



Professional Engineers, Planners & Land Surveyors

Minor Administrative Amendment to Estero Oaks MPD Commercial Lots 1-8

ADD2017-00106

Narrative of Request

Revised December 6, 2017

Request Summary

The applicant is requesting a minor administrative amendment for the commercial lots 1-8 only of the Estero Oaks Mixed Use Planned Development (MPD) to allow the addition of a conversion table for self-storage/mini-warehouse use. A revised project intensity for commercial lots of 85,636 sf of mini-warehouse and 97,000 sf of commercial retail / office is included to further support the inclusion of the conversion table.

The original approved intensity was based on the highest possibly traffic generator within the schedule of uses. Mini-warehouses are included in the existing schedule of uses for this project. The applicant is proposing the addition of a conversion table, shown below, for retail and mini-warehouse use since mini-warehouses generate significantly less trips than retail uses. Approval and use of the conversion table submitted with this request will not exceed the PM Peak Hour trip generation levels that were approved under the current zoning. The proposed methodology is consistent with recent trip conversions done within other approved developments in Lee County. When the commercial parcels are sold, they will include deed restrictions limiting the use and intensity for further protection. Both mini-warehouses and public warehouse utilize the same ITE code for traffic generation rates - mini-warehouses, so the conversion is the same for either use. The following equation is proposed:

Mini-warehouse/warehouse, public calculated at a factor of 0.0534238 of retail.

$85,636 \text{ SF warehouse} \times 0.0534238 = 4,575 \text{ SF retail}$

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ESTERO OAKS MPD
LAND USE CONVERSION MATRIX

Land Use		To	
		Mini-Warehouse	General Retail
		(sq.ft.)	(sq.ft.)
From			
	Retail (Per 1,000 sq. ft.)	18,718	-----
	Mini-Warehouse (Per 1,000 sq.ft.)	-----	53.4238

The applicant is not proposing any changes to the Master Concept Plan that was approved by ADD2014-00151. No new deviations are included with this request.

Background and Approval History

The overall 36.3 acre Estero Oaks MPD is located at the northwest corner of Three Oaks Parkway and Estero Parkway. The subject property is located in the Urban Community future land use category within the San Carlos Planning Community.

The overall Estero Oaks MPD project originally received zoning approval on June 18, 2014 pursuant to zoning resolution Z-14-011, which approved a rezoning from Commercial Planned Development (CPD) to MPD to allow 280 dwelling units including 63 bonus density units and 130,000 square feet of retail and general/medical office space. The property that will utilize the conversion table was identified as lots 1 – 3 on the MCP.

The zoning has been administratively amended once on September 24, 2014 via ADD2014-00151 which updated the open space on the MCP and added a new deviation for requirement for a paved turnaround for a resident only access.

The overall MPD has been platted and the infrastructure was constructed under DOS2003-00093. Development order DOS2017-00022 was approved on June 13, 2017 for a self-storage/mini-warehouse facility on lot 1 which is the reason for this application. The Traffic Impact Statement from this development order application is attached for backup for the proposed conversion table. On page 3 of this report, 3rd paragraph under Trip Generation Equivalency, the report states that 85,636 s.f. of self-storage is equivalent to trips generated by 4,575 s.f. of retail. Please note there is a typographical error in the last portion of this statement in the report and the 18,550 square feet is actually 18,718 s.f. of self-storage for every 1,000 s.f. of retail. Using traffic trip equivalency, the remaining commercial retail / office would equal 125,425 sf.

There is no dispute that the transportation impacts will be the same or less by using the trip conversion table. Perhaps someone could suggest that the additional floor area could have a visual impact. The applicant does not believe there will be a visual impact, but to address the concern that there could be an adverse impact to surrounding land uses under the administrative review process, the applicant proposes to REDUCE the approved Project Intensity for the commercial lots by approximately 22% or 28,425 sf of commercial retail / office uses. This would translate to less traffic and commercial building size/coverage/height while still allowing the applicant to develop the remaining commercial lots. This reduction enhances the fact that there are no potential adverse impacts by the approval of our application for a conversion table. All permitted development regulations stay the same. Therefore, the applicant proposes a new revised total Project Intensity for the commercial lots of 85,636 sf of mini-warehouse and 97,000 sf of commercial retail / office.

LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(a) provides that amendments to an approved master concept plan or its attendant documentation may be requested at any time during the development of or useful life of a planned development. LDC Section 34-380(b) provides that the Director may approve any change to the interior of the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area). This section of the code further specifies that “the Director may not approve a change that will result in the substantial underutilization of public resources and public infrastructure committed to the support of the development.” In addition, this section provides that “the Director may not approve changes that will result in a reduction of total open space, buffering, landscaping and preservation areas or that will adversely impact surrounding land uses.”

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is specific to portions of the development located in the interior of the planned development. There are no changes proposed to the buffering or property development regulations and the conversion ratios proposed result in a reduction of intensity and trip generation. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The requested amendment is a minimal necessary modification to the already approved planned development to allow the project to proceed with development.

Conclusions

The request promotes the development potential and economic viability of the site. The request affects interior portions of the approved planned development. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is a necessary minimal modification to the approved planned development to allow development to proceed. The proposed modifications do not change the fact that the project is consistent with the Lee Plan and the LDC.