

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



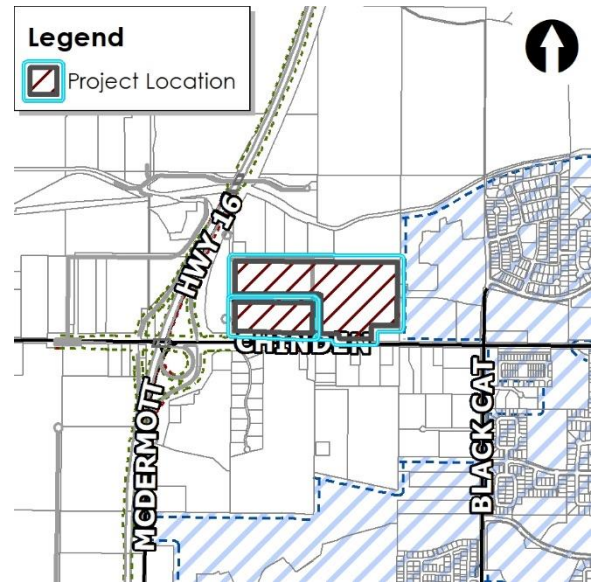
HEARING DATE: 6/20/2023

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Pollard Subdivision - TECC
[TECC-2023-0001](#)

LOCATION: Near the northeast corner of SH-16 and W. Chinden Blvd., in the SW ¼ of Section 21, T.4N., R.1W.



I. PROJECT DESCRIPTION

Request for a one-year time extension on the preliminary plat in order to obtain the City Engineer's signature on the final plat.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	71.3-acres
Existing/Proposed Zoning	R-8 (medium-density residential) & C-G (general retail & service commercial)
Future Land Use Designation	Mixed Use – Interchange (MU-I), Mixed Use – Community (MU-C) and Medium Density Residential (MDR)
Existing Land Use(s)	Agricultural
Proposed Land Use(s)	Phase 1 will include a 95K square foot (s.f.) medical office, a 12K s.f. convenience store (retail), a 48K s.f. office, a multi-tenant retail/office building, a health club, and a 36K s.f. flex office and is slated to open mid/late 2020; Phase 2 will include a 10K s.f. emergency room, 50 bed hospital, 50K s.f. medical office building, (23) 48K s.f. offices and a 36K s.f. flex office and is slated to open mid/late 2022; and Phase 3 will include 74 conventional single-family residential units and independent living units for 55 and older and an 88-bed assisted living facility – date yet to be determined.
Neighborhood meeting date; # of attendees:	3/23/2023
History (previous approvals)	<u>H-2019-0021</u> , DA Inst. # <u>2019-060655</u> ; <u>FP-2022-0023</u>

III. APPLICANT INFORMATION

A. Applicant:

Josh Beach, Brighton Development, Inc. – 2929 W. Navigator Dr., Ste. 400, Meridian, ID 83642

B. Owner:

Michael Hall, SCS Investments, LLC – 855 W. Broad Street, Ste. 300, Boise, ID 83702

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	5/28/2023
Notification mailed to property owners within 300 feet	5/25/2023
Applicant posted public hearing notice on site	6/9/2023
Nextdoor posting	5/25/2023

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

Per UDC 11-6B-7C, *“Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”*

VI. STAFF ANALYSIS

The preliminary plat (H-2019-0021) for this project was approved by City Council on 6/4/19 and was valid until 6/4/21. The plat consists of 75 building lots, seven (7) common lots and four (4) other lots on 71.3 acres of land in the R-8 and C-G zoning districts and is proposed to develop in three (3) phases per the approved phasing plan in Section VIII.A.

The Director approved a two (2) year time extension on 4/23/21 for the Applicant to obtain the City Engineer's signature on the final plat, which expired on 6/4/23. The request for a subsequent time extension was received prior to the expiration date.

The Applicant requests approval of a one (1) year time extension in order to obtain the City Engineer's signature on the first phase final plat. The final plat for Phase 1 was approved by City Council on 9/27/22; the Applicant is currently working to get the plat signed but will not be able to do so prior to the expiration date (see Section VIII.C). *Note: The Phase 1 final plat includes all of the commercial areas noted as Phases 1 and 2 on the phasing plan approved with the preliminary plat; the residential portion remains to be included in a future final plat as Phase 2.*

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat and proceed with development of the property. If City Council does *not* approve the requested time extension, a new preliminary plat application will be required.

