



Mayor Robert E. Simison

**City Council Members:**

Luke Cavener, President

Liz Strader, Vice President

Brian Whitlock

Doug Taylor

John Overton

Anne Little Roberts

December 17, 2024

MEMORANDUM

TO: Mayor and City Council

CC: City Clerk, City Attorney

FROM: Linda Ritter, Associate Planner

RE: Baratza Subdivision AZ, PP (H-2024-0016)

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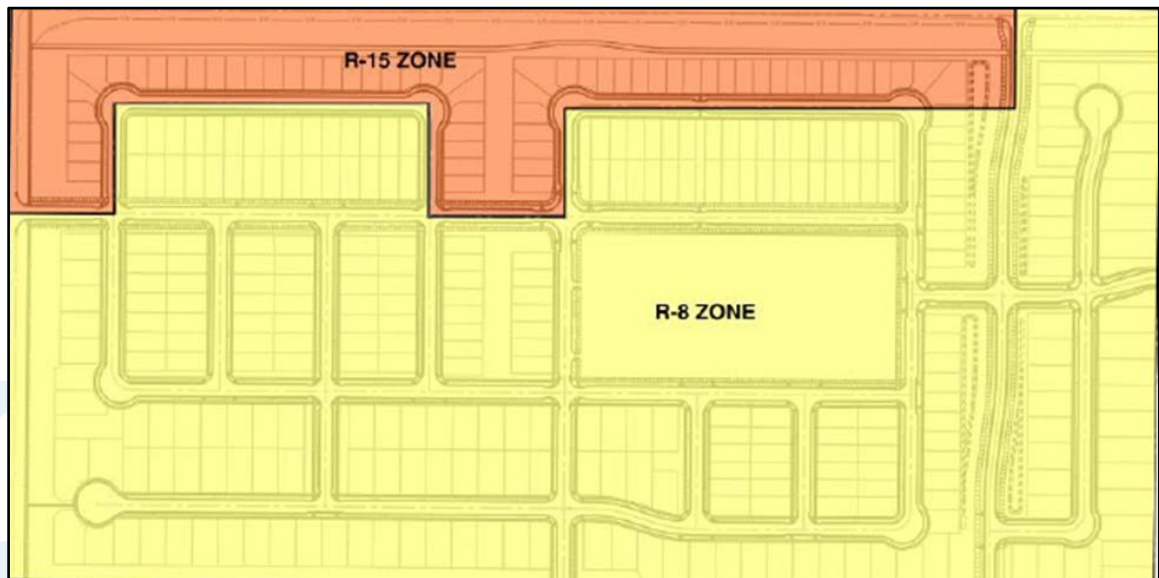
On October 3, 2024, Baratza Subdivision was presented before the Planning and Zoning Commission. The Planning and Zoning Commission recommended denial of the project based on schools being over capacity and busing not being in the best interest of the families, traffic cannot sustain the existing infrastructure, proposed density is too great for the space. 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 appreciates the effort the applicant made to work with the regulatory agencies and modify the plans based on the concerns presented by the Planning and Zoning Commission as well as staff. The following is a summary of the changes to the application:

- *School Capacity:*
  - *The applicant's team attended the November 11, 2024, West Ada School District (WASD) School Board work session and learned firsthand of the planned investment into two new elementary schools in the district. One of those schools is planned to be located in Star, ID and will result in a boundary adjustment for the existing Pleasant View Elementary School. This will result in a balancing of attendance zones at Pleasant View ES, Hunter ES, Willow Creek ES, and others, which will provide the capacity for the anticipated student numbers from the Baratza Subdivision. WASD plans to open this new Star School in the fall of 2026, prior to any homes in the Baratza Sub being occupied.*
- *Traffic:*
  - *Improvements to the current roadway system made possible through the following participation by the applicant:*
    - *Dedication of public Right of Way on Black Cat Rd and McMillan Rd. This is included in Phase 1 of the project.*
    - *Relocation and undergrounding of the Lemp Canal. This improvement is included in Phase 1 of the project.*

- *Funding and construction of Grand Lake Way Collector roadway (capacity for 850 additional peak hour vehicles). This improvement is included in Phase 1 of the project.*
- *Funding and construction of the multi-lane roundabout at McMillan Rd and Black Cat Rd (capacity for 3,000 additional peak hour vehicles) by 2027. This will accelerate the implementation of the capacity compared to ACHD's planned timing. This improvement will be completed prior to Phase 2 Final Plat.*
- *Non-reimbursed contribution of \$1,500,000 toward the construction of the multi-lane roundabout.*
- *Gap Funding of approximately \$4,000,000 toward the construction of the multi-lane roundabout with reimbursement from ACHD.*
- *Funding of approximately \$1,200,000 in ACHD transportation Impact Fees towards future ACHD CIP capacity projects.*

