use Map (FLUM) Amendment for the property located at 4406 N. Davis Highway and identified by parcel number 49-1S-30-9101-000-001. The use for the proposed addition would be a medical office.

The property is currently split zoned as C-1 (commercial) and R-1AAA (residential) and the existing Future Land Use (FLU) designation is also split between Commercial and LDR, Low Density Residential. The applicant is proposing to amend the zoning district to be entirely C-1, Commercial Zoning District and the FLU to Commercial.

Existing Zoning	Proposed Zoning	Existing FLUM	Proposed FLUM	Lot Size
R-1AAA / C-1	C-1	LDR / C	Commercial	1.47

- R-1AAA (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. The nature of the use of property is basically the same in all three (3) single-family zoning districts. Variation among the R-1AAAAA, R-1AAAA and R-1AAA districts is in requirements for lot area, lot width, and minimum yards.
- C-1 (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.

- LDR (existing FLU) The Residential Land Use Districts are established for the purpose of providing and preserving areas of predominantly low, medium or high residential development. A variety of residential uses shall be allowed, based on zoning classification.
 - Low Density Residential - 5 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.