

PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY
LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE

NOVEMBER 10, 2020

NOTE: The City is utilizing Governor Little's Stage 4 Rebound Idaho guidance for its public meeting. As such, we are abiding by the social distancing standard of 6' within the physical meeting room. Therefore, we are still encouraging the public to participate electronically. While participating electronically the public comments will be taken during that section of the meeting by indicating a raised hand through the Zoom meeting application. Public comments will not be acknowledged during any other time in the meeting.

Join by Computer <https://cdaid-org.zoom.us/j/91925253014?pwd=K2t4TS8yNXILaW9kMWM1c1M3Rjk2dz09>

Join by Phone (Toll Free): 888-475-4499 or 877-853-5257

Meeting ID: 919 2525 3014

Password: 282854

Public Hearing Sign-Up Sheet: <https://www.cdaid.org/signinpublic/>

5:30 P.M. CALL TO ORDER:

ROLL CALL: Messina, Fleming, Ingalls, Luttrupp, Mandel, Rumpler, Ward

PLEDGE:

APPROVAL OF MINUTES: ***ITEM BELOW IS CONSIDERED TO BE AN ACTION ITEM.

October 13, 2020

PUBLIC COMMENTS:

STAFF COMMENTS:

COMMISSION COMMENTS:

ENVISION CDA UPDATE:

PUBLIC HEARINGS: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.

Reminder: Please use the virtual meeting sign-up sheets for public hearing items.

<https://www.cdaid.org/signinpublic/>

1. Applicant: Glen Lanker, Artio LLC on behalf of Apartment Broker, INC.
Location: 654 E. Haycraft
Request: A proposed zone change from R-12 to R-17
QUASI-JUDICIAL (ZC-6-20)

2. Applicant: Norman Anderson on behalf of Lake City Engineering, INC
Location: 1609 N. College Way
Request: A proposed zone change from R-12 to LM
QUASI-JUDICIAL, (ZC-7-20)

*** NOTE O-2-20 Postponed date certain to December 8th ***

3. Applicant: City of Coeur d'Alene
Request: Proposed amendments to Title 17.09 of the Municipal Code, Zoning Ordinance.
LEGISLATIVE, (0-2-20)

ADJOURNMENT/CONTINUATION:

Motion by _____, seconded by _____,
to continue meeting to _____, __, at __ p.m.; motion carried unanimously.
Motion by _____, seconded by _____, to adjourn meeting; motion carried unanimously.

Given the COVID-19 guidance and emergency proclamation from Governor Little, the Commission meeting and public hearings will take place virtually using the Zoom online meeting network. They will also be broadcast live on Facebook and will be posted on the City's YouTube channel.



MINUTES



**PLANNING COMMISSION
MINUTES
OCTOBER 13, 2020
Virtual (Zoom.us) and In-Person
LOWER LEVEL – LIBRARY COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Lynn Fleming
Brinnon Mandel
Michael Ward

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Tami Stroud, Associate Planner
Shana Stuhlmiller, Public Hearing Assistant
Randy Adams, Deputy City Attorney

COMMISSIONERS ABSENT:

Lewis Rumpler
Peter Luttrupp

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 5:30 p.m.

APPROVAL OF MINUTES:

Motion by Fleming, seconded by Ingalls, to approve the minutes of the Planning Commission meeting on September 8, 2020. Motion approved.

ENVISION CDA UPDATE:

Hilary Anderson, Community Planning Director, provided the following comments:

- She thanked the Planning Commission for attending the leadership briefing last week with the City Council, CDA 2030 and staff.
- The leadership briefing included an update from Alex Dupey of MIG on where they are at with the project and discussed results taken from a community survey done this summer which highlighted variations of the land use alternatives being developed.
- After the briefing staff felt that more of a refresher was needed on what the differences are between the new Comprehensive Plan versus the existing Comprehensive Plan.
- They will be sending out additional information, including the framework document that is the outline of what to expect in the new plan, as well as the policy framework that has been developed, with additional information on what to expect moving forward on the project.
- The next meeting has not been scheduled and staff is thinking to schedule meetings with each of the groups individually because of group restrictions with COVID.

STAFF COMMENTS:

Ms. Anderson provided the following comments.

- The Planning Commission meeting scheduled for November 10th includes two zone change requests plus some “housekeeping” items to the zoning code.

COMMISSION COMMENTS:

None.

PUBLIC COMMENTS:

None.

PUBLIC HEARINGS

1. Applicant: Harmony Homes, LLC
Location: 7278 Atlas Road
Request: A proposed 7.69-acre annexation from County Ag to City R-8 LEGISLATIVE, (A-1-20)
 - a. A proposed PUD “Delcardo Village PUD” QUASI-JUDICIAL, (PUD-3-20)
 - b. A proposed 42-lot preliminary plat “Delcardo Village” QUASI-JUDICIAL, (S-3-20)

A-1-20

Tami Stroud, Associate Planner, provided the following statements.

- Merle Van Houten, on behalf of Harmony Homes, LLC is requesting approval of a proposed +/- 7.69-acre annexation from County Agricultural to city R-8 zoning district (Residential at 8 units/acre).
- Because the requests involve multiple land use actions (3 total), some of which stop at the Planning Commission (unless appealed), with the annexation that continues on to the City Council, staff made an effort to write the staff reports in a manner that split the requests into their two respective parts.
- Ms. Stroud went through the required findings for annexation.
- The City Comprehensive Plan map designates the area as Ramsey-Woodland.
- Ms. Stroud noted the various staff comments located in the staff report and said that all departments did not have any issues with the request.
- The proposed annexation itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from an annexation alone, per Chris Bosley, City Engineer.

PUD 3-20 & S-3-20

Tami Stroud, Associate Planner, provided the following statements.

- Merle Van Houten, on behalf of Harmony Homes, LLC is requesting approval of Delcardo Village Planned Unit Development and a 42-lot (6-tract) preliminary plat to be known as “Delcardo Village”.

Requested Deviations through the PUD Request:

- 1. Setbacks:** The applicant has asked to modify the setbacks required by code for the townhome lots. The requests are:
 - a. A reduction of side yard setbacks from 5’ and 10’ to 5’ and 0’ (common wall) for all lots.
 - b. A reduction of rear yard setbacks from 25’ to 10’ for the townhome lots.
- 2. Minimum Lot Size:** As explained above, the applicant has asked to modify the minimum lot size required by 17.05.150 for the townhome lots. The request is:
 - a. 4,436 SF average per townhome unit
 - b. 3,619 SF (smallest lot)
 - c. 5,100 SF (largest lot)
- 3. Minimum Lot Frontage:** The applicant has requested a reduction in the required lot frontage requirement for the proposed PUD. The requests are:
 - 42.5’ (street frontage width) for 34 lots
 - 38.5’ (street frontage width) for 8 lots.
- 4. Private Streets:**
 - A reduction from a standard 55-foot public right-of way to private roads in the form of tracts, having a width of 46.5 feet, 43 feet and 38 feet.
- 5. Gated Entry:**

The applicant has requested a gated entry for the proposed PUD.

 - Ms. Stroud noted that the City Comprehensive Plan designates the area as Ramsey-Woodland.
 - The proposed project will consist of developing approximately 334,976 square feet; 54,885 square feet will be developed as open space which is approximately 16.2%. The open space tracts for the proposed development will consist of a 6’ wide pedestrian path allowing users to walk the perimeter of the development.
 - The path will connect to the Atlas Road trail next to the vehicular entrance in the development's southwest corner.
 - There will also be park benches, garden boxes, decorative landscaping and an ornate entry feature.
 - A pedestrian gate will be constructed across the path near the PUD's main entrance, which is also gated.
 - There is a map depicting the pedestrian pathway, proposed garden boxes and landscape area. The open space areas are noted on the preliminary plat.
 - **Total Usable Open Space:** 16.2% of the site (54,885SF/1.26 acres) will be private usable open space for all users of the development.
 - Ms. Stroud noted the various staff comments in the staff report, with each department stating that they can serve the property.

- If approved, there are 16 conditions for consideration.

Ms. Stroud concluded her presentation.

Commission Comments:

Commissioner Ingalls asked if the deviations are similar in regard to the deviations, setbacks, lot sizes, private streets etc. Ms. Stroud said they are similar.

Commissioner Ingalls asked how projects approved in the past with similar deviations are doing today, and if there have been any complications. Ms. Stroud explained that a preapplication meeting is required with the applicant to discuss issues that might come up down the road.

Commissioner Fleming noted a comment in a letter they received where the homeowner was concerned that if the project is approved it would have an impact on their water pressure, which is currently not great. She asked how they would get assurance from the water district that the property can be adequately served. Ms. Stroud commented that the applicant submitted a “will serve” letter from Hayden Lake Irrigation District stating that the property could be adequately served and noted that the applicant was present for further questions. Commissioner Fleming said that there is a large amount of green grass that is a “water gobbler” and that they should be looking at more conscientious ways to conserve water because of lack of rainfall and drier summers, and how it will affect the aquifer.

