



ESTERO TOWNHOMES EPD REZONE

PLANNING ZONING DESIGN REVIEW BOARD
JULY 9, 2024

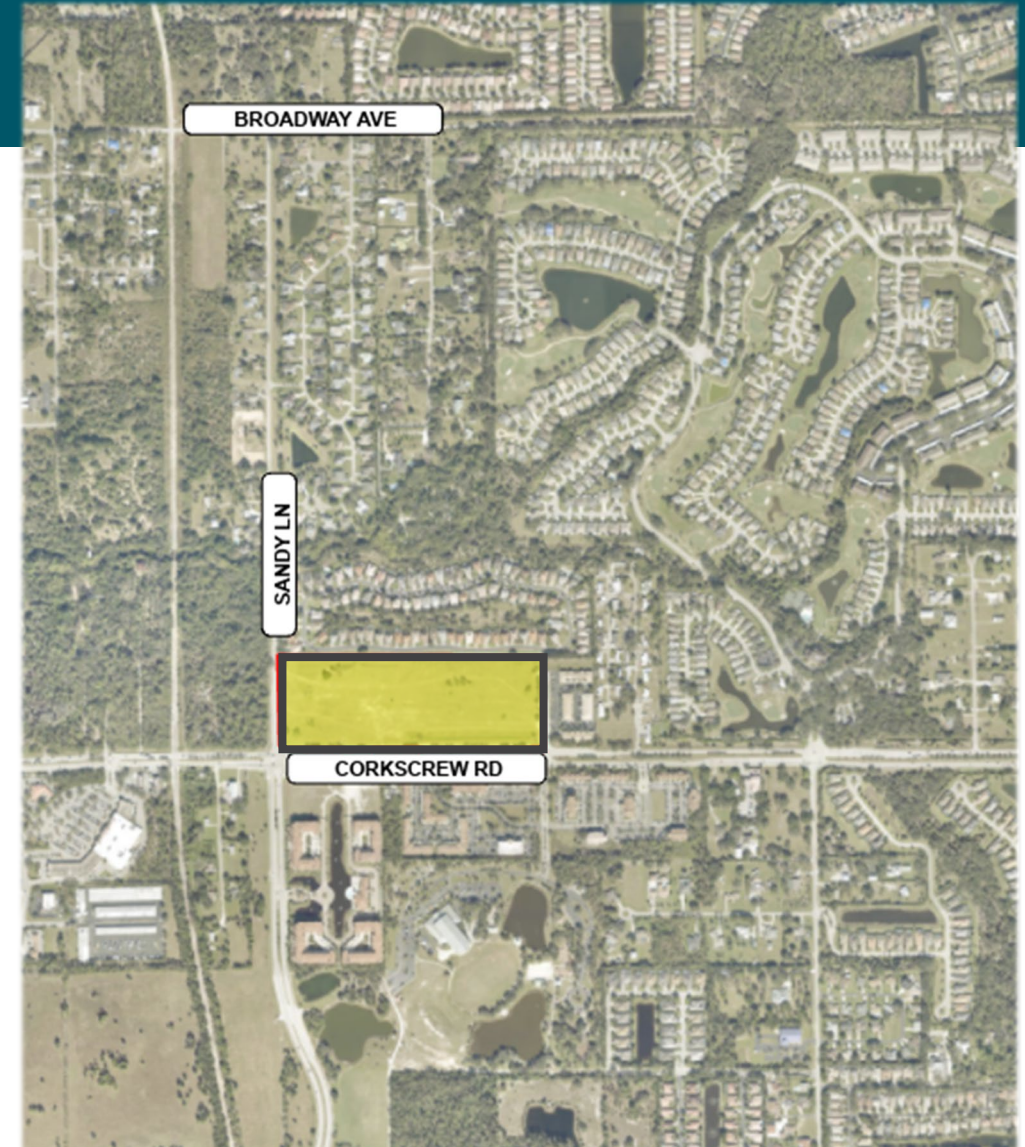
WELCOME & INTRODUCTIONS

- Jim Hepler – Toll Brothers
- Richard Yovanovich & Francesca Passidomo - Coleman, Yovanovich & Koester
- Alexis Crespo, AICP & Sabrina McCabe, PLA – RVi Planning + Landscape Architecture
- Noelle Vilim, P.E. - Atwell
- Norm Trebilcock, AICP, PTOE, PE – Trebilcock Consulting Solutions
- Andrew McAuley– Earth Tech Environmental



