



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: Planning and Zoning Department

MEETING DATE: March 5, 2024 – PUBLIC HEARING

FILE(S) #: **DA-20-16-MOD Development Agreement Modification-10206 W. State Street**

OWNER/APPLICANT/REPRESENTATIVE

REPRESENTATIVE/OWNER

Evan McLaughlin & Tony Mattero
10206 W. State Street, LLC
Boise, Idaho 83702

REQUEST

Request: The Applicant is seeking approval of a modification to the existing Development Agreement for 10206 W. State Street (DA-20-16MOD). The applicant is requesting approval from the Council to modify Section 2.6 of the original Development Agreement and remove the minimum overall square footage requirement of 33,300 square feet for the commercial buildings located in the development. The property is located at 10206 W. State Street, generally located on the north side of W. State Street, east of N. Taurus Way in Star, Idaho. Ada County Parcel No. S0408438600.

APPLICATION REQUIREMENTS

Legal Notice Published

February 11, 2024

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-3B-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

COMPREHENSIVE PLAN:

18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

PROJECT OVERVIEW

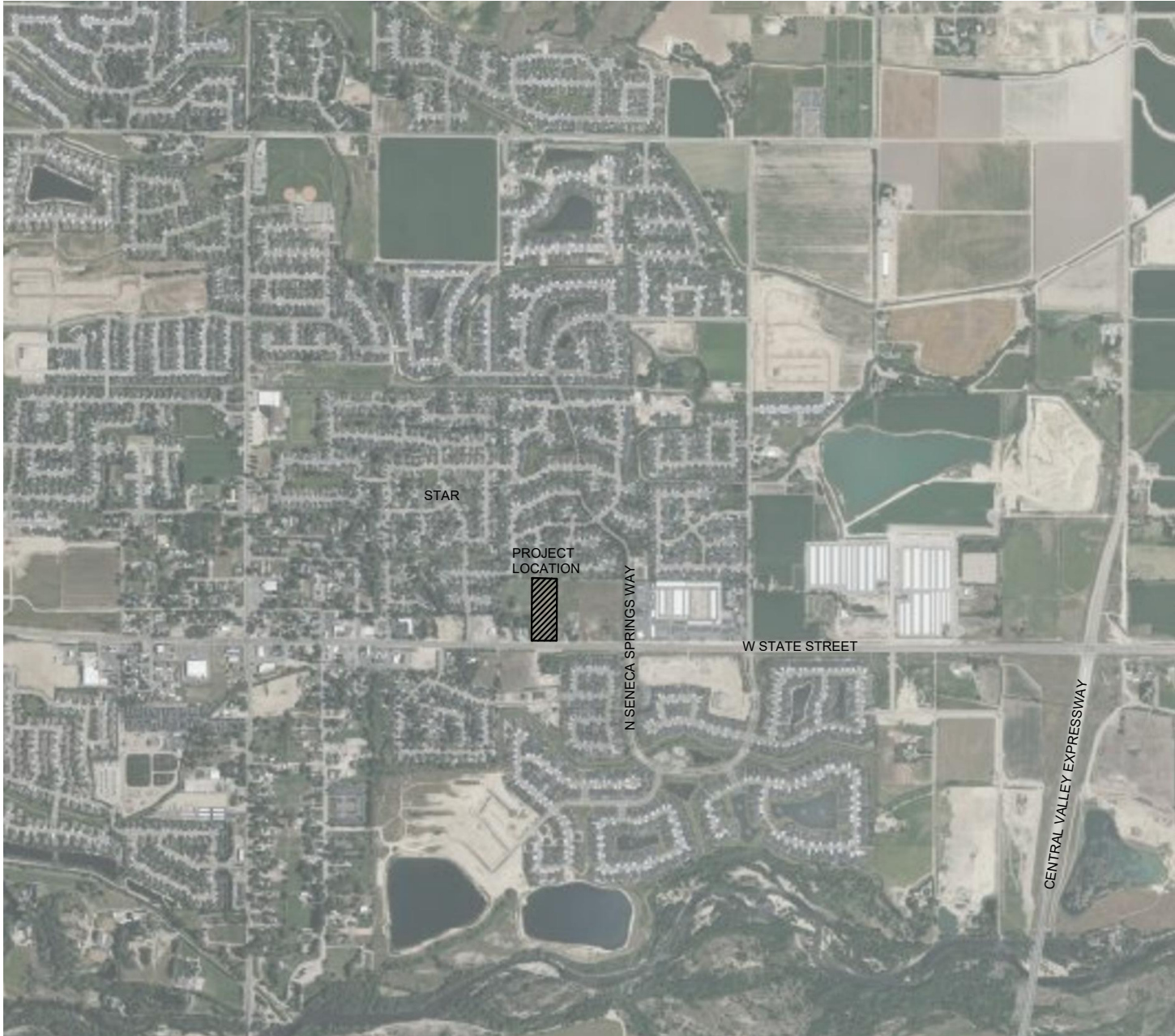
The applicant is requesting approval from the Council to modify Section 2.6 of the original Development Agreement and remove the minimum overall square footage requirement of 33,300 square feet for the commercial buildings located in the development. The applicant requests revision of the following:

2.6 Additional Requirements.

- Commercial buildings shall meet the design goals of the newly established Architectural Overlay District guidelines in the CBD.
- ~~Commercial building area shall include a minimum overall size of 33,300 Sq. Ft.~~
- Residential Units adjacent to 1st Street shall be Live/Work and will have office/storefront entrances facing 1st Street,
- Commercial building(s) adjacent to W. State Street shall start development in Phase 1. This does not preclude submission and approval of the residential preliminary plat, however, final plat shall not be signed until commercial development in Phase 1 has started construction.

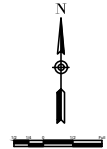
COUNCIL DECISION

The Star City Council _____ File # DA-20-16 MOD for 10206 W. State Street on
_____, 2024.



PRELIMINARY PLAT
 A PORTION OF THE SW QUARTER OF THE SE
 QUARTER OF SECTION 8, T.4N., R.1W., CITY OF
 STAR, ADA COUNTY, IDAHO.

AUGUST 2022 SCALE: 1" = 500' SHEET 1 OF 1



Graphic Scale:

Attention is Drawn to the Fact That Drawing Scales May be
 Altered During Reproduction Processes. Scales Shown
 Hereon are Based on a Full Scale Sheet Size of 8.5" x 11".
 Scale: 1" = 500'

ACKERMAN
 ESTVOLD
 7661 West Riverside Drive, Ste. 102 · Garden City, ID 83714
 208.853.8470 · www.ackerman-estvold.com
 PLUMBER, ID # 18350 · PEPPER, ID # 18350 · ARCHITECT, ID # 18350

FIRST STREET TOWNHOMES SUBDIVISION
 VICINITY MAP
 STAR, ID

DRAWN BY: KES
 CHECKED BY: AMC
 DATE: 08/18/2022

#	-/-
#	-/-
#	-/-



PRE PLAT

1.0

February 22, 2024

Shawn Nickel
PLANNING DIRECTOR AND ZONING ADMINISTRATOR

**RE: 10206 West State Street
DEVELOPMENT AGREEMENT - MODIFICATION REQUEST - FILE NUMBER DA-20-16-MOD**

Dear Shawn,

This letter represents our formal request for modification to the current Development Agreement (DA). The requested modification request is as follows:

Remove the bullet point in section 2.6 which references "Commercial building area shall include a minimum overall size of 33,300 Sq. Ft."