To ensure the timely and efficient implementation of these transportation improvements, the applicant has requested the following conditions be included in the motion for approval and included in the Development Agreement:

1. *Condition: Prior to signature on the Phase 1 Final Plat by the City Engineer, Grand Lake Way and the Temporary Traffic Signal at McMillan Rd and Black Cat Rd shall be installed and operational.*
  2. *Condition: Prior to signature on the Phase 2 Final Plat by the City Engineer, the Multi-Lane Roundabout at McMillan Rd and Black Cat Rd shall be constructed and operational.*
- *Density:*
    - *Reduce the R-15 zone to be located directly adjacent to the McMillan Rd. frontage, placing it adjacent to the higher density development to the north. The R-15 Zone has been reduced from 23 acres in the original application to 8 acres in this resubmittal, while still maintaining an unprecedented 22.2% open space. It is important to note that the lot sizes proposed in the R15 zone are approximately 3,400 SF while the code minimum is 2,000 SF in this zone.*

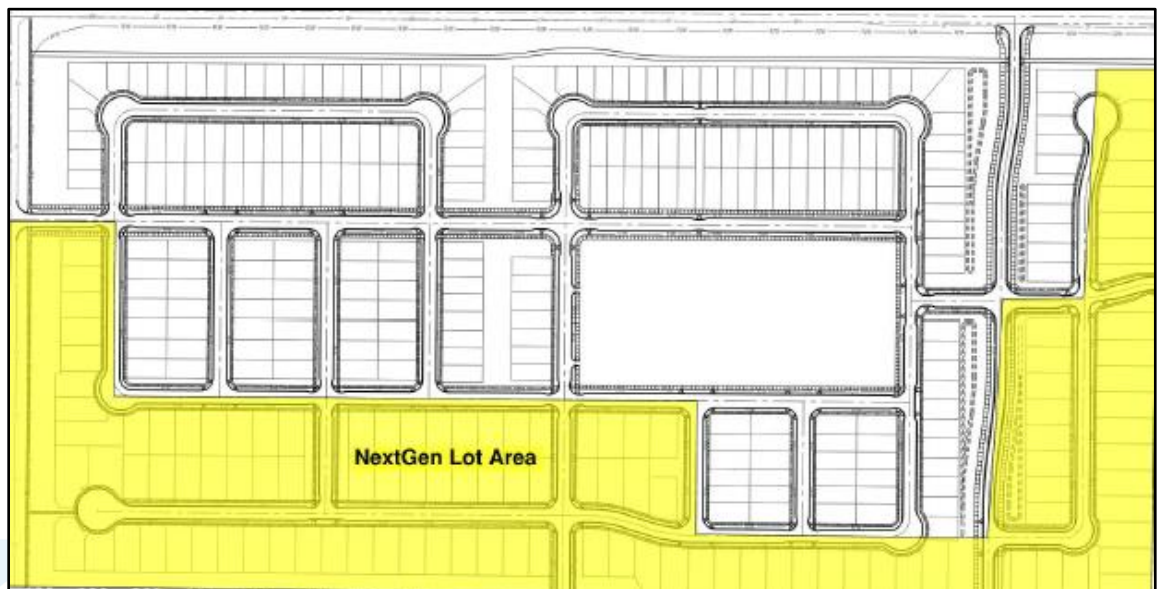


*Previous Version*



- *Mix of Dwelling Types:*

- *The applicant worked with staff to address providing a mix of dwelling types. The applicant is proposing to construct a NextGen product on twenty-five (25%) percent of the 120 lots depicted below: 30 total NextGen product lots. The 30 NextGen lots will be dispersed throughout the area shown.*



*The NextGen home offers a 1st floor private suite that provides all the essentials multigenerational families need to work, learn, create or have a sense of independence. NextGen is a home within a home that offers a separate exterior entrance as well as an interior connection between the main home and the suite, a kitchenette, a living area, a stackable washer/dryer, a bedroom or multi-use room, and a bathroom. This home configuration accommodates aging parents or young adults with a suite that provides a sense of independence while balancing family privacy and togetherness.*

- **Shared Driveways:**
  - The original application depicted seven (7) shared driveway locations on the preliminary plat. The applicant revised the layout of lots and eliminated six (6) of the shared driveways. One remains at the corner of Street N and Street O in the southeast corner of the subdivision.

