



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

October 15, 2021

MEMORANDUM

TO: Planning and Zoning Commission
CC: Becky McKay, Engineering Solutions
FROM: Joseph Dodson, Current Associate Planner
RE: Centerville Subdivision AZ, PP (H-2021-0046)

Dear Commissioners,

Centerville Subdivision AZ, PP(H-2021-0046) was heard by Planning and Zoning Commission on August 5, 2021. At that hearing the Commission continued the project to the October 21, 2021 hearing date in order for the Applicant to address Commission concerns over the proposed density, amount of commercial versus proposed density, and overall project integration.

Since the hearing, the Applicant has submitted revised plans to Planning Staff which has resulted in a number of recommended changes to the conditions of approval and development agreement provisions. The revisions made by the Applicant are noticeable throughout the west half of the site and require analysis of the overall site. Any updated numbers will be added to the staff report following the Commission's final recommendation to City Council to ensure transparency. Please refer to the attachments and subsequent bullet points below regarding the specific changes since the Commission hearing.

The revised plans show the following changes made by the applicant based on the Commission's discussion:

- **Removal of all apartment buildings** – the Applicant has removed all apartment buildings previously shown in the project and included more townhomes (3 or more attached units, individually platted). The only component of the project that is still multi-family are four (4) new four-plex lots along Amity Road near the northwest corner of the site. With these changes, the proposed unit count is now 219 units (down from 327 units).
 - The overall gross density is now 6.01 du/acre (219 units/36.45 acres). The total residential acreage has also been reduced due to the inclusion of 2.5 acres of

commercial zoning. **Staff finds with a loss of over 100 residential units, the Applicant has made a significant adjustment to mitigate the Commission's concerns over density and its impact to nearby schools and the transportation network.**

- The Applicant has provided revised legal descriptions and exhibits for the change in zoning boundaries proposed.
- Applicant is now requesting 2.5 acres of C-C zoning with their annexation application to accommodate four (4) commercial building lots instead of the original one (1) daycare lot proposed. The revised plat still shows the daycare use which Staff appreciates. The other commercial buildings are proposed to be located north of the daycare lot and along Hillsdale, nearby the existing commercial on the west side of Hillsdale. According to the revised narrative, the intended uses for the additional commercial lots is flex space (combination of office, retail, and warehousing within one building).
 - The C-C zoning district requires a 25-foot landscape buffer between it and any residential use. According to the revised preliminary plat, this requirement is met with adequate landscaping on the east side of each building. Furthermore, there is a private street and landscaping separating three (3) of the proposed commercial buildings from the townhome lots to the east.
 - Applicant is also proposing a new right-in/right-out access to Hillsdale Avenue for additional access to the commercial lots. Its location is in alignment with an existing commercial access on the west side of Hillsdale so ACHD has approved this additional street connection.
- With the removal of the apartment buildings, the Applicant replaced that area of the site with more townhome units and replaced the multi-family drive aisles with 28-foot wide private streets and more open space that the townhome units front on. The new private streets are functioning as alleys for a majority of the townhome units and as the access for the commercial lots.
 - Private Street standards outlined in UDC 11-3F-4 require a minimum 24-foot wide driving surface so the proposed 28-foot wide private streets exceed code requirements. In addition, sidewalks are not required with private streets but the Applicant is proposing detached sidewalks throughout the townhome area for access to the units.
- Applicant moved the proposed pool amenity to the large central open space lot consistent with the Commission discussion. The changing rooms for this use require off-street parking consistent with nonresidential uses. The Applicant intends on utilizing on-street parking along S. Stockport Way to meet this requirement because the total changing room area is minimal; this request requires Alternative Compliance which should be submitted with any future Final Plat application that includes this open space lot.
- The Applicant did not submit a revised landscape plan or open space exhibit at this time so Staff cannot specifically review that data. However, because the unit count has been reduced and it visually appears the open space has increased, Staff is not concerned with the Applicant meeting the minimum open space standards. Prior to City Council, Staff will perform this review when additional revised plans are submitted to the City.

