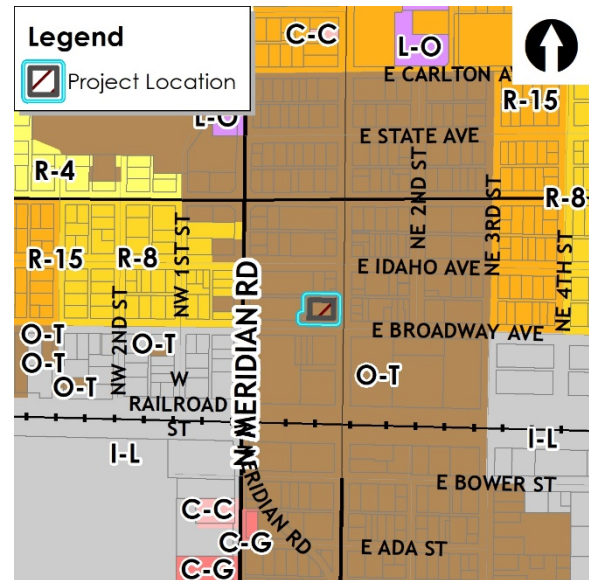


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/11/2021
 TO: Mayor & City Council
 FROM: Joseph Dodson, Associate Planner
 208-884-5533
 SUBJECT: SHP-2021-0001
 Creamery South Condominiums (a.k.a.
 Old Town Lofts)
 LOCATION: Project is located at 703 N. Main Street.



I. PROJECT DESCRIPTION

Short Plat request to condominiumize a vertically integrated 4-story building consisting of one (1) commercial space and 33 residential units for ownership purposes on 0.429 acres of land in the O-T zoning district, by City Center Redevelopment, LLC.

II. APPLICANT INFORMATION

A. Applicant:

Bryan Appleby, Rennison Design – 410 E. State Street, Suite 120, Eagle, ID 83616

B. Owner:

City Center Redevelopment, LLC – 410 E. State Street, Suite 100, Eagle, ID 83616

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	4/23/2021
Radius notice mailed to property owners within 500 feet	4/21/2021

IV. STAFF ANALYSIS

The proposed short plat depicts subdivision of air space within a vertically integrated building that is currently under construction to create 34 separate condominium units (33 residential and 1 commercial) for future ownership purposes.

According to the Applicant, there is no intention of utilizing these units as a for-sale product but is proposing to condo-map the two Old Town Loft buildings in order to respond to any market changes in the future. No piece of the development is structurally changing and nor are any revisions proposed to parking, amenities, or open spaces; all of the project elements are remaining as previously approved. The subject site obtained CZC and DES approval for a vertically integrated structure in 2019 and that building is currently under construction (A-2019-0032; Building "A"). In addition, the property received Vacation approval (H-2019-0057) for a public utility easement and approval of a Property Boundary Adjustment in 2019 (A-2019-0164).

Due to the City's and Meridian Development Corporation's (MDC) involvement in the sale of the subject property, Staff recommended the Applicant obtain a letter from MDC outlining their understanding of the proposed short plat and confirm the proposal still complies with the joint agreement. In response, the Applicant took this proposal to the MDC board and the board voted on April 28, 2021 to amend the existing agreement and include a new provision that the units be utilized as rental units for a period of at least 5 years following construction completion. Therefore, Staff finds this proposal to be compliant with the joint agreement between the City of Meridian, Meridian Development Corp., and the property owners.

Staff has reviewed the proposed short plat for substantial compliance with the criteria set forth in UDC 11-6B-5A.2 and deems the short plat to be in compliance with said requirements.

