

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



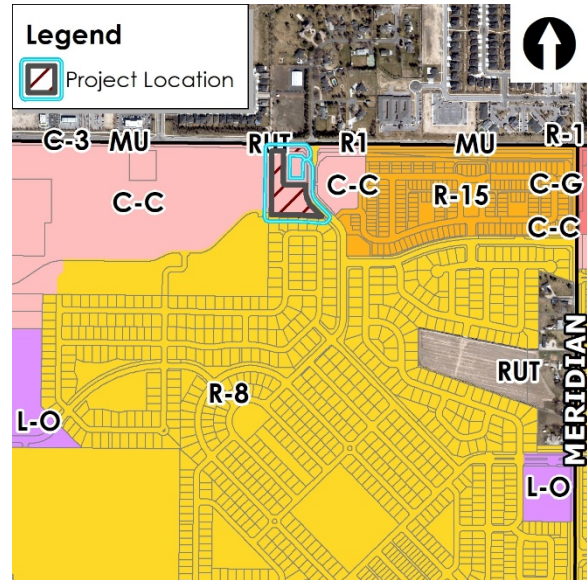
HEARING DATE: 11/24/2020

TO: Mayor & City Council

FROM: Joseph Dodson, Associate Planner
208-884-5533

SUBJECT: H-2020-0098
Paramount Point - MDA

LOCATION: The site is located at the SWC of N. Fox Run Way and W. Chinden Boulevard, in the NE ¼ of the NW ¼ of Section 25, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Development Agreement Modification to amend the fourth addendum of the Paramount Development Agreement (Inst. #2017-066043) to incorporate a new concept plan consisting of five (5) commercial lots and associated site improvements pertinent to Paramount Point Subdivision, by Brighton Development, Inc.

II. SUMMARY OF REPORT

A. Applicant:

Kody Daffer, Brighton Development – 2929 W. Navigator Rd., ID 83642

B. Owner:

David T., DWT Investments – 2929 W. Navigator Rd., ID 83642

C. Representative:

Kody Daffer, Brighton Development – 2929 W. Navigator Rd., ID 83642

III. STAFF ANALYSIS

The Applicant proposes to amend the fourth addendum of the Paramount Development Agreement (#2017-066043) to incorporate a new concept plan as required. This DA provision was identified during the review of the Paramount Point short plat application (H-2020-0082), which necessitated a condition of approval requiring compliance with the addendum prior to City Engineer’s signature on the short plat.

The subject DA requires a modification to include a conceptual development plan prior to submittal of a Certificate of Zoning Compliance application (if required) or issuance of any building permits. At a

Exhibit A

minimum, the concept plan(s) should include access and circulation and a mix of land use types. Note: Two (2) Certificates of Zoning Compliance (CZC) have already been approved (A-2019-0365 & A-2020-0078) for an urgent care facility and a bank, respectively, providing at least two distinct land uses on the subject site.

The applicant has submitted a new concept plan that matches the approved short plat and depicts four (4) commercial building lots and two (2) common lots with a public road bisecting the subject site for connectivity to the west through the Linder Village project. The new concept plan also depicts a right-in/right-out connection to N. Fox Run Way in alignment with the driveway access on the opposite side of Fox Run Way. In addition, the urgent care facility that was approved in 2019 is no longer under the same ownership as the rest of the subject parcels but is part of the amended Development Agreement and makes up the fifth lot on the concept plan in the northeast corner of this subject site. Staff believes this new concept plan is consistent with the requirements of the addendum. Therefore, staff recommends the development agreement modification with the recommended change in Exhibit A below.

IV. DECISION

A. Staff:

Staff recommends approval of the modification to the DA (Inst. #2017-066043) as recommended by Staff below and to include the concept plan attached as Exhibit C.

B. The Meridian City Council heard these items on November 24, 2020. At the public hearing, the Council moved to approve the subject DA Modification request.

1. Summary of the City Council public hearing:

- a. In favor: Kody Daffer, Applicant Representative
- b. In opposition: None
- c. Commenting: Kody Daffer
- d. Written testimony: None
- e. Staff presenting application: Joseph Dodson
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

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

- a. Pedestrian circulation plan for the internal site and off-site, across Fox Run Way and future Plaza Shops Drive.