PROPERTY OVERVIEW

- ❑ 21.4 +/- acres
- ❑ Northeast corner of Corkscrew Road & Sandy Lane
- ❑ Future Land Use: Village Center
- ❑ Zoning: Residential Planned Development (RPD) for Continuing Care/ALF



REQUEST

Rezone 21.4+/-acres from Residential Planned Development (RPD) to Estero Planned Development (EPD) to allow for 171 townhomes, private on-site recreational amenities and public amenities

Experienced developers of high-quality communities in Southwest Florida



1 Luxury Brand

- 50+ Years as America's Luxury Home Builder
- Fortune Magazine's World's Most Admired Companies
 - #1 Homebuilder 9 years in a row: 2015-2023



100+
Communities Developed

TOLL BROTHERS' COMMITMENT TO QUALITY

REPRESENTATIVE HOME ELEVATIONS



ESTERO TOWNHOMES EPD - REZONE

TOLL BROTHERS' COMMITMENT TO QUALITY

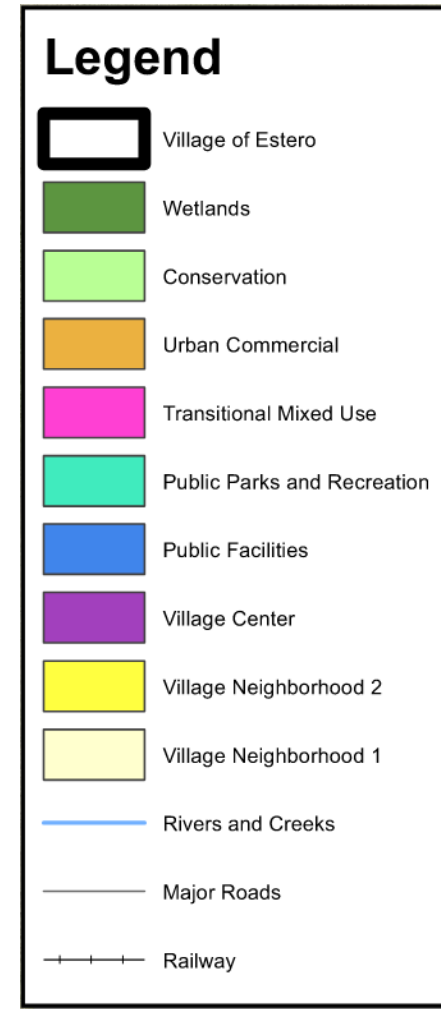
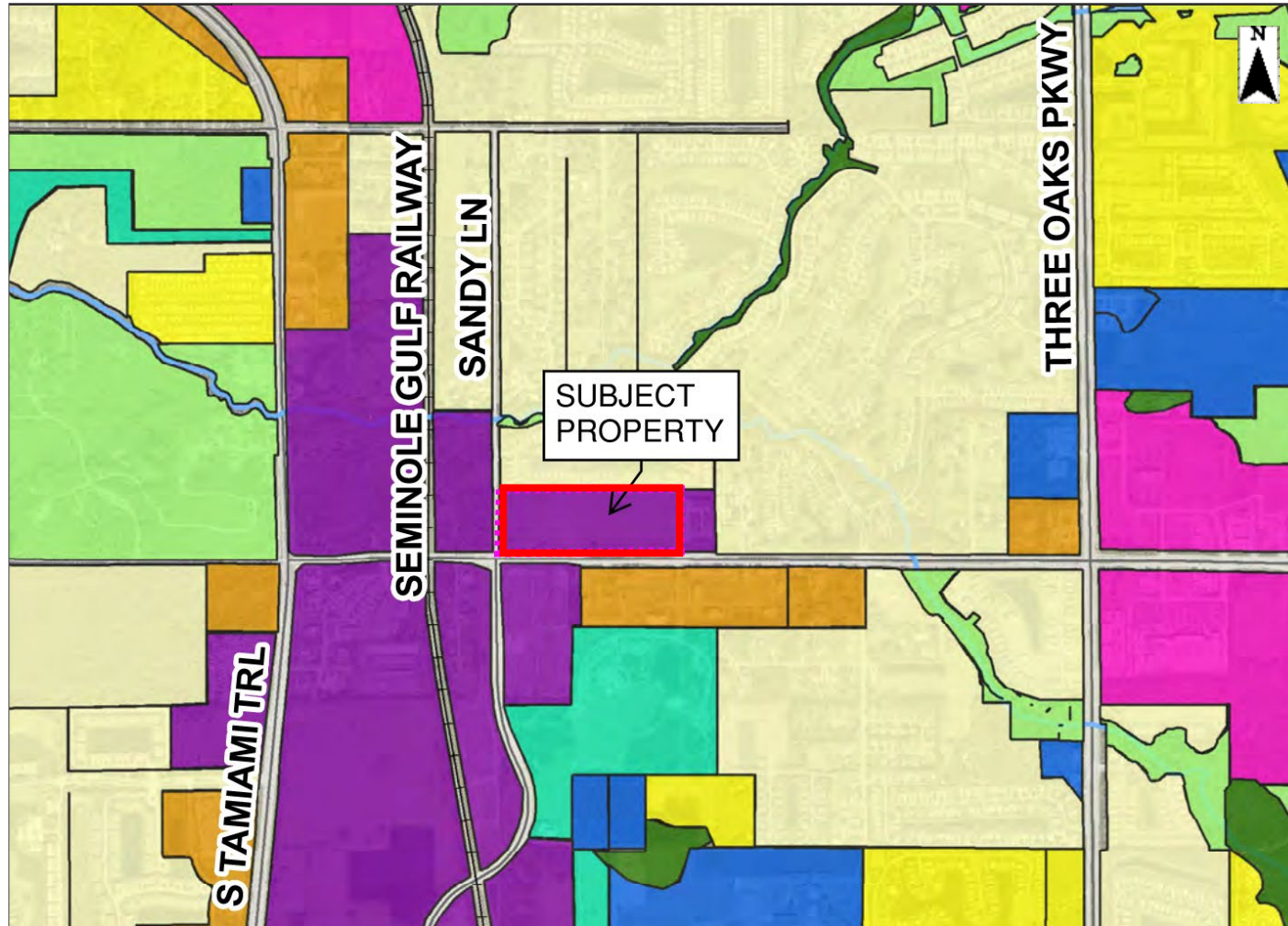
REPRESENTATIVE HOME INTERIORS



