

Estero Grande Administrative Amendment

Village of Estero Planning and Zoning Board

January 16, 2018



Aerial Location Map



Project & Amenities

- Estero Grande will provide an upscale housing development for residents with the following benefits:
 - 198 units with a mix of studios, 1-, 2-, and 3-bedroom units
 - Unit size ranges from 639 SF to 1,463 SF
 - Under approved density of 9.6 dwelling units per acre
- Pedestrian connections to adjacent retail to the east of the Project
- Site amenities include:
 - Clubhouse with multipurpose space
 - Outdoor pool and grilling area
 - Volleyball Court
 - Bocce Ball Court or Pickleball Court

Deviation Request

- The request being sought by the Applicant is a deviation from LDC Sec. 34-2020 which states that all multi-family developments must provide two (2) parking spaces per unit as well as an additional 10% for guest parking.

Parking Demand Analysis

- A. Lee County LDC Parking Criteria
- B. ITE Parking Generation for Low/Mid-Rise Apartments
- C. Developer Experience/Comparative Projects
- D. Site-Specific Parking Demand Analysis

Lee County LDC Parking Criteria

- Prior to 2012, Lee County's parking requirements for multi-family developments utilized a more precise space requirement based upon the number of bedrooms per unit.
- In 2012 Ordinance 12-20 effectively removed the sliding scale of parking space requirements based upon number of bedrooms per unit, and applied a blanket requirement of 2 parking spaces per unit, regardless of the number of bedrooms.

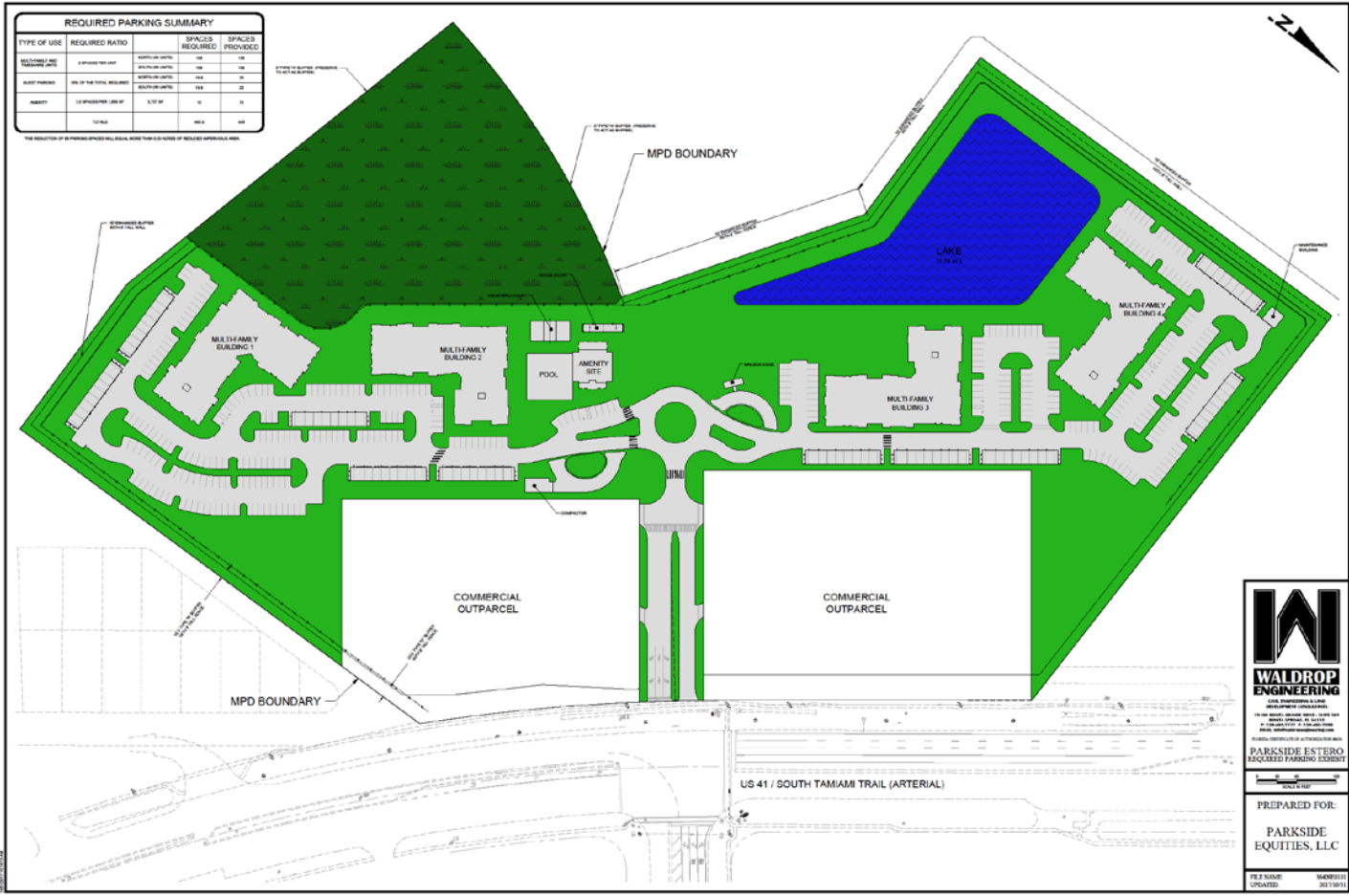
Unit Type	Unit Count	Pre-Ordinance 12-20 Lee County Ratios	Parking Spaces Required
Studio	36	1.25	45
1 Bedroom	42	1.50	63
2 Bedroom	108	1.75	189
3 Bedroom	12	2.00	24
Total Required Parking per Units			321
Total with 10% Guest Parking			354

