



DESIGN REVIEW BOARD

Staff Report

PROJECT NAME
Sprouts Farmers Market at Estero Grande
CASE NUMBER
DOS2019-E001
MEETING DATE
June 12, 2019
REQUEST
Development Order and monument sign for a 29,896 square foot grocery store
APPLICANT
George B. Tomlin, GBT Realty Corporation
LOCATION
19990 South Tamiami Trail, west of US-41 in Estero Grande Subdivision
PROPERTY SIZE
3.78 acres
ZONING
Parcel is zoned MPD under Resolution No. Z-14-028. The proposed use, Food Stores, Group I, is a permitted use limited to 30,000 square feet.
PUBLIC INFORMATION MEETING DATES
February 13, 2019 DRB Public Information Meeting and March 13, 2019 DRB Workshop. DO application was submitted on March 15, 2019. PZB approved a five (5) foot setback for the monument sign on May 21, 2019.

Staff Recommendation

Staff recommends approval of the Development Order and the monument sign with conditions. Staff believes the request meets the technical requirements of the Land Development Code.

The Design Review Board should review the project for compliance with general criteria of Ordinance 15-01, and in particular the following facets:

1. Building architecture and colors
2. Site lighting elements and colors, including parking lot poles and fixtures
3. Monument sign
4. Pedestrian and bicycle connectivity
5. Landscaping and buffers for overall design and compatibility with the building and surrounding area

The Design Review Board must review the project's conformance with the general criteria of Ordinance 15-01; that is, the project must be harmonious with the community and proposed developments in the general area, in conformity with good design, contributing to the image of the Village, not of inferior quality, and consistent with the Land Development Code. If the Design Review Board denies the application, it must state its findings regarding the criteria.

Project Summary

This project consists of a 29,896 square foot Sprouts grocery store on a 3.78 acre parcel within the Estero Grande subdivision on the west side of US-41 north of Estero Parkway. The project is bounded by the Cayo De Estero development to the north, US-41 to the east, the Shoppes at Estero Grande to the south and Parkside Estero apartments within Estero Grande to the west. The completion of the Sprouts facility will result in the build-out of the Estero Grande development.

The parcel is zoned MPD within the Estero Grande development which allows Food Stores, Group I limited to 30,000 square feet on this tract. The maximum allowable height is 45 feet. The highest architectural element of the proposed building is 40 feet- 0 inch above grade.

Request

The applicant is asking for approval of a Development Order and monument sign for a proposed grocery store on US-41 within the Estero Grande development. This project was reviewed by the Design Review Board at a public information meeting on February 13, 2019 and later at a workshop to discuss landscaping and architecture on March 13, 2019. Staff has also reviewed the plans in detail. The Development Order plans meet the technical requirements of the Land Development Code. A variance to reduce the monument sign setback to five (5) feet was approved by the Planning and Zoning Board on May 21, 2019. Staff includes Village Staff and an independent Professional Landscape Architect as well as Lee County Utilities, Estero Fire District, Lee Tran, and Lee County Solid Waste Division.

Architecture

Staff finds that the building architecture is consistent with the Pattern Book for Estero Grande and the nearby commercial buildings within the subdivision. As noted previously, the project has been before the Design Review Board for a workshop on March 13, 2019 at which the architecture was reviewed and discussed. Several modifications have been made by the applicant working with staff throughout the review process.

An exterior building paint color schedule is listed on the Exterior Elevations Plan Sheets (see Exhibit A) and colors for the monument sign and the loading dock plan and section are provided (see Exhibit B). Individual color samples will be available on a sample board at the hearing.

Transportation

The project will generate 2,199 new daily two-way trips. The project is located within the Estero Grande subdivision and all external site related traffic improvements were constructed under the site infrastructure development order DOS2016-E003. These improvements included revisions to the signalization at the US-41/Estero Parkway intersection, the addition of a southbound right turn lane and extension of the northbound left turn lane on US-41 and addition of a westbound thru lane on Estero Parkway. The plans for Sprouts include the connection to the access street to Cayo De Estero to the north providing access to the signalized intersection at US-41 and Estero Parkway for the commercial projects to the north. No additional site related traffic improvements are warranted under this DO.

