



MEMORANDUM

DATE: October 14, 2019
TO: Design Review Board
FROM: Mary Gibbs, Director of Community Development
RE: Burger King Workshop
DCI2018-E003

This is a zoning amendment to the Estero Town Center Commercial Planned Development, for a proposed Burger King to be located on a vacant 1.4-acre parcel in the development. The Burger King is proposed to be located on the south side of Corkscrew Road, adjacent to Ruby Tuesday's restaurant.

The zoning amendment was heard by the Planning and Zoning Board on July 16, 2019 and they recommended approval with conditions. The case was scheduled for a "first reading" of the zoning ordinance at Village Council on September 4th. At that time, the Council had several items that they wanted to be addressed prior to their second reading (public hearing). The Council voted to refer the project to the Design Review Board to obtain input on the overall design, site plan, landscaping and Pattern Book. The applicant subsequently scheduled a workshop and has provided a PowerPoint presentation.

The Council requested that the Design Review Board consider their comments including:

- More detail on landscape buffers, particularly on the north side of property, and details on berm.
- Shielding of utilities and mechanical equipment.
- Insufficient detail in Pattern Book, particularly regarding building architecture and colors.
- Deviation to reduce number of parking spaces.
- Stacking at drive thru - need more information.
- Architecture - color scheme, flat surfaces, need for architectural improvements.
- Details of outdoor seating area.
- North and east elevations - plain.
- Details on landscape and lighting not provided in Pattern Book.

Please note that there are overall design guidelines for the Estero Town Center that were approved by Lee County as part of the zoning in 2003. The applicant prepared a supplemental Pattern Book for the proposed Burger King parcel. Both of these documents are attached for your review.

Attachments:

1. Supplemental Pattern Book for Burger King
2. Estero Town Center Design Guidelines, Exhibit D of Zoning Resolution Z-03-032