



Mayor Robert E. Simison

City Council Members:

Treg Bernt

Brad Hoaglund

Joe Borton

Jessica Perreault

Luke Cavener

Liz Strader

January 28, 2022

MEMORANDUM

TO: Planning and Zoning Commission

CC: Wendy Shrief, JUB Engineers; Dave Yorgason, Primeland Investment Group

FROM: Joseph Dodson, Current Associate Planner

RE: Verona Live/Work – CUP (H-2021-0080)

Dear Commissioners,

Verona Live/Work CUP (H-2021-0080) was continued per the request of the Applicant from the December 16, 2021 hearing to the January 20, 2022 hearing in order to meet with Staff and work through some of the concerns brought up within the staff report. Prior to the January 20th hearing, the Applicant requested one more continuance in order to provide Staff enough time to receive and analyze any revised plans. Staff received a revised site plan, landscape plan, and revised floor plans and elevations in response to the staff report and following the meeting held with the Applicant team.

The revised plans have resulted in a number of recommended changes to the conditions of approval as some of the conditions have been met, some should be modified, and new conditions are now applicable based on the revisions proposed. The revisions made by the Applicant are noticeable and provide for an improved project overall, in Staff's opinion. The revised plans show the following changes made by the applicant:

- **Reduction in unit count** – Staff had voiced concerns within the staff report regarding the livability of the original site plan where no green space was proposed. In response, the Applicant removed two units that were internal to the site and is now proposing additional parking and green space with a shared plaza in place of the two (2) internal units. Staff believes this addition alone changes the landscape of this project and would provide more livability within the site.
 - Staff is recommending a revision to the site plan to further add to the pedestrian access of the plaza by adding additional sidewalk from Cortona Way to the plaza.
- **Revision to the north four (4) units** – Staff voiced concerns about the amount of commercial area shown within the proposed live/work floor plans. In conjunction with the loss of the two internal units and in response to Staff's comments, the Applicant has

revised the floor plan of the northern 4 units to be extended further west to accommodate an additional office space on the east side of the units facing Cortona Way. This has doubled the nonresidential area for these 4 units; the nonresidential area on the remaining 10 units has not changed.

