



Mayor Robert E. Simison

**City Council Members:**

Treg Bernt  
Joe Borton  
Luke Cavener

Brad Hoaglund  
Jessica Perreault  
Liz Strader

November 29, 2021

**MEMORANDUM**

**TO:** Mayor Robert Simison  
Meridian City Council

**CC:** Cameron Arial, Community Development Director  
Caleb Hood, Planning Division Manager

**FROM:** Brian McClure, Comprehensive Associate Planner

**RE:** Fields Sub Area Plan, H-2021-0047, Summary of All Planning & Zoning  
Commission Recommended Changes

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This memorandum is a summary of recommended changes to the Draft Fields Sub Area Plan (Plan). These changes include those that staff provided as part of the original Staff Report; proposed as a result of continuing public involvement after the application was submitted, but before the Staff Report was submitted or the Planning and Zoning Commission meeting(s) held, and others after. For example, several changes were recommended based on COMPASS feedback, after the Staff Report was submitted, but before the first Planning & Zoning Commission hearing was held. Additionally, a number of changes were proposed after the first public hearing.

During the September 16<sup>th</sup> Planning & Zoning Commission (Commission) hearing, the Commission voted to continue the public hearing on the Fields Subarea Plan (H-2021-0047) to October 21<sup>st</sup>. The continuation was made so Staff could consider changes requested as part of public testimony by the Mark Bottles team representing several property owners, and then to provide the Commission a response to their requests. Staff met with members of the Bottles team on October 1<sup>st</sup>, twice on October 12<sup>th</sup>, and on October 14<sup>th</sup>. Staff recommended several additional changes as a result of these discussions. This included the addition of a more conceptual bubble diagram for the Star/McMillan Center, on the Southeast corner of Star and McMillan.

Generally, however, the changes are clarifications to aid in consideration and review of future applications. For example, the Plan covers a broad area and not all text applies in all conditions. Many of the changes are to further this point, but are not substantive in that they change the original purpose. The Commission supported all subsequent staff changes in their recommendation to City Council, and made no others.

## Commission Recommended Changes

To aid in review, the following Commission recommended changes are organized by sequential page numbers of the Draft Fields Sub Area Plan (Plan). Each item is flagged with either a {SR} to indicate whether it was an original Staff Report recommended change, or a {PZ} to indicate a change that occurred during the Planning & Zoning Commission element of the public hearing process. Ultimately staff is supportive all changes, but the indicator may be helpful context. These markers will not occur in the final Plan. For a detailed description and the context of recommended changes, see the following documents in the project folder: [bit.ly/FieldsPlan](http://bit.ly/FieldsPlan).

- CC – Staff Report 12-7.
- PZ – Response to Public Comments and Additional Changes Memo.

Recommended staff changes to the draft Fields Subarea Plan are shown in ~~strike-through~~ (deleted) and underline (added or graphic modification) below. Text in *italics* are descriptions or references, and not language in the Plan (existing or proposed). **Revisions outlined in this memo address all recommended changes including the original Staff Report and Response to Public Comments.**

### Page 1-4, Revise map title,

{SR} Existing Site Features and underlying Future Land Use Map (at time of adoption)

### Page 3-2, Update the legend on the Illustrative Framework:

A note on these changes, since they were omitted in the “PZ – Response to Public Comments and Additional Changes Memo”. These changes were recommended by Staff due to misinterpretation during the COMPASS review of the Plan. The descriptions are intentionally generic, neither land use or zoning, but some were still similar and confused for actual typologies. The revisions are intended to be more generic, and be distinct from actual land use typologies. These changes were supported by the Commission at the hearing and recommended forward.

{PZ} Modifications to the text legend.

#### General Use Types

- ~~Medium Density Neighborhoods~~ Residential Neighborhoods
- ~~Medium-High Density Neighborhoods~~ Higher Density Housing
- ~~Retail/Office Areas~~ Mixed Use Centers
- ~~Potential School/Church~~ Potential Civic Site (school, church, etc.)

### Page 3-4, Update the legend on the Transportation Framework:

A note on these changes, since they were omitted in the “PZ – Response to Public Comments and Additional Changes Memo”. These changes were also recommended by COMPASS, as Staff had used the wrong terminology in referencing planned transit routes. These changes were supported by the Commission and recommended forward.

