

October 8, 2024

MEMORANDUM

TO: Mayor and City Council

CC: City Clerk, City Attorney

FROM: Linda Ritter, Associate Planner

RE: Centrepont Apartments (H-2024-0019)

On September 5, 2024, Centrepont Apartments was presented before the Planning and Zoning Commission. The Planning and Zoning Commission recommended denial of the project based on the height and density of the project. After the Commission action, the applicant approached staff and proposed to make modifications to the plan based on feedback received during the hearing. Staff has reviewed the revised plans and offers the following summary:

- *The applicant is proposing to further decrease the residential units from two hundred seventy-nine (279) to two hundred thirty-nine (239) units.*
- *Reduced the building heights for the buildings closest to the neighboring residential homes to the west and south. Building D on the west side of the site is now proposed as a 2-story building (as approved currently), Building B2 and Building D are now also proposed as 3-story buildings (as approved currently). The other building will remain 4-story and the applicant is proposing the two 4-story building be allowed to a height limit not to exceed sixty-five (65) feet. The maximum height limit allowed in the C-G zoning district.*
- *Proposed building concepts with pitched roof lines instead of flat roofs.*
- *Increased proposed qualifying open space to 104,154 sf exceeding city requirements which no longer requires for alternative compliance for being deficient.*
- *Removed the parallel parking stalls along the north portion of the project along Ustick Road on the west side of Centrepont Way.*
- *Removed parking along Cajun Lane due to back up concerns.*
- *Removed the proposed pickle ball court due to potential for noise.*
- *Shifted open space on the west side of the site away from Ustick Road as much as possible and adjacent to the pedestrian walkway and added a dog park with 4' high barrier along Ustick Road.*
- *The site plan exceeds city parking requirements by forty-eight (48) parking stalls.*
- *Proposing the following qualifying amenities: a clubhouse with a fitness facility; children's play structure; dog park with a waste station; shaded picnic area with BBQ grills, tables, benches and landscaping; shaded plaza/courtyard with activity lawn; a micro-path system and a bicycle repair area.*

The proposed amendment to the CUP and MDA (Denied by Planning and Zoning Commission):

- *Applied for two hundred ninety-five (295) units but reduced it to two hundred seventy-nine (279) units prior to the Planning and Zoning Commission hearing.*
- *Requested building to be four (4) stories and increase the building height to forty-five (45) feet.*

- Requested alternative compliance for the qualified open space as it did not meet the open space requirement (deficient by 8,940 sf). The applicant asked for alternative compliance stating the site is irregular, has a unique targeted demographic of an affordable housing community, has significant indoor and outdoor passive and active amenities and excellent connectivity to public parks within walking distance. Although the project is located less than one-mile from the Charles F. McDevitt Youth Sports Complex, Julius M. Kleiner Memorial Park and Champion Park; the residents would have to cross either Ustick Road, a residential arterial or Eagle Road, a State highway to access them.
- Proposed the following qualifying amenities: a clubhouse with a fitness facility; children's play structure; dog park with a waste station; shaded picnic area with BBQ grills, tables, benches and landscaping; shaded plaza/courtyard with activity lawn; a micro-path system, sports courts and a bicycle repair area. The sports courts and dog park are located near N. Cajun Lane.

Development Agreement Modification Addition to Consider

The Applicant is requesting an addition to the Development Agreement modification that was not part of the original review before the Planning and Zoning Commission. The new and revised language is as follows:

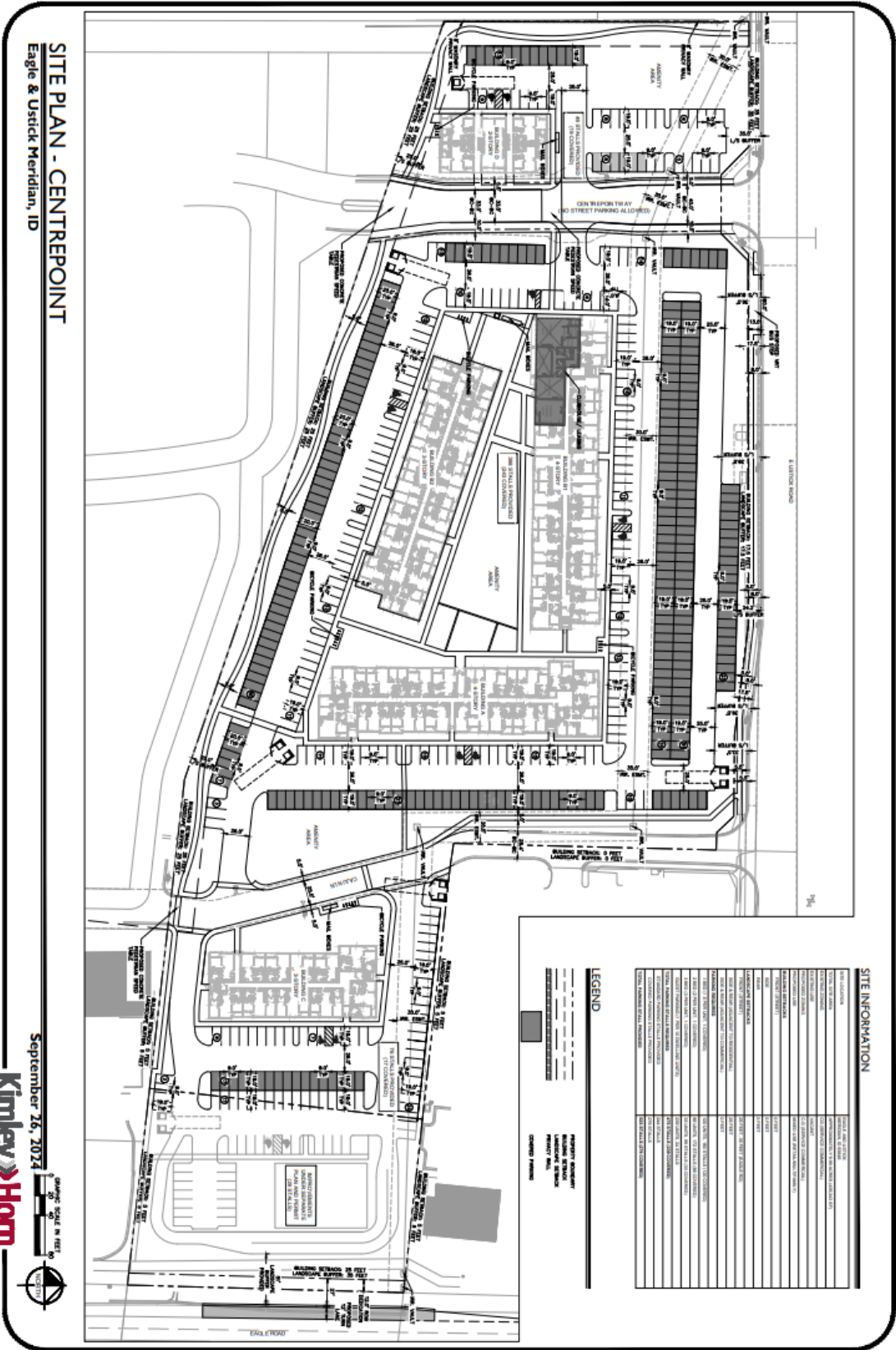
- b. Development of the multi-family residential portion of the site (tax parcel no. S1105110111) shall be generally consistent with the conceptual development plan included in Exhibit A dated September 26, 2024.*
- d. The required landscape street buffers and multi-use pathway segment shall be constructed and vegetated with the residential phase of development along E. Ustick Road; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the residential phase of development. The required landscape street buffers along N. Eagle Road shall be constructed and vegetated with the commercial phase of development including any additional right of way deed or dedication required by Idaho Transportation Department.*
- f. For the multi-family development, Building D will be no more than two stories in height, Buildings B2 and C will be no more than three stories in height, and Buildings A and B1 will be no more than four stories in height, consistent with the Applicant's revised concept plan and presentation to Council.*

In addition, the Applicant requests the notice provisions and exhibits to the Development Agreement be amended to add the Applicant's name and the new proposed conceptual plans for the site.