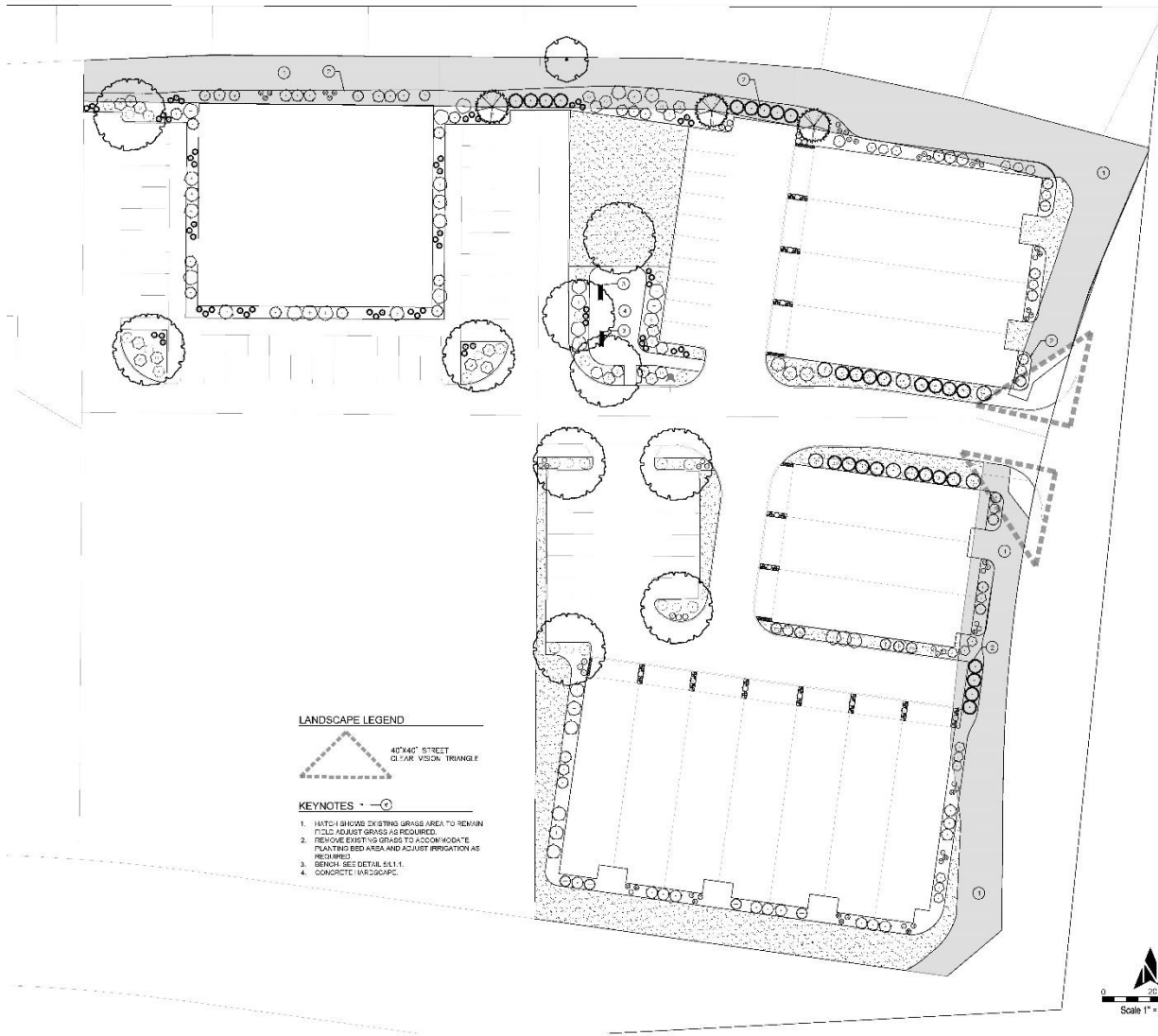
- **Revision to the conceptual elevations for the first floor façade for the nonresidential portion of the project** –Applicant revised the first floor façade of all of the buildings to include some of Staff’s recommended revisions noted in the conditions of approval in the staff report. Staff finds these revisions should add to the visibility and viability of the commercial spaces of the proposed units. Staff fully supports these revisions:
 - First floor façade now includes a dedicated commercial entry door in addition to the internal shared access.
 - Façade incorporates nonresidential style awnings and shows area that would allow for signage space for future tenants/businesses.
 - Applicant added taller windows on the first floor façade adjacent to the new commercial entry door to create more of a storefront consistent with nonresidential buildings; Staff finds this is an improvement from the original elevations that largely looked 100% residential.
- **Additional sidewalk connections** – Although the revised site plan and landscape plan do not show additional sidewalk connections, the Applicant provided a color image of the site plan and confirmed via email that additional sidewalks from the proposed buildings to the existing sidewalk facilities along the public roads are also proposed. Staff has included this image in this memo for reference.

After review of the revised plans Staff recommends the following changes be made to the staff report by the Planning and Zoning Commission, noted with ~~strikeout~~ and underline changes below:

- Modify A.1 – The Applicant shall substantially comply with the revised and approved site plan, landscape plan, and ~~generally comply with the~~ conceptual building elevations ~~approved~~ in this report as depicted in Section IX and revised per Section X.A.
- Modify A.5 – The site plan(s) shall be revised as follows prior to submitting for Certificate of Zoning Compliance approval ~~the Planning and Zoning Commission hearing~~:
- Modify A.5b – For the facades facing W. Milano Drive and N. Cortona Way, depict additional 5-foot wide sidewalks connecting from these building entrances to the existing sidewalks along the public streets, similar to what is shown in the submitted color site plan image.
- Strike A.5c – ~~Remove the two units framing the corner of W. Milano Drive and N. Cortona and add a shared plaza space with outdoor seating and shade structures.~~
- Strike A.5d – ~~Remove the two units not along the adjacent streets in lieu of additional parking and some usable common open space for the development.~~
- Strike A.6d – ~~Depict the shared plaza as noted above with appropriate landscaping elements.~~
- Strike A.7 altogether.
- Strike A.8 altogether.
- Add Condition to A.5 – Move the northern four (4) units approximately three (3) feet to the north to accommodate an extension of 5-foot wide sidewalk and 5 feet of landscaping along the south side of this building from Cortona Way to the plaza area in the interior of the site.

Exhibits:

B. Revised Landscape Plan

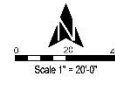



LANDSCAPE LEGEND

45'x45' STREET CLEAR VISION TRIANGLE


KEYNOTES - (○)

1. HATCH GRASS EXISTING GRASS AREA TO REMAIN. FILL: ADJUST GRASS AS REQUIRED.
2. REMOVE EXISTING GRASS TO ACCOMMODATE PLANTING BED AREA AND ADJUST IRRIGATION AS REQUIRED.
3. BENCH: SEE DETAIL 5.1.1.1.
4. CONCRETE: LANDSCAPE.





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Professional Engineer
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Verona Live Work 1

