



**Plaza Del Sol CPD
Zoning Staff
Report for
Planning, Zoning, and Design Board**

PROJECT NAME: Plaza Del Sol CPD

CASE TYPE: Amendment to Commercial Planned Development

CASE NUMBER: DCI2024-002

**PLANNING ZONING AND
DESIGN BOARD MEETING:** June 11, 2024

SUMMARY OF REQUEST

The applicant, **Estero Storage LLC**, is requesting to amend the commercial zoning for one lot in the 38- acre commercial subdivision known as Plaza Del Sol, located north of Corkscrew Road and east of Three Oaks Parkway.

The zoning amendment would allow for the development of a 120-room hotel, a 110,000-square-foot self-storage building, and 18,000 square feet of commercial floor area on the 7 - acre eastern portion of Parcel G. The parcel has been approved for an assisted living facility known as The Phoenix but it was never built.

STAFF RECOMMENDATION

Staff recommends approval with conditions.

GENERAL INFORMATION

Applicant
Estero Storage, LLC

Property Owner
PSL-Echelon Estero LLC

Authorized Agent

Daniel DeLisi, AICP, DeLisi, Inc.

Location

10251 Arcos Avenue, Estero, FL 33928

STRAP Number

35-46-25-E1-3100G.0010

Size of Property

Approximately 7.04 acres (Parcel G is 11 acres)

Surrounding Zoning/Land Use

North- Stormwater pond used for the common water management system for the entire Plaza Del Sol CPD, then Calvary Chapel Gulf Coast church

East- Stormwater pond, then Primrose School of Estero

South- Arcos Avenue, then along Corkscrew Road an AutoZone, Culver's, and Marathon gas station

West- Medical Office, Estero Medical Center Spine and Orthopedic Specialists

Zoning

Commercial Planned Development (CPD)

Comprehensive Plan Land Use Category

Transitional Mixed-Use

Project History

The subject property was rezoned from AG-2 to Commercial Planned Development in 1989 by Lee County under Resolution Z-89-051. In 1994, Resolution Z-94-050 was approved which established a new Master Concept Plan for the original vacated CPD. Resolution Z-03-039 superseded the previous resolution and established Plaza Del Sol CPD.

Subsequent zoning Resolution Z-09-037 amended the CPD to allow the uses of Assisted Living Facilities (ALF,) Continuing Care Facilities (CCF,) and Independent Living Units (ILU,) on Parcel G only.

Plaza Del Sol CPD is comprised of approximately 38 acres, including Parcel G which is approximately 11 acres. In 2016, a Lot Split was approved under LDO2015-E005, which divided Parcel G into a western portion of approximately 4.15 acres and an eastern portion of approximately 7.04 acres.

In 2018, Village Council Ordinance No. 2018 -03 amended the CPD to increase the height to 45 feet (3 stories) and to allow the use of Assisted Living Facilities (ALF.) The Phoenix at Estero, A Phoenix Senior Living Community was proposed but never built.

Public Information Meeting

A Public Information Meeting was held on December 12, 2023. The applicant provided a summary of the proposed project, which is attached. Discussions included the architectural design and parking considerations.

PROJECT DESCRIPTION

Plaza Del Sol is a 38-acre commercial subdivision that has been partially developed over the years with a variety of commercial uses. Several lots are still vacant. Parcel G, the subject of this zoning amendment, is an 11-acre parcel that contains the Estero Medical center on the western portion. The easterly 7 acres is vacant. A lot split was approved by the Village of Estero in 2016 to allow the east portion of Tract G to be separated from the remainder of Tract G.

When the Plaza was initially approved, it was allocated certain uses and maximum square footage limits for each parcel. Parcel G was approved for a variety of commercial uses, but the east half has remained undeveloped. On April 11, 2018, the Village Council approved an additional use of assisted living for the Phoenix project. The project was never developed and has been for sale. The approved uses do not include hotel or self-storage, necessitating a zoning amendment.

This specific amendment to the zoning is for a project with mix of uses: 110,000 sq. ft. of self-storage, 120-room hotel, and 18,000 sq. ft. of commercial use.

