



Mayor Robert E. Simison

City Council Members:

Treg Bernt
Joe Borton
Luke Cavener

Brad Hoaglund
Jessica Perreault
Liz Strader

August 20, 2020

MEMORANDUM

TO: Planning and Zoning Commission
CC: Kent Brown, Kent Brown Planning
FROM: Joseph Dodson, Current Associate Planner
RE: Modern Craftsman Continuance (H-2020-0022)

Dear Commissioners,

Modern Craftsman (H-2020-0022), was heard by Planning and Zoning Commission on July 9, 2020. At that hearing the Commission continued the project to the August 20, 2020 hearing date in order for the Applicant to address Commission's concerns with the limited amount of commercial development that was proposed as part of the project. 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. Please refer to the attachments and subsequent bullet points below regarding the changes since the Commission hearing.

The revised plans show the following changes proposed by the applicant based on the Commission's deliberation:

- C-C zoning increased from approximately 2.2 acres to 4.2 acres and now includes that area containing the clubhouse.
 - The clubhouse now incorporates offices that residents may rent out and use for their home businesses or meetings, adding 1,050 square feet of leasable space.
- Applicant added a 5,070 square foot Vertically Integrated building along N. Black Cat Road.
- The corner commercial building (near intersection of Chinden and Black Cat) is proposed as a two-story structure with parking below the first level of one half of the building.
 - Two-story variation now allows building to have 19,450 square feet of commercial space—**Staff fully supports the two-story concept.**

- **Total commercial square footage proposed for the site is now approximately 27,000 square feet.**

With the increase in commercial square footage, staff finds the site can accommodate smaller scale, more neighborhood serving commercial uses to serve area residents as discussed and envisioned by the Comprehensive Plan.

Further, the applicant has removed a row of commercial parking directly abutting the southern east-west street and added the required 5-foot landscape strip between the parking and the street as conditioned. Additional parking in this area has increased due to some of the parking being placed underneath the second level of the newly proposed 2-story commercial building. The increased commercial area has 88 parking spaces to be used between the corner commercial, the vertically integrated building, and clubhouse. The minimum required parking for the proposed commercial square footage is 56 spaces. Therefore, the proposed and revised plans show parking in excess of the requirements.

The revised plans and commercial area have resulted in Staff modifying certain conditions and requesting new ones to coincide with the revisions. Staff recommends the following changes be made to the staff report by the Planning and Zoning Commission, noted with strikeout and underline changes below:

- 1.b – The 10-foot multi-use pathway along Chinden Boulevard shall be constructed with Phase 1 of the development; And should be placed at least four (4) feet from the edge of the common lot abutting the common lot reserved for ITD.
- ~~Strike condition 3.d; Revise the landscape plans to add a 5-foot wide landscape buffer along the northern boundary of the commercial parking area to eliminate conflict of cars backing out into the path of traffic on the private street. The buffer shall be landscaped in accord with UDC 11-3B-8C.~~
- Add DA provision #1.h – The Applicant shall vegetate the common lot (Lot 1, Block 1), reserved for future dedication to Idaho Transportation Department (ITD), with grass and not gravel until such time that this lot is dedicated to ITD.
- Add DA provision #1.i – The proposed commercial building located near the intersection of N. Black Cat Road and W. Chinden Boulevard (SH 20/26) shall be constructed as a two-story structure as depicted in the submitted concept renderings and as noted on the revised CUP Site Plan.
- Add DA provision 1.j – The Vertically Integrated Residential Project area of the site shall adhere to the specific use standards as outlined in UDC 11-4-3-41.

Exhibits:

- A. Revised Site Plan
- B. Revised Landscape Rendering
- C. New Vertically Integrated Building Rendering
- D. Corner Commercial Rendering – 2-story Concept
- E. Original Corner Commercial Rendering – 1-story Concept
- F. Revised Rezone Exhibits

A. Revised Site Plan



B. Revised Landscape Rendering

MODERN CRAFTSMAN AT BLACK CAT MERIDIAN, ID CONCEPT LANDSCAPE PLAN



PLAN LEGEND

- STYLIZED COMMON NAME
- ENHANCED TREES
- SPACE TREES (CLASS II)
- SPACE TREES (CLASS I)
- ORNAMENTAL TREES (CLASS I)
- ORNAMENTAL TREES (CLASS II)
- SPREADSOMETHING (CLASS I)
- SPREADSOMETHING (CLASS II)
- LANE
- PRIVATE BACKYARD WITH SHEDS
- ROCK WALL
- SYNTHETIC TURF
- PUBLIC BENEFIT
- 6.5' VINTAGE FENCE (TT#)
- ROCKSLAY SUBSTITUTION (SR: 14, PG: 10873)
- ROCKSLAY NORTH (FUTURE)
- SPREADING GROVE NO. 6 (SR: 105 PG: 14500)
- SPREADING GROVE NO. 1 (SR: 114 PG: 17023)
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AUGUST 7, 2020
SCALE 1" = 40'