Meridian

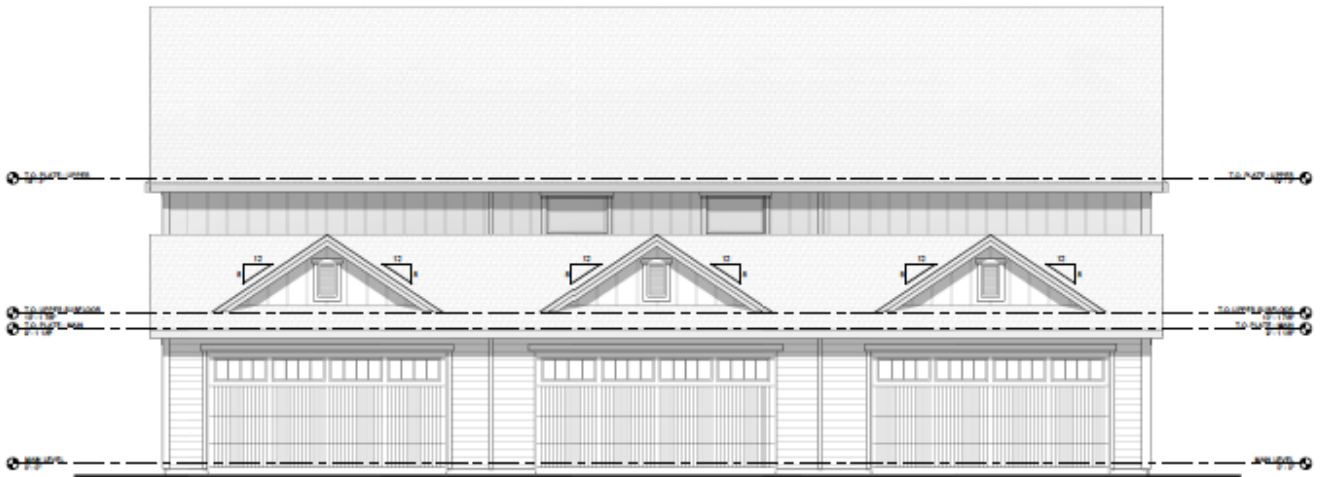
City of Meridian
 Landscape Plan

Project Name:	2016
Drawn by:	KTC
Checked by:	GK