STAFF REVIEW

The staff analysis describes the project, Master Concept Plan, Pattern Book, Connectivity, transportation, and other issues along with an Analysis of Comprehensive Plan consistency. The analysis balances all these factors to support the staff recommendation.

Master Concept Plan

The Master Concept Plan shows the following:

- The proposed location of the 120-room hotel on the east side of the site.
- The proposed location of the 110,000 s.f. self-storage facility to the north.
- The proposed location of the 18,000 s.f. commercial area to the west.
- A public outdoor urban greenspace area in the central part of the project.
- Parking areas.
- Pedestrian accessways.
- A type "D" buffer along Arcos Avenue.

Pattern Book

A Pattern Book is required for a zoning amendment and the applicant's new site plan does not conform to the current Pattern Book for the ALF. The proposed Pattern Book includes the Master Concept Plan, architectural elevations and renderings, monument sign details, site lighting, color and material samples, and a landscape design plan.

Architecture

The proposed hotel, self-storage facility, and commercial use buildings feature elements of Mediterranean Revival Architectural style defined by curves and arches, pitched roofs, balconies and porches, and decorative columns.

The architecture seen in the surrounding buildings within the CPD feature various Mediterranean-style elements, earth tone color palettes, pitched roofs, decorative columns, and awnings.

Pedestrian Circulation

The applicant proposes internal connecting sidewalks leading to the buildings, around the commercial area, and to the external roadways.

Monument Sign

A conceptual design for the proposed 10-foot-high monument sign includes cast stone plinth and brick cladding to match the building materials. This sign is proposed to have “internally illuminated letters” and “push-through illuminated tenant names.”

Flood Issues

The site falls within the AE Flood Zone which is the Special Flood Hazard area. Buildings will need to be constructed to meet flood elevations.

Stormwater Management

There is an existing master stormwater management network for the development. Parcel G contains a large stormwater pond on the north side of the parcel, used for the common water management system for the entire Plaza Del Sol CPD

Transportation

The 7-acre site is located internal to the 38-acre Plaza Del Sol commercial subdivision. Access is off Arcos Avenue, the internal access road that connects to Three Oaks Parkway and to Corkscrew Road.

The project was originally approved for 74,766 square feet of commercial use. The new proposal is for a mix of uses including 110,1000 square feet of self-storage, a 120-room hotel, and 18,000 square feet of commercial use. Although the square footage is increased, self-storage is a low traffic generator, so the trips generated by the new proposal would be more than the assisted living use, but similar to the underlying commercial uses originally approved.

The applicant will be responsible for road impact fees at time of building permit, to mitigate the transportation impacts on the external roadway network. In addition, the applicant will have to pay a proportionate share for the traffic signal that has been installed at Corkscrew Road and Puente Lane in this subdivision.

Utilities

Water and sewer are available from Lee County Utilities.

Fire

Estero Fire Department indicated it would provide comments at time of development order.

COMPREHENSIVE PLAN ANALYSIS

The project is in the Transitional Mixed Use Future Land Use category. The category is described below:

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.

Staff Comment: Plaza Del Sol CPD is an older commercial subdivision that has developed as a hodgepodge of commercial uses and unfortunately not as originally envisioned. This proposal will provide an element of mixed-use that is an improvement, and complimentary to the surrounding area.

Staff is recommending a condition pertaining to phasing, to ensure that the project does develop as mixed use and not a single use.

FLU-1.9.1 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.

Staff Comment: This policy includes a review of:

- Traffic and access impacts. A trip generation table provided by the applicant indicates that although more trips will be generated with this proposal than the previously approved ALF, the impact to traffic will be similar to the other approved commercial uses. Self-storage is a low traffic generator.
- Architectural and landscape design reviewed through the provision of a Pattern Book. The proposal includes Mediterranean style elements and an earth tone color palette that are compatible with the CPD and also consistent with the architectural design in the larger commercial subdivision.
- Site planning and interconnectivity are met by the provision of sidewalks, vehicular access points through Arcos Avenue and Corkscrew Road, and a public gathering area. The applicant has proposed a public urban green space area that contains a roofed pavilion with seating, surrounded by landscape.

