

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



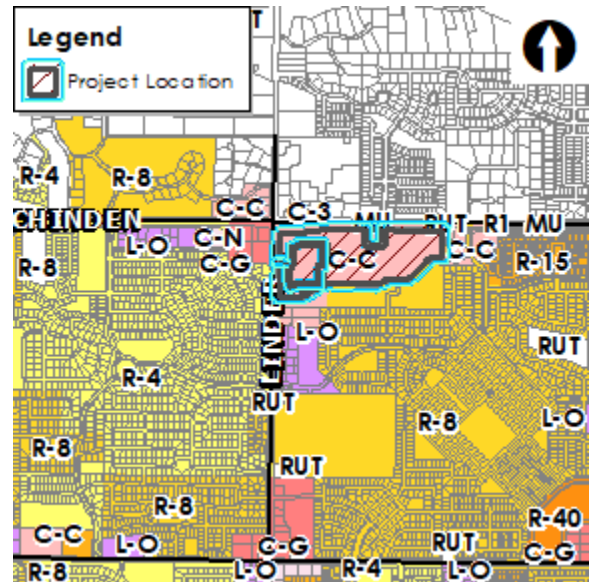
HEARING DATE: 6/1/2021

TO: Mayor & City Council

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

SUBJECT: H-2021-0034
Linder Village

LOCATION: The site is located at 6308 N. Linder Road at the northeast corner of N. Linder Road and W. Chinden Blvd., in the NW ¼ of Section 25, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Modification to the Use Area Plan in the Development Agreement (Inst. #2019-028376) to include financial uses in the area currently designated for specialty retail and restaurant uses.

II. SUMMARY OF REPORT

A. Applicant:

Mandie Brozo, CSHQA – 200 Broad St., Boise, ID 83702

B. Owner:

Dave McKinney, High Desert Development Linder Village, LLC – 2537 W. State St., Ste. 110, Boise, ID 83702

C. Representative:

James Marsh, CSHQA – 2537 W. State St., Ste. 110, Boise, ID 83702

III. STAFF ANALYSIS

The Applicant proposes to amend the existing Development Agreement (DA) (Inst. #2019-028376) to update the Use Area Plan to allow for a financial institution in the area currently designated for specialty retail and restaurant uses at the northwest corner of the site. No other changes to the uses shown on the Plan are proposed. The Use Area Plan in Section V.B is included in the existing DA; the Plan in Section V.E is proposed.

Substantial compliance with the approved Use Area Plan is required as a provision of the DA (i.e. #5.1a) to ensure a minimum of three (3) land use types [i.e. commercial (includes retail, restaurants,

etc.), office, residential, civic (includes public open space, parks, entertainment venues, etc.) and industrial] are provided within this development consistent with the guidelines in the Comprehensive Plan for the associated Mixed Use – Community (MU-C) Future Land Use Map (FLUM) designation for this site.

The conceptual development plan and site circulation plan have also been updated to reflect the proposed reconfiguration of the site layout in the area where the financial institution is planned; the adjacent building footprint to the east now includes a drive-through. The pedestrian circulation plan depicts reconfigured pathway locations consistent with the new site design.

The proposed change to include financial along with the retail and restaurant uses will still ensure a mix of land uses are provided as desired in the MU-C.

Because the proposed change increases the types of uses planned for this area which is desired, Staff is supportive of the requested amendment to the DA.

IV. DECISION

A. Staff:

Staff recommends approval of the modification to the DA as proposed by the Applicant.

C. The Meridian City Council heard this item on June 1, 2021. At the public hearing, the Council moved to approve the subject MDA request.

1. Summary of the City Council public hearing:

- a. In favor: James Marsh, CSHQA; David McKinney; Dusty Woolstenhulme; Mandie Brozo, CSHQA
- b. In opposition: None
- c. Commenting: Sally Reynolds; Denise LaFever
- d. Written testimony: Norman & Julie Davis; Sally Reynolds
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Not in favor of the proposed change to the Use Area Plan to include financial institutions; prefers restaurant & specialty stores in this location since there are two other financial institutions within walking distance of this site;
- b. No issue with proposed change;
- c. Concern about blight resulting from repurposing of the bank building across the street with development of the proposed bank on this site.

