

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



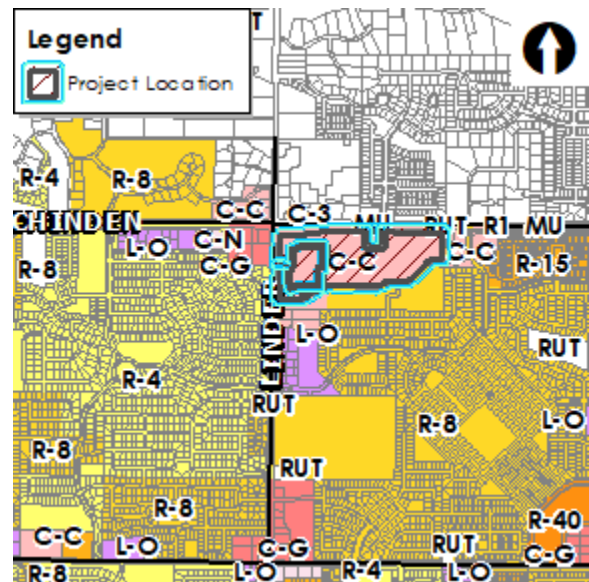
HEARING DATE: 6/1/2021

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.

V. EXHIBITS

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



CSHQ

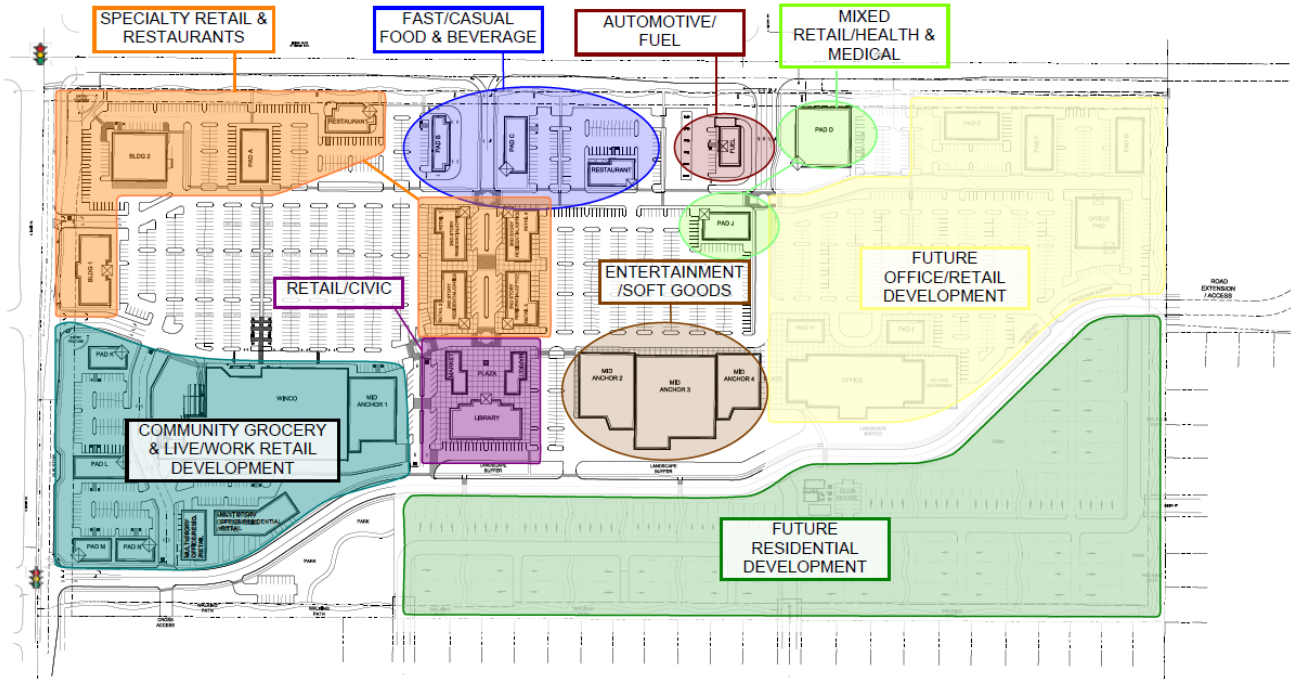
CLIENT: DMG Real Estate Partners, LLC
LOCATION: BOISE, IDAHO
DRAWING TITLE: Concept Plan

