



INTERNATIONAL DESIGN CENTER CPD AMENDMENT REQUEST STATEMENT

Introduction/ Entitlement History

The attached application is to amend the International Design Center CPD and the Stoney Brook (Corkscrew Pines) DRI to allow for the use of the existing site and building for office space, as well as design center retail uses. The existing site was approved for an International Design Center, a type of specialty retail for home furnishings that markets to contractors and design professionals for high end homes. The zoning for the use was approved as part of Z-02-043 in 2002 and amended in 2007 as part of Z-07-012 to be included in the Miromar Square CPD to the east. The project was constructed in 2005. The iconic building at the southeast quadrant of the Corkscrew Road/I-75 interchange was the recipient of an award for development excellence by the Estero Community Planning Panel after construction was complete.

Since construction, the Design Center has operated with limited success. As the market has changed for specialty retail, the Design Center has been faced with less demand than originally anticipated and greater vacancy rates. On the other hand, the demand for office uses, at this specific location at the southeast quadrant of I-75 and Corkscrew Road remains high as is the need for local residents to find office locations within the community where they live.

The International Design Center and the remainder of the Soneybrook DRI have already mitigated for existing and future transportation impacts through the Corkscrew Road Service Area and the widening of Corkscrew Road.

Adjacent Uses:

The subject property is in an area of existing development and infrastructure that supports the proposed use. The International Design Center is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. To the south of the property is Stoneybrook, to the north is the Miromar Outlet Mall, and to the east is a mix of vacant commercial property and residential development that is also part of the Stoneybrook DRI.

Access:

The subject property is located directly south of Corkscrew Road at the southeast quadrant of the Corkscrew Road-I-75 interchange. Access is provided via Miromar Square Boulevard, a road that connects directly to Corkscrew Road and to Stoney Brook Golf Boulevard.

Zoning Justification:

The subject property was originally zoned CPD (Commercial Planned Development) in 2002 for 400,000 gross leasable square feet of retail floor area, specifically design center uses. In 2005 the International Design Center was built with approximately 200,000 square feet of gross leasable floor area and 250,000 square feet of total overall gross floor area. The proposed zoning amendment simply seeks to use all or portions of the existing building for general office use.

The proposed development of the subject property complies with the Village of Estero Land Development Code. A brief description of how the proposed development satisfies these criteria is presented below.

1. Is consistent with and furthers the goals, objectives, and policies of the comprehensive plan and all other applicable Village-adopted plans;

Below is a description of how the proposed amendment is consistent with the Comprehensive Plan.

FLU-1.2.1 FUTURE LAND USE CATEGORIES. The Village shall designate on the Future Land Use Map (see Map FLU-1) use categories of varying densities and intensities to provide for a full range of land use activities appropriate to the character of the Village's neighborhoods. These designations are based upon environmental conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. Village future land use categories are summarized as follow:

The subject property is entirely located within the Transitional Mixed Use land use category. The table in Policy FLU 1.2.1 allows for "Regional, community, neighborhood and minor commercial uses" consistent with FLU 1.5 and the adopted zoning resolution. The proposed amendment to the zoning resolution does not request any change that would make the existing development inconsistent with this policy.

FLU-1.2.8 TRANSITIONAL MIXED USE. Transitional Mixed Use areas are characterized by primarily existing or emerging developments where the Village's largest and most intense commercial and multifamily residential developments are or will be concentrated, including some areas that currently have some degree of mixed use. Urban services are in place or readily expandable to support moderately intense levels of mixed commercial and residential development. These areas were typically designated Urban Community, General Interchange, or Suburban and within the Mixed Use Overlay per the Village's Transitional Comprehensive Plan. Transitional Mixed Use areas are generally the north Estero area near intersections of US 41 with Broadway and Estero Parkway, Coconut Point DRI, and the four quadrants of the I-75 and Corkscrew Road interchange. These areas are located in close proximity to:

public transit routes; education facilities; recreation opportunities; and existing residential, shopping and employment centers and are generally accessible to the surrounding neighborhoods, serving as focal points or community centers where activity is concentrated.

A. Uses: A broad mix of uses, subject to compatibility standards of the Community Design Sub-Element, is allowed in the Transitional Mixed Use areas to foster the conveniences and efficiencies of live/work/play environments, including regional, community and neighborhood scale commercial including shopping, restaurant, entertainment and office, low to moderate density residential, parks and recreation. Assisted living facilities, and public and quasi-public uses are allowed in the Transitional Mixed Use future land use category.

B. Development type, Density and Intensity: Development types and corresponding maximum densities and intensities allowed in the Transitional Mixed Use areas are outlined in the following table:

The transitional mixed-use areas allow for commercial development consistent with the approved Planned Development and proposed amendment for use of the building for general office. The proposed change does not request any increase to the total approved intensity within the Planned Development, but just a change in use. The existing planned development is classified as a single use development and is allowed for an intensity of up to a floor area ratio of 1.0. The existing approved square footage is well within that intensity standard.

