

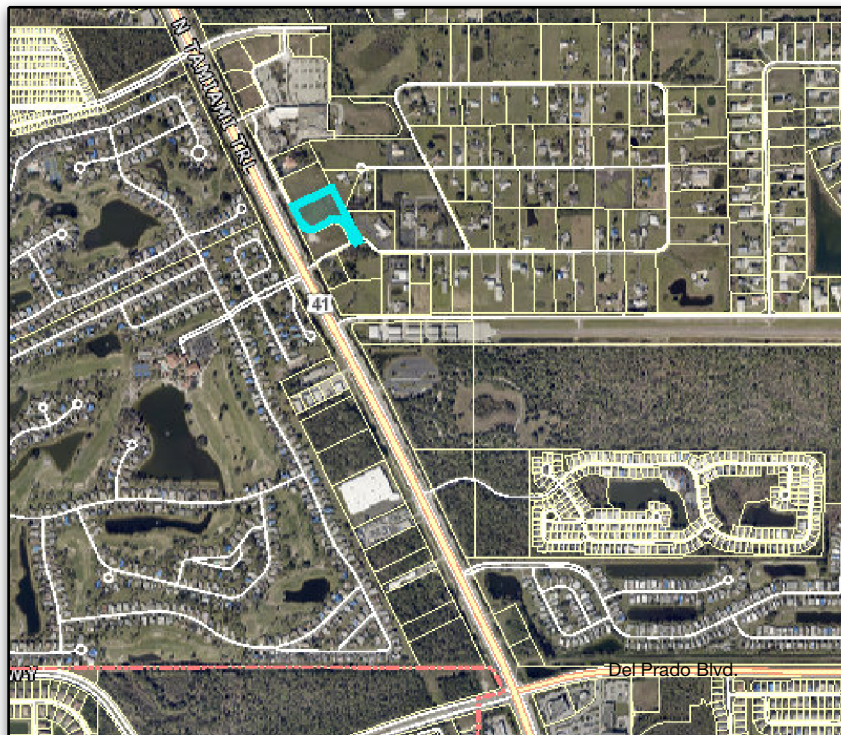
TRAIL DAIRY PLAZA CPD ADMINISTRATIVE AMENDMENT

NARRATIVE

RAI #1, September 2023

The applicant is requesting an amendment to the Trail Dairy Plaza CPD to allow for the additional use of Contractors & Builders, Groups I & II, and to request deviations to the required development standards applicable to the development. This amendment is specific to Lot 2 only of the CPD.

The property is located on Del Tura Plaza Lane, which serves as a frontage road to US 41, connecting Trail Dairy Circle to Del Tura Plaza CPD to the north. The property is located on the east side of US 41, approximately 0.8 miles north of its intersection with Del Prado Boulevard.



Location Map

The subject property falls into the Suburban Land Use category and is within the North Fort Myers Planning Community. It encompasses approximately 2.21 acres. The property abuts undeveloped land to the north and abuts Del Tura Lane to the south. The property frontage on Del Tura Lane to the west runs parallel to US 41, with access to the highway located just north of the property. Additional access is from Trail Dairy Circle to the south. The property to the east abuts the North Fort Myers Presbyterian Church as well as larger parcel single-family residences.

The property was rezoned to CPD in 1986 (Z-86-214), providing for a maximum of 83,500 square feet of commercial uses allowed by right in the CN-2, Neighborhood Commercial zoning district. In 1991, the resolution was amended (PD-91-003) to create a 6-lot commercial

subdivision, making minor modifications to the Master Concept Plan and the Schedule of Uses. This request is specific to Lot 2, which currently is undeveloped.

As previously mentioned, the applicant would like to amend the CPD to add Contractors & Builders, Groups I & II to the approved list of uses for Lot 2. The North Fort Myers Planning Community code allows for these two groups by right (LDC Section 33-1596), confirming that such use is not considered adverse within the Planning Community.

The proposed use will be fully compatible with the surrounding uses. Contractors and Builders Groups I & II permits offices and indoor storage with limitation on outdoor storage (only allowed in Group II). While light fabrication work is allowed in Group II, it is limited to indoors and outdoor storage of materials or equipment must be enclosed. Heavy construction equipment is explicitly prohibited. The North Fort Myers regulations will require a 30-foot wide buffer adjacent to the residential properties to the east, further protecting those residences from the minor activity anticipated by the addition of this use. The Master Concept Plan reflects a conceptual layout for the property for trade industry storage facilities. The applicant intends to construct units that face each other internally, further reducing any potential adverse impacts to the properties to the east. All construction will adhere to the architectural design standards of the North Fort Myers Community.

With this application, the applicant is requesting approval of three deviations from the Land Development Code.

1. LDC Section 33-1548

This Code section requires commercial and mixed-use developments adjacent to one another to provide interconnections for automobile, bicycle and pedestrian traffic. Del Tura Plaza Lane essentially functions as a service road, connecting four properties. Additionally, there is an existing sidewalk on US 41, just to the west that can provide safe movement for bicyclists and pedestrians, and the subject property can be easily accessed using the Del Tura Plaza Lane connector. An additional interconnection is not necessary as a connection already exists via Del Tura Plaza Lane.

2. LDC Section 33-1576(b)(1)

This Code section requires clear glass windows. The applicant intends to develop the property with a trade unit storage facility. For security purposes, clear glass windows are not appropriate. If the applicant chooses to include windows as part of the architectural elements described in 33-1576(b)(9), this request is to allow for false windows that are 100% opaque. This will achieve the architectural character envisioned by the North Fort Myers Community while allowing for security for this type of use.

3. LDC Section 10-416(d)(3)

This request is to allow for no buffer at the southwest corner of the property where Del Tura Plaza Circle abuts that portion of the property that is encompassed by a 30-foot utility easement. There is no additional room between the easement and the street right-of-way to satisfy the buffer requirement.

Comprehensive Plan Consistency

Policy 1.1.5 Suburban Land Use

The additional use of Contractors & Builders, Groups I & II will remain consistent with this Land Use category. The location of Lot 2 is appropriate for commercial uses that can serve to protect existing residential uses to the east, serving as a buffer and transition to those neighborhoods.

Policy 30.2 Centers and Corridors of North Fort Myers

The proposed use will not adversely impact the intent to encourage revitalization of the Corridor Overlay areas. The development of vacant property along the substantially visual US 41 corridor will promote economic vitality and beautification of the community.

Policy 30.2.5 Corridor Overlay District of North Fort Myers

The proposed use will meet the provisions of the LDC regarding landscaping, buffering and architectural standards that apply to North Fort Myers.

Conclusion

The request to add Contractors & Builders, Groups I & II to the existing list of uses for Lot 2 will remain consistent with the Lee County Comprehensive Plan and Land Development Code. The proposed use group requires activities to be enclosed, eliminating impacts to adjacent properties. The North Fort Myers Community standards ensure compatibility through buffers, landscaping and architectural standards. The requested deviations are logical in nature and will not create health, safety and welfare impacts that might adversely impact the goal of the North Fort Myers Community to improve the livability and economic vitality of its community. The proposed Contractors and Builders use is already a permitted use by right in the North Fort Myers Community.