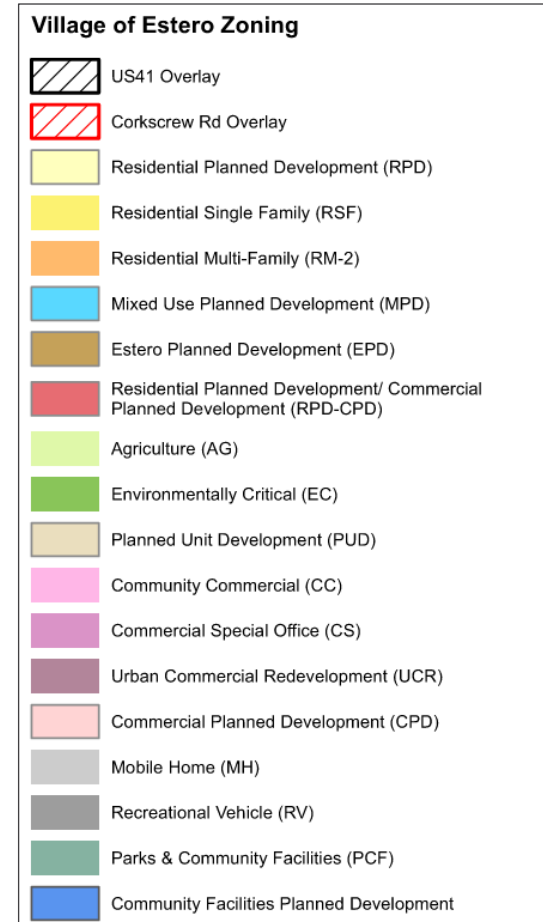
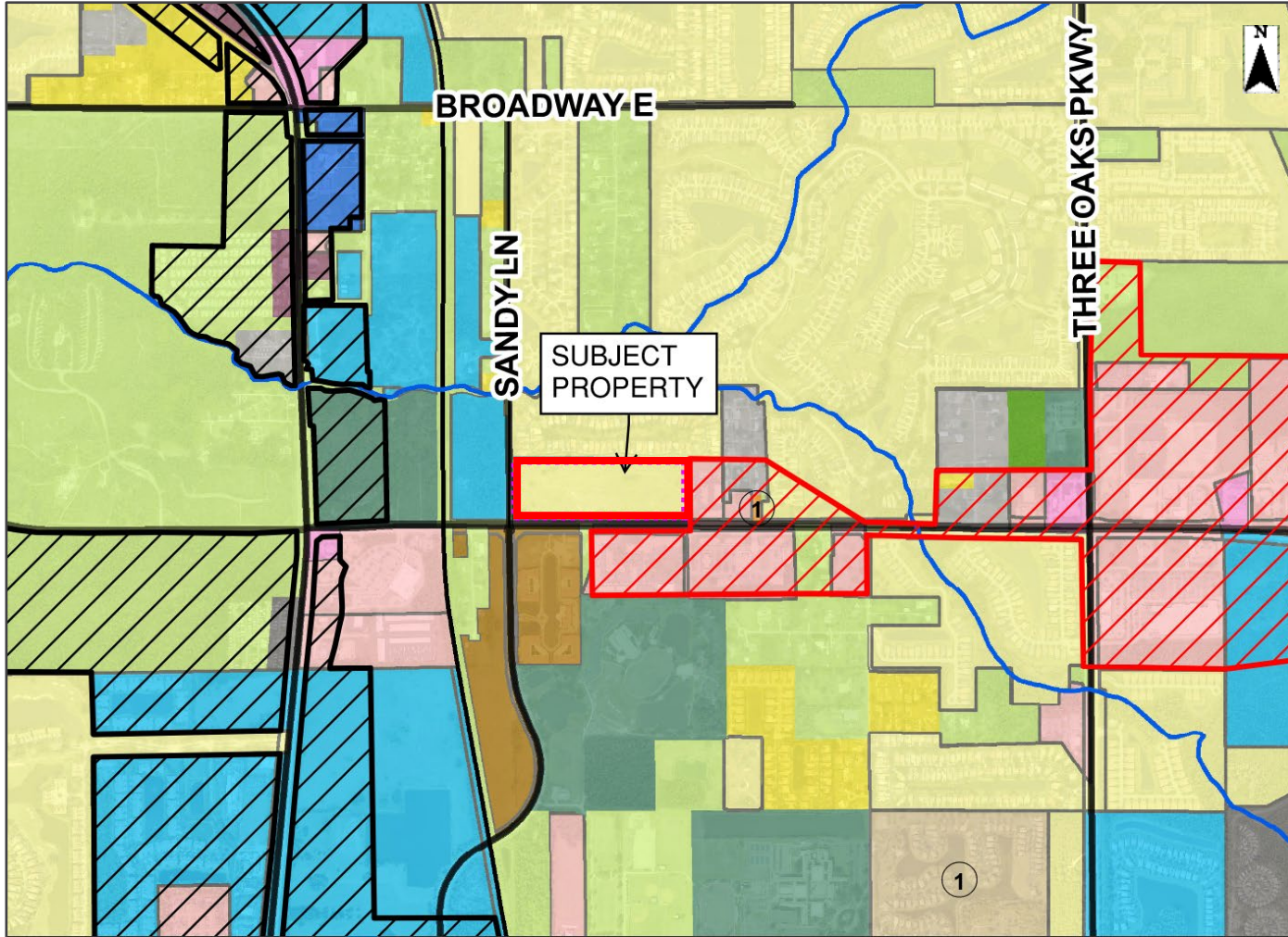
ESTERO TOWNHOMES EPD - REZONE

