

THE VILLAGE OF ESTERO

Via Coconut: Rezoning to Tier 3



August 23, 2016

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- Master's Degree Urban & Regional Planning - George Washington University
- Certified by American Institute of Certified Planners
- Thirty years of experience
- Written numerous zoning codes and land development regulations
- Recognized expert in zoning and land use matters

Location: 19.31 Acres



Land Use:
Former: Suburban
Current: Village Center

Zoning:
Agricultural District (A-2)
and
Community Facilities

Request: Rezoning

- Land Use: Village Center
- Re-zone to Estero Planned Development, Tier 3
- 297 units and 30,000 SF of commercial
- 15.38 units/acre
- 45-foot height maximum





Corkscrew Road



Via Coconut Point



Estero Community Regulations: Chapter 33

Encourage:

- Mixed-use developments
- Interconnectivity
- Pedestrian activity

Achieve unique, unified, and pleasing:

- Architecture
- Landscape architecture
- Site planning
- Signage

Estero Planned Development Zoning District:

Goals:

- Create socially vital centers
- Support business both big and small
- Create safe neighborhoods and streets
 - Attractive for pedestrians and bicyclists
- Preserve community history
- Preserve and protect environment

Standards (basis for rezoning)

- Streets
- Accessibility
- Street Design
- Lots and Blocks
- The Visual Edge
- Architecture
- Quality of Buildings

Rezoning Criteria: Performance-based

Criteria established in Sec. 33-502

1. Ensure public space is accessible both physically and socially	7. Ensure street design calms traffic and protects pedestrians
2. Ensure public space is connected and walkable	8. Create a network of local streets with a variety of lots and blocks
3. Emphasize the human scale over the automobile	9. Define the visual edge of public streets via sidewalks, setbacks, and building facades
4. Balance private property interests and property rights with public goals	10. Include architectural variety and unique design approaches
5. Ensure all streets are part of a connected, continuous street network that encourages mixing of uses	11. Ensure adjacent buildings and public spaces share similar characteristics
6. Ensure street design favors pedestrians	12. Ensure building design and construction is cognizant of SW Florida's unique climate

Tier 3 Standards:

	Density	Height
Base	Up to 15 du/ac	60 feet
Incentive	15.1 to 20 du/ac	70 feet

- Builds on Tier 1 and 2 requirements
- Increasingly urban and mixed-use neighborhoods
- Greater mix of uses
- Gathering Places
 - Defined and thoughtfully designed “third places”

Definition of Mixed-use:

“Complementary uses of land generally within a walkable distance from one another. Complementary means uses are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or inhospitable route. Complementary uses are the opposite of conflicting uses, for example industrial uses or commercial uses that have features near residential uses which could negatively impact the quality of life or interfere with the quiet enjoyment of such residential uses. . . . These uses may be combined within the same mixed-use building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance.”

Additional Standards:

Architectural Diversity and High Quality Development:

- Combine different but compatible uses by unified form and design rather than separation of uses
- Architectural variety and unique design approaches
- Compatibility of unique designs with surrounding properties
 - Encourages to share some of the characteristics of neighbors

Pattern Book Requirements:

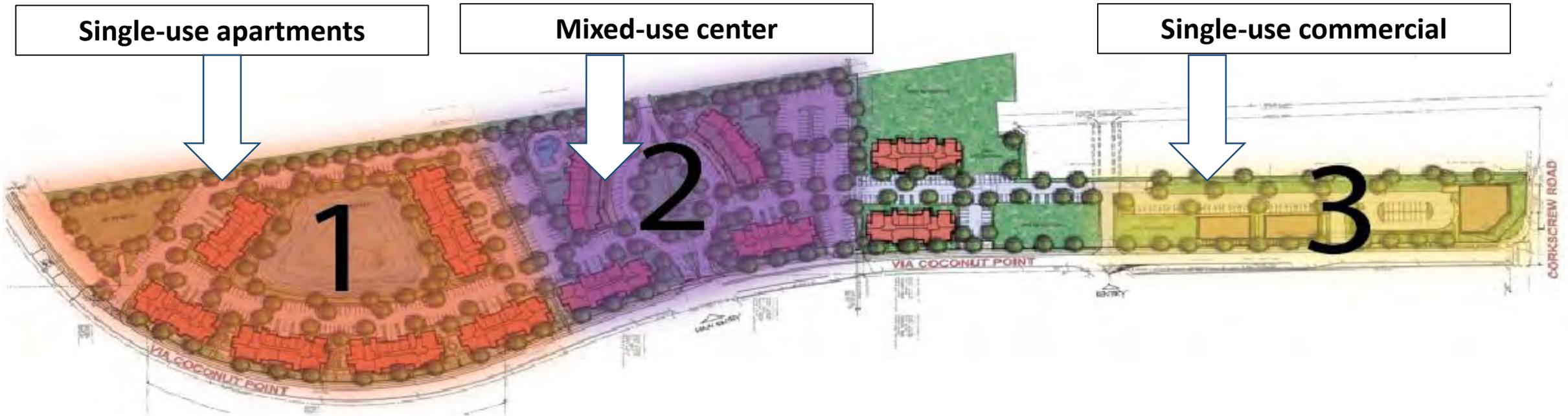
- Streets and street appurtenances
- Public vs. Private Streets
- Connecting Streets
- Street Standards
- Utilities along streets
- Lots and blocks
- Surface water management
- Visible edges

Does Not Meet Requirements:

Findings:

1. Site plan is suburban, not urban
2. Does not meet mixed-use definition
3. Vehicular, not pedestrian-oriented development
4. Open spaces do not create community focus
5. Does not incorporate unique design or relate to surroundings

Three Distinct Components:



- Only 2 of 15 buildings incorporate vertical mixed-use
- Single-use commercial does not relate to remaining development (cannot be considered horizontal mixed-use)
- Multiple access-control points emphasizes disjointedness

Suburban Development Typology:

- Dominated by surface parking lots
- Vehicular networks emphasized over pedestrian networks
- Does not create a demand for pedestrian activity desired in Tier 3
- Interrupted pedestrian networks
- Lacks unique design and unification with surrounding developments
- Applicant indicates concerns regarding viability of mixed-use center
 - Location is particularly difficult

Disconnected Open Space:

- Tier 3 requires thoughtfully designed open space to serve visitors
 - Open space networks should be planned first, then framed by development to create defined places.
- Village Green was designed as an afterthought
 - Not originally planned with initial submission
- Passively designed, with little consideration of user and functionality
 - Location (middle of traffic circle)
 - Programming (benches and a pergola - only for sitting)
- Dry retention areas lack design consideration and connections

Inconsistent with Sec. 33-100 Design Standards:

- Established to stimulate creative project design and foster compatibility.
- Submission appears to be inconsistent with several of the standards.
(Can adjust at time of site plan submission, but could result in major changes)

Design Elements

- Waterbody location and configuration
- Location and treatment of service areas
- Location and treatment of lighting
- Architecture design, style and linkages
- Public area activities
- Parking area design
- Transit facilitation

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