With all extensions, the Director may require the final plat to comply with the current UDC provisions per UDC [11-6B-7C](#). Since the approval of the preliminary plat in 2019, the following UDC standards have changed:

- Street buffer landscaping includes more specifications for such and enhanced landscaping is required in buffers along designated entryway corridors such as W. Chinden Blvd./SH 20-26. See UDC [11-3B-7C](#) for more information.
- The off-street parking standards for 2-bedroom single-family residential units now require fewer spaces (i.e. two (2) spaces instead of four (4) with at least one (1) space in an enclosed garage). See UDC [Table 11-3C-6](#) for more information.
- The amount of qualified open space for the R-8 zoning district has increased from 10% to 15% and some of the standards for such have been modified. See UDC [11-3G-3](#) for more information. *A total of 2.19-acres (or 12.19%) was proposed for the 17.97-acre area. Based on the current standard, a minimum of 2.7 acres would be required, which requires an additional 0.51-acre of qualified open space.*
- The number of site amenities for residential developments have changed from one amenity for each 20 acres of development area to a point system requiring one (1) point of site amenity for each 5-acres of land. See UDC [11-3G-4](#) for more information. *One (1) amenity, a children's play structure, was proposed with the preliminary plat. Based on the current standard, a minimum of 4 points of site amenity would be required; a tot lot qualifies as one (1) point – additional amenities totaling at least three (3) points are required to comply with the current standard.*

Staff recommends future development comply with current UDC standards for development noted above as a provision of the requested time extension on the preliminary plat.

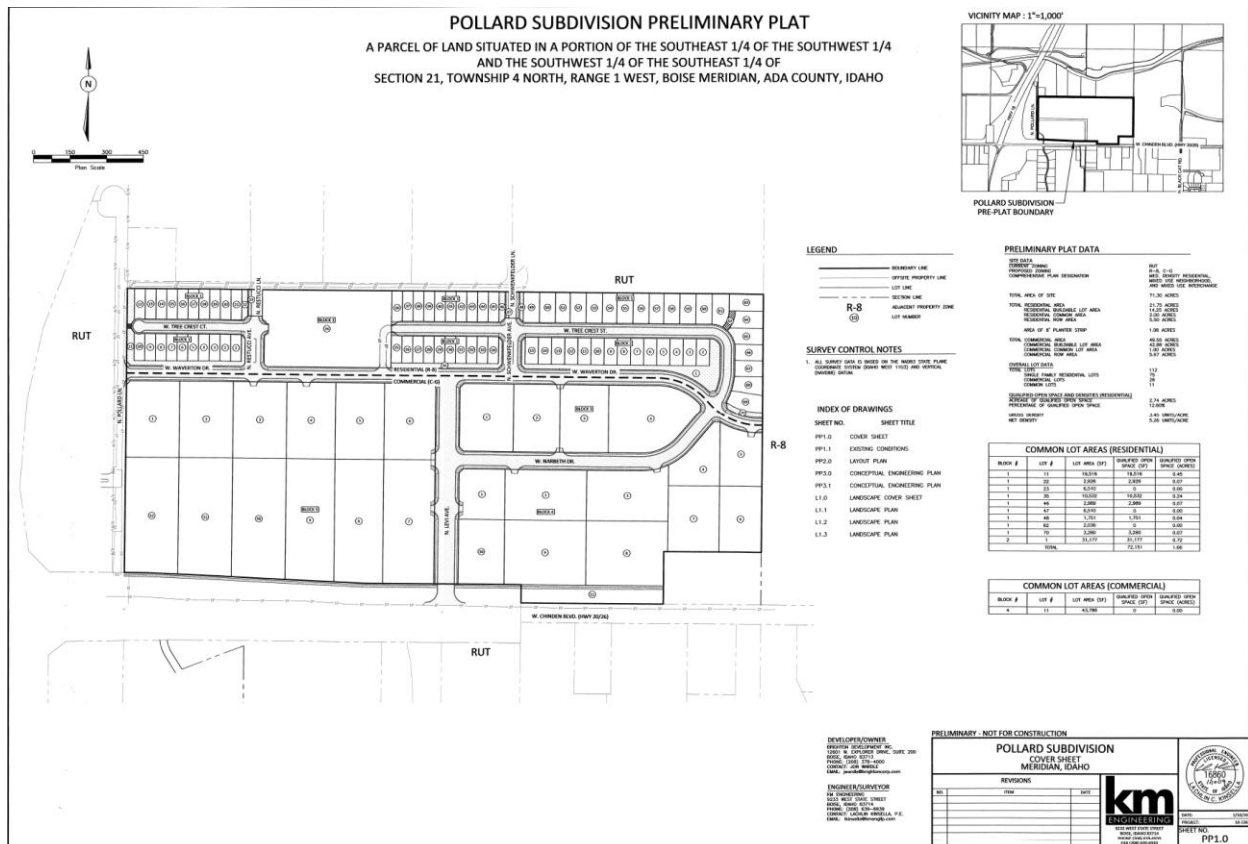
Staff further recommends the landscape plan for the first phase final plat approved by City Council but not yet recorded, be amended through an administrative landscape plan modification application to reflect compliance with the updated landscape standards for street buffers. *Note: If a hospital develops in the commercial portion of the development as originally anticipated, a conditional use permit will be required for approval of the use. As a condition of approval, compliance with the traffic noise abatement standards listed in UDC [11-3H-4](#) will be required; or, alternative compliance may be requested where the Applicant has a substitute noise abatement proposal in accord with ITD standards and prepared by a qualified sound engineer.*

