



DESIGN REVIEW BOARD

Staff Report

PROJECT NAME
AutoZone #6874
CASE NUMBER
DOS2019-E002
MEETING DATE
February 26, 2020
REQUEST
Development Order and monument sign for a retail auto parts store with 7,381 square feet of floor area.
APPLICANT
Timothy Goddard, Vice President of Store Development, AutoZone Stores LLC
LOCATION
10250 Arcos Avenue off Corkscrew Road and Puerto Way in the Plaza Del Sol subdivision
PROPERTY SIZE
1.86 acres
ZONING
Parcel is zoned CPD-Commercial Planned Development under County Resolution Z-09-037 and the proposed use (Auto Parts Store [no outdoor display or storage]) limited to 18,000 sf is allowed under that resolution.
PUBLIC INFORMATION MEETING DATES
The DRB conducted a Public Information Meeting on April 10, 2019

Staff Recommendation

Staff recommends approval of the Development Order and monument sign. 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 retail auto parts store building with 7,381 square feet of floor area on 1.86 acres of land along Arcos Avenue off Puerto Way and Corkscrew Road west of I-75 and east of Three Oaks Parkway in the Plaza Del Sol subdivision. The project is bounded by Culver's restaurant to the east, Corkscrew Road then the Estero Town Commons development (with Lowe's store) to the south, Puerto Way and then vacant property in the Plaza Del Sol subdivision to the west, and Arcos Avenue then a medical office building and the Phoenix Continuing Care Facility [under construction] to the north.

The parcel is zoned CPD within the Plaza Del Sol subdivision. Resolution Z-09-037 governs the allowed land uses for this site. This resolution allows an auto parts store on this tract (Parcel E). The maximum allowable height is 35 feet or two (2) stories. The highest architectural element of the proposed building is 27 feet-10 inches above grade.

Request

The applicant is requesting approval of a Development Order and a monument sign for a proposed retail auto parts store building located off Corkscrew Road in the Plaza Del Sol subdivision. The project was reviewed by the Design Review Board at a Public Information Meeting on April 10, 2019. Staff has also reviewed the plans in detail. Staff includes Village Staff as well as Bonita Springs Utilities, Estero Fire District, Lee Tran and Lee County Solid Waste Division. The Development Order plans, including the monument sign, meet the technical requirements of the Land Development Code.

Architecture

Staff finds that the building architecture, which is Mediterranean style, is consistent with most of the nearby commercial buildings within the subdivision. As noted previously, the project has been before the Design Review Board for a public information meeting on April 10, 2019 at which time the architecture was reviewed and discussed. The architecture has been approved by the Plaza Del Sol Property Owner's Association which found the plans to be in compliance with the property owner's association design requirements. An exterior building paint color schedule and materials sample board will be provided at the hearing and colors for the building are provided in the applicant's presentation along with elevations of all four sides of the building as originally proposed and revised based upon review comments. Elevations and colors of the trash enclosure are also provided.

Monument Sign

The proposed monument sign is located at the corner of Corkscrew Road and Puerto Way. It measures 12' -4" in overall width and 8' -6" in height including a 2' -2" high base. It contains square end corners which provide architectural element along with the masonry accented base. The sign contains the AutoZone identification which is internally illuminated to show only the sign letters and logo accent at night. The sign and sign colors are shown on sheet number 1.0 of the applicant's drawings.

Transportation

The project will generate 401 new daily two-way trips. The project is located within the Plaza Del Sol subdivision and all external site related traffic improvements were constructed under the site infrastructure development order DOS2000-00045. These improvements included the construction of Arcos Avenue, Quente Way, Puerto Way and Puente Lane. Intersection improvements (turn lanes) were also constructed at the intersection of Corkscrew Road and Puente Lane, Corkscrew Road and Puerto Way and Three Oaks Parkway and Quente Way. All of these turn lanes exceed the minimum standards for these intersections. Signalization of the intersection of Puente Lane and Corkscrew Road (opposite the Lowe's entry) is warranted and scheduling is in progress. The subject parcel, as part of the Plaza Del Sol development, is required to make a fair share contribution toward the traffic signal cost. No additional site related traffic improvements are warranted under this DO.