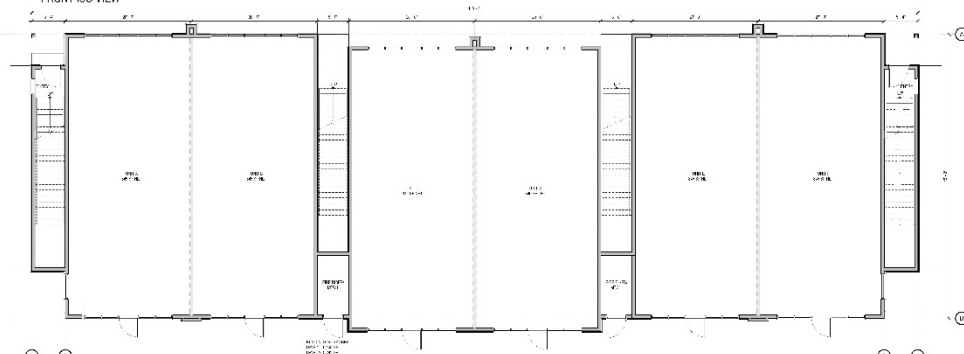
JENSEN BELITS
ARCHITECTS
1400 W. 23rd St.
Meridian, ID 83438
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www.jensenbelits.com

DEVELOPER
BRIAN SWINERTON
1400 W. 23rd St.
Meridian, ID 83438
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www.brianswinerton.com

C. New Vertically Integrated Building Rendering



FRONT ISO VIEW

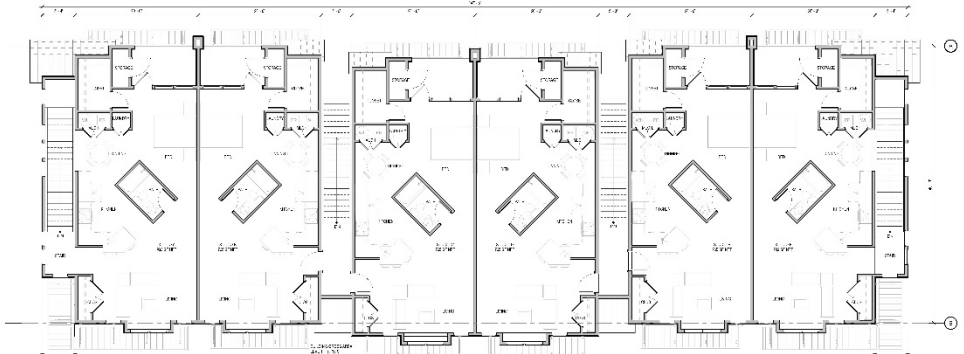


LEVEL 1 - FLOOR PLAN - PRELIMINARY - GROSS AREA LEVEL 1 = 6,138 SF

PRELIMINARY NOT FOR CONSTRUCTION
MODERN CRAFTSMAN AT BLACK CAT VERTICAL INTEGRATED RESIDENTIAL / COMMERCIAL BUILDING
<small> PROJECT NO. 2023-001 SHEET NO. A0.0 DATE 10/20/23 DRAWN BY [Name] CHECKED BY [Name] PROJECT LOCATION: [Address] CLIENT: [Name] </small>
LEVEL 1 FLOOR PLAN & PERSPECTIVE
A0.0



REAR ISO VIEW



LEVEL 2 - FLOOR PLAN - PRELIMINARY - GROSS AREA LEVEL 2 = 5,242 SF

PRELIMINARY NOT FOR CONSTRUCTION
MODERN CRAFTSMAN AT BLACK CAT VERTICAL INTEGRATED RESIDENTIAL / COMMERCIAL BUILDING
<small> PROJECT NO. 2023-001 SHEET NO. A0.1 DATE 10/20/23 DRAWN BY [Name] CHECKED BY [Name] PROJECT LOCATION: [Address] CLIENT: [Name] </small>
LEVEL 2 FLOOR PLAN & PERSPECTIVE
A0.1