4. City Council change(s) to Commission recommendation:

- a. None

V. EXHIBITS

A. Development Agreement Provision #6.8 from the fourth addendum (Inst. #2017-066043):

Existing:

“A modification of the development agreement is required to include a conceptual development plan for the property located at the southwest corner of W. Chinden Blvd. prior to submittal of a Certificate of Zoning Compliance application (if required) or issuance of any building permits. The concept plan(s) shall include a site plan showing access and circulation and a mix of land use types.”

Exhibit A

Staff's Recommended Change:

“A modification of the development agreement is required to include a conceptual development plan for the property located at the southwest corner of W. Chinden Blvd. prior to submittal of a Certificate of Zoning Compliance application (if required) or issuance of any building permits. The concept plan(s) shall include a site plan showing access and circulation and a mix of land use types.” Development of the site shall substantially comply with the concept plan as attached in Exhibit C.

B. Approved Short Plat (H-2020-0082):

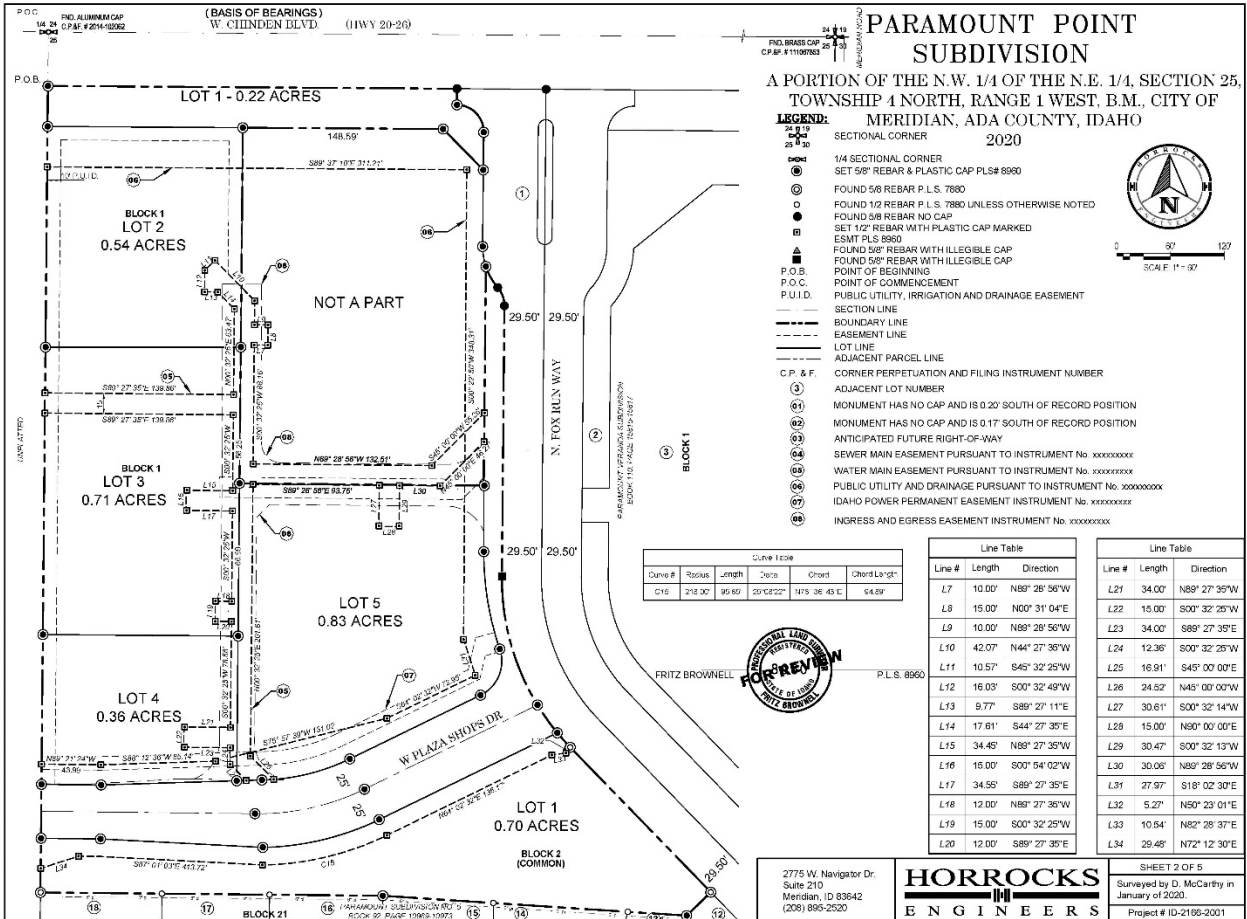
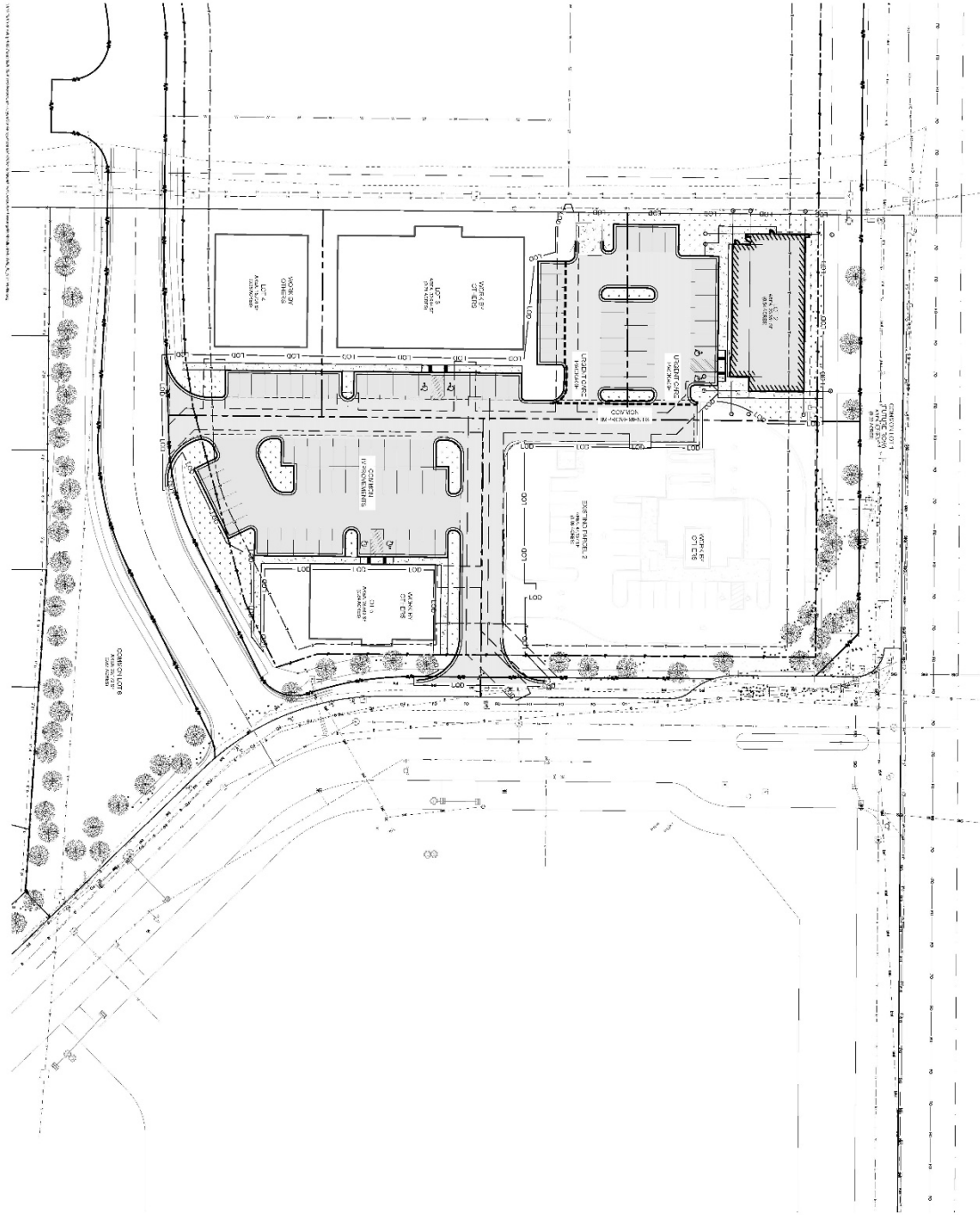


Exhibit A

C. Concept Plan:



Cushing Terrell
 meridianidaho.com
 208.333.7333
HOUWICKS
 208.333.7333

MERIDIAN, IDAHO
 CONSTRUCTION DOCUMENTS
PARAMOUNT URGENT CARE



STATE OF IDAHO
 REGISTERED PROFESSIONAL ARCHITECT

5.15.2024
 11:00 AM
 11:00 AM
 11:00 AM

OVERALL SITE PLAN
CS000