

The Colonnade of Estero

Continuing Care Retirement Community

Village of Estero
Planning & Zoning Board
November 17, 2015



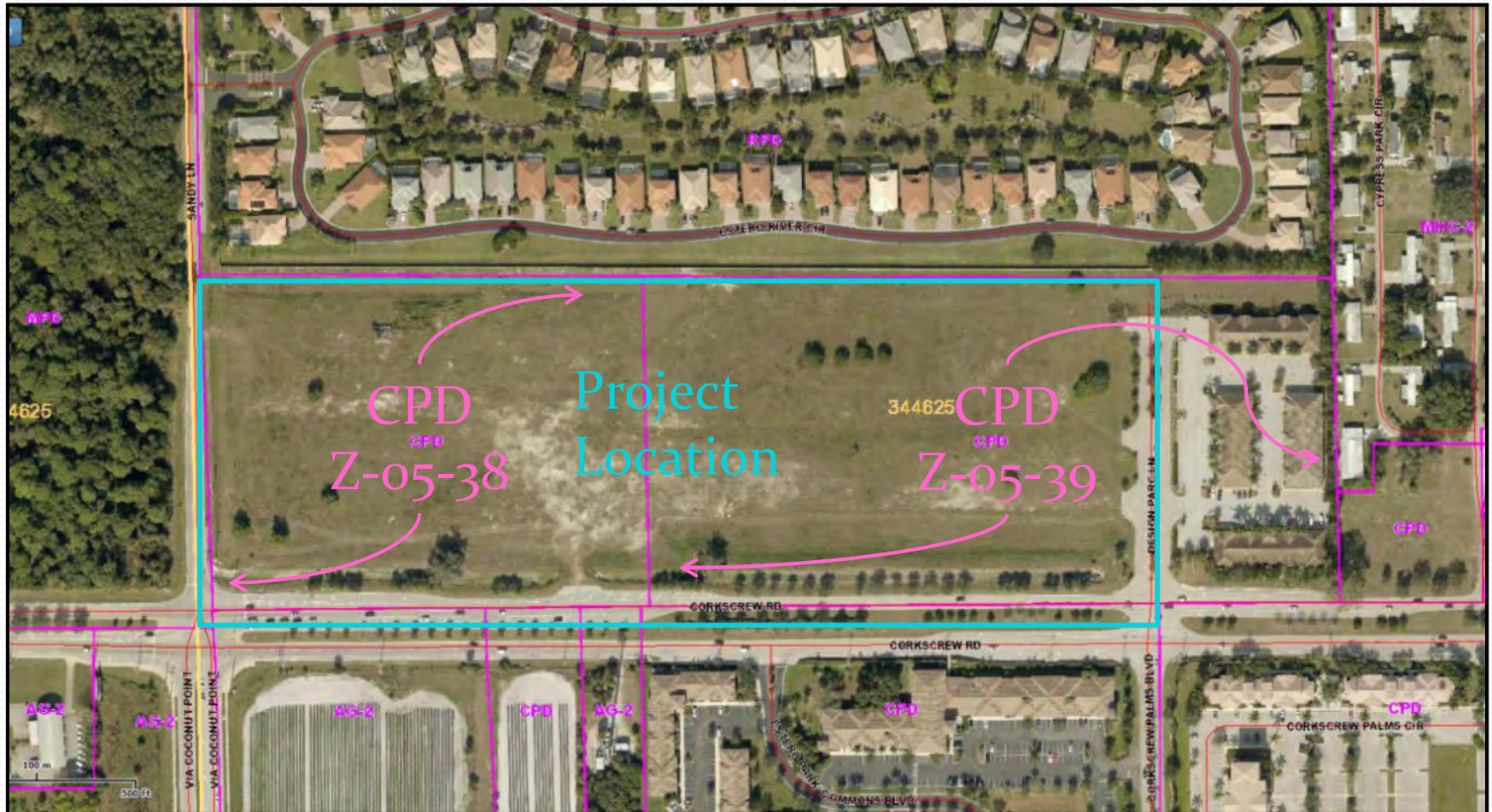
Project Team

- ❑ Kevin Ahmadi, Volunteers of America, Gulf Coast Village
- ❑ Joel Holmes, Greystone Communities
- ❑ Charles Basinait, Land Use Attorney, Henderson Franklin
- ❑ Bob Mulhere, Planning Director, Hole Montes
- ❑ Paula McMichael, Senior Planner, Hole Montes
- ❑ Charlie Krebs, Professional Engineer, Hole Montes
- ❑ Bill Prys, Landscape Architect, Land Architects Inc.