Attachments:

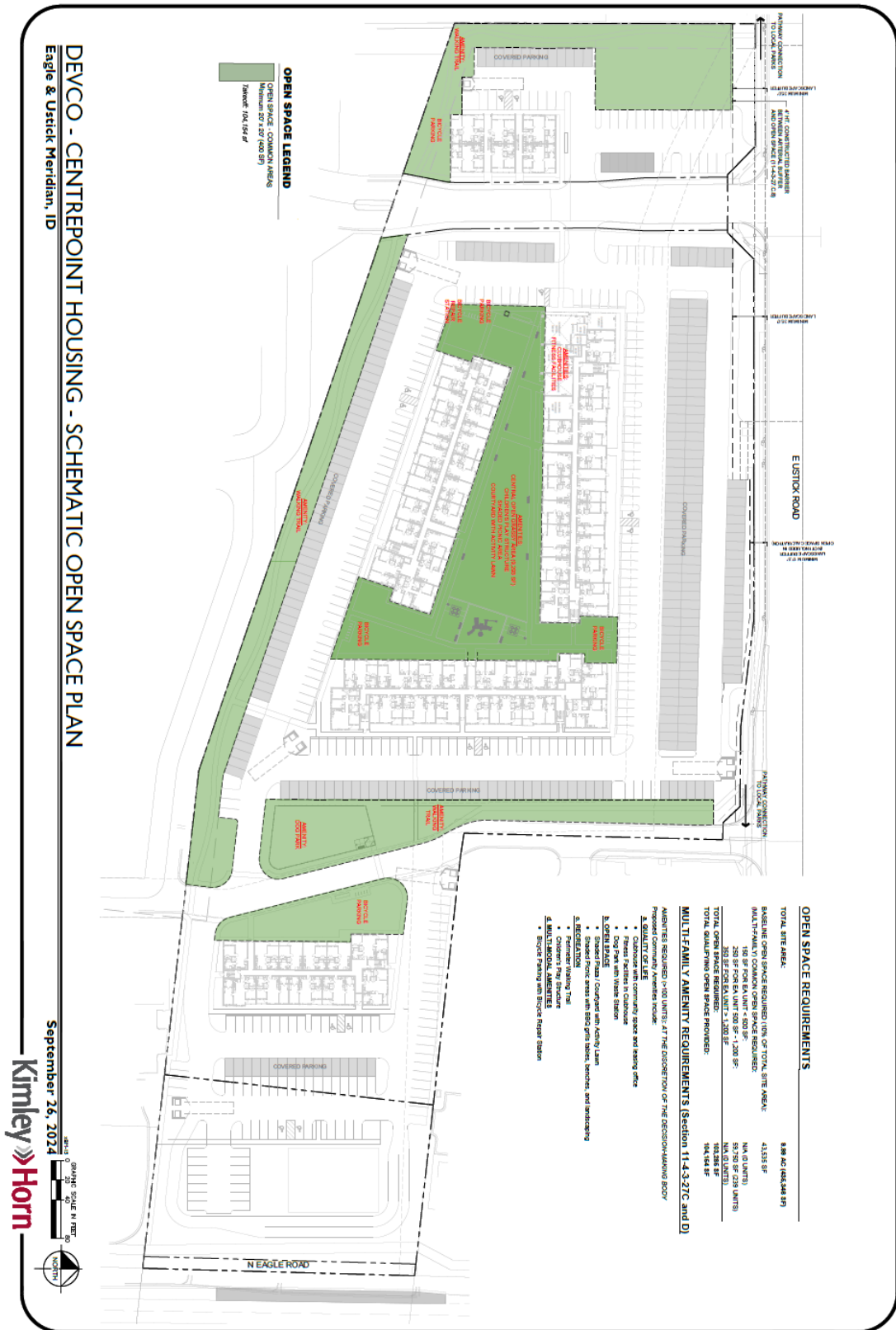


Revised Site Plan



Revised Landscape Plan Rendering





Revised Building Elevation



With the initial application before the Planning and Zoning Commission, the Applicant proposed four four-story buildings (Building A, B1, B2 and C) at under 45-feet in height with flat roofs. This height matched the previously approved three-story building heights that included pitched roofs. In order to better meet Meridian's Architectural Design Standards and to provide uniformity in design throughout the Project, the Applicant now proposes two four-story buildings and, rather than being height limited with flat roofs, proposes pitched roofs with a height not-to-exceed 65' (the maximum height in the C-G zoning district). As discussed above, the Applicant has modified the site plan to include one 2-story building on the west portion of the site, two 3-story buildings along the south property line and two 4-story buildings in the center of the site farthest from neighboring properties. The Applicant is asking for a maximum building height so that pitched roof building heights for each building can be part of the design review process and there is flexibility in design and for making changes.



Proposed Building Heights



Previously Building Heights