The parameters of the Commission motion to continue and the revised plans have resulted in Staff modifying certain conditions, striking others, and adding an additional DA Provision. 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.1e. – Per the submitted and revised preliminary plat, Lot ~~3058~~, Block 1 shall be reserved for a future daycare facility and Lots 17, 59, & 60, Block 1 shall be reserved for future commercial uses.
- Modify A.1f – All future pedestrian crossings within the subdivision that traverse a driving surface ~~future multi-family residential area of the site~~ shall be constructed with brick, pavers, stamped concrete, colored concrete or similar to clearly delineate the driving surface from the pedestrian facilities, per UDC 11-3A-19B.4b.
- Strike A.1j – ~~The future multi-family development shall be constructed with no more than 128 units with all 12-plex buildings being no more than two stories in height.~~
- Modify A.11 – All open space and amenities throughout the development shall be shared by ~~the single-family and multi-family~~ all portions of the development; the future Conditional Use Permit application shall show compliance with all multi-family open space and amenity requirements for the development as a whole.
- Add Provision – The elevations/facades of 2-story structures that face E. Amity Road, an entryway corridor, and W. Quartz Creek Street, a collector street, shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement.
- Add Condition – Prior to the City Council hearing, the Applicant shall submit a Private Street application and pay the applicable fee for the proposed private streets in the west half of the site for access to the townhome units and commercial building lots.

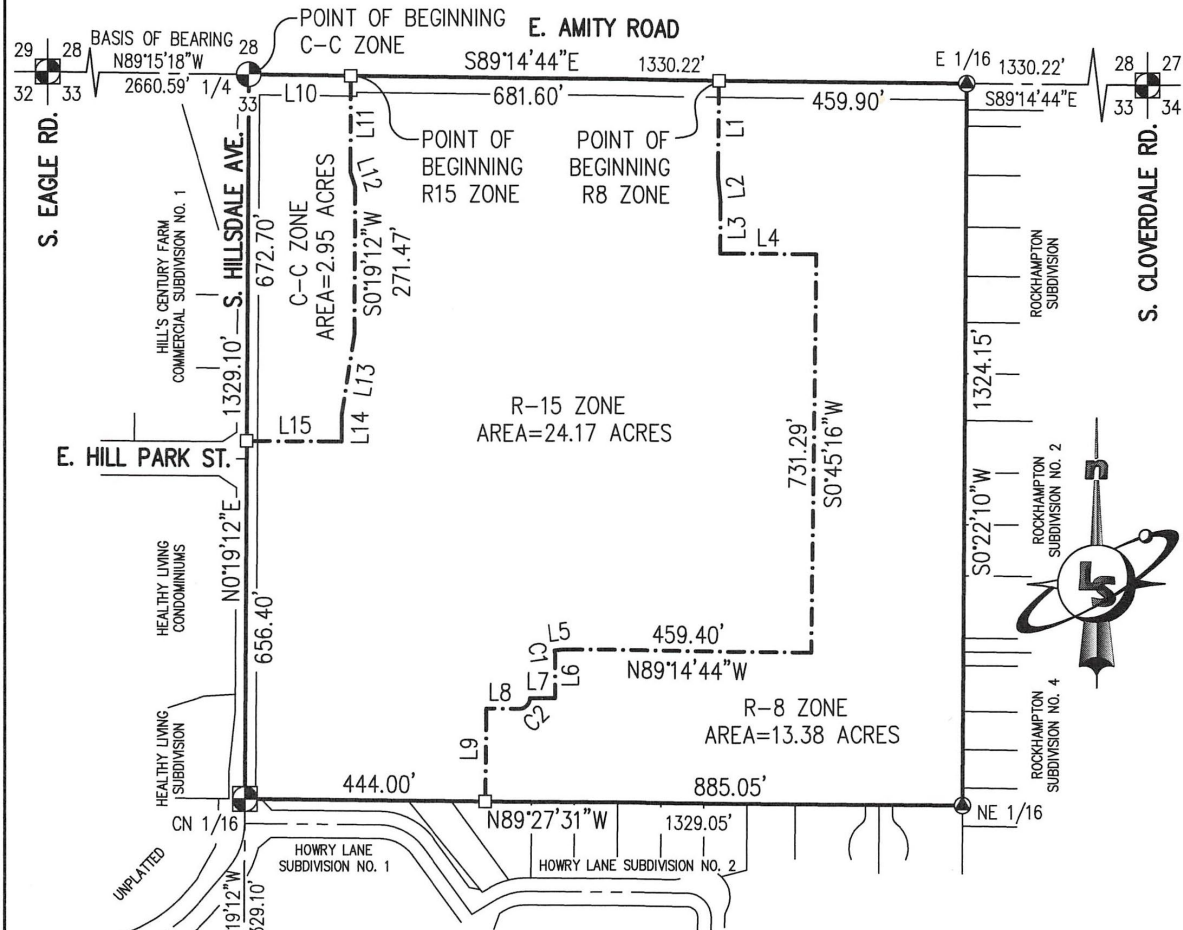
Exhibits:

- A. Revised Zoning Exhibit and Legal Descriptions
- B. Revised Preliminary Plat

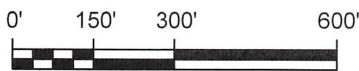
A. Revised Conditional Use Plan (Site Plan)

CENTERVILLE SUBDIVISION - REZONE EXHIBIT

THE NW ¼ OF THE NE ¼ OF SECTION 33, T3N, R1E, BM, ADA COUNTY, IDAHO



LINE TABLE			CURVE TABLE						
LINE #	LENGTH	DIRECTION	CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD	
L1	174.00'	S0°47'14"W	C1	7.71'	347.00'	1°16'25"	S7°38'12"E	7.71'	
L2	47.37'	S6°25'57"E	C2	31.42'	20.00'	90°00'00"	S45°45'16"W	28.28'	
L3	95.00'	S0°45'16"W	LINE TABLE (CONT.)						
L4	179.00'	S89°14'44"E							
L5	16.72'	S81°43'35"W	L10	188.72'	S89°14'44"E	L13	146.91'	S9°00'00"W	
L6	79.75'	S0°08'44"W	L11	175.85'	S0°19'12"W	L14	50.72'	S0°19'12"W	
L7	47.00'	N89°14'44"W	L12	29.40'	S17°25'38"E	L15	175.50'	N89°40'48"W	
L8	60.13'	N89°14'44"W							
L9	170.12'	S0°45'16"W							



LandSolutions
Land Surveying and Consulting

231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz

JOB NO. 20-16

Legal Description
Centerville Subdivision – C-C, R15 and R8 Rezone

Parcels being portions of Lots 1 and 2 of Block 1 of Garoutte Acres Subdivision as shown in Book 60 of Plats on Pages 5900 through 5901, records of Ada County, Idaho, and the NW ¼ of the NE ¼ of Section 33, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

C-C REZONE

BEGINNING at a Brass Cap monument marking the northwest corner of said NW ¼ of the NE ¼, from which an Aluminum Cap monument marking the northwest corner of the NW ¼ of said Section 33 bears N 89°15'18" W a distance of 2660.59 feet;

Thence along the northerly boundary of said NW ¼ of the NE ¼ S 89°14'44" E a distance of 188.72 feet to a point;

Thence leaving said northerly boundary S 0°19'12" W a distance of 175.85 feet to a point;

Thence S 17°25'38" E a distance of 29.40 feet to a point;

Thence S 0°19'12" W a distance of 271.47 feet to a point;

Thence S 9°00'00" W a distance of 146.91 feet to a point;

Thence S 0°19'12" W a distance of 50.72 feet to a point;

Thence N 89°40'48" W a distance of 175.50 feet to a point on the westerly boundary of said NW ¼ of the NE ¼;

Thence along said westerly boundary N 0°19'12" E a distance of 672.70 feet to the **POINT OF BEGINNING**.