- ❑ Reid Fellows, Transportation Engineer, TR Transportation Consultants

Aerial



Aerial



Approved vs. Proposed

❑ Current Approval:

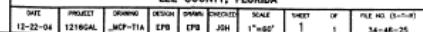
- Z-05-038 (adjacent to Sandy) approved for 100,000 SF Commercial
- Z-05-039 (includes Galleria office park): Approved for 143,000 SF Commercial
 - Approx. 43,000 SF built
- 200,000 SF of commercial office/retail approved and unbuilt

❑ Proposed Project:

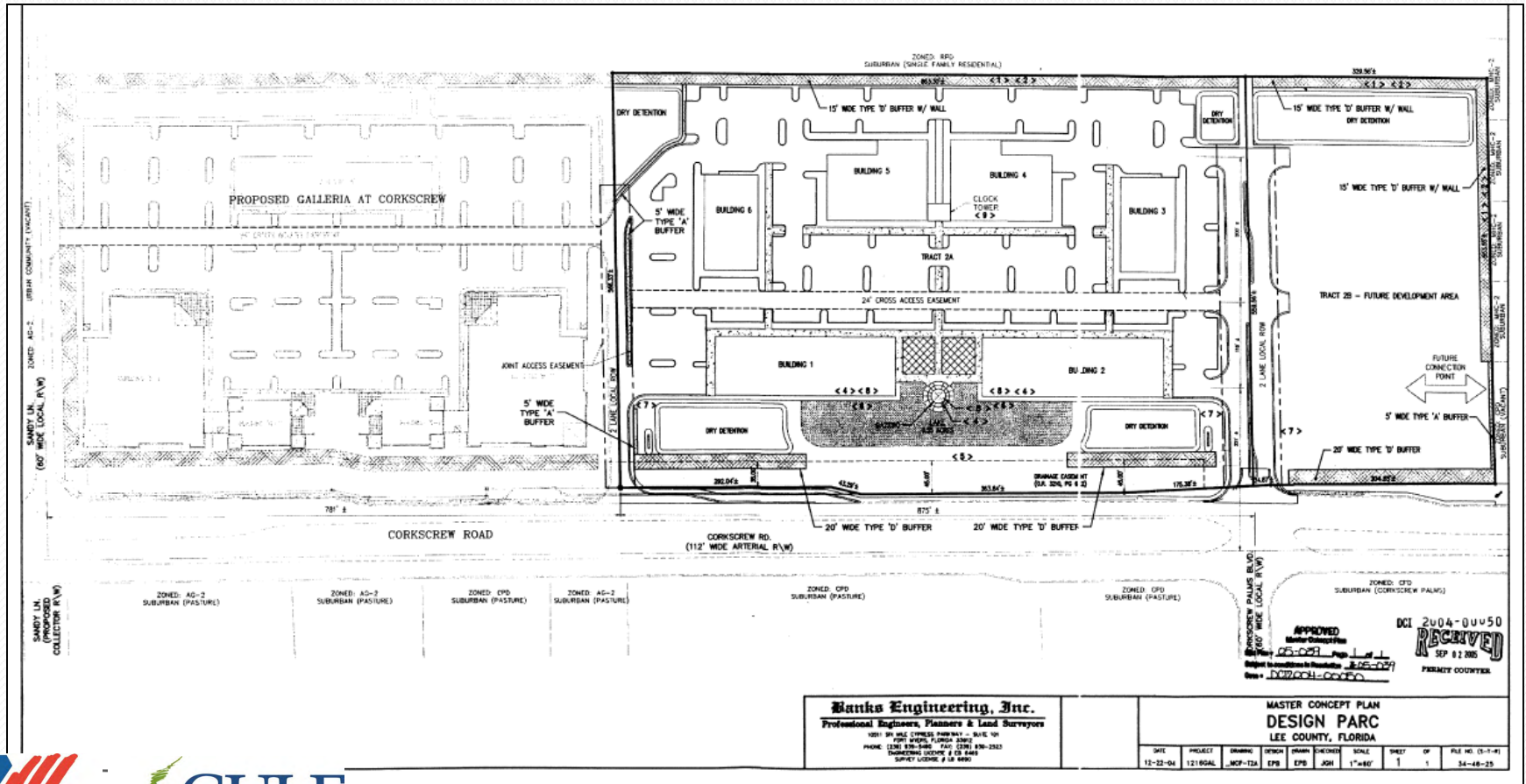
- Continuing Care Retirement Community, max. 340 beds/units
- Medical office, limited to 15,000 SF