Chairman Messina questioned the deviation for a ten-foot setback for the townhouses and asked if that ten feet is measured from the property line, or from where the building pad starts. He said that from looking at the site plan it looks like a path going around the perimeter of the property. Ms. Stroud explained that they are intending to have a rear yard setback of ten feet, and behind the property is a six-foot-wide path around the perimeter with a buffer in the rear, and they will be providing shorter fences, which the applicant could address.

Public testimony open.

Merle Van Houten, applicant, provided the following statements:

- He thanked staff for a great presentation.
- He provided a brief introduction to “Delcardo” Village, which is a 42- lot development comprised of twin-style homes with property lines running down the common wall.
- The main feature of the Planned Unit Development (PUD) is a 6-foot-wide walking path around the perimeter of the property for people to use, including some landscaping features such as benches and garden boxes, with a gated entrance as noted on the renderings.
- The architectural style will be the same which will be approved by the Homeowners Association (HOA)
- The homes will be designed with two beds/two baths per unit, plus a two-car garage and a full driveway for off-street parking. The project is conveniently located by city parks and some neighborhood stores.
- It is also a request for annexation of 7.69 acres to R-8 and an offer of 16.2% open space.
- The property is located next to Sunshine Meadows to the northeast, CDA Place to the south, and The Landings to the west.
- Mr. Van Houten noted two important items: 1) They currently have a 70’ foot right-of-way for Atlas Road which is considered an arterial road, and 2) There is no opportunity for vehicular/pedestrian connectivity to any side other than from Atlas Road, which is the only egress/ingress into the property.
- He referenced a rendering showing the entrance, which is gated, and explained the amenities that are included.
- They will place either a vinyl or wood fence surrounding the property.
- The project will be a great extension for the city.
- All of the Comprehensive Plan policies listed in the staff report have been met.

- The project will be constructed in a single phase with the infrastructure going in next summer and construction planned to start with market demand.
- They intend to provide 50 feet of greenspace, with no plans in the future to widen Atlas Road per Chris Bosley, City Engineer.
- Everyone who has a backyard will have a privacy fence and a gate with access to the walking path.
- Mr. Van Houten said they don't want a "cattle chute" feel when walking down the 20' foot wide path behind the development so they will lower the backyard fence to 4' feet in height to contain pets but provide something that is open so people can interact with their neighbors to provide a more user-friendly community.
- The development will be similar to Parc Rose in Coeur d'Alene Place which has a gated entrance with enough area at the front of the entrance to safely turn around.
- The development will have four different floor plans to choose from, which all offer 2 beds/2 baths minimum with a 2-car garage, a front porch and a back patio. The square footage of each home will range anywhere from 1200 to 1600 feet of living space, not including the garage.
- Mr. Van Houten provided renderings showing the types of homes to be built in the development with the styles comparable to other homes in the area.
- All roads in the development will be private and maintained by an HOA
- Parking will be allowed on both sides of the street.
- Emergency access was discussed with the Fire Department and per the fire code it states that the development must have two approaches onto Atlas Road since they don't have an opportunity to connect to Coeur d'Alene Place, with the requirement to have a primary access to the south and an emergency access road to the north that is 20 feet wide and set apart.
- The fire access roads will have signage which says "fire lane no parking or snow storage" but will allow them to use the path as a pedestrian path.
- Water will be provided from the Hayden Lake Irrigation District that issued 42 meters for domestic use plus three irrigation meters. He explained that in regard to the comment submitted by a citizen regarding their water pressure, their property is out of the Hayden Lake Irrigation District's boundary. The boundary for Hayden Lake Irrigation District is a shared property line so they are on another system because the Hayden Lake Irrigation jurisdiction doesn't go any farther south than the property.
- The applicant concluded his presentation.

Commission Comments:

Commissioner Ingalls said that he was concerned with the Sunshine Meadows development and explained that if he was living in one of those houses, he might have concerns with a home built 10 feet from their property line. He clarified that the setback was 10 feet with the rear face of the house from the property line at Sunshine Meadows would be 30 feet. Mr. Van Houten noted on the map that there is a 20 foot wide open space tract and then there is a 10 foot wide rear yard setback behind the house, so they will have at least 30 feet from the back of the wall to the subdivision boundary. They are increasing the minimum distance.

Chairman Messina said that it was stated that the development will have a lower fence on the property so the people living in the homes can see the walking path. He added that it is a lot of distance between the neighbors' existing fence to the property so they aren't right against each other. Mr. Van Houten explained that people living in the surrounding subdivision moved in expecting to have a standard subdivision, but they will be provided a privacy fence adjoining them.

Chairman Messina asked about the existing trees and if those trees will stay around the perimeter since they aren't in the "house construction" zone. Mr. Van Houten explained that as they get into the design it is their desire to keep trees and if construction forces them to take down the trees, they will replace those plantings.

Commissioner Fleming suggested looking at ADA requirements to provide a good size front door, good turning radius in the bathrooms and level enough to be able to roll through the house. She commented that it would be a great development for people with disabilities. She further commented that it was mentioned that the development is designed to initiate communication but she didn't see a place to commune as a group and that it puts pressure on other parks that already have a lot of usage. She said that she would like to see a big enough place for the community to get together, rather than their back yard. She commented that she is for preserving the aquifer and asked the applicant to look at alternatives to grass. She added it is a "home run" as a development since it is single-level and will appeal to all people who are looking for a single-level home that requires special needs.

Duffy Smock, applicant, addressed the water concerns and commented that he will provide landscaping that is low maintenance and that the development is not intended to be a 55 or older community. He added that they will be doing the front and back yards as hardscape requiring less water.

Aaron Riggs said he owns two acres on the corner bordered by the subdivision and asked if there will be a privacy fence around the property.

Mr. Smock said there would be a fence.

Commissioner Fleming asked if the applicant would be using non-flammable materials on the side of the house since the buildings are 10 feet apart. She said that she doesn't like vinyl because it burns easier.

Mr. Smock said that they will follow building codes that state the inside of the building is required to have a firewall and separation for noise, and the exterior will be made out of hardy board.

Public testimony closed.

Discussion:

Commissioner Ingalls stated the positives and said the property is what Sean Holms, Senior Planner, would call a "doughnut hole" and that some of those properties belong in the city to clean things up. Those properties are being served by the city. He concurred that R-8 zoning, which the property is surrounded by, and it would allow for 51 units on the property. He commented that he lives in Parc Rose and those gated communities aren't for everyone but are for people who don't want to be burdened by landscaping maintenance, and he feels that since he lives in a community like the proposed development, he is a good judge.

Chairman Messina said that he concurred with all comments and likes the project. He agreed with a single story with big buffer areas in the back.

Commissioner Mandel concurred and commented that they can't stop the growth and the development will be a good opportunity for an infill project.

Motion by Fleming, seconded by Ward, to approve Item A-1-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted
Commissioner Ingalls	Voted
Commissioner Mandel	Voted
Commissioner Ward	Voted

Motion to approve carried by a 4 to 0 vote.

Motion by Ingalls, seconded by Fleming, to approve Item PUD-3-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted
Commissioner Ingalls	Voted
Commissioner Mandel	Voted
Commissioner Ward	Voted

Motion to approve carried by a 4 to 0 vote.

Motion by Mandel, seconded by Ward, to approve Item S-3-20. Motion approved.

ROLL CALL:

Commissioner Fleming	Voted
Commissioner Ingalls	Voted
Commissioner Mandel	Voted
Commissioner Ward	Voted

Motion to approve carried by a 4 to 0 vote.

ADJOURNMENT:

Motion by Ingalls, seconded by Mandel, to adjourn the meeting. Motion approved.

The meeting was adjourned at 7:00 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant



PUBLIC HEARINGS



**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: NOVEMBER 10, 2020
SUBJECT: ZC-6-20 ZONE CHANGE FROM R-12 TO R-17
LOCATION: HAYCRAFT ESTATES, A PORTION OF LT 1 BLK 1, COMMONLY KNOWN AS 654 E. HAYCRAFT

OWNER:
Apartment Broker Inc. 401K Plan
c/o Glenn Sather, Trustee
813 N. Gary Drive
Coeur d'Alene, ID 83814

ARCHITECT:
Glen Lanker, Artios, Inc.
1029 E. Shadowood Lane
Coeur d'Alene, ID 83815

DECISION POINT:

The applicant is requesting approval of a zone change from R-12 (Residential at 12 units/acre) to R-17 (Residential at 17 units/acre) zoning district.

