ADD2020-00121 Lee County ePlan

BANKS ENGINEERING

Professional Engineers, Planners & Land Surveyors

Granada Lakes Commons CPD
f/k/a Alico Lakes Plaza

Administrative Amendment to Planned Development

Narrative of Request

Request Summary

The applicant is requesting a minor administrative amendment to the approved Granada Lakes Commons Commercial Planned Development (CPD), f/k/a Alico Lakes Plaza, to simply add Warehouse, Private to the schedule of uses. The proposed use is similar in nature and equal to or less intense to the uses already approved for the planned development. The site is located within the Mixed-Use Overlay, furthering the appropriateness of the request. No revisions are necessary or proposed to the Master Concept Plan and the request will not result in any change to the impacts analyzed as part of the existing approval.

Background

The subject property is 2.28± acres located at 6850 Granada Lakes Drive, with access to Alico Road via Granada Lakes Drive. The CPD was originally approved by Z-87-179 on January 25, 1988 and has been amended multiple times by:

- Z-91-113 - approved March 16, 1992 - reaffirmation of the vacated MCP
- ADD2018-10044 - approved January 18, 2019 - Added Warehouse, Mini and Warehouse, Public to the Schedule of Uses; addition of Deviations 9, 10 and 11

The subject property is located in the Urban Community future land use category within the San Carlos Planning Community and is located within the Mixed-Use Overlay.

This site is currently undeveloped.

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LDC Consistency/Minimal Modification

LDC Section 34-377(a)(5) in part provides that applications for administrative approval will be processed as administrative amendments in accordance with Section 34-380. This section also states that administrative amendments may be granted by the Director upon a finding that public health, safety, and welfare will not be adversely affected by the request. LDC Section 34-380(b) provides that the Director may approve any change to the development that does not increase height, density or intensity (i.e., number of dwelling units or quantity of commercial or industrial floor area) except as permitted in Chapter 2. This section of the code further specifies that "the Director may not approve a change that will: (1) Result in the substantial underutilization of public resources and public infrastructure committed to the support of the development; (2) Result in a reduction of the amount of indigenous native vegetation or open space required by the Code; or (3) Adversely impact surrounding land uses."

The request is consistent with the administrative amendment requirements contained in LDC Section 34-380(b). The request is to simply add Warehouse, Private to the schedule of uses which is similar or less intense than uses already permitted in the planned development. The existing schedule of uses includes uses such as Warehouse, Mini and Warehouse, Public. The site is located within the Mixed-Use Overlay, furthering the appropriateness of the request. No revisions are necessary or proposed to the Master Concept Plan and the request will not result in any change to the impacts analyzed as part of the existing approval. The request does not include any change to the allowable intensity, so it will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas. The proposed amendment will not adversely impact surrounding land uses as it is similar in nature to the existing approved uses.

Conclusions

The request increases the economic viability of the site by adopting the additional use. The request will not increase height, density or intensity. The request will not result in the substantial underutilization of public resources and public infrastructure committed to the support of the development. The request will not result in a reduction of total open space, buffering, landscaping or preservation areas and will not adversely impact surrounding land uses. The proposed amendment is the minimum necessary to the approved planned development. The proposed modifications do not result in any change to the project's consistency with the Lee Plan and the LDC. For these reasons, the applicant respectfully submits that this minor administrative amendment request should be approved.