VII. DECISION

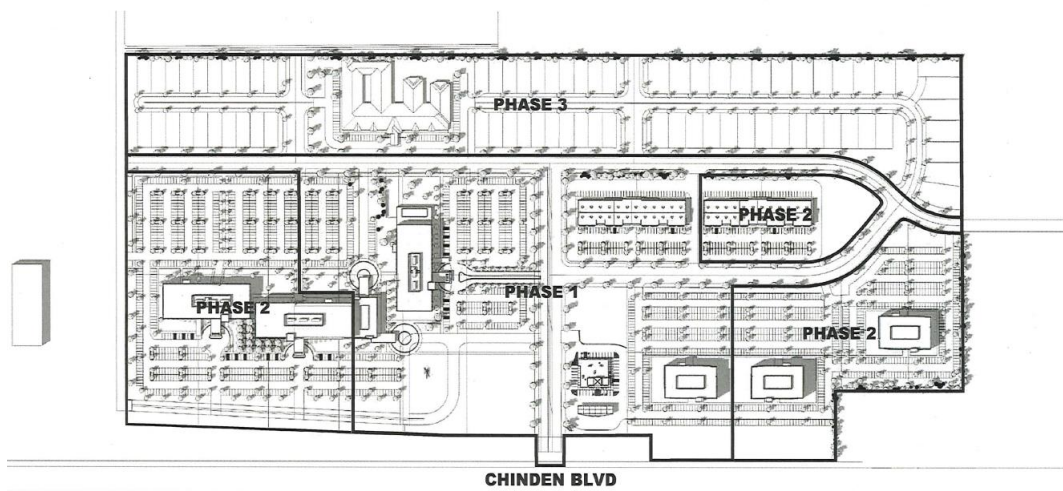
A. Staff:

Staff recommends approval of the proposed time extension for a time period of 1-year as requested, to expire on 6/4/24 with the conditions in Section IX.