BACKGROUND INFORMATION:

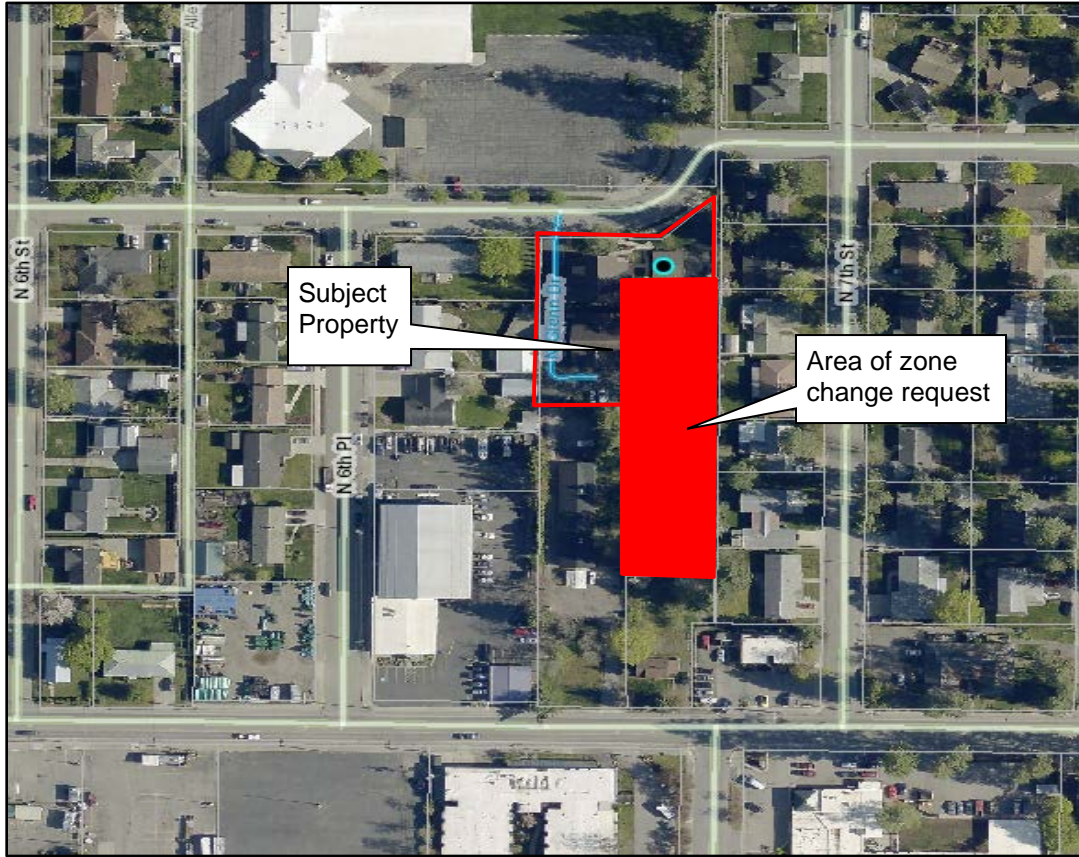
The subject property is located between 6th Place and 7th Street, along E Haycraft Avenue, with Best Avenue to the south. The above-noted parcel is a split zoned piece of land, located within two (2) different zoning districts. The western portion of subject property is currently zoned R-17 (Residential at 17 units/acre) with two (2) 4-unit multi-family structures on it. The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. With the approval of the zone change, the property owner would like to construct additional multi-family structures adding a total of ten (10) units to the site. According to the County Assessor's office, the existing multi-family structures were constructed in 2011.

The zoning ordinance requires a multi-family use be located in the R-17 Zoning District (also allowed in C-17/C-17L), as it is not allowed in the R-12 Zoning District (See R-17 Zoning District Information on pages 13-15).

The applicant has indicated that they would like to construct additional multi-family structures on the site. The applicant team has attended a project review pre-development meeting with city staff in order to familiarize themselves with the requirements prior to the project coming forward for a building permit. The applicant is aware that site improvements will be triggered should a multi-family project come forward, including landscaping and parking improvements. Site performance standards per the R-17 Zoning District will need to be met as well.

It should be noted that the applicant's proposed multi-family use of the property is not tied to the requested zone change. If the subject site is approved to be changed to the R-17 Residential District, then all permitted uses in the R-17 Residential District would be allowed on this site.

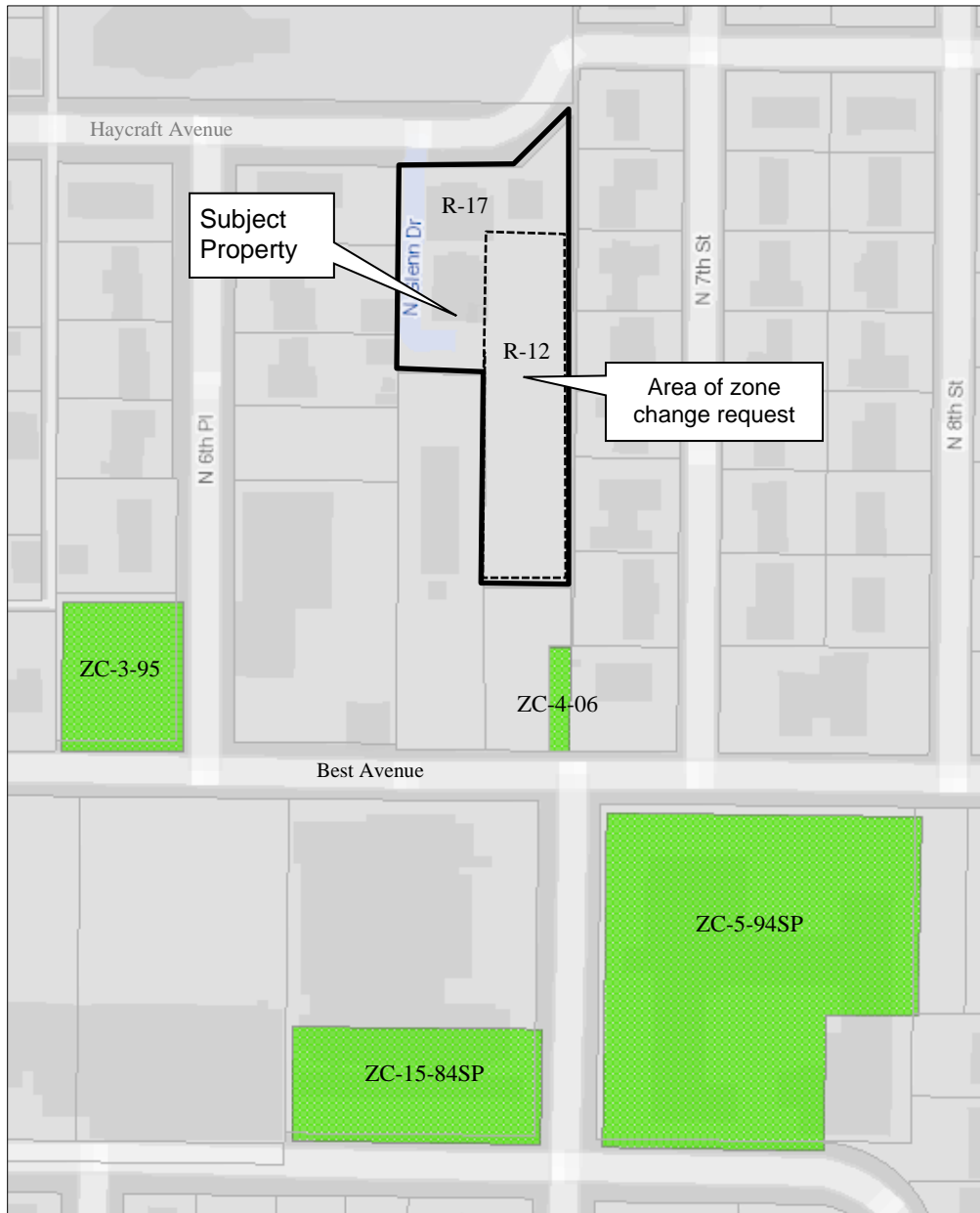
AERIAL PHOTO:



BIRDS EYE AERIAL (for reference only):



PRIOR LAND USE ACTIONS MAP:



PRIOR LAND USE ACTIONS:

Planning Commission and City Council approved zone change requests from R-12 to R-17 in items ZC-4-06 (R-12 to R-17) and ZC-5-94SP (R-12 to R-17), which are south and southeast of the subject property. Also, two zone change requests from R-12 to C-17 were approved in items ZC-3-95 (R-12 to C-17) as seen in the map provided above.