One hundred fifty nine (159) parking spaces are provided (86 are required per Land Development Code Section 34-2020). Nine (9) bicycle spaces are also provided; 8 spaces are required (see LDC Section 33-364).

The proposed facility is bounded by an existing 5 foot wide concrete sidewalk along the east side of the site (within the US 41 Right-of-Way) and an existing 5 foot wide concrete sidewalk along the south side of the site (within the Terra Cap Way Right-of-Way). New sidewalks (and crosswalks) are proposed to provide access to the US 41 and Terra Cap Way sidewalks, the off-site sidewalk to the north (Cayo De

Estero), and the Parkside Multi-family development to the west at three locations (see LDC Section 33-362). The Master Site Plan and Cross Section drawing are provided (see Exhibit D).

A Lee Tran bus stop (Route 140/240) is located on the east side of US-41 (northbound) directly opposite the development as well as one on the west side at Trailside Drive (southbound). Both of these bus stops are within ¼ mile of the project and have adequate facilities as determined by Lee Tran except there is not a bike storage facility at the bus stop on the east side of US-41. A bike storage facility will be provided under this DO to meet that need. Sewer and water service will be provided by Lee County Utilities and include a grease trap, as well as potable water connection and a fire protection water service.

Stormwater

The project drainage is provided by on-site facilities which discharge into the swale which runs south along the perimeter of the Terra Vista subdivision and ultimately below Broadway into the Estero River. Improvements to the Terra Vista swale were made by the Estero Grande developer and were completed this spring. The surface water management system is permitted by the South Florida Water Management District under approved ERP permit number 36-08684-P. All surface water management calculations were also reviewed by Village staff.

The building first floor elevation is proposed at an elevation that is one (1) foot above the 100 year, 3-day storm event elevation (FFE = 18.90' NAVD 88).

Lighting

Consistent with Land Development Code Section 34-625 and the Estero Grande Pattern book, site lighting is provided by LED luminaire fixtures mounted at 20 feet on poles, and wall mounted fixtures at 16 foot height, all bronze color, which produce an average of 1.86 footcandles (fc) illumination in the main parking lot, 2.20 fc in the side parking lot, and 2.34 fc in the rear of the building with no light spillage (0 fc) onto the adjacent residential property. Details of the light poles and fixtures are provided (see Exhibit E).

Landscaping

A 20 foot wide Type D buffer is provided along US-41 to screen the building, a 30 foot wide Type E buffer is provided along US-41 to screen the parking, and a 20 foot wide Type D buffer is provided along Terra Cap Way [see LDC Section 33-351]. The landscaping has been reviewed by an independent Professional Landscape Architect as well as the Village staff. Several changes to the landscaping were made by the applicant working with staff. These changes included limiting the species of the plants and trees in the US-41 and Terra Cap Way buffers to match the existing plantings in the Shoppes buffers to the south; adding a landscape strip along the loading dock wall to screen that area from the US-41 view; continuing the meandering of the US-41 buffer shrubs and staggering the trees in the Type D buffer in front of the building; and adding additional building perimeter landscaping on the front main entry side of the building. Plantings were also included at the base of the monument sign per LDC Section 30-94(i). Landscaping Plans are provided (see Exhibit C).

Exhibits

- A. Architectural Plan Sheets including Perspective Plans Sheets 01, 02, 03, 04 and 05; Entry Seating Area Sheet 06; and Color Keyed Architectural Elevations Sheets 07 and 08 all dated 5/28/2019 [8-1/2" x 11" and 24" x 36" size]
- B. Monument Sign Elevations Sheet 09 and Truck Dock Plan and Section Sheet 10 both dated 5/28/2019 [8-1/2" x 11" and 24" x 36" size]
- C. Site Landscape Plans Sheets including Sheets 1, 2, 3, 4, 5 and 6 all dated 05/24/19 [8-1/2" x 11" and 24" x 36" size]
- D. Site Civil Drawings including Master Site and Signage Plan Sheet 4 and Cross Sections Plan Sheet 9 both dated 05/24/19 [8-1/2" x 11" and 24" x 36" size]

- E. Outdoor Electric Fixtures and Light Pole 749 Series Catalogue Sheet [8-1/2" x 11" size]
- F. Exterior Paint and Materials Color Sample Board (to be provided at hearing)