FLU-1.5 COMMERCIAL SITE LOCATION STANDARDS. The siting of commercial developments shall be controlled by location standards. These standards are intended to avoid proliferation of commercial strip development by identifying appropriate locations for commercial uses to meet the needs of residents and visitors and to be compatible with existing residential neighborhoods or residential uses.

FLU-1.5.1 Commercial development levels are categorized as minor, neighborhood, community, or regional scale. The Village assigns intensities to these commercial levels according to the context and accessibility of the commercial development described below. See Map TR-1 for Functional Classifications of roadways.

The location standards specified in Subsections A-D will apply to the following commercial developments: shopping centers, free-standing retail or service establishments, restaurants, convenience food stores, automobile dealerships, gas stations, car washes, and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional

offices; industrial, warehouse, or wholesale development; clubs, as defined in the Land Development Code (commercial clubs excepted); and other similar development.

C. Community Commercial

1. Provides for the sale of retail goods such as clothing, variety items, appliances, and furniture as well as goods that may be found in a neighborhood commercial development and has a gross floor area range of 100,000 to 400,000 square feet.

2. Must be located at the intersection of two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided by an internal access road to either intersecting road.

The International Design Center CPD has been determined to meet site location standards through the approval of the existing zoning which allows 400,000 square feet of commercial floor area. The overall Planned Development is located along Corkscrew Road, at the southeast quadrant of I-75. Traditional retail uses are not proposed for the site, only office and the existing design center use. The proposed amendment to the CPD is to replace some of the design center uses with office uses, which are not subject to site location standards.

FLU-1.10 DESIGN OF COMMERCIAL USES. Attractively designed and high quality commercial uses can be allowed in the Village Center and Transitional Mixed Use and Urban Commercial future land use categories, and in minor commercial and neighborhood centers of the Neighborhood Village Future Land Use category. The objective is to promote Estero's quality of life and diverse local economy by fostering the development of targeted economic areas, as a preference over the development of strip commercial centers, in order to provide a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. (Note: Lee Plan Objective 19.2)

The proposed amendment is to change a use internal to a building that is already constructed. The existing building and development have won several awards for quality in architecture and design. The proposed amendment will not alter the existing building or the site layout.

FLU-1.10.1 COMMERCIAL DEVELOPMENT FORM. To permit orderly and well-planned commercial development at appropriate locations, all applications for commercial development will be reviewed and evaluated as to their compatibility with adjacent and nearby uses, including consideration of the following:

A. Traffic and access impacts (rezoning and development orders);

The subject property is zoned Commercial Planned Development (CPD) and allowed to build up to 400,000 square feet of commercial floor area. The proposed amendments do not change the allowable development on the site, simply the use inside the existing building. A Traffic impact statement has been provided comparing the increase to the number of trips from the potential conversion of up to 200,000 square feet of design center use to office use. Based on the TIS, the proposed amendment will not be the cause of any road segment deficiency.

B. Architectural and landscape architectural design (rezoning and development orders);

The proposed amendment does not request any new buildings, changes to the existing building or changes to the existing site. The proposed amendment is simply to allow for a change in use internal to the existing building.

C. Site planning, interconnectivity, and public space (rezoning and development orders)

The Commercial Planned Development site plan contains a reverse frontage road providing access directly to Corkscrew Road and to Stoney Brook Golf Boulevard. The existing development connects to this road providing access to two major streets. The intersection of Corkscrew Road and Stoney Brook Gold Boulevard is signalized providing access to east and westbound traffic.

D. Screening, landscaping and buffering (rezoning and development orders);

The CPD complies with the Village of Estero's buffer requirements, providing attractive landscaping along Corkscrew Road as well as adequate buffering to the residential units to the south. The proposed amendment does not alter anything already built on the subject property and does not alter the buffer requirement which is already in place.

E. Availability and adequacy of services and facilities (rezoning and development orders);

The subject property is the reuse of an existing developed property and in an area with development on all sides. Urban services are available and sufficient to meet the development that is already approved and built in the Commercial Planned Development.

F. Impact on adjacent land uses and surrounding neighborhoods (rezoning);

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes the required buffer (condition 4) to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial

development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

A. Proximity to other similar centers (rezoning); and

There are no other Design Centers in Lee County. There is additional office space on the west side of I-75 along the south and north sides of Corkscrew Road. The closest office building is on the southwest quadrant of Corkscrew Road and I-75. The location of office along Corkscrew Road signifies its ideal location, with quick access to both I-75 and US 41.

B. Environmental considerations (rezoning and development orders).

There are no impacts to environmentally sensitive areas. The area designated for development has already been cleared for development.

FLU-1.10.2 COMMERCIAL DEVELOPMENT STANDARDS. New commercial developments should be designed to arrange uses in an integrated and cohesive unit in order to address compatibility with the adjacent and nearby uses by adhering to the following standards:

A. provide visual harmony and screening;

The existing development has provided required buffers on all sides. In addition however, the on-site landscaping and use of Royal Palm trees to line the entrance into the Design Center has created an iconic entrance into the Community at the Corkscrew Road interchange that is well above code requirements.