D. Corner Commercial Rendering – 2-story Concept



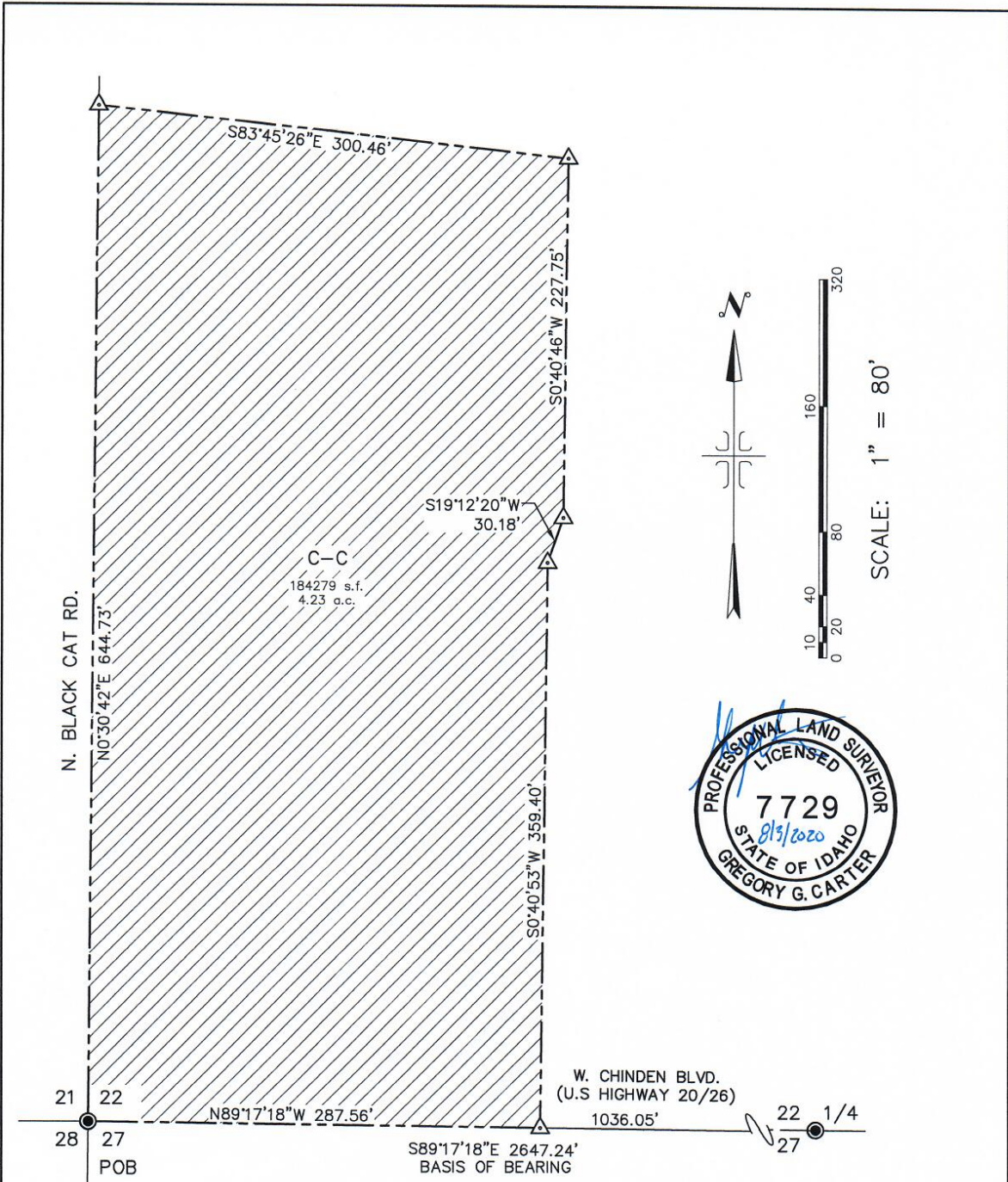
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NO.	DESCRIPTION	DATE
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HOUSTON & BUEATZSCH ARCHITECTS, CHARTERED <small> 2000 W. WINDYBROOK BLVD., SUITE 100 HOUSTON, TEXAS 77057 P: 281.595.1415 FAX: 281.595.1416 </small>		
Prepared by:	BNS	
Date:	03/06/20	
Drawn by:	SA	
Job No.:	19037	
Issued for:	OWNER	
PERSPECTIVE VIEWS		
A0.0		