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

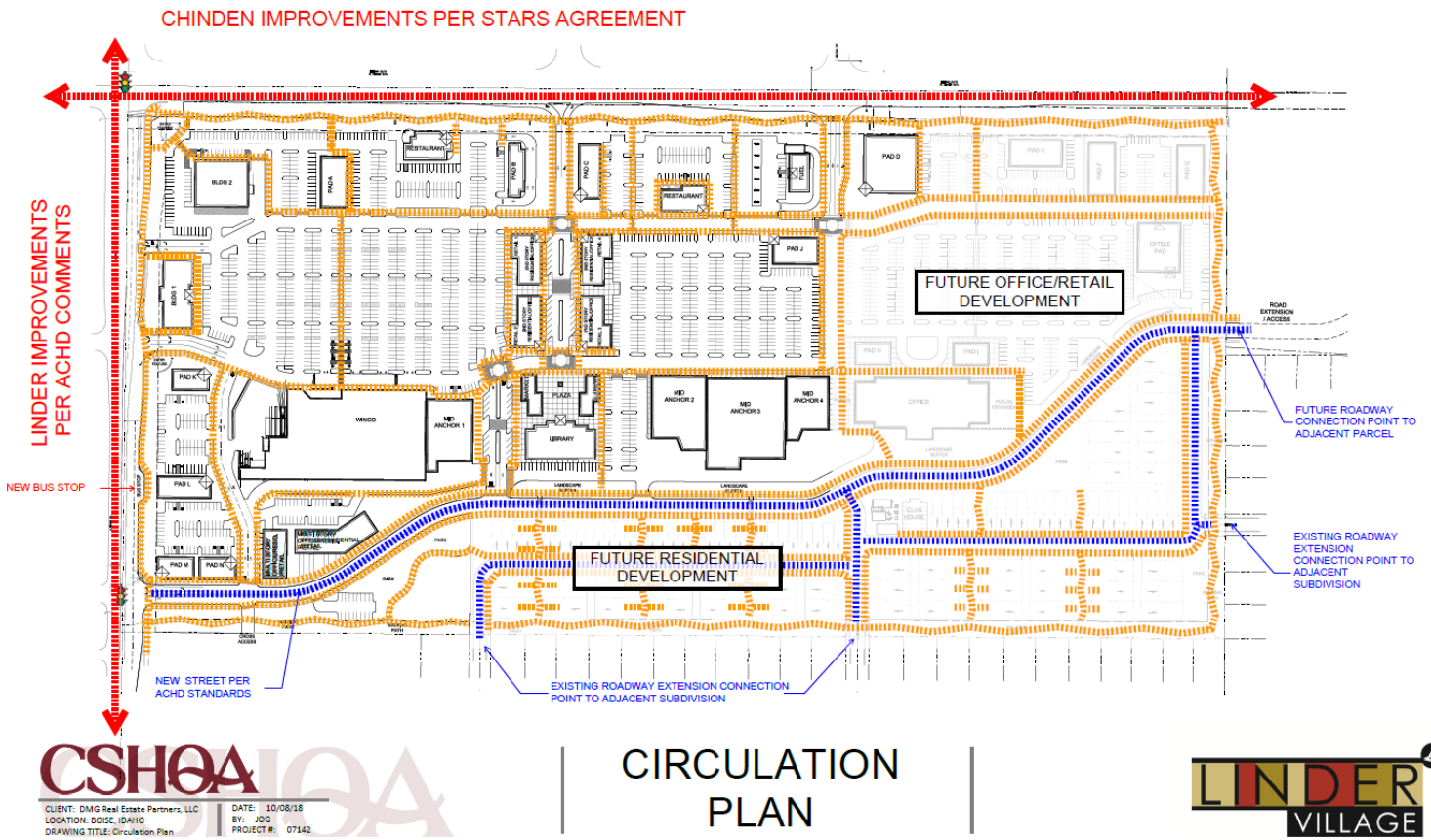