B. reduce dependence on the automobile;

The subject property is located at an I-75 interchange. The design center use, by its nature is auto centric. The proposed amendment to allow for office uses is ideal because of the automobile access at the Interchange to other part of Lee County.

C. promote pedestrian movement within the development and connectivity to adjacent and nearby uses where such uses are compatible;

Given the location of the building, there are no adjacent uses to connect to other than Stoney Brook.

D. utilize joint parking, access and loading facilities;

Not applicable. The proposed project is the redevelopment of a commercial property. The proposed project is not adjacent to residential uses or other uses that could utilize joint parking.

E. avoid negative impacts on surrounding land uses and traffic circulation;

The existing site traffic circulation allows for easy movement of cars through the property along Miromar Square Boulevard, connecting to Corkscrew Road and Stoney Brook Golf Boulevard. There are no negative impacts on traffic circulation anticipated from the proposed amendment.

F. protect natural resources; and

The proposed plan of development will have no impacts to any environmentally sensitive land. The subject property is an existing retail site and therefore has already been cleared for development.

G. provide necessary services and facilities where they are inadequate to serve the proposed use.

The subject property is located in an area where all public services are available with adequate capacity to serve the proposed development.

H. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:

Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.

- 1. limited number and size of signs.**
- 2. landscaping and use of pocket parks and courtyards adequate to soften large building masses.**

The subject property includes a single existing building, which has received high praise from its iconic architectural style and enhanced landscaping. The landscaping softens the building design and adds character to the entire site.

FLU-1.10.3 Encourage commercial developments within the Village of Estero to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways.

Connections to existing residential neighborhoods will be encouraged and will not be precluded by the commercial development's design.

The existing development connects to the commercial property to the east through Miromar Square Boulevard, which also provides a connection to Corkscrew Road and Stoney Brook Golf Boulevard. This connection allows residents from Stoney Brook to access the subject property without driving on Corkscrew Road.

2. Is not in conflict with any portion of the LDC;

The proposed amendment requests the approval of office development within the existing building. The request is not in conflict with any portion of the Land Development Code.

3. Addresses a demonstrated community need;

The proposed development addresses a specific need – creating a live, work and play community in the Village of Estero. Providing additional office space within the community will allow for more people to work in the same community that they live in.

4. Is compatible with existing and proposed uses surrounding the subject land, and is the appropriate zoning district for the land;

The subject property is already zoned as CPD and the proposed amendment does not request any change in development intensity. As noted above, the surrounding uses are entirely commercial on three sides and compatible with the existing and proposed use. The allowance for office within the existing build will have no impact at all on the residential land to the south and be entirely imperceptible outside of the building.

5. Would result in a logical and orderly development pattern;

The proposed amendment is for the reuse or partial reuse of an existing building. The property has development on all sides. Reuse of the existing building represents an orderly development pattern.

6. Would not adversely affect the property values in the area;

The proposed amendments would have no impact on property values in the area. Any impact on surrounding property values would have already occurred with the existing building.

7. Would result in development that is adequately served by public facilities (roads, potable water, wastewater, solid waste, storm water, schools, parks, police, and fire and emergency medical facilities);

The project has direct access to Corkscrew Road and a lighted intersection Stoney Brook Golf Boulevard. Water and sewer service is currently available in the area via Lee County Utilities as evidenced by existing uses within the existing building. The property is within the Estero Fire District and fire/EMS service are available. All other services are adequate to accommodate the proposed changes.

8. Would not result in significantly adverse impacts on the natural environment – including, but not limited to, water, air, noise, storm water management, wildlife, vegetation, wetlands, environmentally critical areas, and the natural functioning of the environment;

The proposed amendment to the existing approved commercial planned development does not request any change to the already permitted development footprint. There are no preserve areas on site and the entire property has been cleared and developed.

9. Is compatible with existing or planned uses in the surrounding area.

The proposed amendment to the CPD will not have any negative impact on surrounding uses. The existing development includes a buffer to provide screening to the residents to the south in Stoney Brook. To the east is vacant commercial development, to the north is Corkscrew Road, a 6-lane divided arterial road and Miromar Outlet Mall and to the west is I-75. The change in use internal to the existing building will have no impact on any adjacent use and given the nature of the existing use and the proposed office use, there will be no change noticeable to any adjacent property.

Summary:

As detailed in the Village of Estero Land Development Code, the attached application demonstrates the following:

1. The applicant is compliant with the Land Development Code and other applicable codes or regulations;
2. The request will meet or exceed all performance and location standards;
3. The requested plan is consistent with the intensities and general uses set forth in the Estero Comprehensive Plan;
4. The request is compatible with the existing uses in the surrounding areas;
5. Adequate infrastructure exists to accommodate this development; and
6. The request will not adversely affect environmentally critical areas and natural resources.

Based on compliance with these, and other regulations, we respectfully submit that this zoning application will not place an undue burden upon existing transportation or planned infrastructure facilities. Similarly, the proposed use is appropriate at the

subject location, and is compatible with existing uses in the surrounding area. For these reasons, the requested amendment should be approved.