Corkscrew Road is currently operating at LOS = "C" but is anticipated to operate at LOS = "F" in the future. However, FDOT interim improvements which are underway to add dual left turn lanes for I-75 access are anticipated to improve the operation to LOS = "C" to year 2030 when further improvements will be needed.

Forty-one (41) parking spaces are provided (30 are required per Land Development Code Section 34-2020). Two (2) bicycle spaces are also provided (see LDC Section 33-364).

The proposed facility is bounded by an existing 8 foot wide concrete sidewalk along the north side of Corkscrew Road as well as a 5 foot wide concrete sidewalk along the south side of Arcos Avenue. A new sidewalk is proposed along the project frontage on Puerto Way to connect the existing sidewalks on Corkscrew Road and Arcos Avenue. Pedestrian connections are provided to/from the building and the perimeter sidewalk as well as the parking lot and to the Culver's restaurant site to the east. The Proposed Site Plan and Connectivity drawing are provided in the applicant's presentation.

The nearest Lee Tran bus stop (Route 60E, stop #460) is located on the south side of Corkscrew Road east of Corkscrew Commons Drive. The bus stop is equipped with a bike rack, sign and concrete slab and is ADA accessible. The location is accessible by sidewalks from the subject development. No additional facilities are required for this development (see LDC Sec. 10-442).

Stormwater

The proposed project features development of the 1.86-acre parcel by constructing a ±7,381 SF retail auto parts facility with supporting site infrastructure. Runoff from the site is conveyed via sheet flow and catch basins to the existing Plaza Del Sol master system dry detention areas located at the north end of the subdivision. Water quality pretreatment is provided on site by 4,000 SF of dry detention area which also acts as a conveyance for the road drainage to the larger dry detention area and existing stormwater pond on Tract "I" of the subdivision. The infrastructure for the master system was constructed under SFWMD permit #030819-4 and Lee County development order DOS2000-00045. The project discharges to the Estero River via the Corkscrew Road swale. The proposed surface water management system design and calculations have been reviewed by the Village staff and a SFWMD ERP modification is pending and must be approved prior to the start of any construction.

The proposed finished floor elevation is 18.50' NAVD which is more than one foot above the 100 year 3 day storm elevation of 17.47' NAVD.

Lighting

Consistent with Land Development Code Section 34-625, site lighting is provided by architectural LED luminaire fixtures mounted at 25 feet on 5 inch square steel poles, and wall mounted architectural fixtures, all bronze color, which produce an average of 1.2 footcandles (fc) illumination over the entire site with higher illumination in the main parking lot (minimum 1.8 fc; maximum 7.2 fc) with no light spillage (0 fc) measured at 10 feet onto the adjacent property. Details of the light poles and fixtures are provided on Sheet LP2 of the engineering drawings. The surrounding area has a mixture of different styles of poles.

Landscaping

A 20 foot wide Type D buffer is provided along Corkscrew Road, Puerto Way, and Arcos Avenue to screen the parking and building. A 5 foot wide Type A buffer is provided along the east property line to separate the commercial uses. Landscaping is provided in the vehicular use areas per the LDC and building perimeter plantings are also provided. The detention areas to the north of the building are also landscaped with herbaceous plants. Plantings were also included at the base of the monument sign per LDC Section 30-94(i). Landscaping Plans are provided in the applicant's presentation.

Comprehensive Plan

The property is located in the Transitional Mixed Use land use category. These areas include the former General Interchange category. Transitional Mixed Use areas are expected to include a broad mix of uses including residential and commercial, to foster live/work/play environments. An AutoZone use fits better in the former General Interchange category; however, the zoning is already in place to allow this use, and the area has been developed with a mixture of Interchange type uses. The applicant has made an effort to comply with the intent of the mixed use category by providing complementary architecture, landscaping and design, with additional sidewalk connectivity. In addition, a public gathering area is also proposed near the corner of Corkscrew Road and Puerto Way. This area contains benches for seating and landscaping including a tree planter to provide shade (see LDC Sec. 33-113).