

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



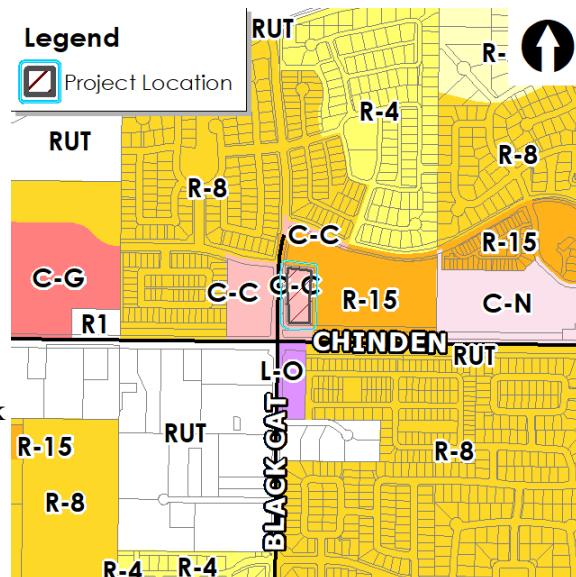
HEARING DATE: 1/17/2023

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-884-5533

SUBJECT: H-2022-0083
Modern Craftsman MDA

LOCATION: Project is located at 4701 W. Caragana Lane, on the northeast corner of N. Black Cat Rd. and W. Chinden Blvd. (SH 20/26), in the SW 1/4 of the SW 1/4 of Section 22, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Request to modify the existing Development Agreement (Inst. #20-174161) provision regarding the two-story commercial building now proposed as a single-story structure with surface parking on 2.59 acres of land in the C-C zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Brandon Sheltrown, HB Arch – Corner Office Design – 2997 E. Deerhill Drive, Meridian, ID 83642

B. Owners:

Ryan Sexton, Baron Black Cat LLC – 1401 17th Street, Suite 700, Denver, CO 80202 .

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	12/28/2022
Radius notice mailed to properties within 500 feet	12/30/2022

Public hearing notice sign posted	12/19/2022
NextDoor Posting	12/30/2022

IV. STAFF ANALYSIS

History

The subject application encompasses one (1) parcel on the northeast corner of Black Cat Road and W. Chinden Boulevard. This parcel is part of a Development Agreement Modification in 2020 and was removed from an existing Development Agreement (DA) for the purpose of entering into a new DA with a new conceptual plan and building elevations (H-2020-00226, DA Inst. #2020-174261). The new Development Agreement consists of a Rezone of a total of 23.63 acres of land for the purpose of reducing the C-C zone from approximately 8 acres to 4.23 acres and increasing the R-15 zone from approximately 15.1 acres to 19.39 acres of land; a Short Plat consisting of 2 building lots and 2 common lots on 21.59 acres of land in the C-C and R-15 zoning districts; and a Conditional Use Permit for a multi-family development consisting of 196 residential units on 20.13 acres in the R-15 zone.

Development Agreement Modification

The approved DA (Inst. #2020-174261) includes a provision that requires the proposed commercial building located near the intersection of N. Black Cat Road and W. Chinden Boulevard to be constructed as a two-story structure. The two-story option, though a larger floorplate and building, provided only 5,185 square-feet of ground floor retail and active use area; the remaining 8,538 square feet is dedicated to a tuck-under parking area. Approximately 131'-0" of the Chinden Boulevard elevation is attributed to the parking garage which provides no active ground floor use along this extent of the façade. The Applicant believes that the parking garage prevents visibility to the ground floor retail areas from Chinden Boulevard limiting areas of tenant visibility; therefore, providing challenging leasing for the ground floor commercial area and flexible tenant layouts. Currently, the anticipated restaurant tenant and other potential retailers necessitate modifying the previous building design and parking quantities to be better align to meet the commercial market demands while lessening potential impacts on the surrounding neighborhood.

The Applicant is proposing a 7,004-square-foot one-story commercial building that is highly visible and establishes a cornerstone for the overall Modern Craftsman at Black Cat residential development. Tenant visibility is provided on all sides of the building to the retail and restaurant activities within the building. Additionally, a 563 square-foot outdoor covered patio area is planned for a restaurant tenant to use activating the façade along Chinden Boulevard by showcasing the restaurant activity within the building. The proposed building varies in parapet heights ranging from 25'8" and 22'0", presenting a ground-floor window height of 12'0" along all facades. The design echoes the previous quality design with the same modern/contemporary architectural materials originally presented such as stucco, cultured stone, composite wood, dark bronze aluminum storefront glazing, and standing seam metal roofing reflecting the similar quality and colorways of the overall Modern Craftsman at Black Cat Development. Staff has analyzed the parking using the restaurant standards requiring one (1) parking stall for every 250 square feet of gross floor area to ensure adequate parking. Per this standard, 28 parking stalls would be required if the site developed per the submitted revised concept plan and 42 parking stalls were provided. Additionally, the commercial square footage was a topic of discussion during the initial Hearing. Ultimately, Council agreed with Staff and required the two-story commercial building to ensure the MU-C (Mixed Use Community) area would develop with a higher commercial square footage to provide more of a balance with the proposed residential development on this site. Fundamentally, the Applicants proposal for a one-story building on this site includes more retail square footage than the required two-story building, as the two-story building

essentially provided less ground floor square footage for retail space, presenting the illusion it was larger due to the tuck-under parking area.