The Colonnade of Estero CCRC



Z-05-39 – Design Parc



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**GULF
COAST**
VILLAGE
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Proposed Development

- ❑ Parcel size: 21.36 +/- acres
- ❑ Density: 6 d.u./acre = max. 128 dwelling units
- ❑ Density equivalents:
 - Assisted living/continuing care: 4 beds to 1 d.u.
 - Independent living: 2 beds to 1 d.u.
 - 340 CCRC beds/units
- ❑ Accessory uses:
 - Commercial support uses (e.g. bank, barber shop, convenience store)
 - Medical office (standalone also)
 - Recreation facilities



The site plan illustrates a proposed development along Corkscrew Road, a 4-lane arterial road. The plan includes several key features:

- Proposed Building Layout:** The development consists of multiple interconnected building footprints. Specific areas are labeled:
 - PROP. ALF UNITS 3 STORIES/45 FT (multiple locations)
 - PROP. ILF UNITS 3 STORIES/45 FT (multiple locations)
 - PROP. COMMON AREA 2 STORIES/30 FT
 - PROP. OFFICES/ADMINISTRATION 2 STORIES/20 FT
- Courtyards and Open Spaces:** Several green-colored courtyards and open spaces are interspersed throughout the building layout.
- Parking and Access:**
 - EXISTING PARKING and PROP. PARKING areas are shown along the top and right sides of the site.
 - EXISTING CORKSCREW ROAD DRY DETENTION AREA is located along the bottom boundary.
 - Proposed entrances and access points are marked, including a "PROP. ENTRANCE SIGN" and "PROP. ACCESS POINT RIGHT-IN/RIGHT-OUT".
- Infrastructure and Surroundings:**
 - Corkscrew Road:** Labeled as "CORKSCREW ROAD 4 LANE - ARTERIAL" at the bottom.
 - Zoning:** The area is divided into zones: "ZONED CPD (Aa)", "ZONED AG-2 (Aa)", and "ZONED CBD".
 - Other Features:** Includes a "DUMPSTER", "SERVICE AREA", "CIVIC SPACE", and "EXISTING PERIMETER WALL" along the top.

Dimensions and specific measurements are provided throughout the plan, such as "763.90", "795.40", and "45' D.E.". A note at the bottom right specifies: "20 FT WIDE TYPE D BUFFER MADE UP OF DOUBLE STAGGERED HEDGE ROW MAINTAINED AT 36 INCHES AND 5 TREES PER 100 LF."

Comprehensive Plan Consistency

POLICY 1.1.5: The **Suburban** areas are or will be **predominantly residential** areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to **protect existing** or emerging **residential neighborhoods** ...



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Comprehensive Plan Consistency

OBJECTIVE 2.1: DEVELOPMENT LOCATION.

Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities.



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Comprehensive Plan Consistency

OBJECTIVE 2.2: DEVELOPMENT TIMING. Direct new growth to those portions of the Future Urban Areas **where adequate public facilities exist** or are assured and where compact and contiguous development patterns can be created ...



