

**THE BROOKS TOWN CENTER IN
THE BROOKS MPD/DRI
FINAL PLAN APPROVAL**

Request Statement

The applicant is requesting Final Plan Approval within a Mixed-Use Planned Development for a project known as The Brooks Town Center, for 35,334 sq. ft. of retail (consisting of 9,388 sq. ft. of bank and 25,946 sq. ft of retail strip center), and 154 multifamily dwelling units on 9.95 acres located at the northwest corner of Coconut Road and Three Oaks Parkway.

Surrounding Zoning and Land Uses

The property is zoned Mixed-Use Planned Development (MPD) and is surrounded on all sides by property within the same zoning district (MPD). To the north is a conservation area and water management lake. To the east is Three Oaks Parkway, a four-lane divided arterial, and across Three Oaks Parkway, the Copperleaf Golf Course and residential community. To the south is Coconut Road, a four-lane divided major collector, and across Coconut Road, the Spring Run Golf Club and residential community. To the west is office space (The Brooks Executive Suites).

Zoning History

The subject site is within The Brooks MPD/Development of Regional Impact (DRI), which encompasses in total approx. 2,532 acres. It was originally rezoned to MPD in 1997 via Resolution Z-97-037, with subsequent amendments in Z-99-076, ADD2000-00008, ADD2001-00128, Z-02-006, and Z-13-009. The Brooks MPD is approved for a total of 3,800 dwelling units, 150,000 sq. ft. of commercial center retail/office, 120,000 sq. ft. of Town Center retail/office, 120 hotel units, and 55,000 sq. ft. of community facilities including community association meeting space, civic and community uses. The subject property is designated Town Center on the Master Concept Plan for The Brooks MPD. The Town Center designation allows a range of commercial uses as well as dwelling units multifamily low rise. The Brooks MPD/DRI is vested under Florida Statutes. Please also see the memo from Neale Montgomery to Nancy Stroud dated June 11, 2020, included with this submittal.

Current Request

The property received a Final Plan Approval in 2007 (ADD2007-00064) for 80,000 sq. ft. of retail uses. The site has been partially developed with 35,334 sq. ft. of retail (consisting of 9,388 sq. ft. of bank and 25,946 sq. ft of retail strip center) and 36,000 sq. ft. of supermarket. The supermarket has been vacant since 2018. There are also two outparcels that have not been built. The current request will keep the retail strip center and bank, demolish the supermarket, and replace the supermarket and unbuilt outparcels with a 4-story building, max. height of 50',

providing 154 multifamily dwelling units. The Town Center designation provides property development regulations for both commercial and multifamily low rise.

Proposed Site Plan

The existing access points into the subject site will be retained – a full access onto Three Oaks Parkway and a LI/RI/RO onto Coconut Road. Traffic will be able to circulate throughout the site to use either entrance. The supermarket building, the loading area behind the supermarket, the eastern five rows of parking along Coconut Road, all of the parking along Three Oaks Parkway, and the unbuilt outparcels (currently grassed areas) will be redeveloped for the proposed multifamily building and accessory uses – new parking, landscaping, amenities, and required solid waste/recycling facilities. The nearest abutting land uses are single-family homes to the north within Shadow Wood, approx. 265 feet away. There is an existing landscaped berm with fence and a lake between this property and that nearest residence.

Parking

The existing bank and retail require 98 parking spaces. The Multifamily building will require an additional 339 spaces, for a total of 437 parking spaces required and provided.

Open Space

The parcel must provide a minimum of 10% open space (0.995 acre) (Condition 23 of Z-97-037). The conceptual site plan shows 1.72 acres of open space (17.3%).

Landscaping

The design of new landscaping areas will match that of existing and complement the design of the new building. Please see the graphics included with this submittal.

The Residences at The Brooks is an upscale rental community located in the center of the Brooks community in the Village of Estero. The project is a adaptive rehabilitation of the Brooks Town Center, and the treatment of the project architecturally and landscape architecturally are important elements in keeping the new development in sync with its surroundings.