Calculations

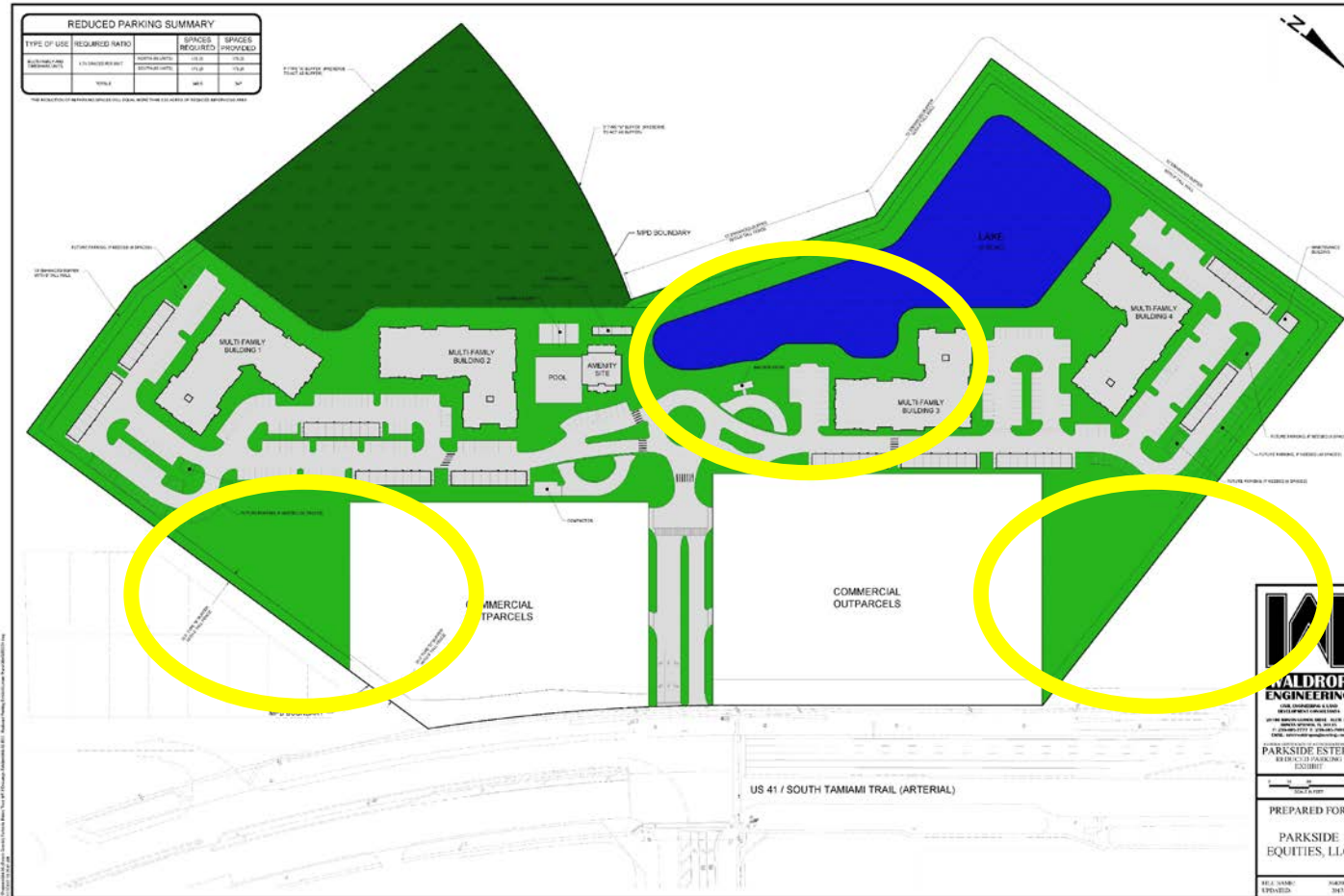
REQUIRED PARKING SUMMARY				
TYPE OF USE	REQUIRED RATIO		SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY AND TIMESHARE UNITS	2 SPACES PER UNIT	NORTH (99 UNITS)	198	198
		SOUTH (99 UNITS)	198	198
GUEST PARKING	10% OF THE TOTAL REQUIRED	NORTH (99 UNITS)	19.8	20
		SOUTH (99 UNITS)	19.8	20
AMENITY	3.5 Spaces per 1,000 SF	3,737 SF	13	13
TOTALS			448.6	449

