



**City of Ketchum
Planning & Building**

**STAFF REPORT
KETCHUM PLANNING AND ZONING COMMISSION
MEETING OF SEPTEMBER 27th, 2022**

PROJECT: Walnut & 4th Mixed-Use Building Design Review Amendment

APPLICATION TYPES: Design Review Amendment

FILE NUMBER: P20-046A

REPRESENTATIVES: John Montoya, Architect, Resin Design & Morley Golden

PROPERTY OWNER: Walnut & Fourth LLC

LOCATION: 580 E 4th Street (Ketchum Townsite: Block 44: Lot 7A)

ZONING: Retail Core of the Community Core (CC-1)

OVERLAY: None

NOTICE: A public hearing notice for the project was mailed to all owners of property within 300 feet of the project site on September 7th, 2022. The public hearing notice was published in the Idaho Mountain Express the on September 7th, 2022. A notice was posted on the City's website on September 7th, 2022. The public hearing notice was posted on the project site on September 7th, 2022.

WALNUT & 4TH MIXED-USE BUILDING DESIGN REVIEW AMENDMENT

The project before the Commission consists of reviewing proposed modifications to the project plans for the Walnut & 4th Mixed-Use Building approved by the Planning and Zoning Commission with Design Review Permit P20-046. The project is located at the southwest corner of 4th Street and Walnut Avenue within the Retail Core of the Community Core (CC-1 Zone) and is currently under construction.

Project History and Background

The Planning and Zoning Commission reviewed and approved Design Review Permit P20-046 for the Walnut & 4th Mixed-Use Building on September 15th, 2020. The mixed-use building as approved by the Commission contained: (a) a community housing unit in the partial basement, (b) food service, retail, and a market-rate residential unit on the ground level, (c) two residential units, office space, and a food service area balcony on the second floor, and (d) 6 on-site parking spaces, including one ADA space, accessed from the Block 44 alleyway.

The Ketchum City Council approved Floor Area Ratio (FAR) Exceedance Agreement Contract #20595, recorded as Instrument number #682499 in records of Blaine County, on April 19th, 2021. The FAR Exceedance Agreement memorialized the applicant's community housing requirement in exchange for the project's increased FAR. FAR Exceedance Agreement Contract #20595 approved a 1,488-square-foot community housing rental unit within the basement of the new mixed-use building targeted for Blaine County Housing Authority Income Category 4.

The project was issued a building permit (Application File No. B21-009) on June 22nd, 2021. After the building permit for the project was issued, the applicant submitted modifications to extend the partial basement to a full basement that matched the building footprint of the upper levels. The enlarged basement floor plan matched the configuration of the partial basement plan. No changes were proposed to the total area or configuration of the community housing unit within the basement. The enlarged basement area was proposed to accommodate more non-habitable space for storage. No changes were proposed to the development's total gross floor area as basements are not included in the gross floor area calculation pursuant to Ketchum Municipal Code §17.08.020. Staff administratively approved the proposed change to enlarge the basement on August 25th, 2021.

PROPOSED MODIFICATIONS TO DESIGN REVIEW PERMIT P20-046

The changes to the project plans approved with Design Review Permit P20-046 propose to modify the mixture and configuration of uses that were approved by the Planning and Zoning Commission. As the requested change modifies the mixture of uses within the development, Staff determined that the proposed amendment does not qualify as a minor modification and is subject to the Commission's review and approval.

In addition to the proposed request to modify the mixture and configuration of uses, the applicant has proposed changes to the exterior of the mixed-use building. The proposed modifications are identified on the modified project plans attached as Exhibit A to the Staff Report. The original project plans approved by the Commission with Design Review Permit P20-046 are attached as Exhibit B to the Staff Report.

Exterior Modifications

The proposed exterior modifications include changes to the exterior materials, window size and design, landscaping, and exterior lighting.