The project's perimeter treatment will be preserved, left intact, and augmented to reestablish and reinforce the existing theme along the adjacent arterial roads. The buffer between the project and the residential Shadow Wood community to the north will be augmented, exceeding code requirements, to assure that no additional visual impacts will be created for those residents. The amenities for the project will be first class representative of the clientele the developer intends to attract. A buffer between the proposed residential and adjacent commercial elements will be created to visually separate the uses without interrupting pedestrian flow between them and represents an enhancement not otherwise required by code. The site will be populated mostly

with palms to relate the architecture to a pedestrian scale and to emulate a tropical feel for the residents, while canopy trees will be used in parking areas for an additional sense of pedestrian scale and for the cooling effects of mitigating bare asphalt.

Architecture

The proposed architecture is Mediterranean, consistent with the overall theme of The Brooks and the desired architectural styles of the Village of Estero. Please see the graphics included with this submittal. Proposed building colors are neutral, consistent with the Village of Estero Land Development Code requirements. Colorized elevations will be submitted under separate cover.

Signage

The existing monument signs at the entrances on Coconut Road and Three Oaks Parkway will be maintained but updated to match the architecture of the new building. Please see the graphics included with this submittal.

Traffic

Trip generation of the subject site will be reduced by approx. 69 percent in the PM peak hour with the approval of this FPA. There are currently both left and right turn lanes on Three Oaks Parkway at the full access serving the Town Center and both left and right turn lanes at the directional access on Coconut Road. No turn lane improvements are necessary.

For additional details, please see the traffic memo from Ted Treesh, dated June 18, 2020, included with this submittal.

Criteria per Z-97-037:

The following information must be provided in the application for Final Plan Approval Per Z-97-037:

1) the type and amount of uses, i.e., the number of residential dwelling units or square feet of commercial uses;

As discussed above, 154 multifamily dwelling units and 35,334 sq. ft. of retail.

2) an ongoing tabulation of the total number of residential dwelling units, commercial square footage, and community uses that have received local Development Order approval;

Description	Total Units Per MPD/DRI	Units Previously Approved	Units This Approval	Units Remaining
Community Facilities Square Feet	55,000	35,575	0	19,425
Town Center Service/Retail/Office Square Feet	120,000	40,000 80,000 (this site)	(-44,666)	84,626
Dwelling Units	3,800	3,642	154	4
Commercial Center Retail/Office	150,000	150,000	0	0

3) location and dimensions of access points;

Provided on the conceptual site plan. There are two existing access points, one from Coconut Road and one from Three Oaks Parkway. The access points will remain in their current locations.

4) location and dimensions of internal roadways;

N/A – There are no roadways proposed. Internal circulation will be maintained.

5) location and dimensions of buildings/structures and parking spaces/areas;

Provided on the conceptual site plan. The location and dimensions of buildings/structures and parking spaces/areas are consistent with the land development code and the approved property development regulations.

6) setbacks and building heights;

Provided on the conceptual site plan. Setbacks and building heights are consistent with the approved property development regulations.

7) boundary of development tract;

Provided on the conceptual site plan. The subject site totals 9.95 acres.

8) adjacent zoning and land uses;

Adjacent land uses are provided on the conceptual site plan as well as enumerated above.

9) buffers and landscape strips required or proposed;

Landscape buffers along the adjacent roadways are existing and will be retained. Additional landscaping proposed for the multifamily portion is shown on the conceptual site plan.

10) open space, including an ongoing tabulation of required open space; and

Minimum Req'd. Open Space in MPD	734 Ac.
Total Indigenous Provided (CO and RO Tracts)	1,305 Ac.
Min. Open Space in The Brooks Town Center	0.995 Ac.

11) detail drawings showing the application of deviations.

No deviations are requested.

Conclusion

The proposed Final Plan Approval is consistent with The Brooks MPD/DRI as the proposed use and proposed development are consistent with the approved and effective zoning resolution. The proposed amendment does not increase density or intensity within the development; does not decrease open space or buffers required by the LDC; does not underutilize public resources or infrastructure; does not reduce total open space, buffering, landscaping, or preservation areas; and does not otherwise adversely impact surrounding land uses.