Toll Brothers[®]

FUTURE LAND USE DESIGNATION

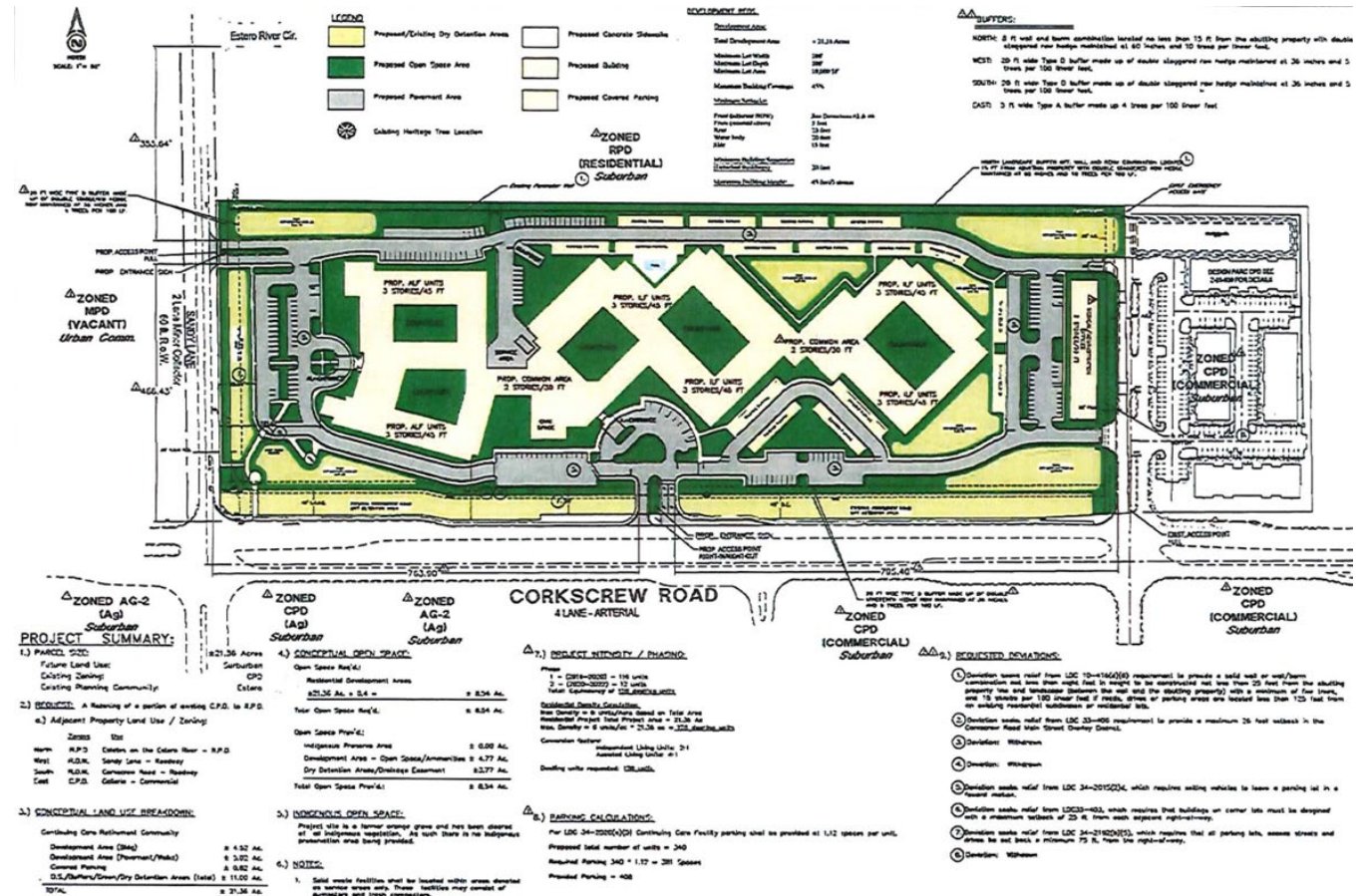


EXISTING ZONING



VOLUNTEERS OF AMERICA RPD

- Approved in 2015, via Ordinance 2015-21 to allow a Continuing Care/Assisted Living Facility
- Maximum of 340 Beds
- Required 15,000 SF Commercial
- Maximum Height of 45 feet/3 stories



APPROVED MASTER CONCEPT PLAN



- CIVIC SPACE
- POOL AMENITY
- PASSIVE & ACTIVE COURTYARDS
- PRIMARY OPEN SPACES, GREEN SPACES, BUFFERING AND ENHANCEMENTS
- FUTURE MEDICAL OFFICES
- SHADED PEDESTRIAN WALKWAYS (OPEN TO THE PUBLIC)
- ENHANCED LANDSCAPE BUFFER SEE EXHIBIT 3

ESTERO CCRC

MASTER PLAN - EXHIBIT

SUMMARY OF EPD REZONE REQUEST

- Rezone to Estero Planned Development per Village Center requirements
- Maximum of 171 Dwelling Units (8 DU/A)
- Maximum Height of 35 feet/2-story
- Enhanced Type "D" buffer with wall and additional/larger plantings along southern property line/Corkscrew Road
- No commercial component resulting in 30% (+/-) decrease in peak hour trips
- Access from Design Parc Lane and Sandy Lane for improved flow on Corkscrew Road
- Public space at southwest corner to enhance sense of place and create beautiful public amenity

ILLUSTRATIVE MASTER CONCEPT PLAN



SUMMARY OF REQUEST VS APPROVAL

	Volunteers of America RPD	Estero Townhomes EPD
Density	340 beds	171 dwelling units
Intensity	15,000 sf	0 sf
Height	45'/3 stories	35'/2 stories
Corkscrew Buffer	Type "D" with enhanced shrubs	Type "D" buffer with enhanced trees
Open Space	8.5 acres	8.6 acres
Public Amenities	None	2 public use areas
Access	Sandy Lane & Corkscrew Road	Design Parc Lane & Corkscrew Road
Traffic/Trip Generation	-----	28% AM Peak Hour & 33% PM Peak Hour Decrease