CONCEPT SITE
PLAN



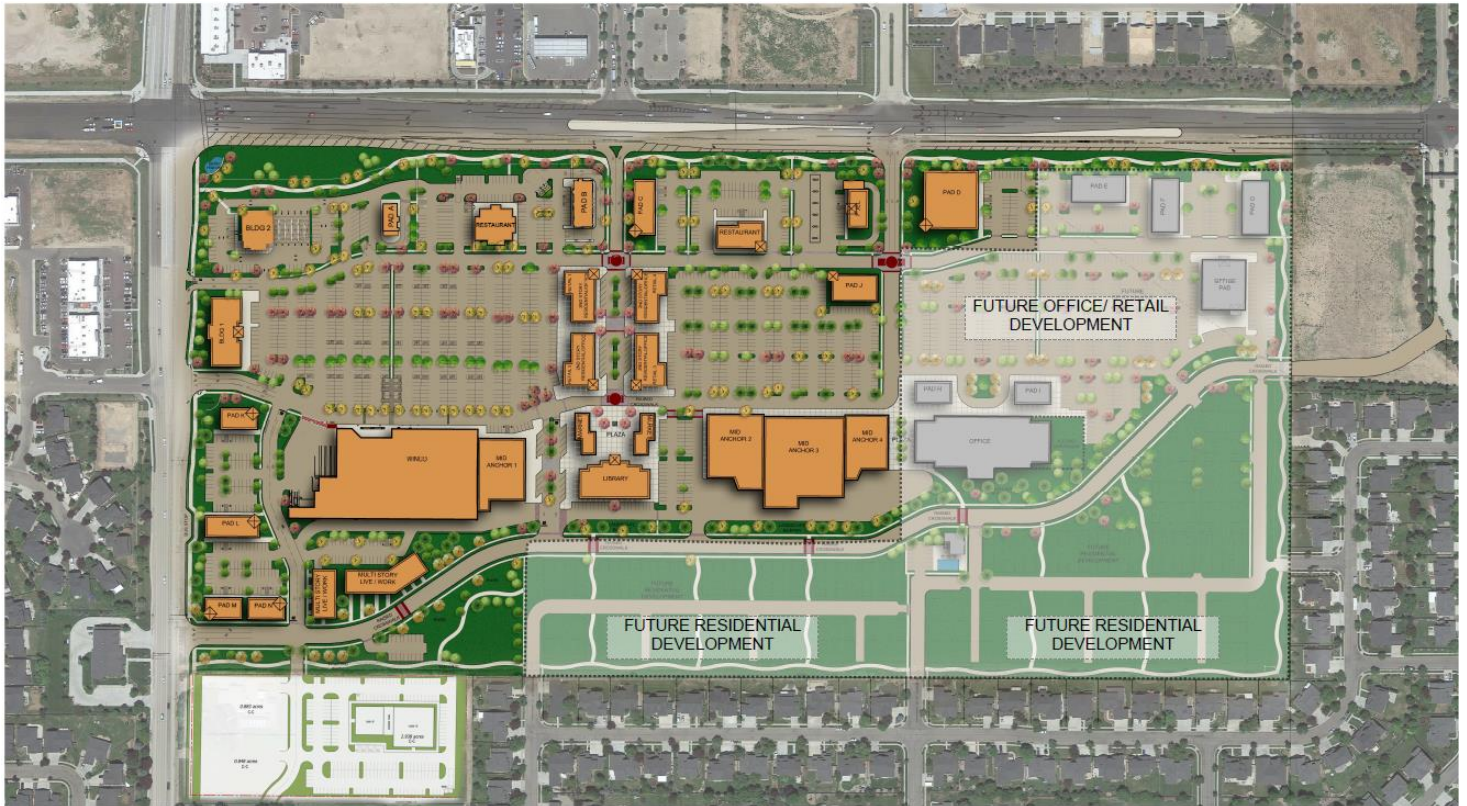
B. Existing Use Area Plan (dated: 10/8/18):