Date:	1-11-16
Sheet No.:	L1.0

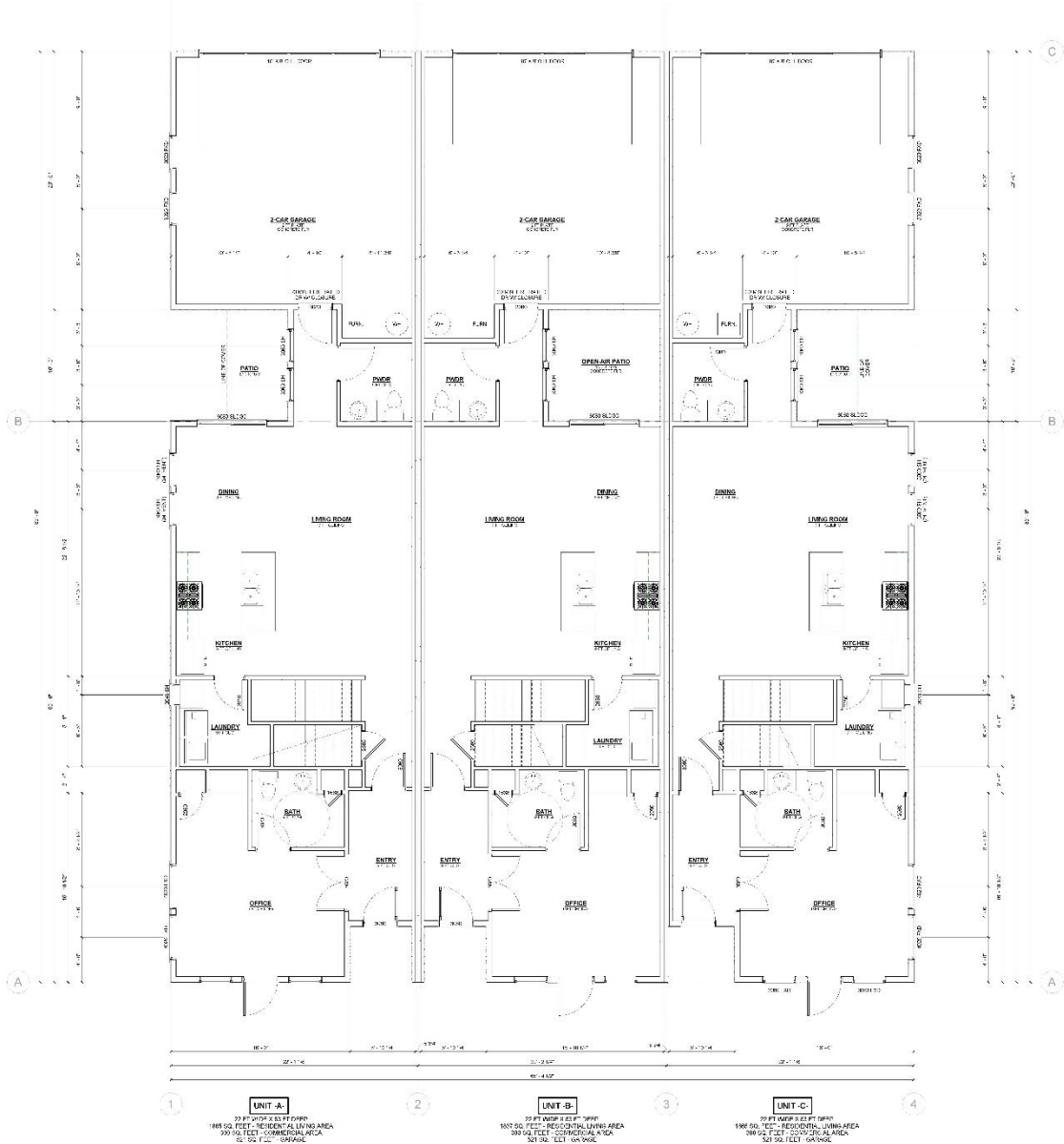
C. Revised Conceptual Elevations and Floor Plans