{PZ} Change the following items in the legend:

- ~~Valley Connect 2.0, Secondary Route~~ Secondary Transit Route
- ~~Valley Connect 2.0, Employer Express Route~~ Employer Express Transit Route

{PZ} Add a new note under the legend:

- The transit routes on Star Road and Ustick Road are identified in the 2040 Treasure Valley Public Transportation System concept of Communities in Motion 2040 2.0

### Page 3-9, Revise table 4A notes:

{SR} Notes: The table above is intended to show approximate ranges of land uses that can be anticipated in the area. The table reflects residential density ranges adopted within the Comprehensive Plan. Assumptions for commercial values are based on typical averages from uses supported within designation types. Because mixed use areas vary, the following assumptions are used within the context of future land use purpose text and descriptions. ~~Assumptions:~~ The Star/McMillan Center and Star/Ustick Center assume 40% residential; Chinden centers assume 20% residential. Commercial uses are broken down as follows: MU-C and MU-R assumes 90% commercial and 10% governmental/other; MU-NR assumes 50% office, 40% office/flex, and 10% other; and MU-I assumes 50% office, 30% governmental/other, and 20% flex.

### Page 3-9, Add text to development program, first paragraph:

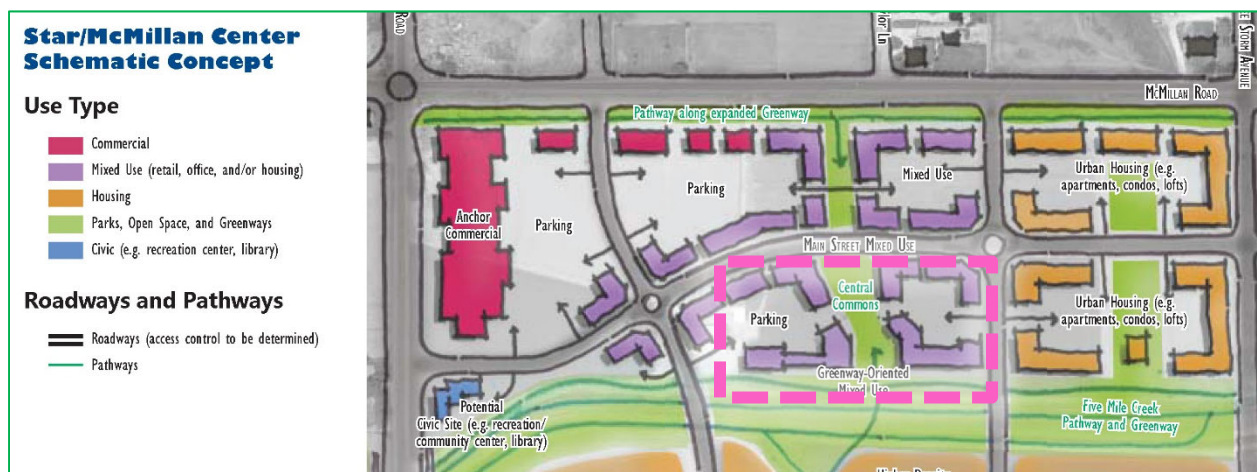
{SR} The Development Program is intended to provide an estimate for understanding service needs and general allocation and balance of uses. Because these are for broad land use areas, and generalized, these are not prescriptive standards intended for case by case review. As shown ~~in the development program~~ above, estimated square footage for retail and office uses are expected to take nearly 50 years to fully build out, while industrial and flex space markets could be built out in only 15 years. The City should consider the aggregated commercial impacts this in of development proposals and monitor near-term residential demand and development to preserve opportunities for the lagging, long-term employment demand. Overall balance of residential and non-residential uses is essential.

### Page 3-15, Revise Text under heading, Center Components:

{PZ} Main Street-style ~~, two to three story~~ mixed-use buildings fronting ~~an east-west curved street running east west~~, with on-street parking. Buildings along the main street, nearer Star Road and at intersections, should, and that would blend incorporate innovative and historical design thematic and withouse include authentic opportunities for retail or office on the ground floor, and with residential and/or some office uses above. This area ~~will~~ should have a pedestrian-oriented streetscape, with generously-sized sidewalks that can accommodate outdoor seating, and ground floor building transparency that enriches the pedestrian experience by allowing people to see activity inside and outside a building. A centrally-located and highly connected park space is provided with southern exposure that makes the area more comfortable and usable year-round.