KEY CHANGES FOLLOWING PIM

- ✓ Relocate & re-envisioned the public amenity at Sandy Lane/Corkscrew Road
- ✓ Relocated the private amenity site to the southwest corner
- ✓ Added an additional public use area at the southeast corner of site
- ✓ Added Internal streetscape enhancements & increased architectural features to beautify community & add visual interest
- ✓ Formalized landscape buffer enhancements to Corkscrew Road, Design Parc & buffer abutting Estates at Estero River
- ✓ Formalized sidewalks and pathways along Corkscrew Road and Sandy Lane
- ✓ Conducted multiple neighborhood meetings with The Groves, Estates at Estero River & Galleria POA

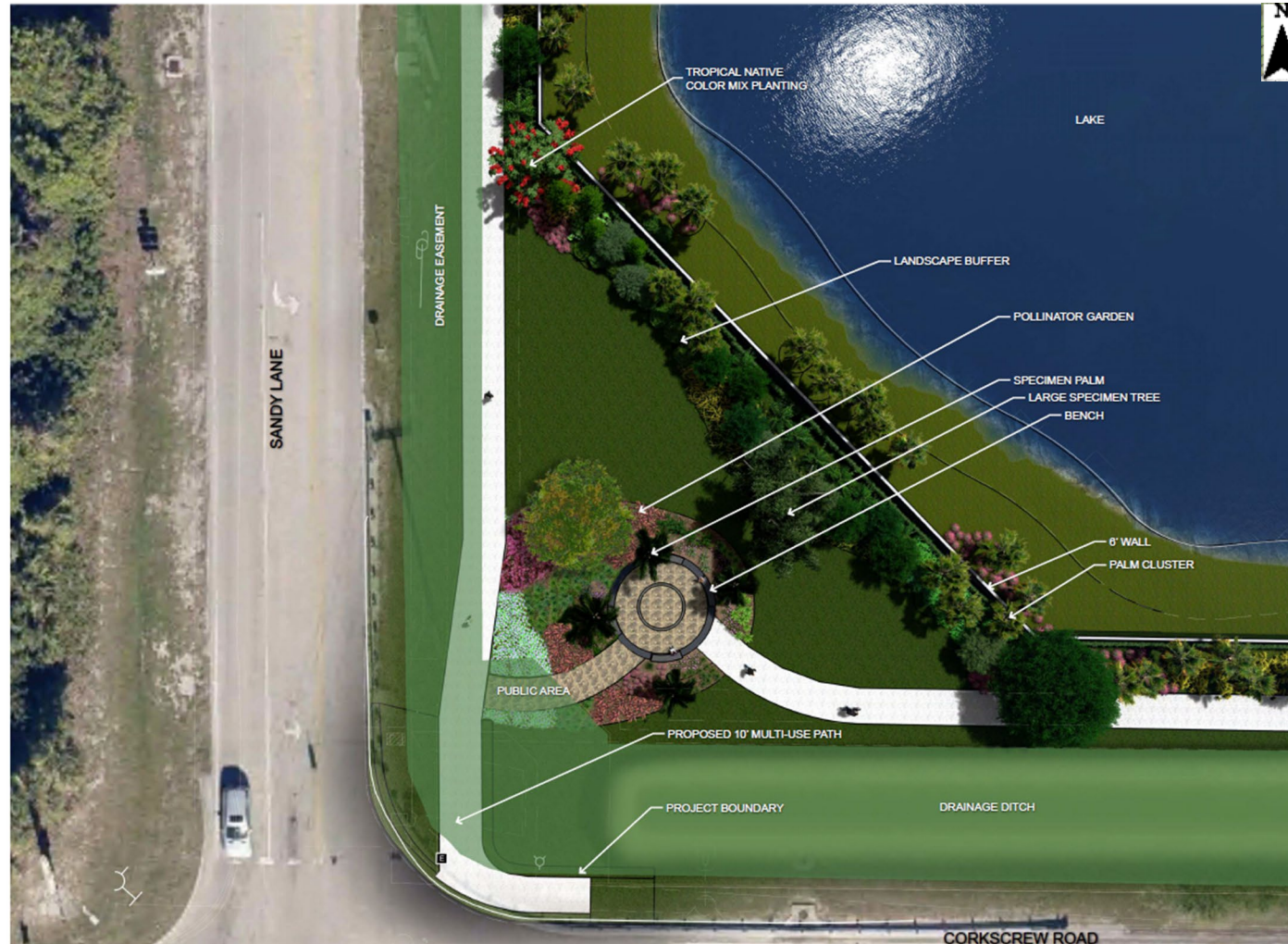
TOWNHOME ELEVATIONS



INTERCONNECTIVITY PLAN



SOUTHWEST PUBLIC AMENITY AREA



ESTERO TOWNHOMES EPD - REZONE

PUBLIC AMENITY DESIGN ELEMENTS



VIEW FROM ESTATES AT ESTERO RIVER



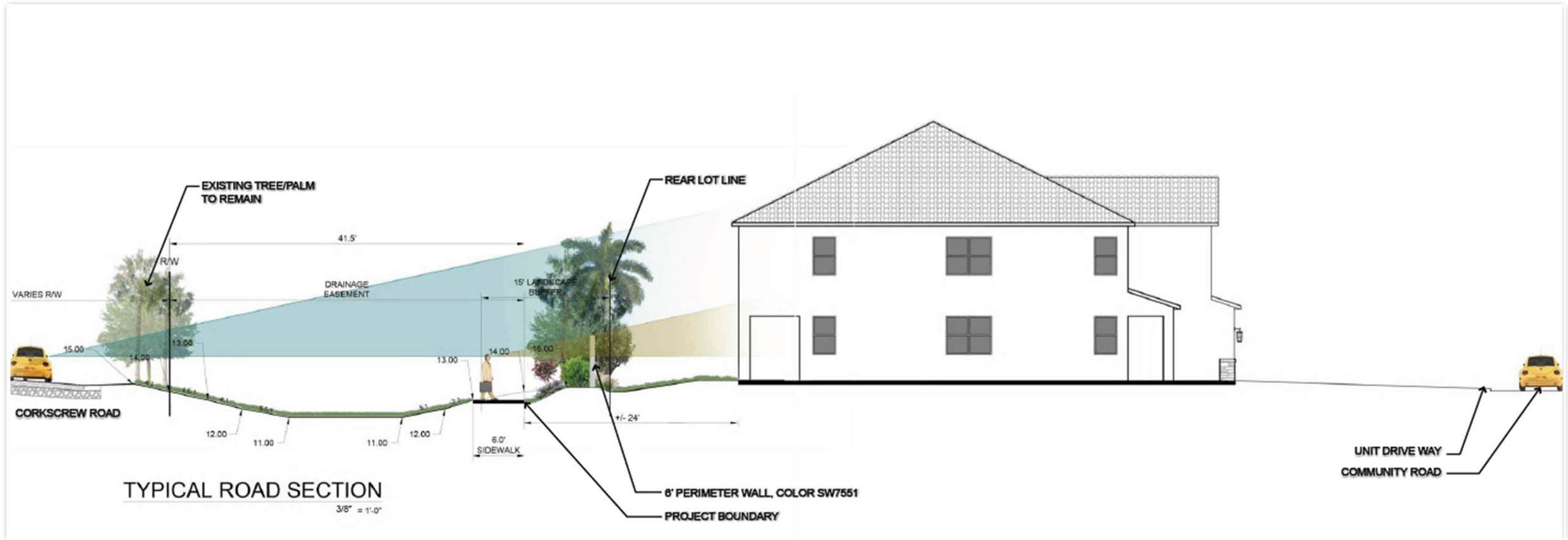
'B' 10' TYPE 'B' BUFFER (THE ESTATES AT ESTERO RIVER)
SCALE: 1" = 20'-0"

VIEW FROM CORKSCREW ROAD



'D' 15' TYPE 'D' BUFFER (CORKSCREW ROAD)
SCALE: 1" = 20'-0"