3. Key issue(s) of discussion by City Council:

- a. Extent of road widening improvements and timing for completion;
- b. Traffic calming within the site and in Bacall on the southern portion of the site.

4. City Council change(s) to Staff's recommendation:

- a. None

V. EXHIBITS

A. Existing Conceptual Development Plan (dated: 12/13/18)



CSHOA

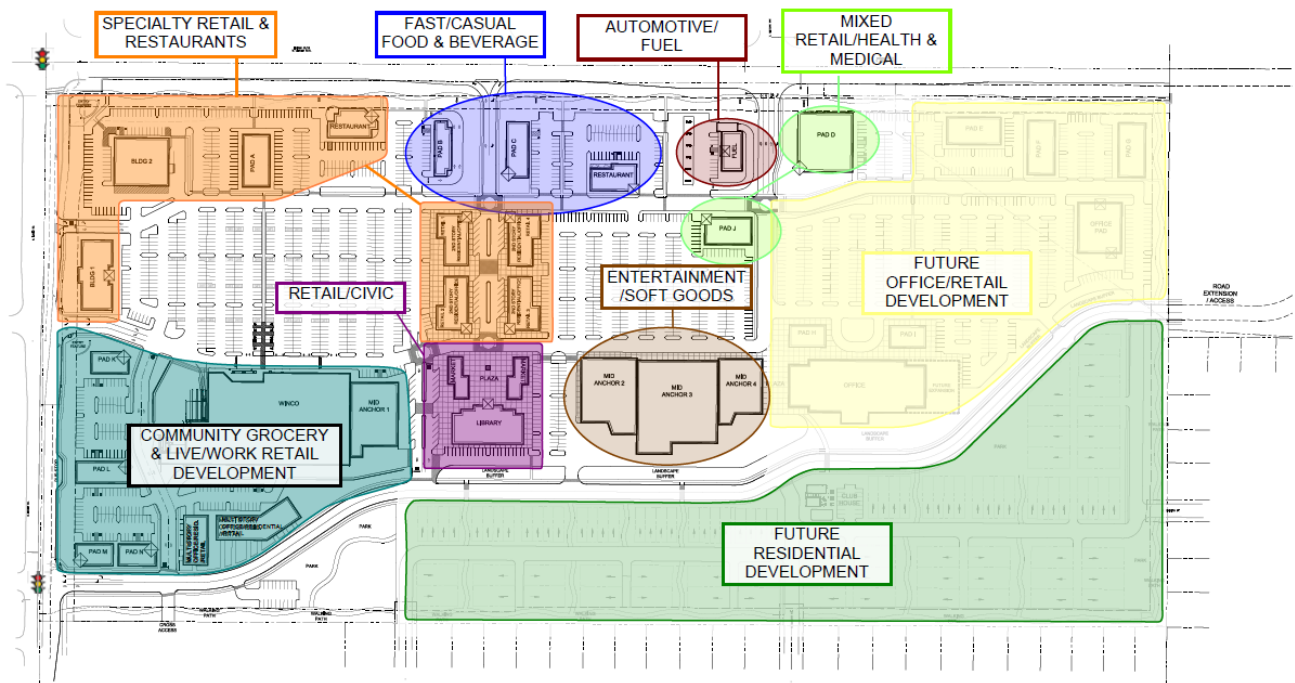
CLIENT: DMG Real Estate Partners, LLC
LOCATION: BOISE, IDAHO
DRAWING TITLE: Concept Plan