The Applicant is therefore requesting the following modification to provision 5.1.h:

“The proposed commercial building located near the intersection of N. Black Cat Road and W. Chinden Boulevard (SH20/26) shall be constructed as a ~~two-story~~ one-story structure as generally depicted in the revised concept renderings (see Exhibit V.I.E), and as noted on the revised ~~CUP~~ Conceptual Site Plan on Exhibit C.”

Staff recommends the development agreement modification with the recommended changes in Exhibits E and C below.

V. DECISION

A. Staff:

Staff recommends approval of the proposed MDA per the modified provision in Section VI.B.

VI. EXHIBITS

A. Existing DA Provisions

- e. Additional right-of-way shall be reserved for dedication to Idaho Transportation District for the future widening of Chinden Boulevard, as shown on the plat as Lot 1, Block 1.
- f. The required landscape street buffers shall be constructed and vegetated along the entire perimeter (along N. Black Cat and Chinden Boulevard) with the first phase of development.
- g. 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.
- h. 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 generally depicted in the submitted concept renderings (see exhibit VII.I) and as noted on the revised CUP Site Plan.
- i. The Vertically Integrated Residential Project area of the site shall adhere to the specific use standards as outlined in UDC 11-4-3-41.
- j. The required land use buffer between the C-C zoning district and the R-15 zoning district is hereby waived as approved by City Council; the minimum distance between buildings and across zoning districts is ten (10) feet per the multi-family specific use standards (UDC 11-4-3-27).

6. **COMPLIANCE PERIOD** This Agreement must be fully executed within six (6) months after the date of the Findings for the annexation and zoning or it is null and void.

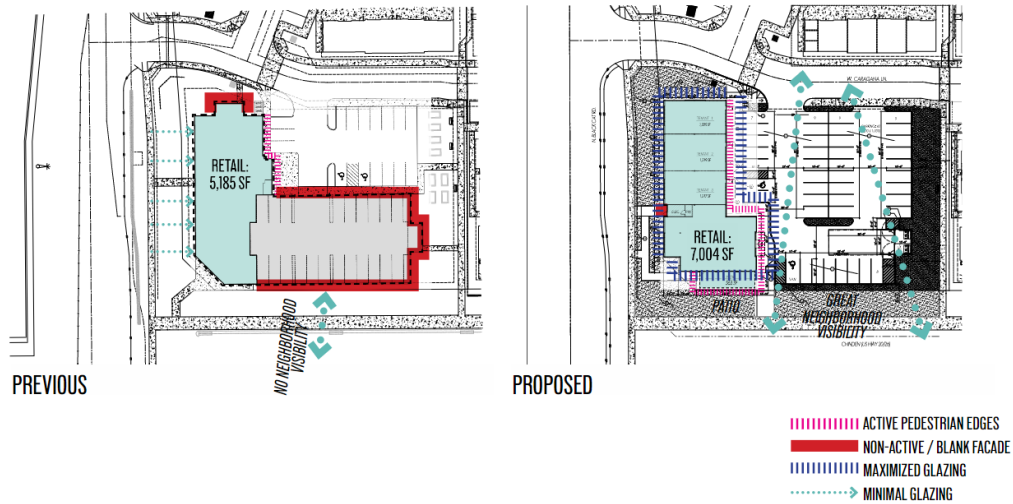
7. **DEFAULT/CONSENT TO DE-ANNEXATION AND REVERSAL OF ZONING DESIGNATION:**

B. Proposed Revisions to the existing Development Agreement Provision 5.1.h:

Staff's Recommended Changes:

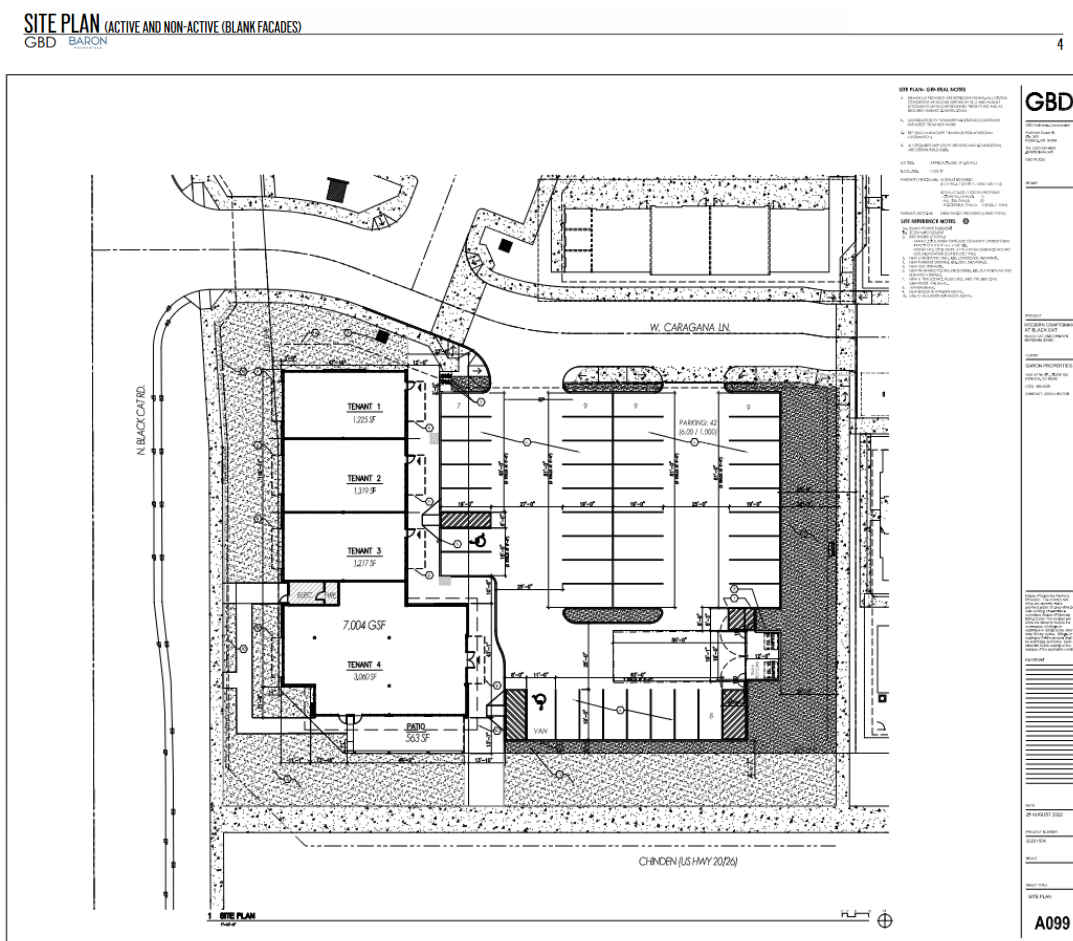
“The proposed commercial building located near the intersection of N. Black Cat Road and W. Chinden Boulevard (SH20/26) shall be constructed as a ~~two-story~~ one-story structure as generally depicted in the revised concept renderings (see Exhibit VII.E), and as noted on the revised ~~CUP~~ Site Plan in Exhibit C.”

C. Existing and Conceptual Site Plan:



THE PREVIOUS CONCEPT DESIGN PROVIDES MINIMAL, ACTIVE AND VISIBLE RETAIL OPPORTUNITIES- CHALLENGING TENANT LEASING.

THE CURRENT DESIGN ACTIVATES ALL SIDES OF THE BUILDING MAXIMIZING TENANT VISIBILITY AND PROVIDES AN ENHANCED PEDESTRIAN EXPERIENCE.



D. Previous 2-Story Elevations:

Item #5.

I. Corner Commercial Rendering – 2-story Concept



E. Proposed 1-Story Elevations:



SW CORNER: VIEW FROM CORNER (SHEET 250/251) / N. BLACK CAT RD.



SE CORNER: VIEW FROM CORNER (SHEET 250/251)



NE CORNER

EXTERIOR MATERIAL LEGEND

MO	COMPOSITE WOOD SIDING (S' PLANK) BRAND: PARADE COLOR: GRAY
CP-L	CEMENT PLASTER (STUCCO) - LIGHT TONE COLOR: SHERWIN WILLIAMS 'CHELSEA GRAY' SW 2550
CP-M	CEMENT PLASTER (STUCCO) - MEDIUM TONE COLOR: SHERWIN WILLIAMS 'CATALPUE GRAY' SW 7055
CS-L	CULTURED STONE BRAND: PRO FIT TERRAZZO TYPE/COLOR: LIGGESTONE ('TINOS')
CA	CONCRETE FINISH MATERIAL: SUPERHEATFABRIC COLOR: 'BLACK'
FM	GLAZING / CLADDING / SHEET METAL TYPING / DOOR-HUD METAL PANEL (2' X 1' DEEP) - COLOR: 'BLACK'
SS-L	STAINLESS STEEL METAL ROOFING RSP 270PM COLOR: ZINC GRAY
CSG-L / CSG-L	GLAZING - SOLARSHIELD XL 20 STONE/STONE - KANWILL 454-1 (DRAINAGE ANNOUNCED)
CONC	CONCRETE (NATURAL SACKED FINISH)

GBD

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