V. DECISION

Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

Council:

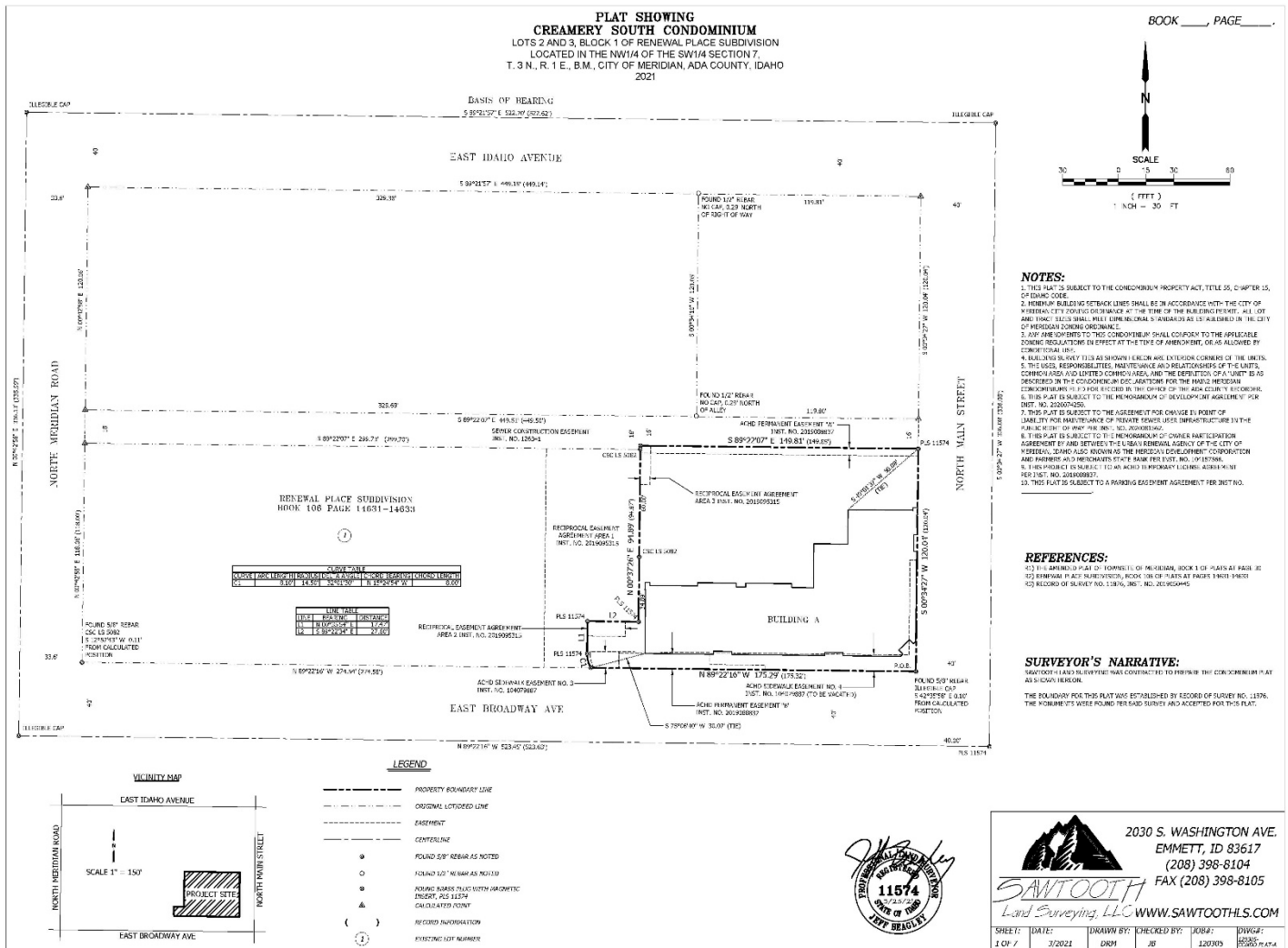
The Meridian City Council heard these items on May 11, 2021. At the public hearing, the Council moved to approve the subject Short Plat request.