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Comprehensive Plan Consistency

POLICY 2.2.1: Rezoning and development-of-regional-impact proposals will be evaluated as to the availability and proximity of the road network; central sewer and water lines; community facilities and services such as schools, EMS, fire and police protection, and other public facilities; compatibility with surrounding land uses; and any other relevant facts affecting the public health, safety, and welfare.



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Comprehensive Plan Consistency

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development **minimizes the expansion and construction of street and utility improvements.**



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Comprehensive Plan Consistency

STANDARD 11.1: WATER.

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... **must connect to a public water system** ...*
- 2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the **development must be connected to that utility**. ...*



Comprehensive Plan Consistency

STANDARD 11.2: *SEWER.*

- 1. Any new residential development that exceeds 2.5 dwelling units per gross acre ... **must connect to a sanitary sewer system.***
- 2. If the proposed development exceeds the thresholds listed above and lies within the boundaries of a sewer utility's ... service area ... the development **must connect to that sewer utility** ...*



Comprehensive Plan Consistency

OBJECTIVE 77.3: *New developments must use innovative **open space** design to preserve existing **native vegetation**, provide visual relief, and **buffer adjacent uses** and proposed and/or existing rights-of-way ...*

POLICY 135.6.1: *Housing for special needs is permitted in all land use categories that permit residential development ...*



Comprehensive Plan Consistency

POLICY 19.2.1: Where feasible, provide for the development of walkable mixed-use town centers and economic areas featuring **diverse housing options**; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces ... through ... the following community priorities: ...

c. **Diversify the community's economic base and employment opportunities ...**



Comprehensive Plan Consistency

POLICY 19.2.1 (con.):

... h. Commercial and mixed-use developments will maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage ...

Comprehensive Plan Consistency

*POLICY 19.7.3: The owner or agent applying for Planned Developments ... for ... approval within the Estero Community must conduct **one public informational session** within the community ...*



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Estero Community Plan (Goal 19)

Project complies with the Community Plan by:

- ☐ Providing a “mixed use” design –on-site dining, medical care, and accessory commercial uses such as banking, beauty/barber shop, and a small retail store for the use of residents, along with recreational facilities, freestanding medical office, and civic spaces available for community groups
- ☐ Enhancing pedestrian interconnectivity
- ☐ Complying with desired “Old Florida” architectural style
- ☐ Proposing a more compatible use with the single-family homes to the north



Zoning in Progress

- Resolution No. 2015-22 adopted April 17, 2015 by Village Council
- Some development applications may be temporarily delayed until the adoption of land development regulations to implement the principles of the *Community Planning Initiative Final Report* (Seth Harry Report)
- Project is located on the north side of Corkscrew Road, which is on the edge of affected area.



Zoning in Progress

*“... any application for development approval ... shall be reviewed to determine if it complies with the principles of **compact, walkable, transit supportive, mixed use development**, with an emphasis on **employment, housing, recreational and civic uses**, as more fully envisioned by the January 2015 Community Planning Initiative Final Report, insofar as those applications are also consistent with the Village Comprehensive Plan.”*



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Zoning in Progress

Compact & Walkable

- Improve walkability by providing sidewalks along Sandy Lane and Corkscrew Road
- Improve the pedestrian crossing across Corkscrew Road
- Internal sidewalks provide a pedestrian-friendly design for safe travel through the site
- Integrated into the community, providing sidewalks and civic/meeting space available for community groups



Zoning in Progress

Transit Supportive

- The CCRC will provide a shuttle bus for residents for shopping excursions, off-site medical appointments, and the like, reducing the need of residents to drive themselves.
- Currently there is no bus route on Corkscrew Road. The CCRC will work with the Village to consider improvements in support of transit service as planned bus route expansions take place.



Zoning in Progress

Employment

- Provides jobs for workers in skilled, well-paid, healthcare positions which will help diversify the economy
- Initial phase will create approximately 160 new jobs
- Once open, the CCRC will engage local service providers for maintenance, landscaping, and other third party services integral to the operation of the community



Zoning in Progress

Housing

- Directly meet the need for senior housing/continuing care within the Village identified in the *Community Planning Initiative Final Report*.
- Provides a housing option for the growing senior population to age in place in Estero.