DATE: 12/13/18
BY: BEM
PROJECT #: 07142

CONCEPT SITE
PLAN

1 CONCEPT PLAN
SCALE: 1" = 100'
DATE: 12/13/18
LINDER VILLAGE

B. Existing Use Area Plan (dated: 10/8/18):

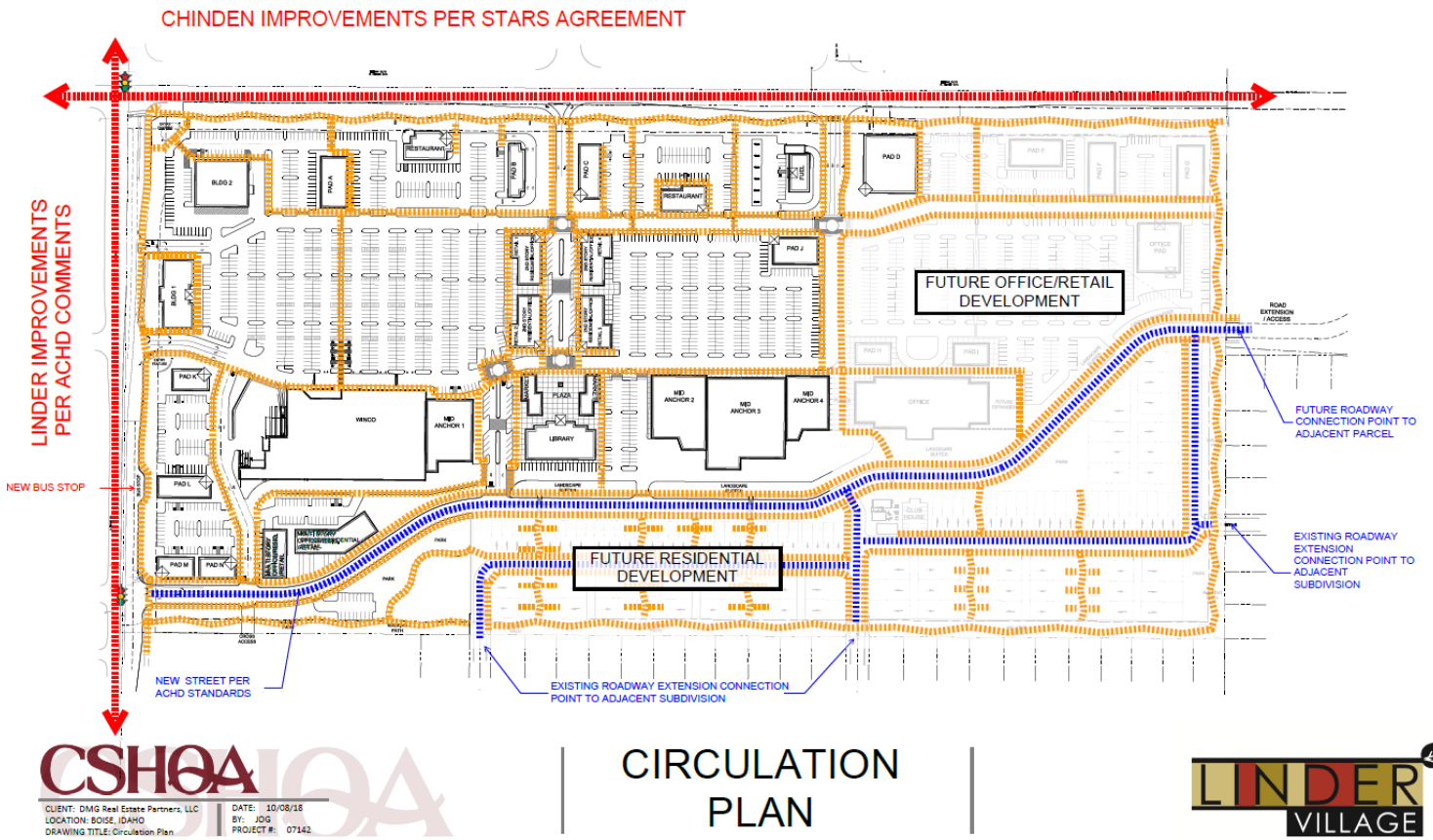


CSHOA
 CLIENT: DMG Real Estate Partners, LLC
 LOCATION: BOISE, IDAHO
 DRAWING TITLE: Use Area Plan
 DATE: 10/08/18
 BY: JGG
 PROJECT #: 07142