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



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



CSHQ

CLIENT: DMG Real Estate Partners, LLC
 LOCATION: BOISE, IDAHO
 DRAWING TITLE: CONCEPT SITE PLAN

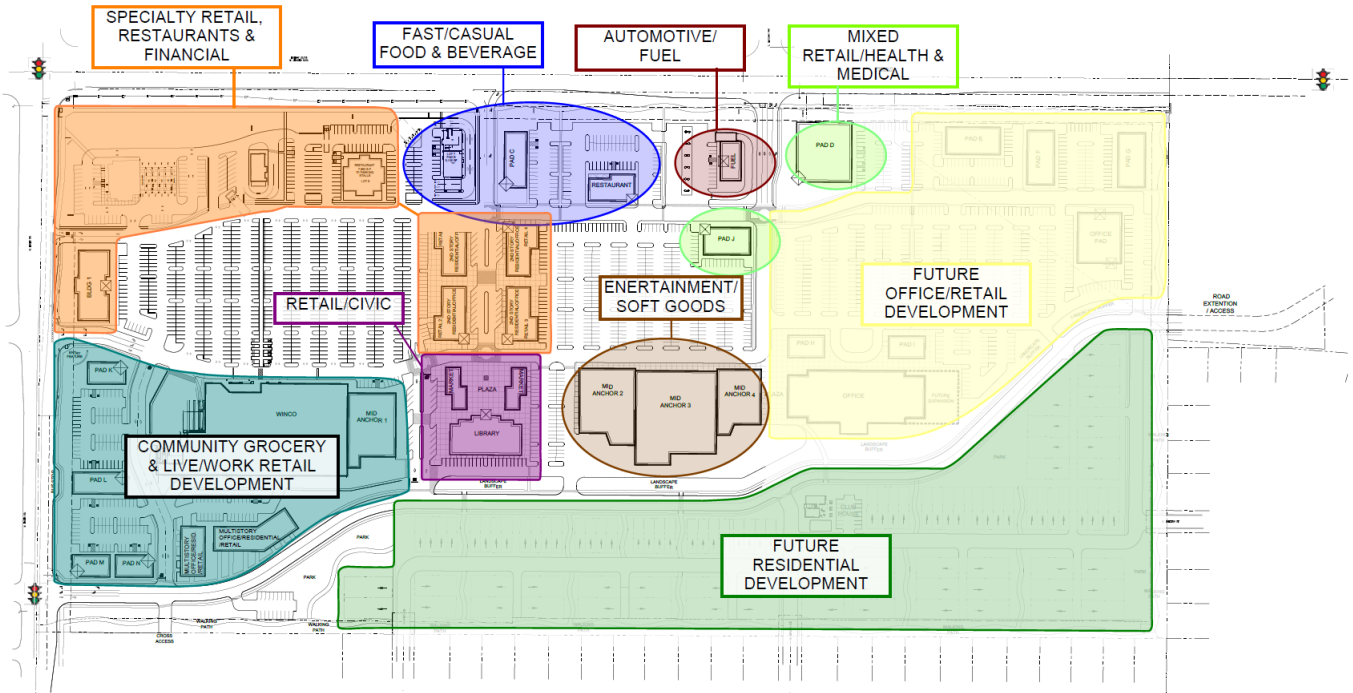
DATE: 05/25/21 REV
 BY: AMB
 PROJECT #: 07142

CONCEPT SITE PLAN

1 CONCEPT PLAN
 SCALE: 1" = 50'
 1" = 40' REF



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



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