REDUCED PARKING SUMMARY				
TYPE OF USE	REDUCED RATIO		SPACES REQUIRED	SPACES PROVIDED
MULTI-FAMILY AND TIMESHARE UNITS	1.75 SPACES PER UNIT	NORTH (99 UNITS)	173.25	173.25
		SOUTH (99 UNITS)	173.25	173.25
AMENITY	3.5 Spaces per 1,000 SF	3,737 SF	13	13
TOTALS			359.5	360

2.0 Parking Ratio + 10% Guest



1.75 Parking Ratio



ITE Analysis

- The Institute of Transportation Engineers' research concludes that low/mid-rise apartments in a suburban context averages a peak overnight parking demand of 1.2 vehicles per dwelling.

TYPE OF USE	ITE RATIO	SPACES REQUIRED
UNITS (198)	1.2	237.6
AMENITY	N/A	13 (PER LDC)
TOTAL		250.6

Source: Institute of Transportation Engineers (ITE) Parking Generation Manual, 4th Edition

Developer Experience

- The Applicant has constructed numerous multi-family projects throughout the Southeast United States and has determined that the requested 1.75 spaces per unit will adequately support both resident and guest parking for the community.
- As an owner/operator, the Applicant has a vested interest in providing sufficient parking
- Operation's analysis demonstrates 1.75 parking spaces per unit can successfully serve the community

Project Name	Location	Unit Count	Parking Spaces	Ratio
Amlt Park Creek	Gainesville, GA	176	300	1.7
Georgetown Crossing	Savannah, GA	168	285	1.7
Granby Crossing	Cayce, SC	168	285	1.7
Greenbrier Phase II	Columbia, SC	168	302	1.8
North Park	Atlanta, GA	224	370	1.65
Parkside	Mobile, AL	240	408	1.7
Piper Station	Charlotte, NC	212	360	1.7
Rice Creek	Savannah, GA	240	408	1.7
Sweetwater Creek	Atlanta, GA	156	281	1.8
The Vinings at Duncan Chapel	Greenville, SC	196	353	1.8
The Vinings at Brookfield	Mauldin, SC	224	370	1.65
The Vinings at Roper Mountain	Greenville, SC	196	333	1.7
The Vinings at Spanish Fort	Mobile, AL	240	408	1.7
Walker's Crossing	Knoxville, TN	232	348	1.5
York's Ridge	Charlotte, NC	160	272	1.7
Heights at Allen Station	Allen, TX	348	540	1.55
Heights at Harper's Preserve	Conroe, TX	328	560	1.8
Heights at Lake Forest	McKinney, TX	334	567	1.7
Heights at Old Peachtree	Suwanee, GA	258	438	1.7
Heights at Princeton Lakes	Atlanta, GA	350	600	1.8
Heights at Sugarloaf	Duluth, GA	363	617	1.7
Campfire Crossing	Garland, TX	400	720	1.8

Site-Specific Analysis

- Data from the proposed development demonstrates a unit mix as follows:

TYPE OF UNIT	NUMBER OF UNITS
Studio	36
1 – Bedroom	42
2 – Bedroom	108
3 – Bedroom	12
TOTAL	198

- The unit mix includes a much greater percentage of units in the studio to 2-bedroom range.
- Only twelve (12) 3-bedroom units are proposed

Conclusions

- The approval of this request would generate over a third of an acre of additional open space
- Maximize open space and stormwater management lake/detention.
- Supported by ITE data, and the developer's operational data.