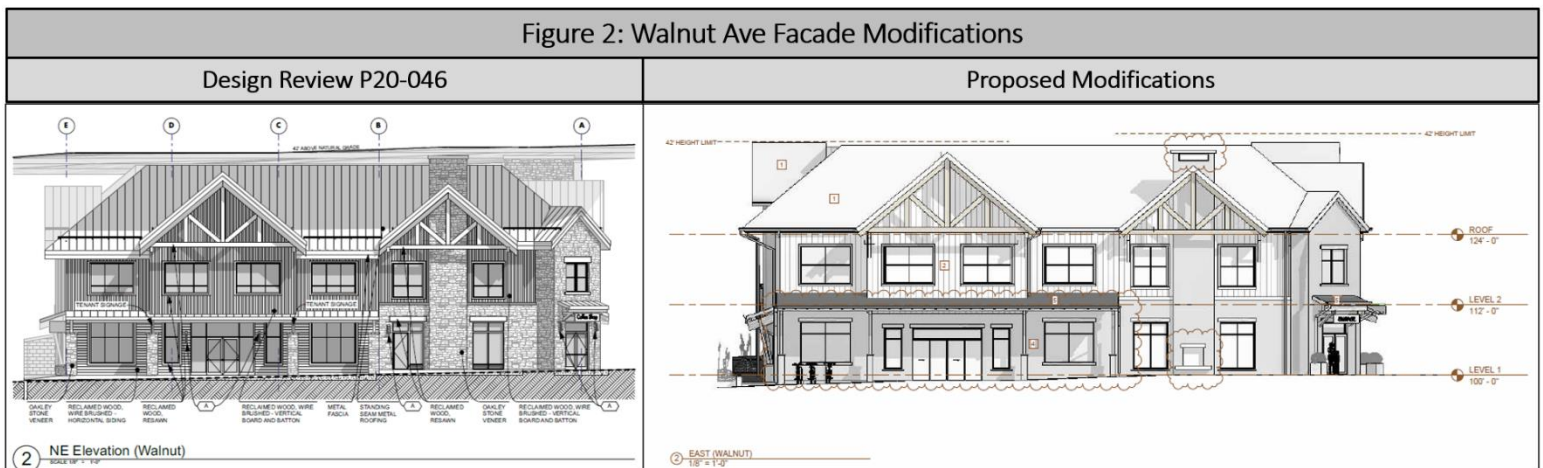
The applicant has replaced the wood siding proposed at the ground floor with stone veneer to comply with Fire Department standards requiring all exterior materials within 12 vertical inches of finished grade to be 1-hour rated, noncombustible material. The applicant has proposed enlarging the window above the building entrance at the 4th Street façade. The windows at the ground-level of the south elevation have been modified to a clerestory design. The applicant has modified the design of the guardrails at the upper-level balconies at the alley and interior side elevations. The original project plans approve with Design Review P20-046A proposed horizontal metal rails. The applicant has proposed modifying these guardrails to solid, stained wood panels to provide more privacy to the balconies.

The applicant has revised the proposed exterior lighting plan (See Figure 1). The project plans approved with Design Review P20-046 proposed 18 total wall sconces and 30 recessed can lights. Three different wall sconces were proposed with the original project plans approved with Design Review P20-046. The applicant has proposed 1 new exterior wall sconce to replace the 3 wall sconces that were approved with Design Review P20-046 and reduced the total number of wall sconces to 6 total fixtures.



The landscape plan has been modified along 4th Street. The project plans approved with Design Review P20-046 showed in-ground planting beds along the 4th Street frontage that extended into the public right-of-way. The landscape plan has been revised to provide raised landscaped planter boxes along the 4th Street façade. The planter boxes are contained on the subject property and do not extend into the public right-of-way.

The original project plans approved with Design Review Application File No. P20-046 included a false chimney that was incorporated into the design of the 4th Street façade. This false chimney has been removed from the 4th Street façade. The applicant has modified the design of the chimney at the Walnut Avenue Elevation (See Figure 2). Side openings have been added to the chimney cap. The applicant has modified the design of the fireplace at the ground level so that the fire is visible from the exterior of the mixed-use building along Walnut Avenue. The fireplace is proposed to be enclosed and sealed with glass so that the fire is visible on the exterior of the mixed-use building along Walnut Avenue.



The proposed modifications show proposed changes to the right-of-way improvements. The applicant has proposed modifying the surfacing material for the sidewalk along Walnut Avenue from heated pavers to heated concrete. These modifications also extend the heated concrete sidewalks along Walnut Avenue through the street frontage along the adjacent Gold Mine property. These right-of-way modifications are currently under review by the City Engineer and Planning Department. Before the City approves the building permit modifications, the applicant must receive City Council approval for 2 ROW Encroachment Agreements—one for the 4th& Walnut Mixed-Use Building property located at 580 E 4th Street and one for the Gold Mine property located at 331 N Walnut Avenue.