Zone Changes:

ZC-4-06	R-12 to C-17	Approved
ZC-3-95	R-12 to C-17	Approved
ZC-5-94SP	R-12 to R-17	Approved
ZC-15-84SP	R-12 to R-17	Approved

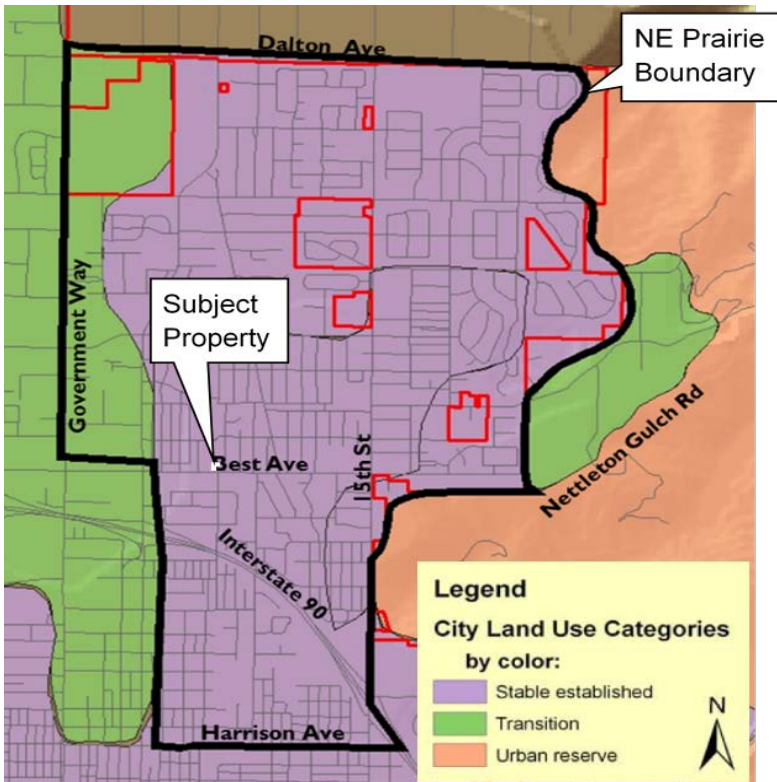
REQUIRED FINDINGS:

- A. **Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY: NE Prairie

- The subject property is within the existing city limits.
- The City Comprehensive Plan designates this area in the 2007 Comprehensive Plan as NE Prairie
-

Comprehensive Plan Map: NE Prairie



Stable Established:

These areas are where the character of neighborhoods have largely been established and, in general, should be maintained. The street network, the number of building lots, and general land use are not expected to change greatly within the planning period.

NE Prairie Today:

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

NE Prairie Tomorrow:

It is typically a stable established housing area with a mix of zoning districts. The majority of this area has been developed. Special care should be given to the areas that remain such as the Nettleton Gulch area, protecting the beauty and value of the hillside and wetlands.

The characteristics of NE Prairie neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Commercial uses are concentrated in existing commercial areas along arterials with neighborhood service nodes where appropriate.
- Natural vegetation is encouraged and should be protected in these areas.
- Pedestrian connections and street trees are encouraged in both existing neighborhoods and developing areas.
- Clustering of smaller lots to preserve large connected open space areas as well as views and vistas are encouraged.
- Incentives will be provided to encourage clustering.

COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:

GOAL #1 - Natural Environment:

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene through:

Objective 1.12 - Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14 - Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Goal #2 - Economic Environment:

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes economic growth.

Objective 2.01 – Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 – Economic & workforce Development:

Plan suitable zones and mixed-use areas, and support local workforce development and housing to meet the needs of business and industry.

Goal #3 - Home Environment:

Our Comprehensive Plan preserves the city's qualities that make Coeur d'Alene a great place to live.

Objective 3.05 - Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.16 – Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Goal #4 - Administrative Environment:

Our Comprehensive Plan preserves and enables efficiency and good management.

Objective 4.01 - City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.06 - Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision-making process.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

- B. **Finding #B9:** **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

STORMWATER:

City Code requires that all stormwater remain on the property and for a stormwater management plan to be submitted and approved prior to any construction activity on the site.

- Submitted by Chris Bosley, City Engineering

STREETS:

The subject property is bordered by Haycraft Ave. to the north. Haycraft Ave. currently meets City design standards.

Submitted by Chris Bosley, City Engineering

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed Zone Change.

Any required water main extensions, additional fire hydrants, and new services required for construction will be installed by the developer at their expense. All new mains and fire hydrants require dedication of a 20' public utility easement where not constructed in right of way.

-Submitted by Kyle Marine, Assistant Water Superintendent

WASTEWATER:

This property has sewer onsite and will need to connect to the sewer service for the existing buildings. In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Zone Change as proposed.

City Wastewater Policy #716; Only one appropriately sized sewer lateral is allowed to serve each legally recognized parcel. 'One parcel, One service. (One Lot, One Lateral). Wastewater has no issues with this zone change as proposed at this time.

- Submitted by Larry Parsons, Wastewater Utility Project Manager

FIRE:

The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

-Submitted by Bobby Gonder, Fire Inspector / MIAAI – CFI

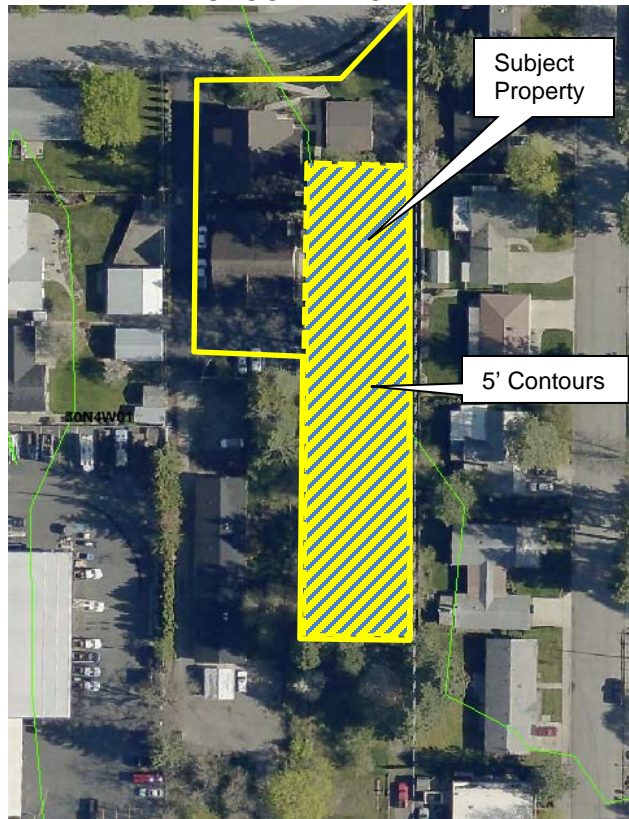
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

- C. **Finding #B10:** **That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.**

PHYSICAL CHARACTERISTICS:

The site is generally flat. There are no topographical or physical constraints that would make the subject property unsuitable to change the zoning from R-12 to R-17. See topographic map on the following page.

TOPOGRAPHIC MAP:



SITE PHOTO 1: Looking south at a portion of the subject property along Haycraft Avenue.



SITE PHOTO 2: View of a portion of the subject property looking southwest toward the existing multi-family structure.



SITE PHOTO 3: Looking at the interior portion of the subject property which abuts an existing multi-family project on the same parcel.



SITE PHOTO 4: Interior portion of the subject property looking south toward Best Ave.



SITE PHOTO 5: View of subject property on the interior side looking north toward Haycraft Ave.



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

- D. **Finding #B11:** **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

TRAFFIC:

The proposed zone change itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. However, the applicant states that 10 additional multi-family units are planned for this property. The ITE Trip Generation Manual estimates that an additional 5 AM and 6 PM peak hour trips could be expected from the proposed development, which is a negligible increase. The Streets & Engineering Department has no objection to the zone change as proposed.

-Submitted by Chris Bosley, City Engineering

NEIGHBORHOOD CHARACTER:

NE Prairie Today:

This area is composed of a variety of zoning districts with a majority of residential density at three to eight units per acre (3-8:1). Lower density development becomes more prominent moving north. The NE Prairie provides a range of housing choices that includes a number of large recreation areas and small pocket parks.