LINE OF SIGHT FROM CORKSCREW ROAD

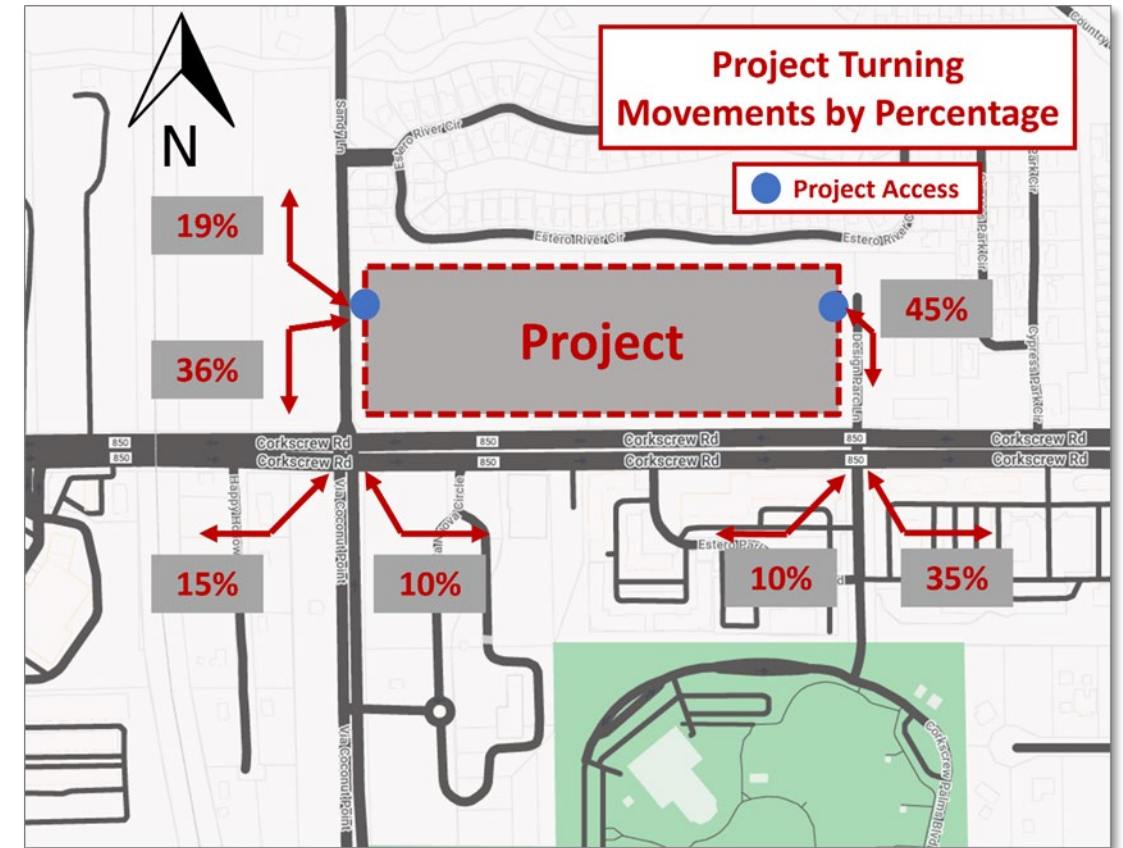


REQUESTED DEVIATIONS

1. 45' wide right-of-way
2. Two (2) dead end streets
3. 15' Type "D" Corkscrew Road Buffer with 6' wall and additional trees/plantings
4. 10' Type "B" Northern Buffer with 6' wall and additional trees/plantings
5. & 6. Locate 50% of required plantings to be located on interior of northern wall
7. Reduced driveway length

TRANSPORTATION

- Overall trip generation reduction to the currently approved development:
 - 28% decrease in AM Peak Hour (reduction of 29 peak hour trips)
 - 33% decrease in PM Peak Hour (reduction of 46 peak hour trips)
- Removes Corkscrew Road access point and a single access on Parc Lane:
 - Prior Corkscrew Road access was a right in/right out on an arterial roadway.
 - Project accesses are on a minor collector (Sandy Lane) and local road Design (Parc Lane).
- Although the prior project had its "primary" access on Corkscrew it had access to Sandy Lane that would have had significant traffic because it provided access to a light.
- Project is not a significant traffic generator for the roadway network.
- There is adequate and sufficient roadway capacity to accommodate the project at buildout.



COMPREHENSIVE PLAN & LDC CRITERIA

- Village Center Future Land Use Category
- FLU-1.11.1: Residential Development Form
- FLU-1.11.2: Residential Development Standards
- HOU-1.1.3: Residential Compatibility
- REC-1.6.1: Public Park Space
- LDC Section 3-707: Estero Planned Development & Tier 1 Density Criteria



CONCLUSIONS

- ✓ Staff recommendation of *APPROVAL*
- ✓ More compatible, less intense and less traffic vs. Volunteers of America RPD
- ✓ Infill, quality for-sale townhome product by trusted homebuilder
- ✓ Public amenity areas and landscaping enhancements
- ✓ Compatible with single-family communities along Sandy Lane
- ✓ Consistent with Estero Comprehensive Plan & LDC