- Although the permitted square footage for the commercial space will increase, adjacent land uses should not be negatively impacted by this proposal. The proposed uses of self-storage, hotel, and commercial space are compatible to existing businesses within the CPD.

Compatibility

The proposed amendment adds uses that are similar to the surrounding uses within the CPD and along Corkscrew Road. The proposed self-storage facility provides a service to the residential communities west of Three Oaks Pkwy. The self-storage is tucked behind other commercial uses and not on a major roadway. The proposed hotel use is complimentary to the existing restaurants along Corkscrew Road. There are also two existing hotels near the proposed site. Infrastructure for the CPD is existing and the north side of the proposed development houses a storm water pond that is used for the common water management system of the entire CPD. There are no nearby residential uses. The applicant has asked for an increase in height for the hotel, similar to the height of the other two nearby hotels.

DEVIATIONS

The applicant has requested one new deviation in addition to approved deviations.

Deviation 12 seeks relief from LDC Section 3-705 (c), which specifies a maximum building height of 45 feet to allow for a building height of 65 feet for the hotel use only on Parcel G East.

Staff Comment: Although the applicant seeks a deviation to increase the maximum building height, it is not expected to have an adverse effect on the nearby area. The closest residential neighborhood is approximately 1,000 feet away from the subject property. The proposed hotel use is located on the northeast edge of the subject property, well setback from Corkscrew Road and adjacent to a lake area to the east and north. The height requested is similar to the height of the other nearby hotels.

Staff recommends approval of the deviation.

CONCLUSION

Staff has proposed the following findings for the CPD Amendment:

1. The Planned Development Amendment as conditioned will be consistent with the goals, objectives, and policies of the Comprehensive Plan.

Staff Comment: The proposed amendment is generally consistent with the Comprehensive Plan. A mix of uses is provided which meets the intent of the Transitional Mixed-Use land designation.

2. The Planned Development Amendment as conditioned will not conflict with any portion of the Land Development Code.

Staff Comment: The proposed amendment is not in conflict with the LDC in general but does request one deviation from required standards.

3. The Planned Development Amendment will address a community need.

Staff Comment: The proposed self-storage will provide a use for surrounding residential areas.

4. The Planned Development Amendment as conditioned will be compatible with existing and planned uses surrounding the subject land.

Staff Comment: The proposed amendment is mixed-use in an existing commercial subdivision. The additional hotel height is similar to the other two hotels in the area.

5. The Planned Development Amendment will result in a logical and orderly development pattern.

Staff Comment: The proposed amendment is “infill” within an existing commercial development. There is existing development on three sides of the subject parcel with a conservation easement to the north.

6. The Planned Development Amendment will not adversely affect the property values in the area.

Staff Comment: The proposed amendment should not adversely affect the property values in the area.

7. The Planned Development Amendment will 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.)

Staff Comment: The proposed amendment will be served by all public facilities.

8. The Planned Development Amendment as conditioned will not result in significantly adverse impacts on the natural environment, including but not limited to water, air, noise, storm water management, wildlife, vegetation, wetlands, and the natural functioning of the environment.

Staff Comment: The proposed amendment will not adversely affect the natural environment. The subject parcel has already been cleared for development.

9. The Planned Development Amendment is compatible with existing or planned uses in the surrounding area.

Staff Comment: The proposed amendment is for mixed-use development within an existing Commercial Planned Development and is compatible with the surrounding area.

Staff has proposed the following findings for the Deviation:

The proposed deviation for additional height for the hotel will:

1. Be compatible with other hotel height in the area.
2. Not create an undue burden on essential public facilities.

ATTACHMENTS:

- A. Maps – Zoning Map and Future Land Use Map
- B. Master Concept Plan
- C. Zoning Conditions – Proposed Ordinance
- D. Pattern Book
- E. Applicant Submittals:
 - 1) Public Information Meeting Summary
 - 2) Applicant Request Statement