① FRONT ELEVATION
1/2" = 1'-0"



② REAR ELEVATION
1/2" = 1'-0"



UNIT - A
 22 FT OVER X 22 FT DEPTH
 1815 SQ. FEET - RESIDENTIAL LIVING AREA
 330 SQ. FEET - COMMERCIAL AREA
 12 SQ. FEET - GARAGE

UNIT - B
 22 FT OVER X 22 FT DEPTH
 1815 SQ. FEET - RESIDENTIAL LIVING AREA
 330 SQ. FEET - COMMERCIAL AREA
 12 SQ. FEET - GARAGE

UNIT - C
 22 FT OVER X 22 FT DEPTH
 1815 SQ. FEET - RESIDENTIAL LIVING AREA
 330 SQ. FEET - COMMERCIAL AREA
 12 SQ. FEET - GARAGE

FLOOR PLAN - MAIN LEVEL
 1/4" = 1'-0"

CONSULT WITH THE PEET
 ENGINEERS OF THE
 ENGINEERING CONTRACTORS
 ARCHITECTS AND
 SURVEYORS FOR ALL
 REGULATORY AND
 PERMITTING REQUIREMENTS
 AND ALL APPLICABLE
 LOCAL, STATE AND
 FEDERAL CODES AND
 ORDINANCES. THE
 DESIGNER SHALL BE
 RESPONSIBLE FOR
 OBTAINING ALL
 NECESSARY PERMITS
 AND APPROVALS.

PRELIMINARY

NOT FOR CONSTRUCTION PURPOSES

LOT
 BLOCK

ENCOMPASS
 DESIGN GROUP
 ARCHITECTS AND ENGINEERS
 10000 ALABAMA AVENUE, SUITE 100
 HOUSTON, TEXAS 77036

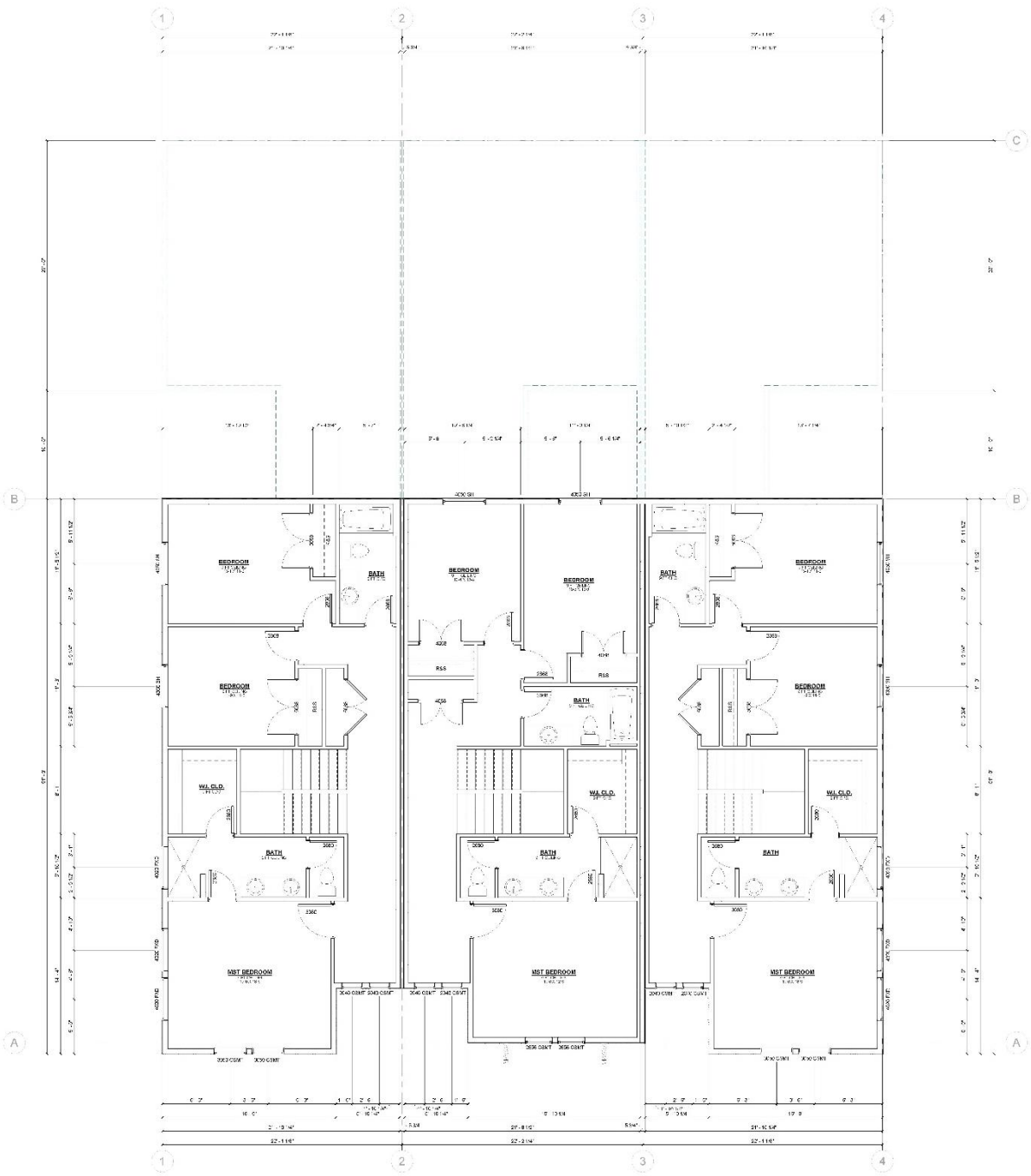
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HAMMETT • HOMES