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Zoning in Progress

Mixed-Use Development

- The CCRC provides needed senior housing and can be an important component of an overall mixed-use district in the Village Center.
- CCRC is “mixed-use” in practice, consisting of varying levels of senior housing & care, as well as multiple on-site accessory commercial uses for the use of residents.
- Proposed development plan includes medical office on the eastern edge of the site, which will be utilized by The Colonnade of Estero and the general public, and in turn provides a transition to existing Galleria office park.

Zoning in Progress

Recreational & Civic Uses

- Includes meeting spaces that will be available for community groups
- Senior housing is akin to a civic use, allowing seniors to remain in their communities and close to families, friends, church, doctors, pharmacies, favorite shopping and restaurants. These social activities are vital to social and emotional well-being.



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Community Planning Initiative Final Report (Seth Harry Report)

- ❑ Located on edge of the “Village Center,” north of Corkscrew Road
- ❑ This project meets the principles of the Report by:
 - ❑ Meeting identified need for senior housing/ continuing care
 - ❑ Converting commercial into residential, thereby addressing over-supply of retail/commercial sites (Coconut Point, new Wal-Mart within 1.5 miles)
 - ❑ Complying with encouraged residential development on infill parcels



Community Planning Initiative Final Report (Seth Harry Report)

- ❑ This project is consistent with the Community Planning Report:
 - ❑ Addresses identified need for employment opportunities, providing 160+ FTE employees
 - ❑ Combines wellness, senior housing, and long-term care in a pleasant, walkable environment
 - ❑ Enhances overall walkability of neighborhood through provision of sidewalks, multimodal access, and an open site plan (not gated)
 - ❑ Provides a civic/public gathering space on-site



Community Planning Initiative Final Report (Seth Harry Report)

The Final Report specifically calls for a “Diversity of residential types, serving different housing and care needs ...”

Continuing care retirement community:

- ☐ Independent living
- ☐ Assisted Living
- ☐ Critical Care

Aging at home:

- ☐ In-home care
- ☐ Facilitated care (in-home monitoring, etc.)
- ☐ Home delivery—food/medication/etc.
- ☐ Easy access to transit, or personalized transportation services at low cost.



Requested Deviation 1

- 1) From LDC §10-416(d)(6), which requires, if roads, drives, or parking areas are located less than 125 feet from an existing single-family residential subdivision:
 - Provide a solid wall or wall/berm combination not less than 8 feet in height, not less than 25 feet from the abutting property line;
 - Wall must be landscaped (between the wall and the abutting property) with a minimum of 5 trees and 18 shrubs per 100 linear feet.

To allow:

- A combination berm and wall not less than 8 feet in height, not less than 15 feet from the north property line;
- Landscaped with a double staggered row hedge maintained at 60 inches and 10 trees per 100 linear feet.



Deviation 1 - Justification

- ❑ *Approved previously and is consistent with the buffer constructed on Galleria Office Park to the east.*
- ❑ *The wall & berm have been constructed along the entire northern boundary of the subject site.*
- ❑ *The fifteen foot landscape buffer will be enhanced with additional trees and a double-staggered hedge row between the wall and the adjacent residential areas.*
- ❑ *There is a min. of 60' between development on the adjacent properties.*
- ❑ *The buffer created by the existing open space located within the Estates at Estero River, the enhanced landscaping provided, and the berm and wall, will meet the intent and exceed the minimum requirements of the Code.*



Requested Deviation 2

- 2) From the LDC §33-406 requirement to provide a maximum 25-foot street setback in the Corkscrew Road Main Street Overlay District, to allow a setback of 110 feet maximum along Corkscrew Road for the buildings shown on the approved Master Concept Plan.