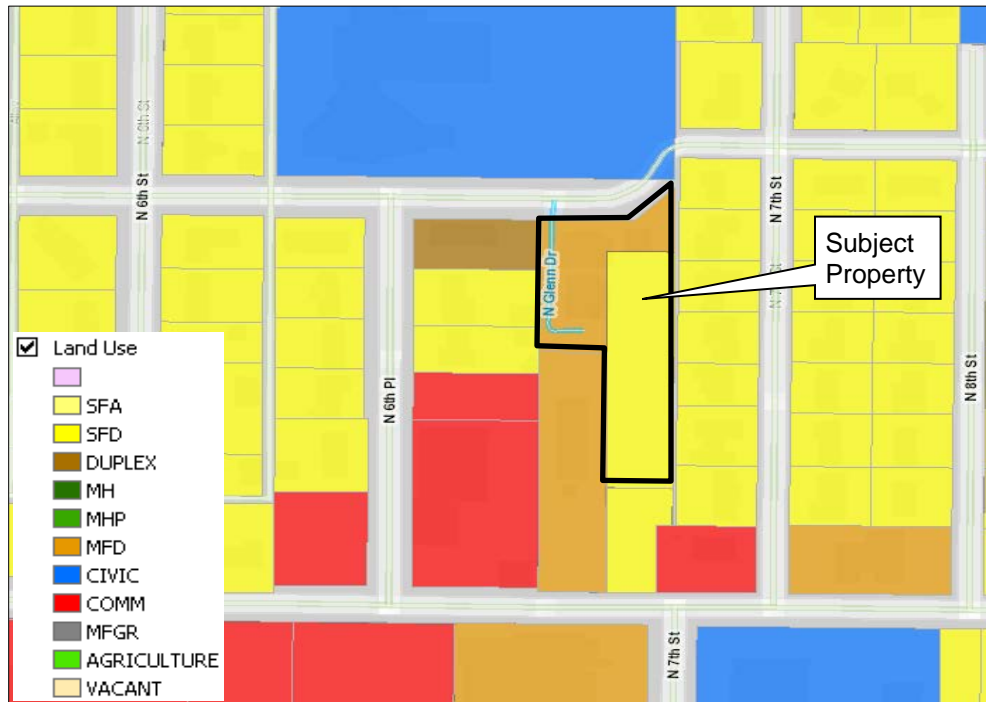
Canfield Mountain and Best Hill act as the backdrop for this portion of the prairie. Much of the lower lying, less inhibitive areas have been developed. Pockets of development and an occasional undeveloped lot remain.

SURROUNDING LAND USES AND ZONING:

The properties surrounding the subject site are primarily residential land uses. There is a religious assembly use directly north of the subject property and across Haycraft, which falls under a civic land use, and to the west is an existing multi-family use/land use. There are single-family dwellings to the east and south. Further south, along Best Avenue, there is a senior independent living facility and a health and rehabilitation center, which fall under a multi-family land use and a civic land use. (See Land Use Map)

The subject parcel is a split zoned piece of land, located within two (2) different zoning districts. The western portion of subject property is currently zoned R-17 (Residential at 17 units/acre) with an existing multi-family use on it. The eastern portion of the subject property is currently zoned R-12 (Residential at 12 units/acre) and is vacant. Properties to the north, and east are zoned R-12. There are both R-17 Residential and C-17 Commercial zoned properties to the south and closer to Best Avenue. (See Zoning Map)

GENERALIZED LAND USE PATTERN



ZONING MAP:



Approval of the zone change request would allow the uses by right to change from R-12 uses to R-17 uses (as listed below).

Existing R-12 Zoning District:

The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater of twelve (12) units per gross acre.

17.05.180: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-12 district shall be as follows:

- Administrative Office
- Duplex housing
- Essential service
- Home occupation
- Neighborhood recreation
- Public recreation
- Single-family detached housing

17.05.190: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-12 district shall be as follows:

- Accessory dwelling unit.
- Garage or carport (attached or detached).
- Private recreation facility (enclosed or unenclosed).

17.05.200: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-12 district shall be as follows:

- Boarding house
- Childcare facility
- Commercial film production
- Commercial recreation
- Community assembly
- Community education
- Community organization
- Convenience sales
- Essential service
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders facility
- Noncommercial kennel
- Religious assembly
- Restriction to single-family only
- Two (2) unit per gross acre density increase

17.05.240: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for residential activities in an R-12 District shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space

17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-12 district shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space.

Proposed R-17 Zoning District:

The R-17 District is intended as a medium/high density residential district that permits a mix of housing types at a density not greater than seventeen (17) units per gross acre. This district permits single-family detached housing as specified by the R-8 District and duplex housing as specified by the R-12 District. This district is for establishment in those areas that are not suitable for lower density residential due to proximity to more intense types of land use. This district is appropriate as a transition between low density residential and commercial districts, or as a buffer between arterial streets and low-density residential districts.

17.05.260 PERMITTED USES; PRINCIPAL:

Principal permitted uses in a R-17 district shall be as follows:

- Single Family Housing.
- Duplex Housing.
- Child Care Facility.
- Community Education.
- Home Occupations As Defined In Sec. 17.06.705.
- Essential Services.
- Civic Administrative Offices.
- Multi-Family Housing.
- Neighborhood Recreation.
- Public Recreation.

17.05.270 PERMITTED USES; ACCESSORY:

Accessory permitted uses in a R-17 district shall be as follows:

- Carport, Garage and Storage Structures (Attached or Detached).
- Private Recreation Facility (Enclosed or Unenclosed).
- Mail Room and/or Common Use Room for Cluster or Multiple Family Developments.
- Outside Storage When Incidental to the Principal Use.
- Open Areas and Swimming Pools.
- Temporary Construction Yard.
- Temporary Real Estate Office.
- Accessory Dwelling Unit.

17.05.280 PERMITTED USES; SPECIAL USE PERMIT

Permitted uses by special use permit in a R-17 district shall be as follows:

- Automobile Parking for Adjacent Commercial Use.
- Boarding House
- Commercial Recreation
- Community Assembly
- Community Organization
- Convalescent Home/Nursing Home
- Convenience Sales
- Group Dwelling
- Handicapped or Minimal Care Facility
- Juvenile Offenders Facility
- Mobile Home
- Noncommercial Kennel
- Religious Assembly

- Rehabilitative Facility
- Residential Density of R-34
- 3 Unit Per Gross Acre Density Increase. (Only for Pocket Housing)
- Bed & Breakfast Facility
- Mini-Storage Facility
- Commercial Film Production

17.05.290: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an R-17 District shall be as follows:

Structure Type	Structure Location	
	In Buildable Area For Principal Facilities	In Rear Yard
Single-family and duplex structure	32 feet ¹	n/a
Multiple-family structure	45 feet ¹	n/a
For public recreation, community education or religious assembly activities	45 feet ¹	n/a
Detached accessory building including garages and carports	32 feet ¹	With low or no slope roof: 14 feet With medium to high slope roof: 18 feet

17.05.320: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

A. Minimum yard requirements for single family and duplex residential activities in an R-17 District shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten-foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty-five feet (25'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space (see section [17.06.480](#) of this title).

C. Multiple-family housing at seventeen (17) units per acre:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be ten feet (10').
3. Side, Street: The street side yard requirement shall be twenty feet (20').
4. Rear: The rear yard requirement shall be twenty feet (20'). However, the required rear yard will be reduced by one-half ($\frac{1}{2}$) when adjacent to public open space (see section [17.06.480](#) of this title).

17.44.030: RESIDENTIAL USES:

Unless otherwise allowed by the relevant zoning or overlay district, the following off-street parking

D.	Multiple-family housing:		
	1. Studio units		1 space per unit
	2. 1 bedroom units		1.5 spaces per unit
	3. 2 bedroom units		2 spaces per unit
	4. 3 bedroom units		2 spaces per unit
	5. More than 3 bedrooms		2 spaces per unit

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

APPLICABLE CODES AND POLICIES:

UTILITIES:

- All proposed utilities within the project shall be installed underground.
- All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d’Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
- All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS:

- Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
- All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
- An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

- A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

PLANNING:

- All site improvements must meet the site performance standards of the R-17 Zoning District.

PROPOSED CONDITIONS:

NONE.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2017 Trails & Bikeways Master Plan

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make separate findings to approve, deny or deny without prejudice. The findings worksheet is attached.



**APPLICANT'S
NARRATIVE**

A R T I O S
ARCHITECTURE
COMMUNITY DESIGN
DEVELOPMENT

CITY OF COEUR D' ALENE ZONE CHANGE APPLICATION NARRATIVE

September 28, 2020

Owner / Applicant: Apartment Broker, Inc. 401K Plan c/o Glenn Sather, Trustee

Subject Property: 654 E. Haycraft Avenue
Coeur d' Alene, Idaho 83814

Gross Acreage: Approx. 1.15 acres total

Existing Zoning: 0.49 acres is R-17 and 0.66 acres is R-12

Proposed Zoning: R-17 for the 0.66 acre portion currently zoned R-12

Existing Use: 8 units of multi-family residential on the 0.49 acre portion and the 0.66 acre portion is vacant land

Proposed Use: 10 additional units of multi-family residential on the 0.66 acre portion

The attached Zone Change Exhibit shows the southeastern portion of the site currently zoned R-12 and the northwest portion currently zoned R-17 with the 8 units of existing multi-family residential. The neighboring property to the south is zoned R-17 also. The zone change request is for the balance of the site to also be R-17 so it is consistent and allow the development of 10 additional multi-family residential units. With all of the site zoned R-17, the maximum allowable no. of units would be $1.15 \times 17 = 19$. As shown on the attached design drawings, 10 additional units are being proposed for a total of 18, which is one less than the allowable.

