ADD2022-00007 Lee County ePlan

Kimley»Horn

May 4, 2022

Lee County Development Services
1500 Monroe Street
Fort Myers, FL 33901

RE: ***Administrative Variation Narrative and Request Statement***
ADD2022-00007
Project Name: 12971 McGregor Boulevard, Fort Myers FL

To Whom It May Concern:

The proposed administrative variance is being requested for the development of a conveyor carwash system at the above referenced property. Based on the comments received from the initial submittal, it was recommended by staff to revise the site plan to be more consistent with the existing and proposed uses in the area and overall planning vision in the area. The site plan was revised based on the feedback received during the initial submittal, thus requiring relief of the following code sections:

1. **Request:** Relief from section 34-1353(d)(1) to reduce the setback off McGregor from 50' to 25'.
   Explanation: Based on the current site geometry and site constraints, the setback requirements limit allowable site development when considering parking requirements, drive aisle widths, proper circulation, landscape requirements, open space etc. Based on the revised site plan, relief from the 50' setback is only warranted at the canopy for the pay lanes of the tunnel. A majority of the building complies with the current required 50' setback. However, relief is being sought to allow for the proposed car wash pay lane canopies to encroach the 50' setback approximately 25' and a small portion of the building to encroach the 50' setback approximately 2'. The request for this deviation also allows for more consistency with the existing adjacent uses along McGregor Blvd. where building setbacks are approximately 35' - 40' for the McGregor Blvd right of way.

2. **Request:** Relief from section 10-285(a) driveway spacing to reduce the proposed driveway location (NE access) from a minimum of 40' from the internal shopping plaza intersection to 30'.
   Explanation: Based on the current site geometry, site constraints, and existing adjacent driveways, site access is very limited. The proposed variance request generally maintains the current site access points in both locations but have actually been modified to improve the existing access points from its current locations. The request for this variance is limited to the northeast access to the project. The existing access point at this location is currently 20' off the four way stop intersection within the shopping plaza. The proposed access point is increasing the distance from this internal four way stop intersection to 30'. This shift requires moving the existing access point closer to McGregor Blvd, but also complies with the required minimum 100' driveway spacing from McGregor Blvd. It shall be noted that this access point off of McGregor Blvd. is not the primary access point for the plaza. The revised site plan has also been adjusted so that the access point off Camelot now lines up with the existing access to the property aligning with the driveway across the private street. The proposed access shown on the site plan creates a safer entrance to the property then its existing conditions, limiting the access width to 24' where currently the driveway is over 30' with no proper delineation of ingress and egress that can create unsafe conditions.

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3. **Request:** Relief from section 34-1353(e)(1) from 15' minimum width to 5' minimum width where abutting an internal accessway to a commercial development and relief to only allow for shrubs along the 5' buffer where encroaching the existing LCU easement (ORB book 1278 pg152).
   Explanation: The request for this variance allows for the required 25' landscape buffer along McGregor Blvd. which is the predominate buffer requirement for this property. The proposed 5' buffer will be clear of all structures and limited to only shrubs along the LCU easement where there is an existing watermain. Applicant will be responsible for the replacement of the plantings within the easement should maintenance we required on the watermain. This frontage is internal to the shopping plaza private access drive and proposed improvements to the existing buffering conditions.

Please see site plan attached with this letter as reference.

If you have any questions, I can be reached by phone at 239.984.6524 or directly by email at Sina.Ebrahimi@kimley-horn.com.

Sincerely,



Sina Ebrahimi, P.E.

Project Manager