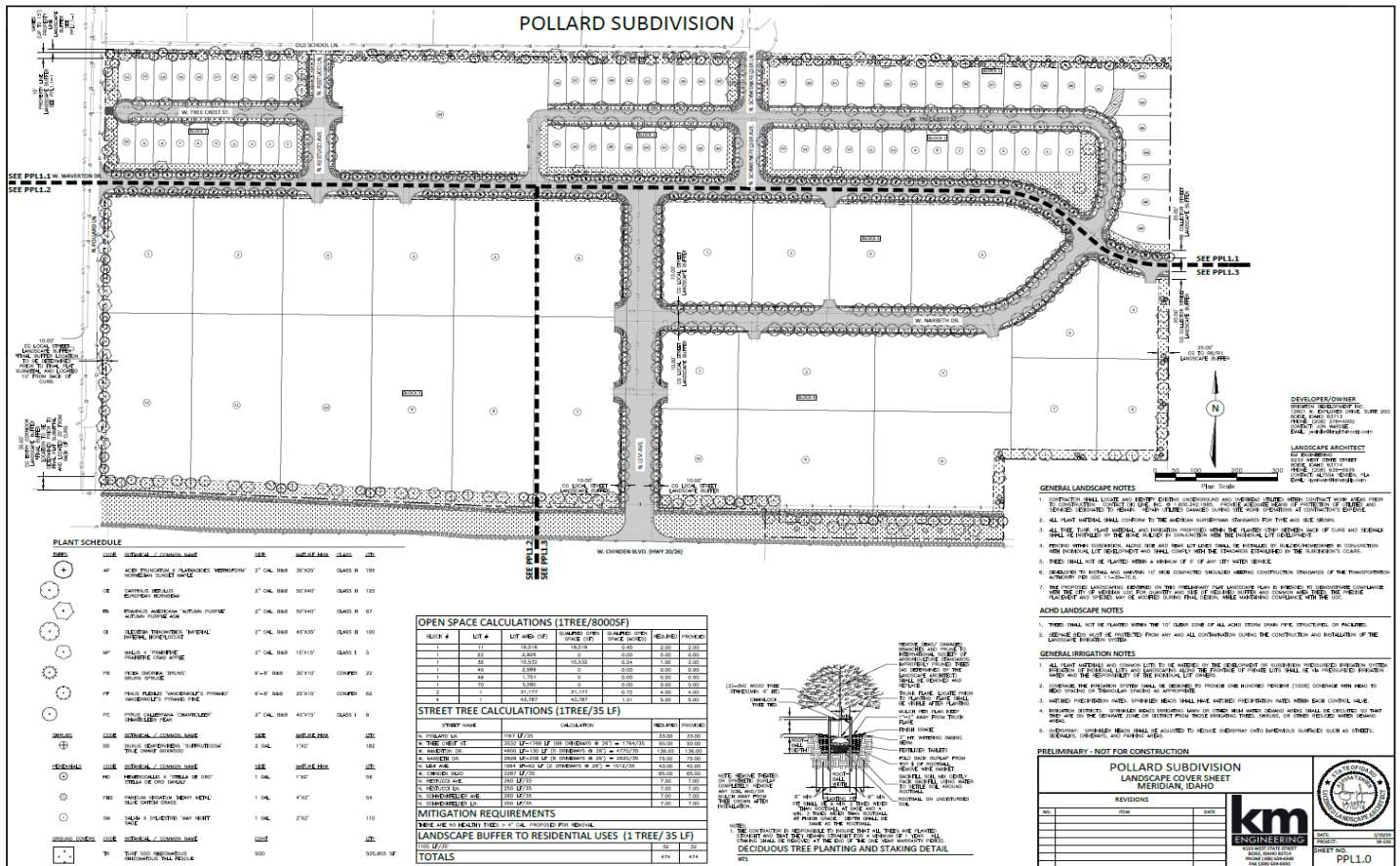
A. Preliminary Plat (date: 1/10/2019) & Phasing Plan