The proposed 10 additional multi-family units consist of six one bedroom and four two bedroom units in 3 buildings. Each unit has a covered porch overlooking a common landscaped court and also has an attached single car garage. The total no. of parking spaces provided is 34, which is 3 more than the required minimum of 31 spaces. The parking has been separated to the rear of the buildings to foster a better and more inviting pedestrian environment with the landscaped common courts at the front of each building.

The design and scale are similar to a large single family detached home. Although there is a common architectural detailing, each of the three buildings is unique and a different color with its own identity. The massing is a combination of two stories in the middle with one story wings on each side for a more human scale that will fit well as a transition between the existing single family neighborhood to the east and the existing multi-family to the southwest.

2007 Comprehensive Plan Objectives

- 1.06: The buildings have been sited and the landscaped courts designed to preserve many of the site's existing mature trees along with planting of new ones.
- 1.11: Urban design principles followed in emphasizing pedestrian access and usability by having the units front the common landscaped courts with vehicle parking at the rear.
- 1.12 & 1.14: Infill development of vacant portion of site enhances urbanized area and efficiently utilizes existing infrastructure and discourages sprawl.
- 2.02 & 2.05: Provides needed workforce housing within convenient walking and biking distance of existing businesses, schools, parks and other services.
- 3.0 & 3.05: Housing options provided which are compatible with existing neighborhoods.
- 3.07: Emphasis on pedestrian orientation separated from parking.
- 3.08 & 3.10: Helps meet the need for quality affordable housing as part of a diverse range of housing options compatible with existing neighborhoods.

What is proposed is also consistent with what is envisioned for the NE Prairie Neighborhood:

"The characteristics of NE Prairie neighborhoods will be:

- That overall density may approach three to four residential units per acre (3-4:1), however, pockets of higher density housing and multi-family units are appropriate in compatible areas.
- Incentives will be provided to encourage clustering.

In addition to being consistent with Comprehensive Plan objectives, the proposal is an example of the City's recent "Missing Middle Housing" initiative. This calls for a wider variety of housing types other than single family detached and large apartment buildings, with an emphasis on infill development compatible with existing neighborhoods.

Please let us know any comments or questions, we appreciate your consideration of our request.



Glen Lanker

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER
DATE: NOVEMBER 10, 2020
SUBJECT: ZC-7-20 ZONE CHANGE FROM R-12 TO LM
LOCATION: COLLEGE HEIGHTS, LOT 4, BLOCK 1, KNOWN AS 1609 COLLEGE WAY

OWNER:
Norman Anderson
Tapley Cabinet Works
509 W Vista Drive
Coeur d'Alene, ID 83814

ENGINEER/CONSULTANT:
Lake City Engineering, Inc.
Drew Dittman
126 E. Poplar Avenue
Coeur d'Alene, ID 83814

DECISION POINT:

The applicant is requesting approval of a zone change from R-12 (Residential at 12 units/acre) to LM (Light Manufacturing) zoning district.

BACKGROUND INFORMATION:

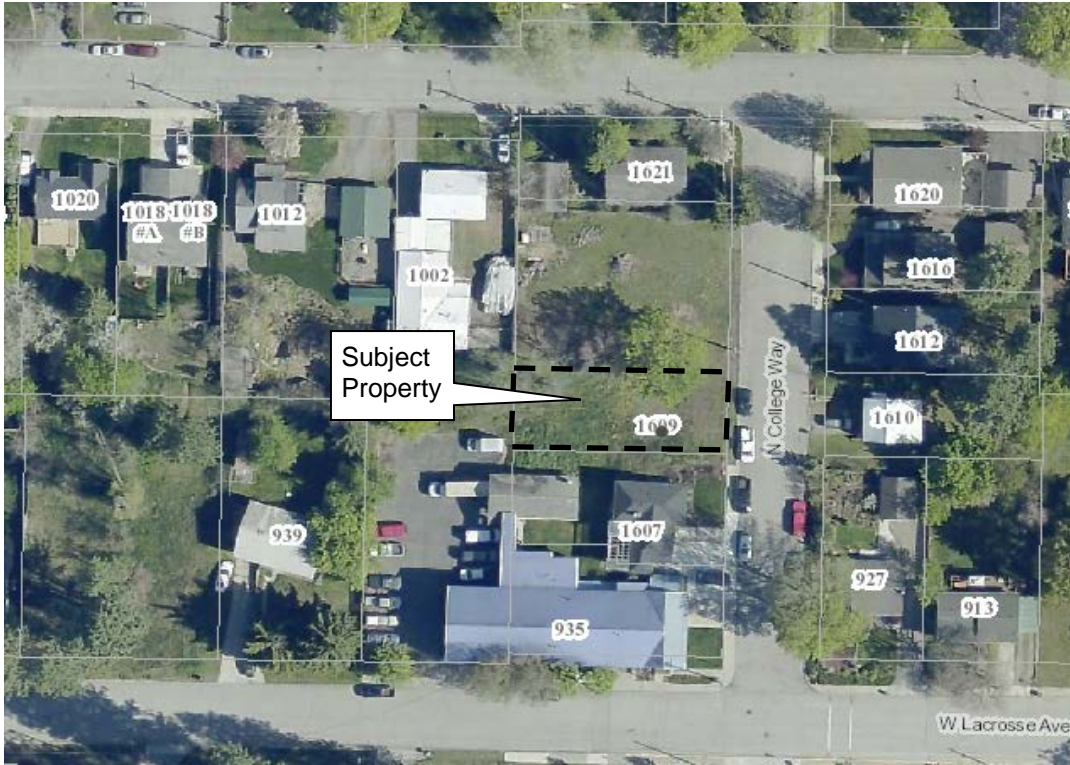
The subject property is located between Lacrosse Avenue and Mill Avenue on the west side of College Way. The subject property, which is immediately adjacent to the Tapley Cabinet Works workshop, is a vacant parcel. With the approval of the proposed zone change, Tapley Cabinet Works intends to expand and incorporate this property into their existing production facilities. The original cabinet business on the south side of the subject property has been located at the present location since 1976.

The zoning ordinance requires a light manufacturing use be located in the LM Zoning District, as it is not allowed in the R-12 Zoning District (See LM Zoning District Information on pages 13-15). The current business operation has LM zoning.

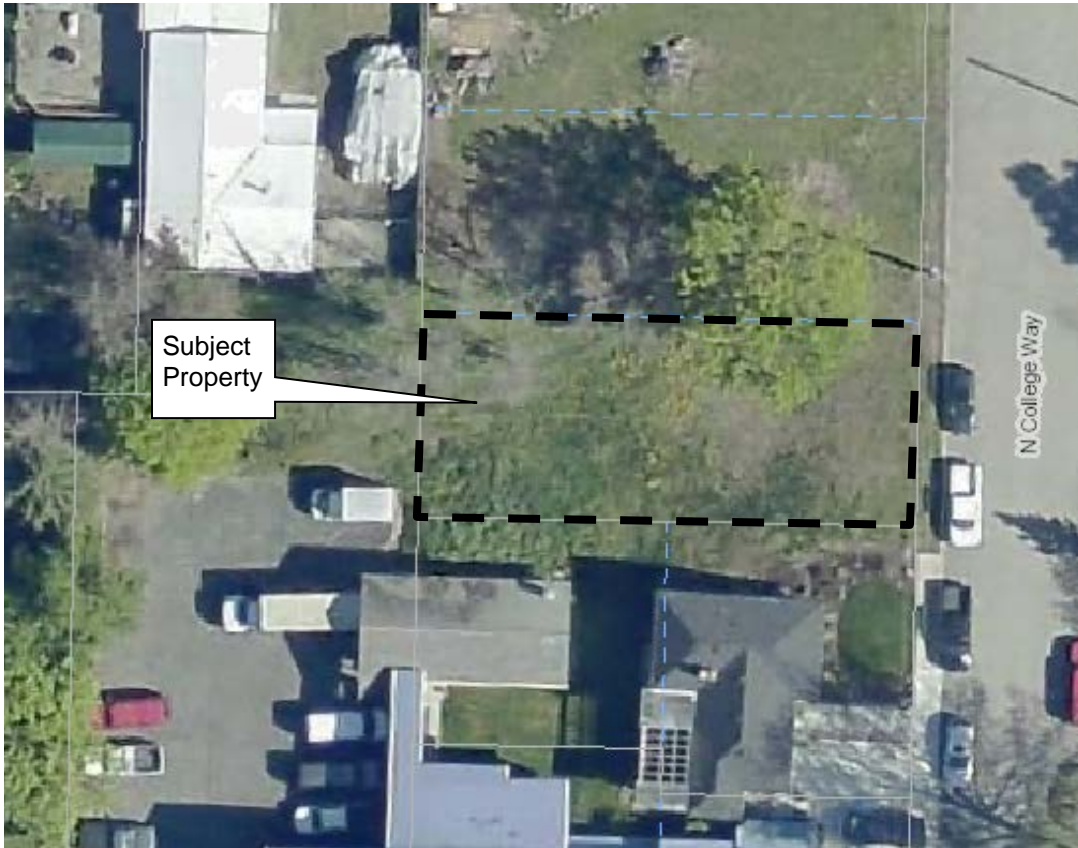
By rezoning the subject property, it will allow for additional storage and assembly areas with the construction of a new building that has the appearance of a residential structure on the outside, but will provide additional storage and space needed for the current business. If approved, this zone change and construction of the new storage building will help reduce the number of trips to the site to deliver materials. The applicant is aware that site improvements will be triggered should a proposed project for the expansion of the Tapley Cabinet Works project come forward, including landscaping and parking improvements. Site performance standards per the LM Zoning District will need to be met as well.