E. Original Corner Commercial Rendering – 1-story Concept




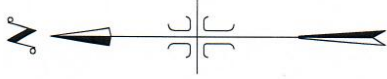
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<p>HOUSTON ■ BUGATSCH ARCHITECTS, CHARTERED 13027 N. 38th P. 31 West Houston, Texas 77040 P: 281.462.8200 F: 281.462.8207 www.bugatsch.com</p>		
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Scale:	OWNER	
<p>PERSPECTIVE VIEWS</p>		
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F. Revised Rezone Exhibits

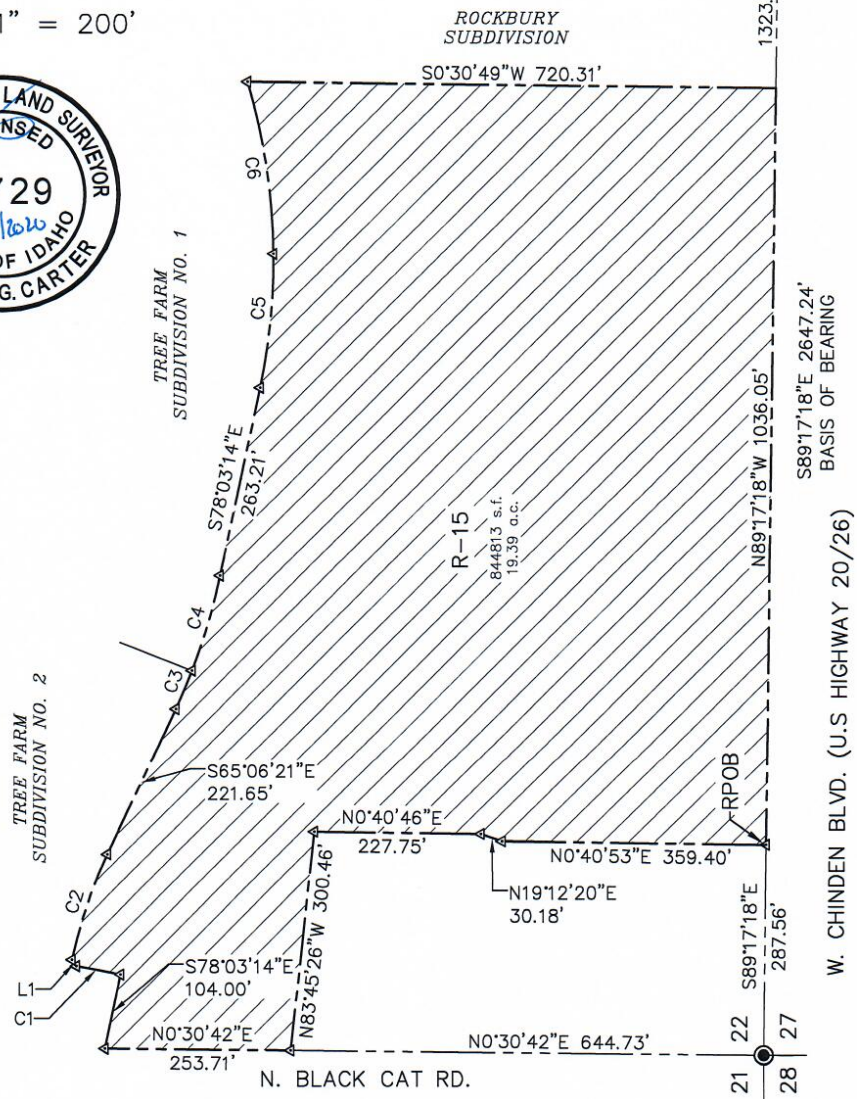


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 IDAHO SURVEY GROUP, LLC 9955 W. EMERALD ST. BOISE, IDAHO 83704 (208) 846-8570	EXHIBIT ___ DRAWING FOR MODERN CRAFTSMAN SUBDIVISION C-C ZONING DISTRICT	JOB NO. 19-144
	LOCATED IN THE SW ¼ OF THE SW ¼ OF SECTION 22, T.4N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO	SHEET NO. 1 DWG. DATE 8/3/2020



SCALE: 1" = 200'



P:\Modern Craftsman (Baron Development)\19-144\Drawings\ZONING\Modern Craftsman R-15.dwg 8/3/2020 11:55:02 AM

IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

EXHIBIT ___ DRAWING FOR
MODERN CRAFTSMAN SUBDIVISION
R-15 ZONING DISTRICT
 LOCATED IN THE SW ¼ OF THE SW ¼ OF SECTION 22, T.4N., R.1W.,
 B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 19-144
SHEET NO. 1 of 2
DWG. DATE 8/3/2020