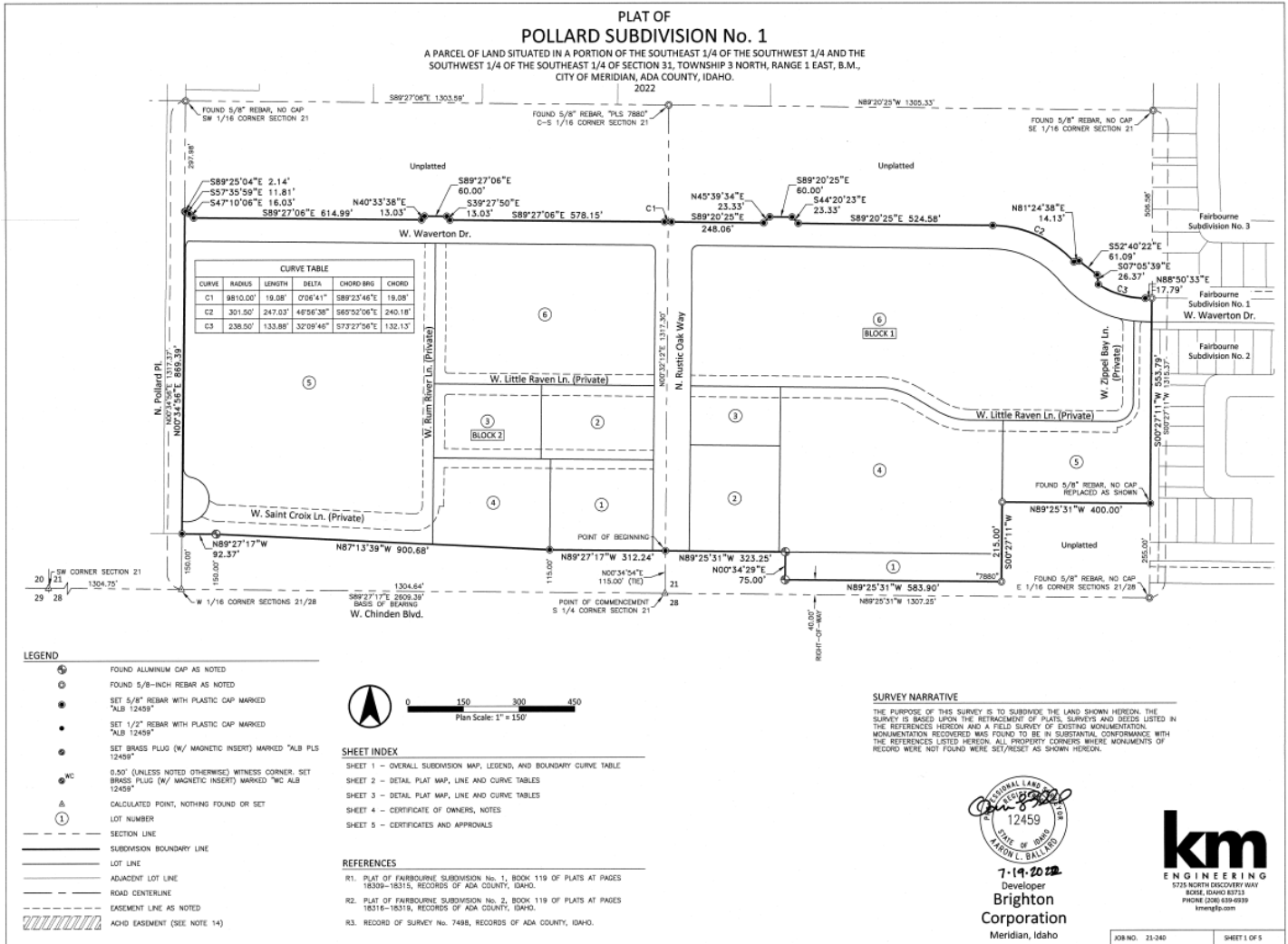
PHASING MAP



B. Approved Landscape Plan (dated: 1/10/2019)



C. Approved Final Plat for Phase I (FP-2022-0023)



IX. CONDITIONS OF APPROVAL

1. Applicant shall comply with all terms of the annexation and associated development agreement provisions and the preliminary plat approved for this property ([H-2019-0021](#), Inst. #[2019-060655](#); [FP-2022-0023](#)).
2. Comply with the off-street parking standards listed in UDC [Table 11-3C-6](#) for single-family residential dwellings.
3. Prior to submittal of the Pollard Subdivision No. 1 final plat (FP-2022-0023) for City Engineer signature, submit an administrative landscape plan modification application to revise the landscape plan to reflect compliance with the updated standards listed in UDC [11-3B-7C](#) for street buffers, including those for entryway corridors (i.e. W. Chinden Blvd.SH 20-26).
4. The plans submitted with the final plat application for the residential portion of the development shall be revised to comply with the following:
 - a. Comply with the qualified open space standards for the R-8 zoning district listed in UDC [11-3G-3](#). *A minimum of 2.7-acres of qualified open space is required.*
 - b. Comply with the qualified site amenity standards for the R-8 zoning district listed in UDC [11-3G-4](#). *A minimum of four (4) points of site amenity is required.*
5. The applicant shall obtain the City Engineer's signature on the first phase final plat by June 4, 2024 in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid; or another time extension may be requested.