Deviation 2 - Justification

- ❑ *The CCRC has a centralized design that allows residences and services to be consolidated and more easily accessible to residents.*
- ❑ *The additional setback will serve to further buffer and protect these residences from the effects of this collector roadway.*
- ❑ *The max. setbacks required by code conflict with the design requirements of a CCRC.*
- ❑ *A 45' wide drainage easement exists along Corkscrew Road, and no improvements can be made within this easement, precluding us from meeting the 25' setback.*



Requested Deviation 5

- 5) From LDC §34-2015 (2)d., which requires exiting vehicles to leave a parking lot in a forward motion, to allow for parking as depicted on the Master Concept Plan.

Deviation 5 - Justification

- ❑ *The 90-degree parking spaces back into an internal roadway, not subject to large volumes of traffic.*
- ❑ *The posted speed limit will be 20 mph or less.*
- ❑ *Traffic calming measures will be constructed, such as raised crosswalks.*
- ❑ *All traffic will exit the subject site and enter public roadways in a forward motion.*

Requested Deviation 6

- 6) From LDC §33-403, which requires that buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way, to allow a setback of 185 feet max. from Sandy Lane and a setback of 110 feet max. from Corkscrew Road.

Deviation 6 - Justification

- ❑ *The CCRC has a centralized design that allows residences and services to be consolidated and more easily accessible to residents.*
- ❑ *The additional setback will serve to further buffer and protect these residences from the effects of this collector roadway.*
- ❑ *The max. setbacks required by code are more consistent with the design of a commercial development.*
- ❑ *A 45' wide drainage easement exists along Corkscrew Road, and no improvements can be made within this easement, precluding us from meeting the 25' setback along Corkscrew Road.*



Requested Deviation 7

- 7) From LDC §34-2192(b)(5), which requires that all parking lots, access streets, and drives be set back a minimum of 75' from the right-of-way, to allow parking lots, access streets, and drives to be set back a minimum of 50' from the right-of-way, as shown on the Master Concept Plan.

Deviation 7 - Justification

- ❑ *The parking will be well-buffered from the adjacent right-of-way within the 50' setback provided.*
- ❑ *Parking is located around the site, to allow easy access to all portions of the building and prevent a disproportionate amount of parking being placed adjacent to the single-family residential development to the north.*

Transportation

- ❑ Trip comparison between approved and proposed uses indicate an over 80% reduction in trips during the workday PM peak hour.
- ❑ Corkscrew Road, Sandy Lane, and Via Coconut will continue to operate at Level of Service (LOS) C.
- ❑ Turn lane improvements will be evaluated at time of local development order.
- ❑ No change in LOS due to the addition of freestanding medical office.
- ❑ No change to the LOS at the intersection of Corkscrew and I-75 due to the rezoning.



Sidewalks

- ❑ Five-foot wide sidewalks provided along Sandy Lane and Corkscrew Road.
- ❑ Improvements to the intersection to allow pedestrian traffic through the site to the existing sidewalk on the south side of Corkscrew Road.

“Old Florida” Design



Image Board
Estero CCRC
Estero, FL

Conceptual Site Plan



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Interior Perspective



ESTERO CCRC

INTERIOR PERSPECTIVE

DATE: 7-16-15



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Buffer – Estates at Estero River



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL AND BUILDING WITH INTERIOR LANDSCAPE

DATE: 7-16-15



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Buffer – Estates at Estero River



ESTERO CCRC

GROUND LEVEL RESIDENTIAL VIEW / WALL, BUILDING INTERIOR LANDSCAPE AND BUFFER

DATE: 7-16-15



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Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL AND BUILDING INTERIOR LANDSCAPE

DATE: 7-16-15



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Buffer – Estates at Estero River



ESTERO CCRC

SECOND STORY RESIDENTIAL VIEW / WALL, BUILDING INTERIOR LANDSCAPE AND BUFFER

DATE: 7-16-15

Planning Conclusions

- ❑ This plan is consistent with Estero Community Plan Goals, Objectives, and Policies.
- ❑ It is designed to comply with the relevant LDC design requirements.
- ❑ It is more compatible with the adjacent single-family home subdivision than the current approved commercial development.
- ❑ Our plan enhances pedestrian connectivity for residents and neighbors, and will be a asset to the Village of Estero.