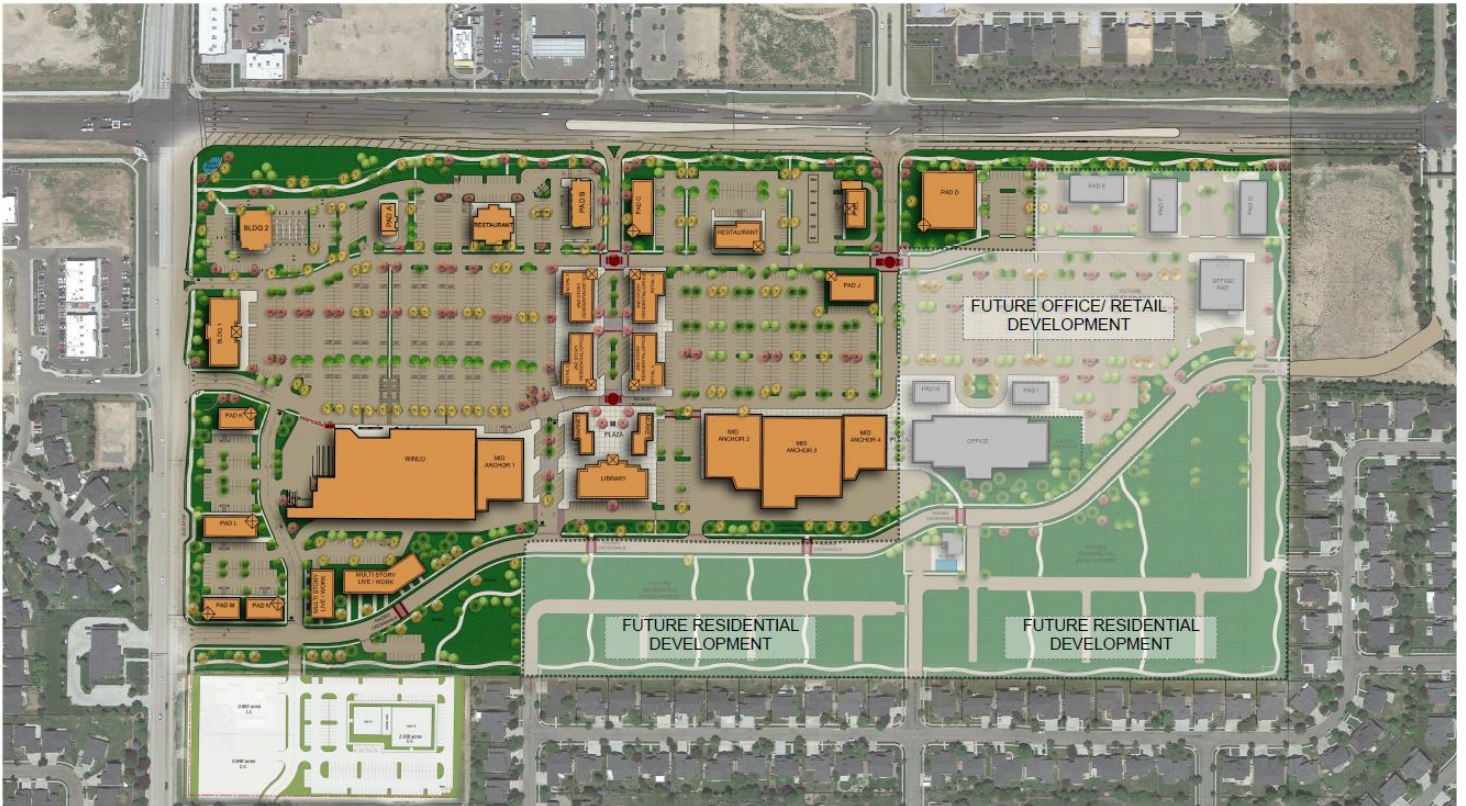
USE AREA
 PLAN



C. Existing Site Circulation Plan (dated: 10/8/18):



D. Proposed Conceptual Development Plan (dated: 5/25/2021):



CSHOA | **IDAHO**

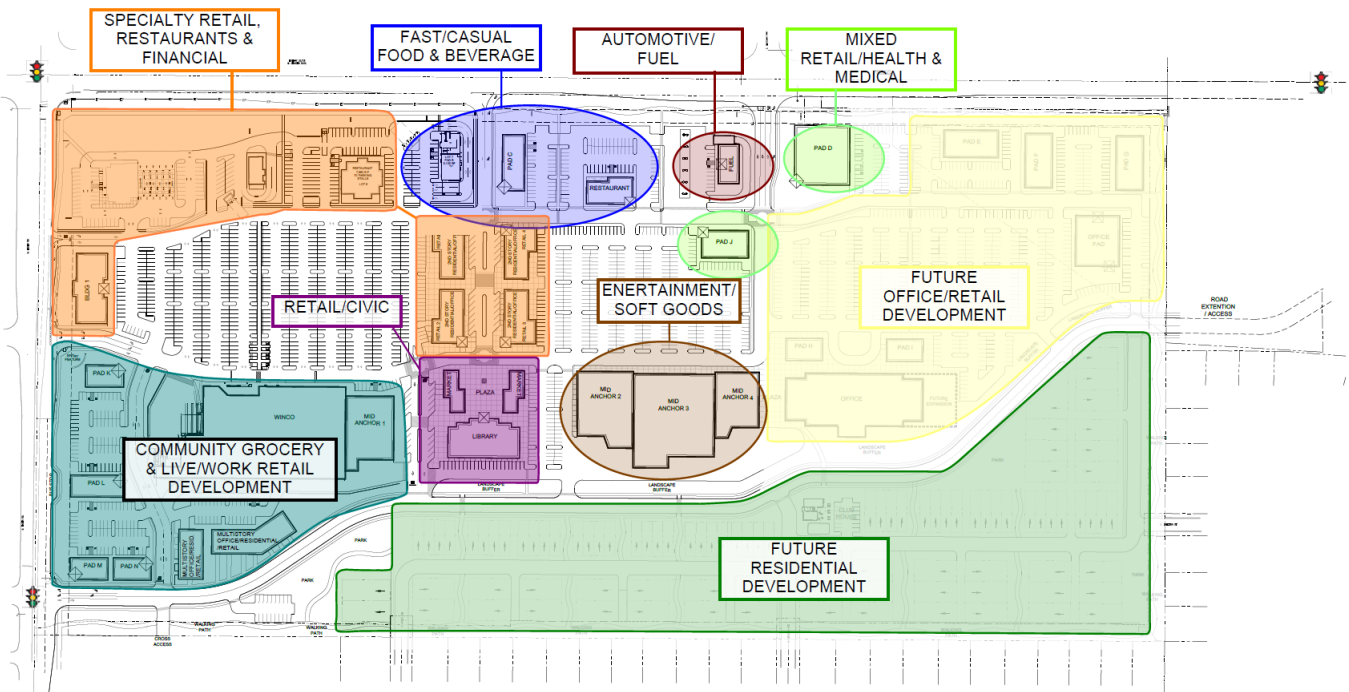
CLIENT: DMG Real Estate Partners, LLC DATE: 05/25/21 REV
LOCATION: BOISE, IDAHO BY: AMB
DRAWING TITLE: CONCEPT SITE PLAN PROJECT #: 07142

CONCEPT
SITE PLAN

1 CONCEPT PLAN
SCALE: 1" = 100'
1/4" = 1' REF



E. Proposed Use Area Plan (dated: 5/7/21):



CSHOA
 CLIENT: DMG Real Estate Partners, LLC | DATE: 05/07/21 REV
 LOCATION: BOISE, IDAHO | BY: AMB
 DRAWING TITLE: Circulation Plan | PROJECT #: 07142

USE AREA
 PLAN



F. Proposed Site Circulation Plan (dated: 5/7/21):