In order to meet the current minimum commercial square footage requirement, we fully designed two-story buildings on the frontage of State Street. Based on the market and economic circumstances outlined below you'll find justification in support of our request:

- Design characteristics
 - Two-story commercial development is inconsistent with the area's character and nearby projects
 - The planned design aesthetic remains unchanged and continues to meet Star's CBD design goals post approval of the DA modification
- Economic feasibility
 - The project has been unable to proceed due to general cost increases
 - Construction costs have risen 20-40% (and not retreated materially)
 - Interest rates have doubled from 5-6% to 9-12%
 - Commercial lease rates have remained flat or declined slightly
 - With the proposed DA modification, the commercial buildings will be less costly to construct and will be economically viable to proceed
- Commercial parking challenges
 - At the current minimum square footage requirement, the site is under parked at 2.55/1,000 sf
 - With the proposed DA modification, the parking ratio increases to a healthier 3.5/1,000 sf

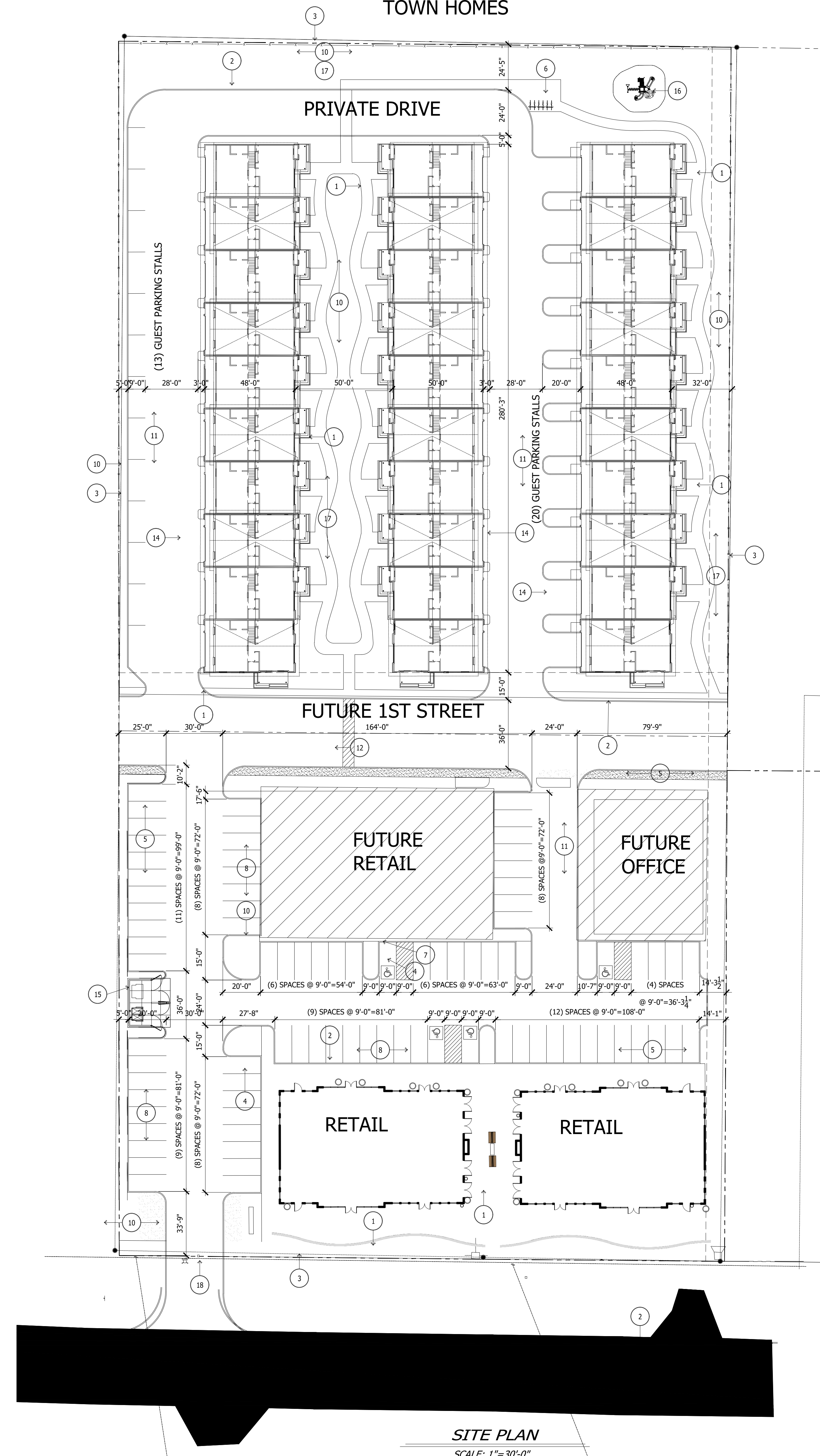
We have included the following supporting documentation with this letter:

- Commercial site plan
- Revised building renderings

Respectfully,

Evan McLaughlin and Tony Mattero
10206 West State Street LLC

FUTURE TOWN HOMES



SITE PLAN
SCALE: 1"=30'-0"

SITE DATA

ADDRESS:
10206 W STATE ST

APN:
R0408438600

JURISDICTION:
CITY OF STAR

ZONE:
CBDPUD/DA

LOT AREA:
4.760 ACRES (207,345 S.F.)

SITE PERCENTAGE FOR EACH USE:
RETAIL: 88,776 SF (47%)
RESIDENTIAL: 118,891 SF (53%)

RESIDENTIAL LANDSCAPE PERCENTAGE: 33%
38,866 sf OF OPEN SPACE/LANDSCAPING

RETAIL PARKING PROVIDED:
STANDARD SPACES: 81
HANDICAP SPACES: 4
TOTAL SPACES: 85

RESIDENTIAL PARKING PROVIDED:
GARAGE SPACES: 60

GUEST PARKING DRIVEWAYS: 20
GUEST PARKING WEST SIDE: 13
TOTAL GUEST PARKING: 33

REQUIRED GUEST PARKING: .25/UNIT
7.5 SPACES

RESIDENTIAL BUILDING SIZE:
MAIN LEVEL LIVING: 722 SF
SECOND LEVEL LIVING: 1,209 SF
TOTAL LIVING: 1,931 SF

GARAGE: 644 SF

BICYCLE PARKING:
9 SPACES RACK

KEYNOTES

1. CONCRETE DECK/WALK SLAB OVER COMPACTED SAND AND GRAVEL BASE WITH CONTROL JOINTS AT 6'-0" O.C. AND EXPANSION JOINTS AT 20'-0" O.C. MAX. WITH LIGHT BROOM FINISH, SLOPE FOR POSITIVE DRAIN AWAY FROM BUILDING.
2. CONCRETE CURB.
3. PROPERTY LINE.
4. TYPICAL HANDICAP SPACE W. SYMBOL, RAMP AND SIGN
5. TYPICAL STANDARD PARKING SPACE, 9'-0" X 20'-0"
6. BICYCLE RACK.
7. PEDESTRIAN RAMP, 1:12 SLOPE W. SCORING AT 6" O.C.
8. TYPICAL PARKING STRIPING WITH (2) COATAS 4" WIDE REFLECTIVE TRAFFIC WHITE PAINT.
9. ADA ACCESS LANE WITH 4" WIDE DIAGONAL PAINTED STRIPING AT 24" O.C.
10. LANDSCAPE. SEE LANDSCAPE PLANS.
11. ASPHALT PAVING.
12. CROSS WALK
13. GUEST PARKING
14. CONCRETE DRIVEWAY
15. TRASH ENCLOSURE
16. TOT LOT- PLAYGROUND
17. LARGE OPEN SPACE- AMENITY
18. PROPOSED FULL ACCESS



2 South Elevation



1 West Elevation



4 North Elevation



3 East Elevation