This parcel contains 2.95 acres and is subject to any easements existing or in use.

R-15 REZONE

Commencing at a Brass Cap monument marking the northwest corner of said NW ¼ of the NE ¼, from which an Aluminum Cap monument marking the northwest corner of the NW ¼ of said Section 33 bears N 89°15'18" W a distance of 2660.59 feet;

Thence along the northerly boundary of said NW ¼ of the NE ¼ S 89°14'44" E a distance of 188.72 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°14'44" E a distance of 681.60 feet to a point;

Thence leaving said boundary S 0°47'14" W a distance of 174.00 feet to a point;

Thence S 6°25'57" E a distance of 47.37 feet to a point;



Thence S 0°45'16" W a distance of 95.00 feet to a point;

Thence S 89°14'44" E a distance of 179.00 feet to a point;

Thence S 0°45'16" W a distance of 731.29 feet to a point;

Thence N 89°14'44" W a distance of 459.40 feet to a point;

Thence S 81°43'35" W a distance of 16.72 feet to a point;

Thence a distance of 7.71 feet along the arc of a 347.00 foot radius non-tangent curve right, said curve having a central angle of 1°16'25" and a long chord bearing S 7°38'12" E a distance of 7.71 feet to a point;

Thence S 0°08'44" W a distance of 79.75 feet to a point;

Thence N 89°14'44" W a distance of 47.00 feet to a point;

Thence a distance of 31.42 feet along the arc of a 20.00 foot radius non-tangent curve right, said curve having a central angle of 90°00'00" and a long chord bearing S 45°45'16" W a distance of 28.28 feet to a point of tangency;

Thence N 89°14'44" W a distance of 60.13 feet to a point;

Thence S 0°45'16" W a distance of 170.12 feet to a point on the southerly boundary of said NW ¼ of the NE ¼;

Thence along said southerly boundary N 89°27'31" W a distance of 444.00 feet to a point marking the southwest corner of said NW ¼ of the NE ¼;

Thence along the westerly boundary of said NW ¼ of the NE ¼ N 0°19'12" E a distance of 656.40 feet to a point;

Thence leaving said boundary S 89°40'48" E a distance of 175.50 feet to a point;

Thence N 0°19'12" E a distance of 50.72 feet to a point;

Thence N 9°00'00" E a distance of 146.91 feet to a point;

Thence N 0°19'12" E a distance of 271.47 feet to a point;

Thence N 17°25'38" W a distance of 29.40 feet to a point;

Thence N 0°19'12" E a distance of 175.85 feet to the **POINT OF BEGINNING**.

This parcel contains 24.17 acres and is subject to any easements existing or in use.

R-8 REZONE

Commencing at a Brass Cap monument marking the northwest corner of said NW ¼ of the NE ¼, from which an Aluminum Cap monument marking the northwest corner of the NW ¼ of said Section 33 bears N 89°15'18" W a distance of 2660.59 feet;



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Thence along the northerly boundary of said NW ¼ of the NE ¼ S 89°14'44" E a distance of 870.32 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary S 89°14'44" E a distance of 459.90 feet to a point marking the northeast corner of said NW ¼ of the NE ¼;

Thence along the easterly boundary of said NW ¼ of the NE ¼ S 0°22'10" W a distance of 1324.15 feet to a point marking the southeast corner of said NW ¼ of the NE ¼;

Thence along the southerly boundary of said NW ¼ of the NE ¼ N 89°27'31" W a distance of 885.05 feet to a point;

Thence leaving said southerly boundary N 0°45'16" E a distance of 170.12 feet to a point;