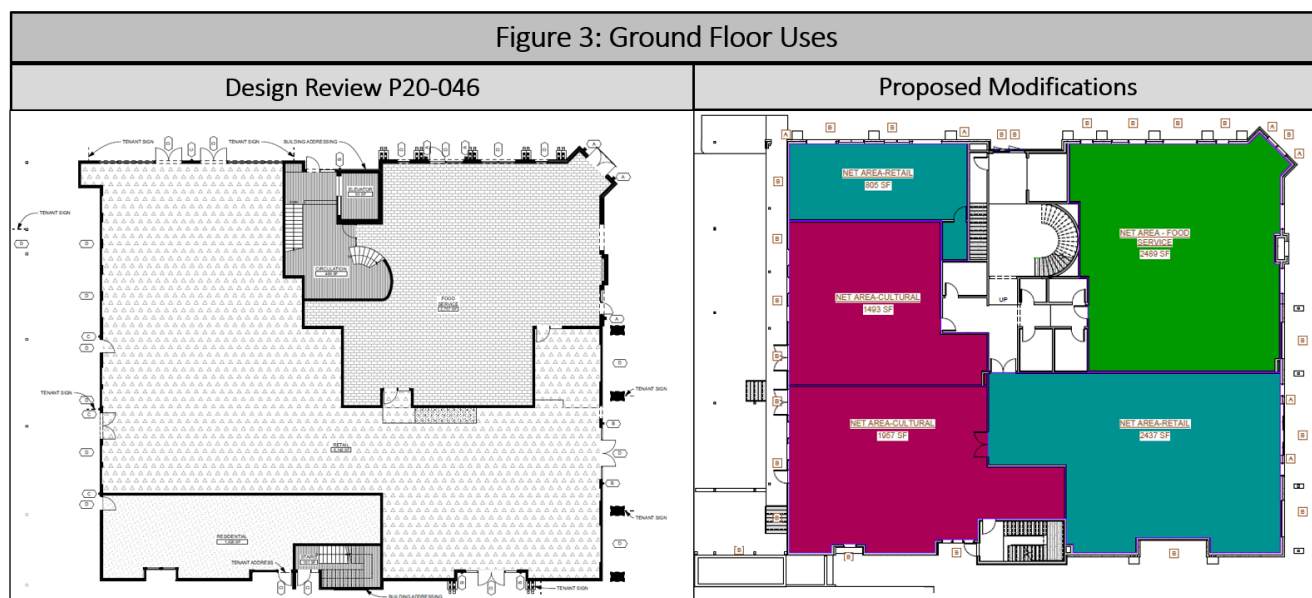
Proposed Modifications to Mixture of Uses

The applicant has proposed changes to the mixture and configuration of uses within the mixed-use development. Table 1 provides a summary of these proposed changes.

| Table 1: Summary of Proposed Changes to Mixture of Uses | | | |
|--|---|--|--|
| Use | Design Review P20-046 Floor Area | Proposed Modification Floor Area | Summary of Proposed Changes |
| <i>Basement</i> | | | |
| Community Housing | 1,522 square feet | 2,018 square feet with 105 square feet detached storage area | 496 net livable square feet addition to community housing unit and 105 square foot detached storage area for community housing unit added to the basement. |
| <i>Ground Floor</i> | | | |
| Retail | 6,142 square feet | 3,288 square feet | The total retail area is proposed to be reduced by 2,854 square feet. The total food service area is proposed to be reduced by 268 square feet. The residential unit on the ground level has been eliminated. A new 3,252-square-foot unit for the Community Library Regional History Museum (cultural facility) has been added to the ground level. |
| Food Service | 2,757 square feet | 2,489 square feet | |
| Residential | 1,020 square feet | None | |
| Cultural Facility | None | 3,252 square feet | |
| <i>Second Level</i> | | | |
| Residential A | 1,773 square feet | 1,866 square feet | The residential floor area on the second level is proposed to be increased by 87 square feet. The office area on the second level is proposed to be increased by 1,123 square feet. |
| Residential B | 1,928 square feet | 1,922 square feet | |
| Office | 3,867 square feet | 4,999 square feet | |

The size of the community housing unit provided in the basement is proposed to be increased by 496 square feet. A detached 105-square-foot storage area for the community housing unit has been added to the basement floor plan. Staff has added recommended condition #3 that FAR Exceedance Agreement 20595 shall be revised to reflect the modified project and that the amended agreement shall be reviewed and approved by the Ketchum City Council prior to City approval of the modified project plans submitted by the applicant to amend Building Permit B21-009.

The applicant has proposed to modify the mixture of commercial uses on the ground level (See Figure 3). The original project plans approved by the Commission with Design Review Permit P20-046 included a market-rate residential unit at the back of the building along the alley on the ground floor. Residential units on the ground level with street frontage are prohibited in the CC-1 Zone. This residence was permitted on the ground level as the unit did not have any street frontage along Walnut Avenue or 4th Street. This market-rate residential unit has been removed from the ground floor. The total retail area on the ground level has been reduced by 2,854 square feet. The food service area at the street corner has been reduced by 268 square feet. The removal of the market-rate residential unit and the reduction in total retail and food service areas will accommodate a new 3,252-square-foot area for the Community Library Regional History Museum located on the ground level. The museum is qualified as a cultural facility use. Ketchum Municipal Code §17.08.020 defines cultural facility as an institution or use of land for the display, preservation, or exhibition of art, scientific, cultural, or historical materials, including, but not limited to, museums, libraries, or art galleries. Cultural facilities are a permitted use in the CC-1 Zone pursuant to Ketchum Municipal Code §17.12.020. While the total retail and food service areas have been reduced, these uses are proposed to remain at the street frontages along 4th Street and Walnut Avenue.



