# STAFF REPORT

# COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 5/9/2023

DATE:

TO: Mayor & City Council

FROAM: Sonya Allen, Associate Planner

208-884-5533

SUBJECT: H-2023-0013

King's Congregation Church

LOCATION: 1150 E. Pienza St., in the NE 1/4 of

Section 30, T.3N., R.1E. (Parcel

#S1130120725)



## I. PROJECT DESCRIPTION

Modification to the existing Development Agreement (AZ-08-014 - Inst. #109088809) to update the conceptual development plan & building elevations for the site.

## II. SUMMARY OF REPORT

A. Applicant:

Ryan McColly, Glancey Rockwell and Assoc. – 1257 W. River St., Ste. 110, Boise, ID 83702

B. Owner:

King's Congregation Church – 1150 E. Pienza St., Meridian, ID 83642

C. Representative:

Same as Applicant

# III. NOTICING

	City Council Posting Date
Notification published in newspaper	4/23/2023
Notification mailed to property owners within 300 feet	4/21/2023
Applicant posted public hearing notice on site	3/4/2023

#### IV. STAFF ANALYSIS

The Applicant requests a modification to the existing DA (Inst. #109088809) to update the conceptual development plan & building elevations for the site and modify provision #5.1.6.

The original DA was required with annexation (<u>AZ-08-014</u>) of the property and included a plan for the first and second phases of development. The first phase included improvements to the existing 7,000 square foot (s.f.) church building, removal of the access point via E. Victory Rd., a paved 41-space parking lot with an emergency turnaround for the Fire Dept. off of Pienza St., the installation of a landscaped street buffer along E. Victory Rd. and a pressurized irrigation system. The second phase was for a new 42,500 s.f. church building on the site with an additional 52 parking spaces and associated landscaping. *See Section VI.A below*.

The Applicant proposes to reduce the size of the new building from 42,500 to 7,400 s.f. as it exceeds the current needs of the church and change its location on the site. The existing building will remain along with some of the existing parking. Parking is proposed where the new building was previously proposed to be located on the southern end of the site. The design and building materials of the new building is proposed to change from a 2-story to a single-story and will include a dark gray asphalt shingled roof instead of a blue metal roof, white horizontal siding instead of stucco and stone veneer wainscot with a white steeple. Although the proposed roofing material/color and siding materials differ from the existing structure, the main color, stone wainscot and roof pitch of the buildings are generally compatible and should be compatible with adjacent residential structures. Final design is required to comply with the design standards in the Architectural Standards Manual. See Section VI.B below.

A change is also proposed to DA provision #5.1.6, as follows: "Direct access to Victory Road is prohibited. Access to this site shall be provided from E. Pienza Street and S. Mesa Way. All other access points to/from the site are prohibited unless approved by ACHD and the City of Meridian." *See Section VI.B below.* 

The previous development plan did not have an access via S. Mesa Way as the street had not been constructed at that time. The proposed access via Mesa Way will provide better connectivity and access with adjacent developments and streets. The "jog" in the access points from Mesa Way and Pienza St. should assist in slowing traffic and reducing cut-through traffic through the site.

The off-street parking proposed for the development exceeds the standards in UDC 11-3C-6 by 74 spaces. Based on the overall square footage of the buildings (i.e. 14,329 s.f.), a minimum of 28 spaces are required; a total of 103 spaces are proposed.

The site design is required to comply with all applicable UDC standards. A detailed review of the site plan, landscape plan and building elevations will take place with the Certificate of Zoning Compliance and Design Review applications prior to submittal of a building permit application.