SCALE: 1/4" = 1'-0"
 JOB #: 210408

PLotted DATE:
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FLOOR PLAN - MAIN LEVEL
A2.0



1 FLOOR PLAN - UPPER LEVEL 1/4" = 1'-0"

1/4" = 1'-0" R/DCK

ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO STARTING CONSTRUCTION. ALL TRADES SERVICES AND SUPPLIES SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS OF THE SITE PRIOR TO STARTING CONSTRUCTION.

PRELIMINARY

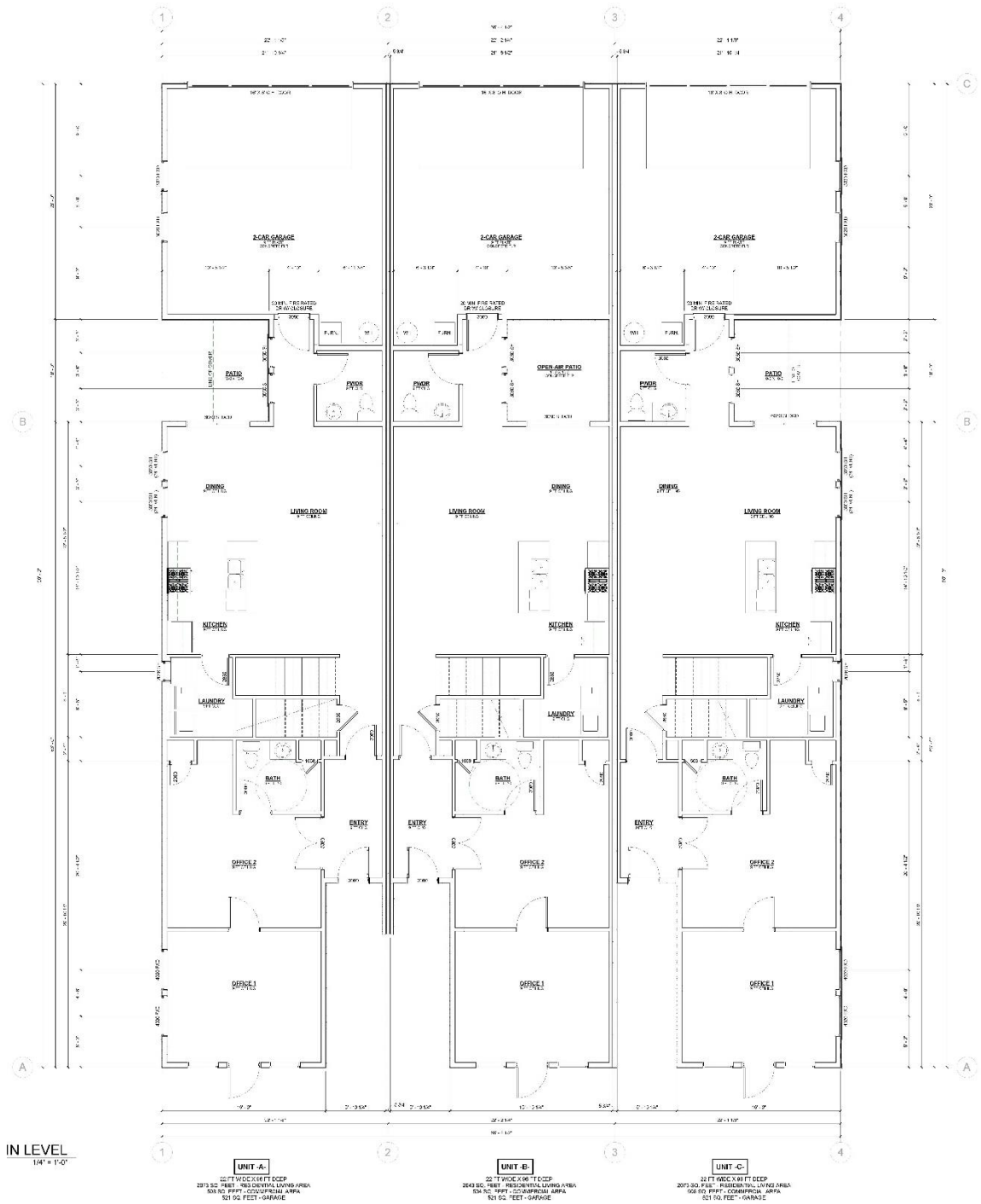
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LOT BLOCK

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HF HAMMETT HOMES

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 FLOOR PLAN - SECOND LEVEL
A2.1



LIVE-WORK - B

DATE: 6-2024

ALL WORK TO BE REFERRED TO BY JACOBS CONTRACTORS CONSIDERED TO BE THE BEST PRACTICE OF THE TRADE UNLESS OTHERWISE SPECIFIED TO THE CONTRARY. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND ENSURING THE REQUIREMENTS OF ALL APPLICABLE REGULATIONS ARE MET.

