



Planning, Zoning and Design Board
Staff Report

PROJECT NAME
Milan Villas Development Order
CASE NUMBER
DOS2022-E005
MEETING DATE
December 13, 2022
REQUEST
Development Order for a single-phase residential community with a total of 44 single family homes, and a common recreation area
APPLICANT
D.R. Horton
LOCATION
Located at 21750 Three Oaks Parkway on the northwest corner of Three Oaks Parkway and Williams Road
PROPERTY SIZE
10 acres
ZONING
Parcel was rezoned from Commercial Planned Development (CPD) to Residential Planned Development by Village Council on November 16, 2022 (Ordinance 2022-11)
PUBLIC INFORMATION MEETING DATES
The PZDB conducted a zoning Public Information Meeting on April 12, 2022 (DCI2021-E005) when the site plan was also reviewed

Staff Recommendation

Staff recommends approval of the Development Order and the monument sign for Milan Villas with conditions (known as development order stipulations), except as noted below:

It should be noted that the applicant has not provided the details of the project amenity as required by the zoning condition. Applicant has been notified and staff will update PZDB at the meeting.

Background

This 10-acre site was recently rezoned by Village Council to Residential Planned Development for a 44-lot subdivision. The property is located at the northwest corner of Three Oaks Parkway and Williams Road. The total project area is 10 acres. The project is bounded by Colonial Oaks to the north, Lakes of Estero to the west, Shadow Wood at the Brooks to the east and to the south.

The applicant is requesting approval of a Development Order for a single-phase residential community with a total of 44 single family homes, and a common recreation area. The project was reviewed by the PZDB at a Public Information Meeting on April 12, 2022 for the zoning. Site plan issues were also discussed at that time. Staff has reviewed the plans in detail. Staff includes Village Staff as well as Lee County Utilities, Lee County Department of Transportation, Estero Fire District, Lee Tran and Lee County Solid Waste Division.

Pattern Book

As part of the zoning, a Pattern Book was approved by the Village Council. The Pattern Book shows connectivity, landscaping, sidewalks and other details, including a monument sign and entry gate.

Transportation

The project has a main access from Three Oaks Parkway, as well as an emergency access to the north. The project will generate 285 average daily trips, with 17 peak hour morning trips and 22 peak hour evening trips. Three Oaks Pkwy is classified as a four-lane divided arterial having an adopted performance standard of level of service LOS B and a Peak Season Peak Hour background Traffic plus the Peak Project Traffic volume capacity of 1,514 vehicles per hour. It has been determined that a right-ingress turn lane will be added at the site's access on Three Oaks Parkway through a Limited Development Order to be approved by Lee County, who maintains the road. A copy of the Limited Development Order must be provided to the Village prior to the start of construction.

No access is proposed to Williams Road due to the close proximity of the intersection.

Lighting

Site lighting is provided by LED luminaire full cut-off fixtures mounted on 15-foot poles within the residential streets, with a textured black color fixture. The project will have a 0.0 fc measured at the property line onto the adjacent properties. All LED luminaires are limited to a maximum IES "BUG" rating of: B = 1, U = 0, G = 1, and a Correlated Color Temperature (CCT) of 3,000 K per an agreement with the developer since the project is to be reviewed under the Lee County code. Details of the light poles and fixtures are provided with the applicant's documents.

Landscaping

Buffers and landscaping are as follows as depicted in the Zoning Ordinance:

South & East – Williams Road and Three Oaks Parkway – Type D enhanced. The areas adjacent to the ROW shall have 4-foot Clusia at the time of planting between the taller 16' trees and the 12' trees as well as a double staggered hedgerow. Fencing will be black aluminum decorative fencing.

North & West – Type A with black-coated chain link fence.

Monument Sign

The applicant has requested a 26' wide (partial wall) and 7'-6" high entry monument sign with a 7'-9" wide by 4'-6" sign copy area in the center. The proposed sign includes decorative elements.

Compliance with Zoning Conditions

Several conditions were included in the Council's approval of the rezoning. The landscaping was modified and enhanced to obscure the noise and view from Three Oaks Parkway. Enhanced landscaping is provided on Three Oaks Parkway and Williams Road. A decorative fence is also required on the east and south with a black-coated chain link fence on the west and north.

The Pattern Book showed an amenity area with no details. The zoning condition states that the amenity area will be refined at time of development order to provide details, to include items such as a gazebo, building or dog park. The applicant has shown a blank area surrounded by a chain link fence with no labels or description as to the specific amenity.