If the subject site is approved to be changed to the LM (Light Manufacturing) Zoning District, then all permitted uses in the LM, Light Manufacturing Zoning District would be allowed on this site.

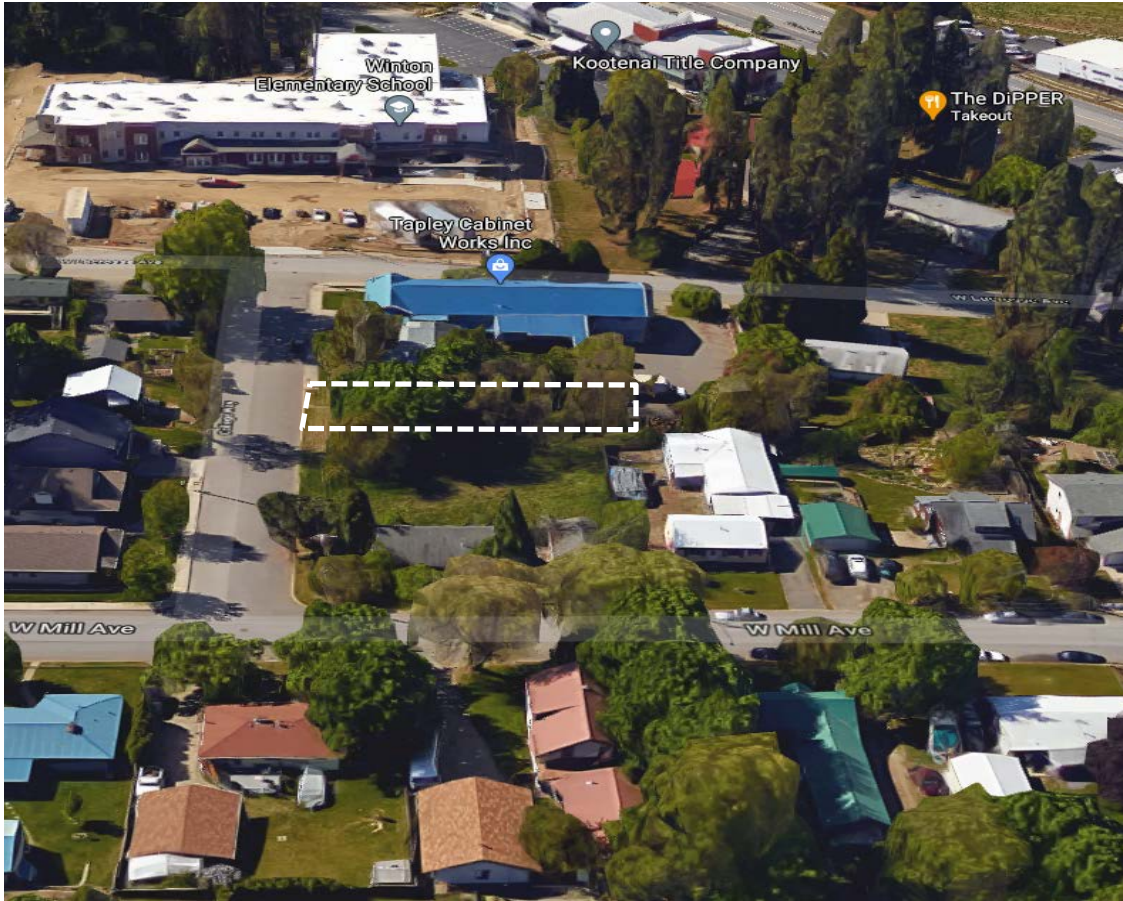
AERIAL PHOTO:



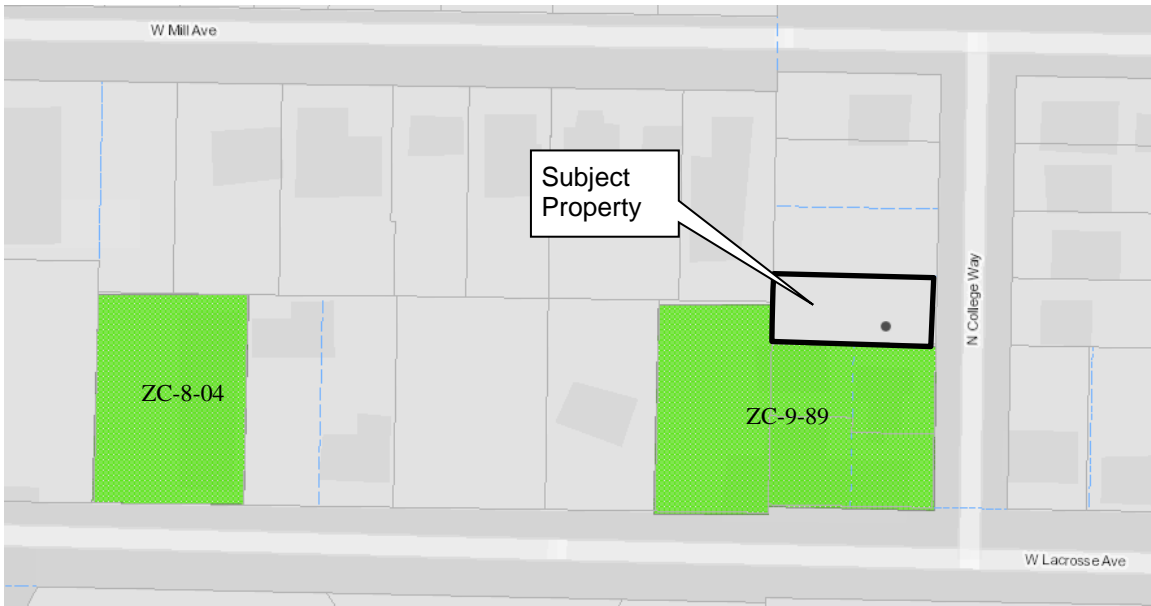
AERIAL PHOTO (Zoomed-in View):



BIRDS EYE AERIAL (for reference only):



PRIOR LAND USE ACTIONS MAP:



PRIOR LAND USE ACTIONS:

Planning Commission and City Council approved zone change requests from R-12 to LM in items ZC-9-89 and R-12 to C-17L in item ZC-8-04, which are south and southeast of the subject property as seen in the map provided on the above page.