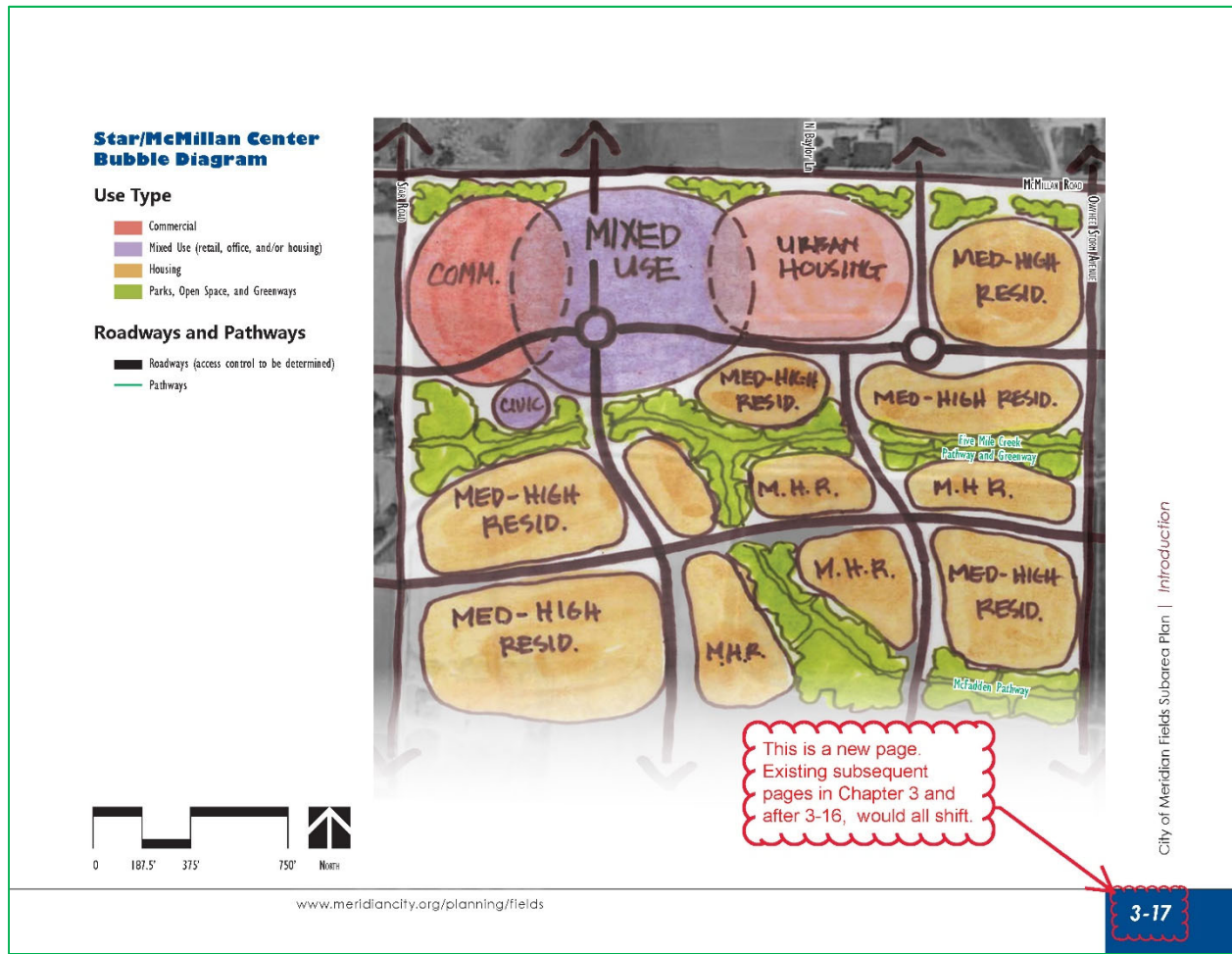
### Page 3-16, Revised Graphic:

{PZ} *Inset of revised map, highlighting area of Change in dashed pink line. The two southern building were yellow and are now shown as purple. The dashed pink line will not exist on the final graphic.*



## Page 3-17, Additional Graphic:

{PZ} New graphic inserted between the existing page 3-16 and 3-17.



## Page 4-3, Revise text:

{SR} Critical path items are actions that should be abided by the City prior to and as development occurs. These items include the following:

## Page 4-11, Revise Action Item:

- {PZ} ~~Limit single family developments per planned land use designations to ensure sufficient land for higher density housing as demand matures.~~

## Page 4-20, Revise action items:

- {SR} Elevate a distinct community identity by creating exterior design standards for the Star/McMillan Center, adjacent residential areas, linear park and greenway and regional park, including a contemporary rural thematic throughout commercial structures and public facilities.
- {SR} Within commercial structures, incorporate gabled roofs, exposed trusses and rafters, covered porches, oversized architectural hardware, transitional landscape walls, gates, railings, chimneys, dormers, brackets, corbels, belly band board trim, posts, masonry piers, or other thematic elements ~~into commercial structures.~~

- {SR} Within commercial structures, incorporate stone, cultured stone, or brick masonry; horizontal lap siding, vertical board and batten siding, beadboard paneling, and taper sawn shingles; corten and/or wrought iron, or other local thematic materials ~~into commercial structures~~.
- {SR} & {PZ} Within commercial structures, discourage or allow only a very limited use of pre-cast concrete, EIFS, PVC or plastic materials, metal siding, plywood, or pressed-board materials, ~~or composition siding into commercial structures~~.