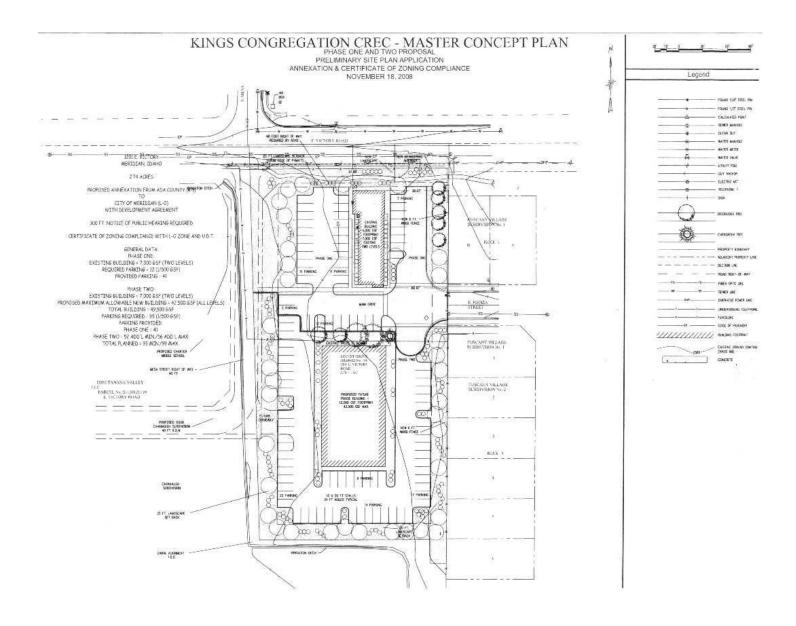
#### V. DECISION

## A. Staff:

Staff recommends approval of the proposed modification to the DA with the changes noted in Section VI.B as discussed above in Section IV.

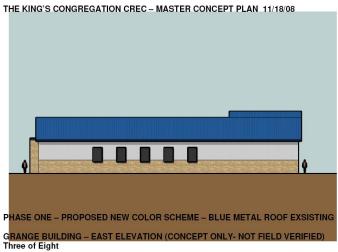
#### VI. EXHIBITS

A. Existing Master Conceptual Development Plan, Building Elevations & Development Agreement Provisions



#### Phase 1:





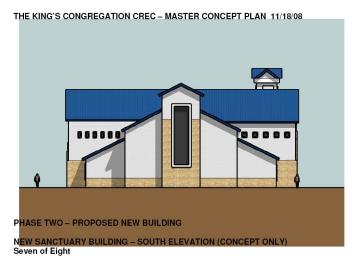




## Phase 2:









# 4. USES PERMITTED BY THIS AGREEMENT:

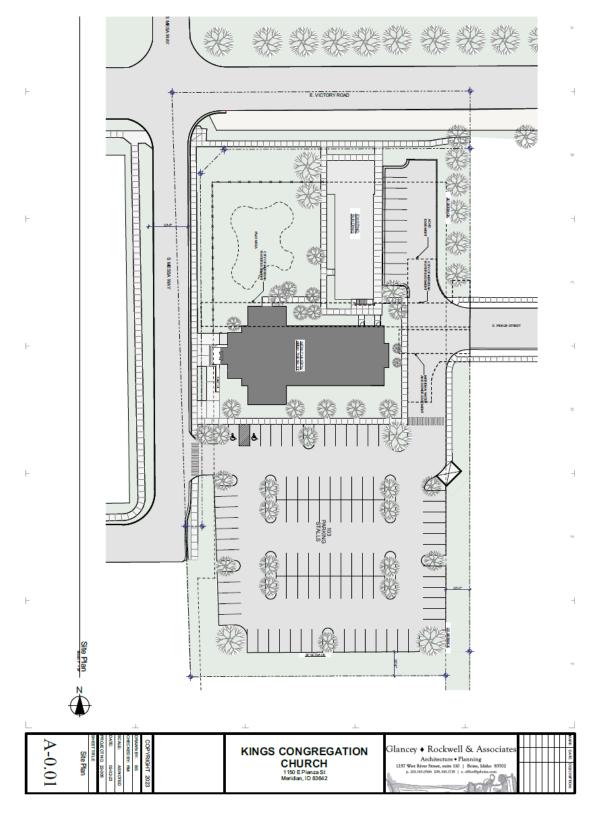
- 4.1 The uses allowed pursuant to this Agreement are only those uses allowed under City's Zoning Ordinance codified at Meridian Unified Development Code § 11-2B.
- 4.2 No change in the uses specified in this Agreement shall be allowed without modification of this Agreement.

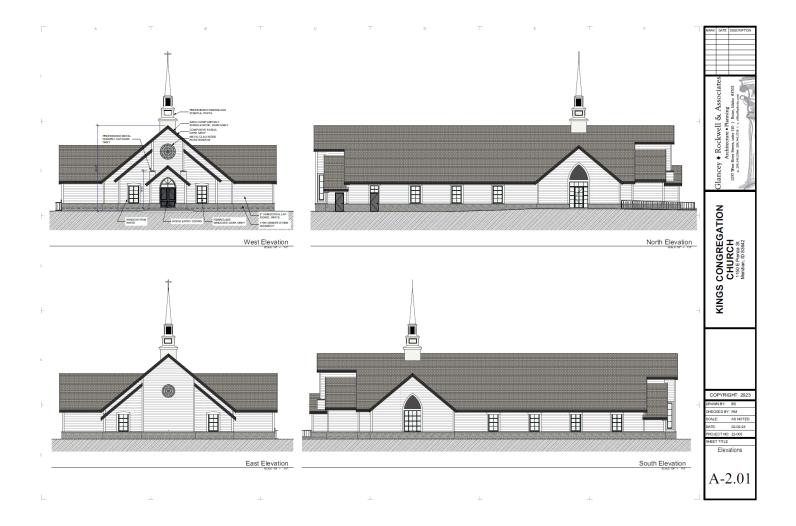
# 5. CONDITIONS GOVERNING DEVELOPMENT OF SUBJECT PROPERTY:

- 5.1. Owner/Developer shall develop the Property in accordance with the following special conditions:
  - The applicant shall be responsible for the construction and installation of, and all costs associated with, the sewer and water service extension and connection to such City services.
  - Any and all existing domestic wells and/or septic systems within this
    project will have to be removed from their domestic service, per City
    Ordinance Section 5-7-517, when services are available from the City
    of Meridian. Wells may be used for non-domestic purposes such as
    landscape irrigation.
  - No signs are approved with the subject annexation approval. All business signs will require a separate sign permit in compliance with UDC 11-3D.
  - 4. Construct a minimum 5-foot wide detached sidewalk along Victory Road, as proposed on the "Conceptual Master Plan" attached as Exhibit A.2 of the Staff Report prior to issuance of certificate of occupancy for the existing church building in "Phase 1", as defined in the Conceptual Master Plan.
  - 5. The existing driveway accesses to Victory Road shall be removed prior to issuance of Certificate of Occupancy for the existing church building in Phase 1.
  - Direct access to Victory Road is prohibited. Access to this site shall
    be provided from E. Pienza Street. All other access points to/from
    the site are prohibited unless approved by ACHD and the City of
    Meridian.
  - 7. Provide a pedestrian pathway through this site for interconnectivity between Tuscany Village Subdivision and Cavanaugh Subdivision and for access to the future school site to the west, as depicted on the Conceptual Master Plan. Said pathway shall be constructed prior to issuance of Certificate of Occupancy for the existing church building in Phase 1.
  - 8. A minimum 25-foot wide street buffer shall be installed adjacent to Victory Road in compliance with the standards listed in UDC 11-3B-7C. Said buffer shall be installed prior to issuance of a Certificate of Occupancy for the existing church building in Phase 1.

- 9. A minimum 10-foot wide street buffer shall be installed adjacent to Mesa Way in compliance with the standards listed in UDC 11-3B-7C. Said buffer shall be constructed with each phase of development, as depicted on the Conceptual Master Plan, prior to release of Certificate of Occupancy for each structure.
- 10. A minimum 20-foot wide landscape buffer shall be installed along the southern end of the west property boundary, and the south and east property boundaries adjacent to residential uses, in compliance with the standards listed in UDC 11-3B-9C. Said buffer shall be constructed with each phase of development, as depicted on the Conceptual Master Plan, prior to the Certificate of Occupancy for each structure.
- The Applicant shall comply with the tree preservation standards listed in UDC 11-3B-10 for protection of existing trees that are proposed to be retained and existing trees 4-inch caliper and greater that are proposed to be removed.
- 12. Development of this site shall substantially comply with the Conceptual Master Plan and building elevations, including construction materials, submitted with the subject annexation application included as Exhibits A.2, A.3, and A.4 of the Staff Report.
- Development of this site shall comply with the current design standards in effect at the time of Certificate of Zoning Compliance.
- 14. A Certificate of Zoning Compliance (CZC) that meets the requirements herein is required for approval of the existing church use, prior to release of Certificate of Occupancy for the structure in phase 1. Another CZC will be required for Phase 2 of the development, as set forth in the Conceptual Master Plan.
- 15. The applicant shall bring the exiting systems in the existing building up to current International Fire Code standards, prior to issuance of Certificate of Occupancy for the change in use of the building.

B. Proposed Conceptual Development Plan, Building Elevations & Change Development Agreement Provision #5.1.6





The Applicant proposes the following change to Development Agreement provision #5.1.6:

"Direct access to Victory Road is prohibited. Access to this site shall be provided from E. Pienza Street and S. Mesa Way. All other access points to/from the site are prohibited unless approved by ACHD and the City of Meridian."

Note: All other provisions remain the same; no other changes are proposed.