PRELIMINARY

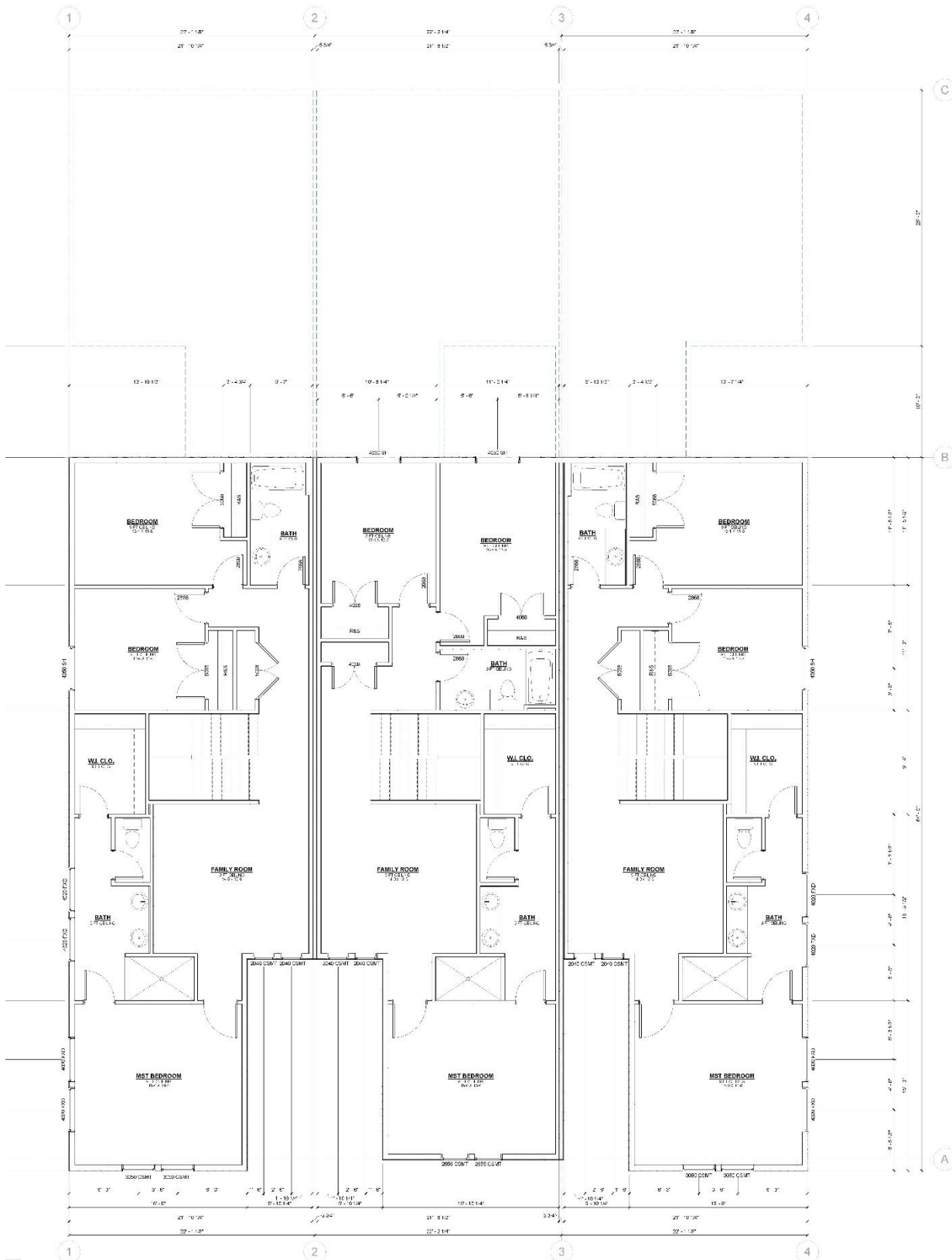
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LOT BLOCK

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COMMERCIAL DESIGN & CONSTRUCTION

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FLOOR PLAN - MAIN LEVEL
A2.0



LIVE-WORK - B

LOT BLOCK

ALL WORK TO BE PERFORMED BY LICENSED CONTRACTORS. CONSULTANT WITH THE BEST PRACTICES OF TRADE INVOLVED. CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING CONSTRUCTION. ALL PLANS, CHANGES, AND ORDERS ARE THE PROPERTY OF ENCOMPASS DESIGN, LLC AND SHALL NOT BE REPRODUCED OR COPIED WITHOUT WRITTEN CONSENT OF ENCOMPASS DESIGN, LLC.

PRELIMINARY

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H

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SCALE: 1/4" = 1'-0"

JOB #: 210408

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FLOOR PLAN - SECOND LEVEL

A2.1