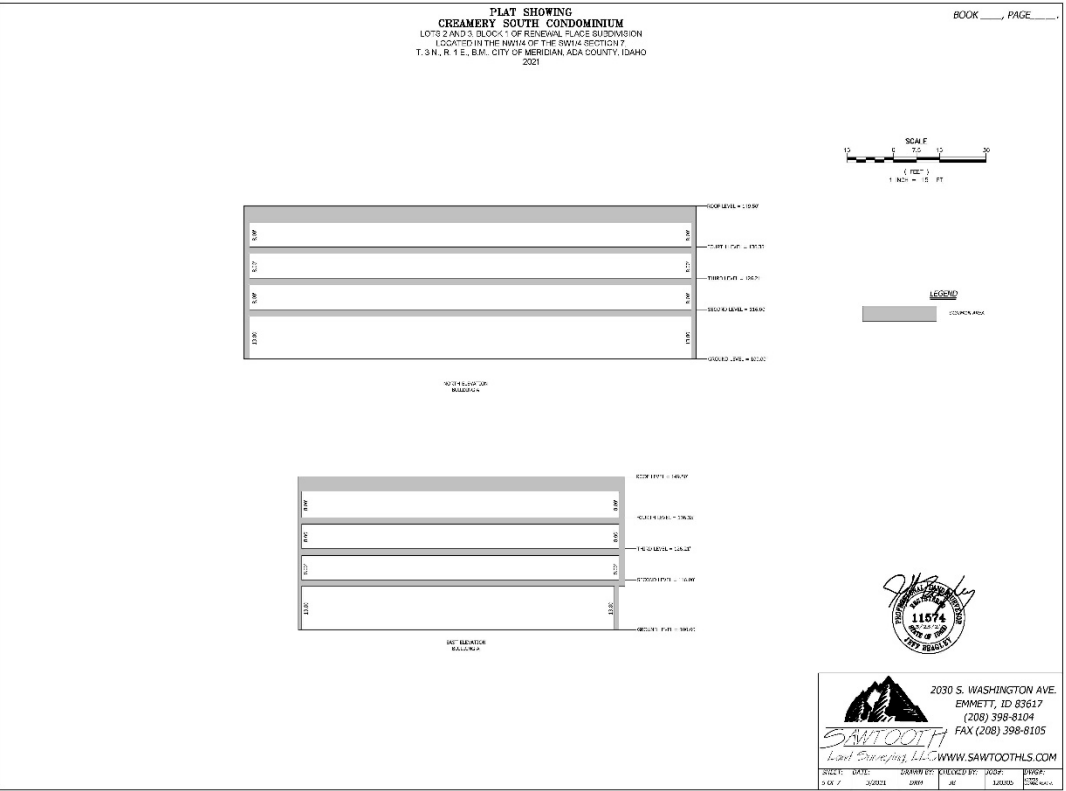
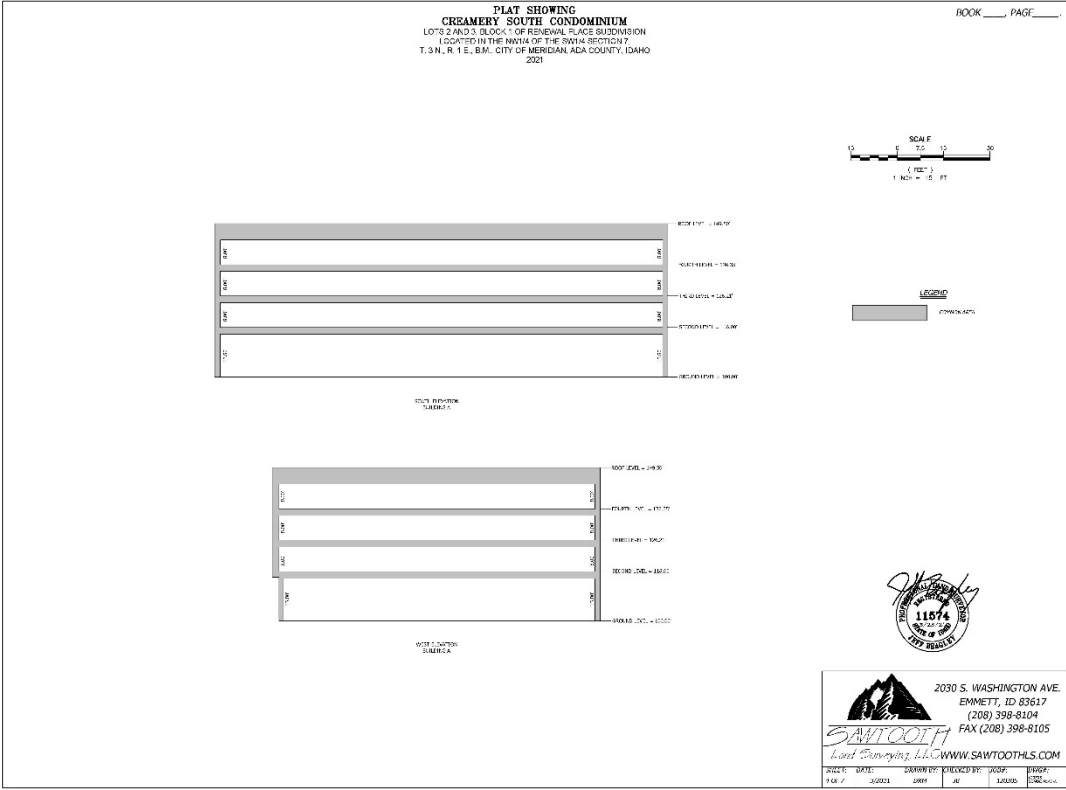
1. Summary of the City Council public hearing:
 - a. In favor: Josh Evarts, Applicant Representative
 - b. In opposition: None
 - c. Commenting: Josh Evarts; Amanda Schaus, Applicant Legal Representation
 - d. Written testimony: None
 - e. Staff presenting application: Joseph Dodson, Associate Planner
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by City Council:
 - a. Purpose of condo platting property if there is no intent to sell units:

- b. Does the agreement to maintain units and for-rent units run with the land or with the ownership—agreement likely runs with the land but if it does not, Applicant noted they are not opposed to recording it against the land as well.
4. City Council change(s) to Staff Report:
- a. None

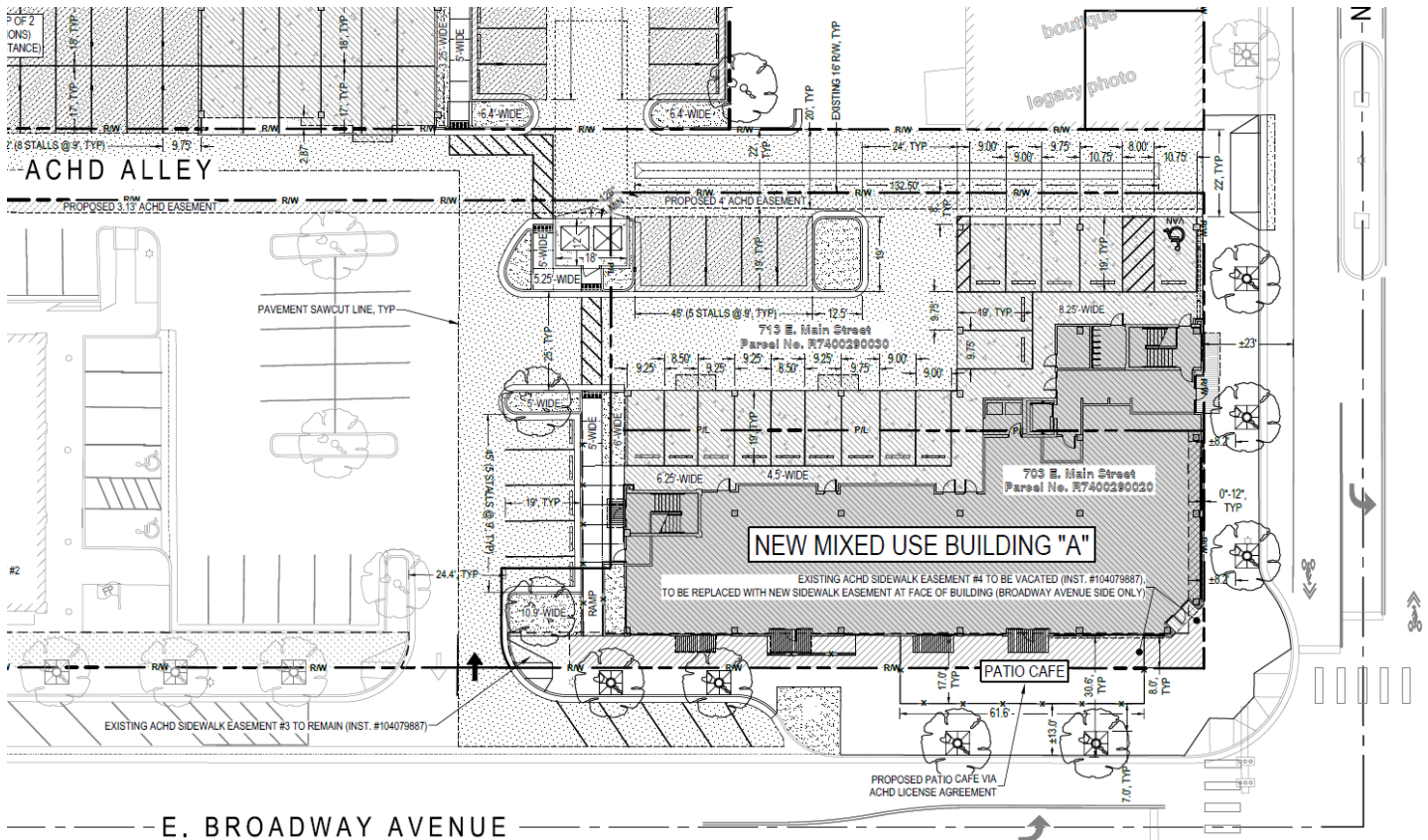
VI. EXHIBITS

A. Short Plat (date: March 25, 2021)

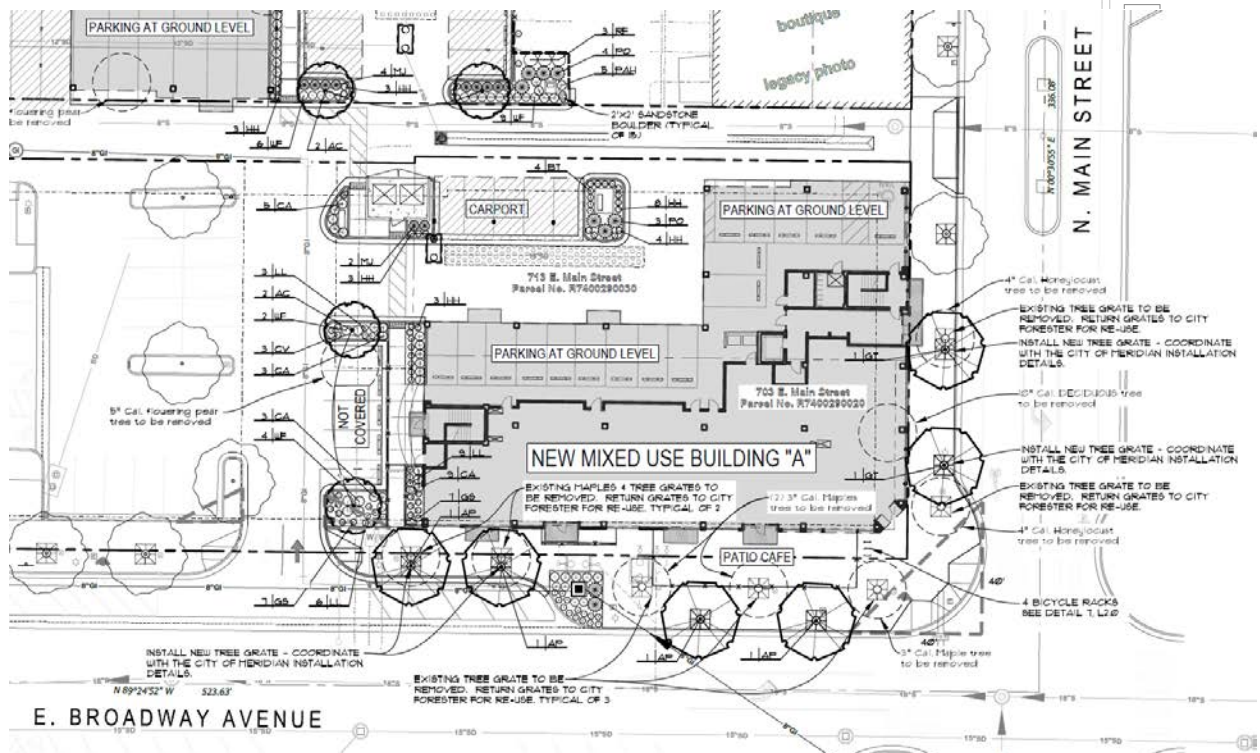




B. Previously Approved Plans (A-2019-0032)



E. BROADWAY AVENUE





1 NORTH ELEVATION - BLDG. A



2 EAST ELEVATION - BLDG. A

MATERIALS/COLOR LEGEND

SD-3 FCB SIDING STYLE: WOODTONE RUSTIC SERIES COLOR: WARM ESPRESSO	SD-2 FCB SIDING MFR.: JAMES HARDIE STYLE: HARDEIPANEL COLOR: LIGHT MIST	WS-1 FIBERGLASS WINDOW MFR.: MILGARD (OR SIM.) STYLE: ULTRA SERIES COLOR: BLACK BEAN	SF-1 STOREFRONT MFR.: ARCADIA (OR SIM.) COLOR: PATINA GREEN 3658899	BM-1 BRASS METAL COLOR: EXTRA DARK BRONZE	SD-1 FCB SIDING MFR.: JAMES HARDIE STYLE: HARDEIPANEL COLOR: EVENING BLUE	ST-1 STUCCO FINISH: FINE SAND COLOR: SW 6701 MOONWALKER	BR-1 BRICK VENEER MFR.: INTERSTATE BRICK SIZE: NORMAN (2-1/4" x 11-5/8") COLORS: TUMBLEWEED & MOCHA
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VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: A-2019-0032 (CZC, DES, & ALT); H-2019-0057 (VAC); A-2019-0164 (PBA).
2. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, obtain the signatures of the Ada County Highway District and the Central District Health Department.
4. The short plat prepared by Sawtooth Land Surveying, LLC, prepared on March 25, 2021 by Jeff Beagley, included in Section VI.A shall be revised as follows:
 - a. Note #10: Include recorded parking easement agreement instrument number.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. There are no new changes to the domestic water or wastewater infrastructure serving this development. The City will not bill individual condos owners for water and sewer usage. There will be a single bill to the HOA, and it is the HOA's responsibility to bill tenants.

General Conditions:

2. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
3. Developer shall coordinate mailbox locations with the Meridian Post Office.

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Old Town and the current zoning district of the site is O-T. Council finds the proposed short plat complies with the Comprehensive Plan and is being developed in accord with UDC standards for the existing zoning district.

B. Public services are available or can be made available and are adequate to accommodate the proposed development;

Council finds that public services will be provided to this property and are adequate to serve the building sites currently under construction.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Council finds that the development will not require the expenditure of capital improvement funds. All required utilities were provided with the development of the property at the developer's expense.

D. There is public financial capability of supporting services for the proposed development;

Council finds that the development will not require major expenditures for providing supporting services as services are already being provided to the immediate area.

E. The development will not be detrimental to the public health, safety or general welfare; and

Council finds the proposed short plat to condominiumize the existing structure will not be detrimental to the public health, safety or general welfare.

F. The development preserves significant natural, scenic or historic features.

Council is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.