The original project plans approved by the Commission with Design Review Permit P20-046 proposed two residential units and office space on the second level. The second floor also included a balcony area for the food service establishment located on the ground level. The applicant has proposed removing this balcony on the second level. The office area is proposed to be increased by 1,123 square feet.

Off-Street Parking Requirements (Ketchum Municipal Code §17.125.040)

The proposed modifications to the mixture of uses within the development have resulted in increased parking demand for the mixed-use development. The mixture of uses approved by the Commission with Design Review P20-046 generated a parking demand of 8 spaces (3 residential parking spaces and 5 commercial parking spaces). The parking demand for the proposed mixture of uses is detailed in Table 2.

Table 2: Parking Demand for Proposed Changes to Mixture of Uses

| Proposed Uses | Floor Area | Total Parking Required (Ketchum Municipal Code §17.125.040) |
|--|-------------------|---|
| Community Housing | 2,018 square feet | Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1a |
| Retail | 3,288 square feet | Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1c |
| Food Service | 2,489 square feet | Exempt Pursuant to Ketchum Municipal Code §17.125.040.C.1b |
| Cultural Facility | 3,252 square feet | 3 parking spaces |
| Residential A | 1,866 square feet | 1 parking space |
| Residential B | 1,922 square feet | 1 parking space |
| Office | 4,999 square feet | 5 parking spaces |
| Total Parking Spaces Required: | | 10 parking spaces |
| Total Parking Spaces Provided On-Site: | | 6 parking spaces are provided on-site |
| Community Core On-Street Parking Credit (KMC §17.125.050.C) | | <ul style="list-style-type: none"> • 4 parking spaces per 5,500 sq ft of lot area may be credited after 4 spaces minimum is satisfied <i>8 parking spaces may be credited based on 16,378 sq ft lot area</i> • Only spaces directly adjacent to property lines <i>5 parking spaces are located within the ROW directly adjacent to the property lines</i> • Credit spaces shall only be credited for non-residential parking demand. <i>The project's nonresidential parking demand is 8 spaces.</i> <p>5 total on-street parking spaces may be credited for the non-residential parking demand.</p> |
| Total Parking Provided | | 11 Parking Spaces (6 on-site and 5 on-street credit spaces) |

The proposed mixture of uses generates a total parking demand of 8 spaces—2 parking spaces required for the residential uses and 8 parking spaces for the commercial uses. The applicant has provided 11 total parking spaces. 6 of these parking spaces, including 1 ADA space, are provided on site. The project is eligible for 5 on-street parking credits pursuant to Ketchum Municipal Code §17.125.050.C. The 6 on-site parking spaces and 5 on-street credit spaces satisfy the project parking demand for the proposed mixture of uses.

STAFF RECOMMENDATION

After considering the project plans, Staff's analysis, the applicant's presentation, and public comment, Staff recommends the Commission approve the proposed modifications to the Walnut & 4th Mixed-Use Building.

Should the Commission choose to support the proposed project modifications, Staff recommends the following conditions of approval. If the Commission approves the project, Staff would return with findings and conditions reflecting the Commission's decision.

RECOMMENDED DESIGN REVIEW AMENDMENT CONDITIONS OF APPROVAL

1. The interior and exterior modifications are subject to the conditions of approval for Design Review Permit P20-046.
2. This Design Review Amendment is based on the plans and information presented and approved at the meeting on the date noted herein. Building Permit plans for all on-site improvements must conform to the approved Design Review plans unless otherwise approved in writing by the Planning and Zoning Commission or the Administrator. Any building or site discrepancies which do not conform to the approved plans will be subject to removal.
3. Prior to City approval of the modified project plans submitted by the applicant to amend Building Permit B21-009, FAR Exceedance Agreement 20595 shall be revised to reflect the modified project and that the amended agreement shall be reviewed and approved by the Ketchum City Council.

EXHIBITS

- A. Walnut & 4th Mixed-Use Building Design Review Amendment P20-046A Project Plans
- B. Walnut & 4th Mixed-Use Building Design Review Permit P20-046 Approved Project Plans