Thence S 89°14'44" E a distance of 60.13 feet to a point of curvature;

Thence a distance of 31.42 feet along the arc of a 20.00 foot radius curve left, said curve having a central angle of 90°00'00" and a long chord bearing N 45°45'16" E a distance of 28.28 feet to a point;

Thence S 89°14'44" E a distance of 47.00 feet to a point;

Thence N 0°08'44" E a distance of 79.75 feet to a point;

Thence a distance of 7.71 feet along the arc of a 347.00 foot radius curve left, said curve having a central angle of 1°16'25" and a long chord bearing N 7°38'12" W a distance of 7.71 feet to a point;

Thence N 81°43'35" E a distance of 16.72 feet to a point;

Thence S 89°14'44" E a distance of 459.40 feet to a point;

Thence N 0°45'16" E a distance of 731.29 feet to a point;

Thence N 89°14'44" W a distance of 179.00 feet to a point;

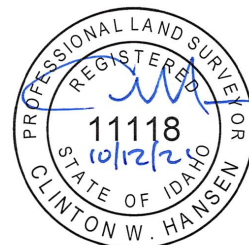
Thence N 0°45'16" E a distance of 95.00 feet to a point;

Thence N 6°25'57" W a distance of 47.37 feet to a point;

Thence N 0°47'14" E a distance of 174.00 feet to the **POINT OF BEGINNING**.

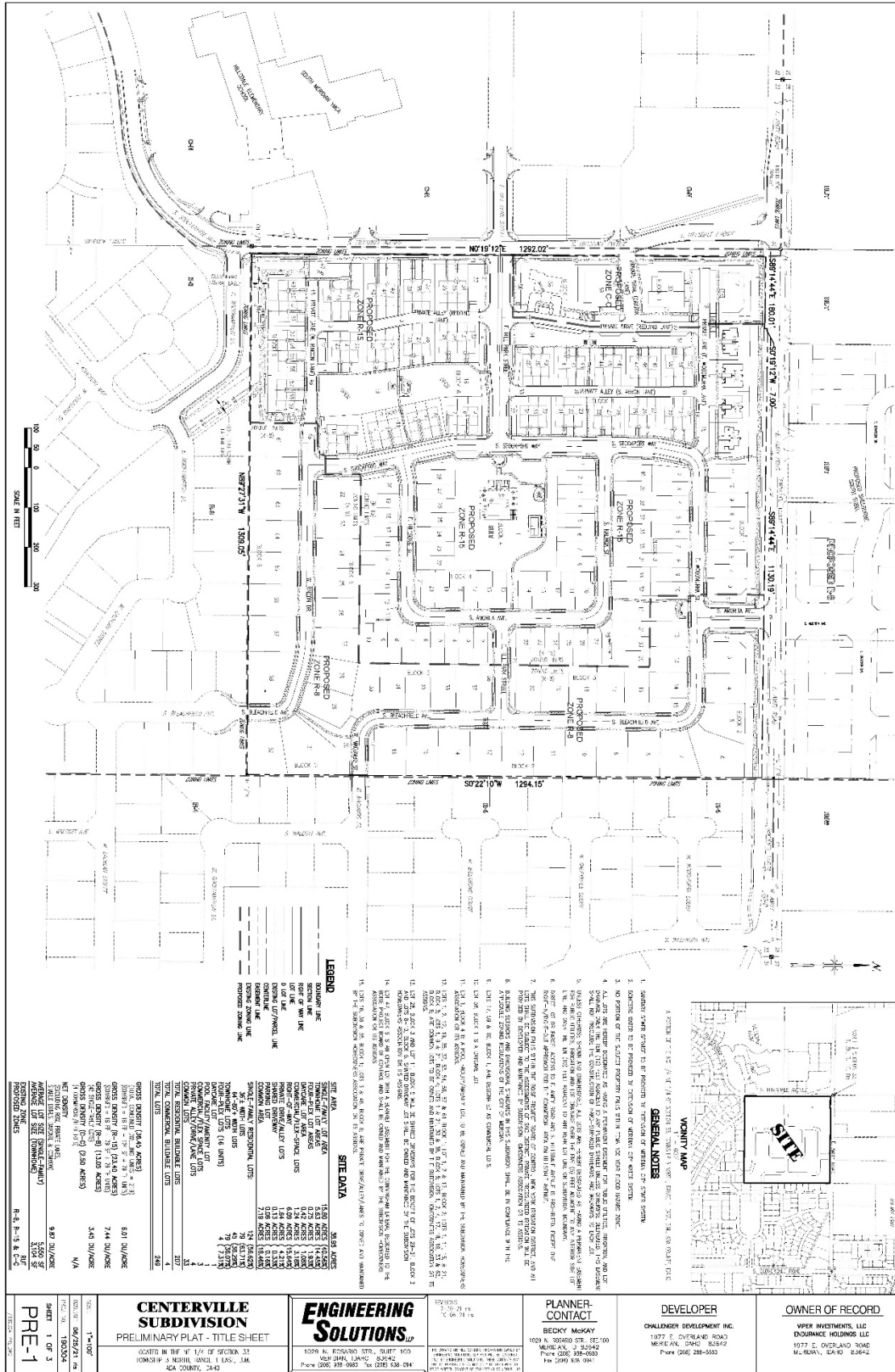
This parcel contains 13.38 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
Revised October 12, 2021



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B. Revised Preliminary Plat



LEGEND

PROPOSED ZONE A LINE
 PROPOSED ZONE B LINE
 PROPOSED ZONE C LINE
 PROPOSED ZONE D LINE
 PROPOSED ZONE E LINE
 PROPOSED ZONE F LINE
 PROPOSED ZONE G LINE
 PROPOSED ZONE H LINE
 PROPOSED ZONE I LINE
 PROPOSED ZONE J LINE
 PROPOSED ZONE K LINE
 PROPOSED ZONE L LINE
 PROPOSED ZONE M LINE
 PROPOSED ZONE N LINE
 PROPOSED ZONE O LINE
 PROPOSED ZONE P LINE
 PROPOSED ZONE Q LINE
 PROPOSED ZONE R LINE
 PROPOSED ZONE S LINE
 PROPOSED ZONE T LINE
 PROPOSED ZONE U LINE
 PROPOSED ZONE V LINE
 PROPOSED ZONE W LINE
 PROPOSED ZONE X LINE
 PROPOSED ZONE Y LINE
 PROPOSED ZONE Z LINE

GENERAL NOTES

1. PROPERTY OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
2. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
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10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

GENERAL MAP

SITE

<p>CENTREVILLE SUBDIVISION PRELIMINARY PLAT - TITLE SHEET</p> <p>SECTION 32 TOWNSHIP 5 NORTH, RANGE 1 EAST, 3RD COUNTY, COLORADO</p>	<p>ENGINEERING SOLUTIONS</p> <p>1070 N. ROCKY MOUNTAIN BLVD., SUITE 200 DENVER, CO 80202 PHONE: (303) 733-8888 FAX: (303) 733-8889</p>	<p>PLANNER-CONTACT</p> <p>BECKY MOKAY 1070 N. ROCKY MOUNTAIN BLVD., SUITE 200 DENVER, CO 80202 PHONE: (303) 733-8888 FAX: (303) 733-8889</p>	<p>DEVELOPER</p> <p>CHALLENGER DEVELOPMENT INC. 1077 E. OVERLAND ROAD MERINO, CO 80642 PHONE: (303) 238-5555</p>	<p>OWNER OF RECORD</p> <p>WPER INVESTMENTS, LLC ENDURANCE HOLDINGS LLC 1077 E. OVERLAND ROAD MERINO, CO 80642</p>
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