Zone Changes:

ZC-9-89	R-12 to LM	Approved
ZC-8-04	R-12 to C-17L	Approved

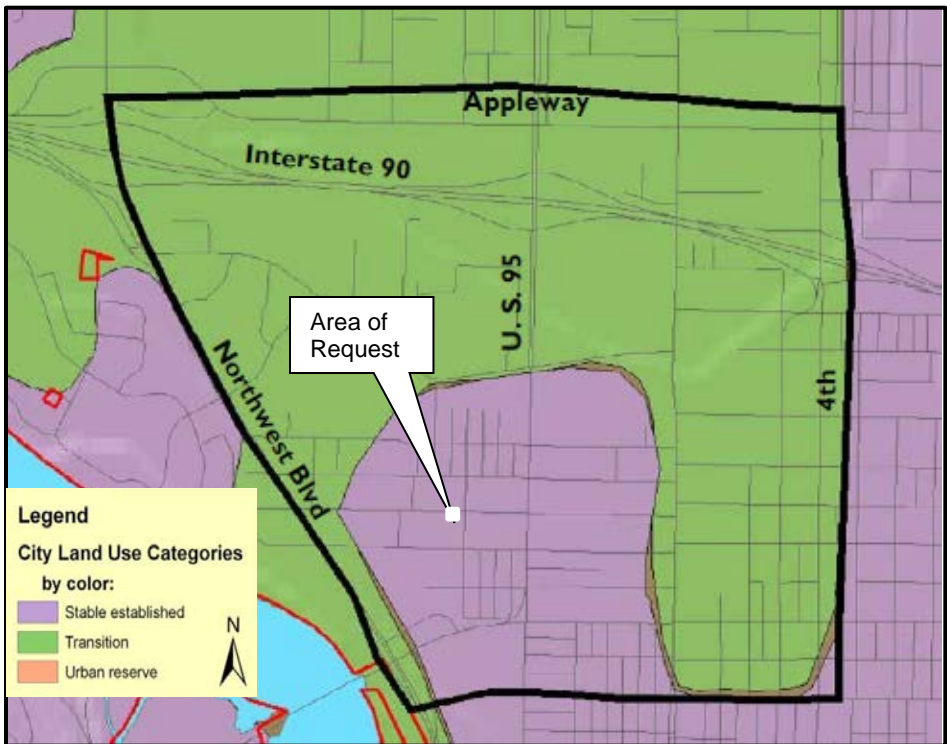
REQUIRED FINDINGS:

- A. **Finding #B8:** That this proposal (is) (is not) in conformance with the Comprehensive Plan policies.

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY: Appleway- North 4th Street

- The subject property is within the existing city limits.
- The City Comprehensive Plan designates this area in the 2007 Comprehensive Plan as NE Prairie
-

Comprehensive Plan Map: Appleway- North 4th Street



Transition Areas:
These areas are where the character of neighborhoods is in transition and should be developed with care. The street network, the number of building lots and general land use are expected to change greatly within the planning period.

Appleway – North 4th Street Tomorrow:

The Appleway – 4th Street area is expected to be a mixed-use area. The stable/established residential will remain. The west Ironwood corridor will require careful evaluation of traffic flow. Ironwood will be connected to 4th Street, enabling higher intensity commercial and residential uses.

The characteristics of the Appleway – North 4th Street neighborhoods will be:

- That overall density will approach six units per acre, with infill and multi-family housing located next to arterial and collector streets.
- That pedestrian and bicycle connections will be provided.
- Street widening and potential reconfiguration of US 95 should be sensitive to adjacent uses.
- Uses that strengthen neighborhoods will be encouraged.

The characteristics of the Appleway – North 4th Street commercial will be:

- Those commercial buildings will remain lower in scale than in the downtown core.
- Streetscapes should be dominated by pedestrian facilities, landscaping, and buildings.
- Shared-use parking behind buildings is preferred.

COMPREHENSIVE PLAN GOALS & OBJECTIVES THAT APPLY:

Goal #1 - Natural Environment: Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d’Alene through:

Objective 1.12

Community Design:

- Support the enhancement of existing urbanized areas and discourage sprawl.

Objective 1.14

Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Goal #2 - Economic Environment: Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes economic growth.

Objective 2.01

Business Image & Diversity:

- Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02

Economic & workforce Development:

- Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Goal #3 - Home Environment: Our Comprehensive Plan preserves the city's qualities that make Coeur d'Alene a great place to live.

Objective 3.05

Neighborhoods:

- Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.16

Capital Improvements:

- Ensure infrastructure and essential services are available for properties in development.

Goal #4 - Administrative Environment: *Our Comprehensive Plan preserves and enables efficiency and good management.*

Objective 4.01

City Services:

- Make decisions based on the needs and desires of the citizenry.

Objective 4.06

Public Participation:

- Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

B. **Finding #B9:** **That public facilities and utilities (are) (are not) available and adequate for the proposed use.**

STORMWATER:

City Code requires that all stormwater remain on the property and for a stormwater management plan to be submitted and approved prior to construction activity on the site.

- Submitted by Chris Bosley, City Engineering

STREETS:

The subject property is bordered by College Way to the east. A sidewalk would be required along the College Way frontage at the time of construction.

- Submitted by Chris Bosley, City Engineering

WATER:

There is adequate capacity in the public water system to support domestic, irrigation and fire flow for the proposed Zone Change.

Any required water main extensions, additional fire hydrants, and new services required for construction will be installed by the developer at their expense. All new mains and fire hydrants require dedication of a 20' public utility easement where not constructed in right of way.

-Submitted by Terry Pickel, Water Superintendent

WASTEWATER:

There is public sewer available in College Way. In accordance with the 2013 Sewer Master Plan, the City's Wastewater Utility presently has the wastewater system capacity and willingness to serve this Zone Change as proposed.

City Wastewater Policy #716; Only one appropriately sized sewer lateral is allowed to serve each legally recognized parcel. 'One parcel, One service. (One Lot, One Lateral)

- Submitted by Larry Parsons, Wastewater Utility Project Manager

FIRE:

The Fire Department works with the Engineering, Water and Building Departments to ensure the design of any proposal meets mandated safety requirements for the city and its residents:

Fire department access to the site (Road widths, surfacing, maximum grade and turning radiuses), in addition to, fire protection (Size of water main, fire hydrant amount and placement, and any fire line(s) for buildings requiring a fire sprinkler system) will be reviewed prior to final plat recordation or during the Site Development and Building Permit, utilizing the currently adopted International Fire Code (IFC) for compliance. The CD'A FD can address all concerns at site and building permit submittals.

-Submitted by Bobby Gonder, Fire Inspector / MIAAI – CFI

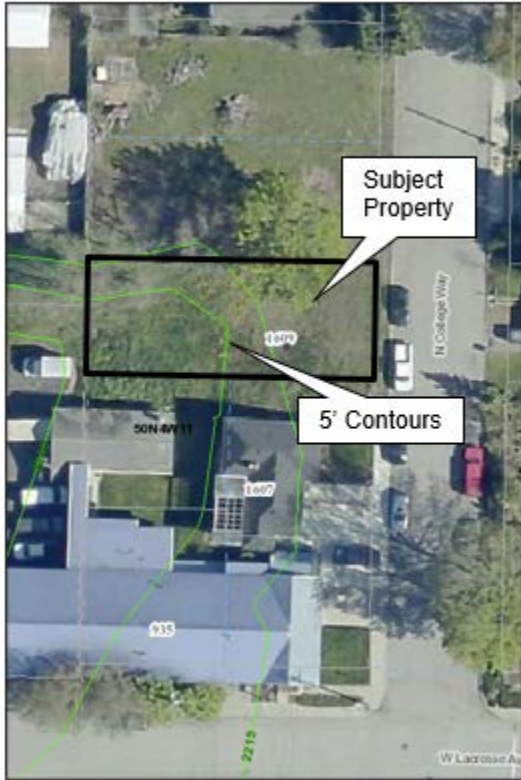
Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the public facilities and utilities are adequate for the request.*

- C. **Finding #B10:** **That the physical characteristics of the site (do) (do not) make it suitable for the request at this time.**

PHYSICAL CHARACTERISTICS:

The site has a gentle slope downward and to the west. There are no other topographical or other physical constraints that would make the subject property unsuitable to change the zoning from R-12 to LM. See topographic map on next page.

TOPOGRAPHIC MAP:



SITE PHOTO 1: Looking west from College Way at the subject property.



SITE PHOTO 2: View looking northwest on College Way looking north.



SITE PHOTO 3: Looking north along College Way toward the subject property on the west.



SITE PHOTO 4: Looking west along College Way at the existing office supporting Tapley Cabinet Workshop.



SITE PHOTO 5: View looking east along College Way at the existing single-family dwellings.



SITE PHOTO 6: View looking north along College Way of the neighboring homes.



SITE PHOTO 7: View along College Way looking south toward Winton Elementary.



Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the physical characteristics of the site make it suitable for the request at this time.*

- D. **Finding #B11:** **That the proposal (would) (would not) adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and) (or) existing land uses.**

TRAFFIC:

The proposed zone change itself would not adversely affect the surrounding area with regard to traffic, as no traffic is generated from a zone change alone. The applicant shows that an approximately 1600 square foot storage building is planned for the property. The ITE Trip Generation Manual estimates that fewer than one peak hour trip per day, either AM or PM, could be expected as a result of this. The Streets & Engineering Department has no objection to the zone change as proposed.

-Submitted by Chris Bosley, City Engineering

NEIGHBORHOOD CHARACTER:

This area is a diverse mix of residential, medical, commercial, and warehousing land uses. The area is very gently sloped with some drop-in elevation within a block of Northwest Boulevard. This elevation change has also defined the break from commercial to residential uses for much of the area's history.

The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre. The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, are located within the district. The most active area for construction within this district is the Ironwood corridor which consists of many health-care and professional offices west of US 95, with office and retail uses east of US 95.

SURROUNDING LAND USES AND ZONING:

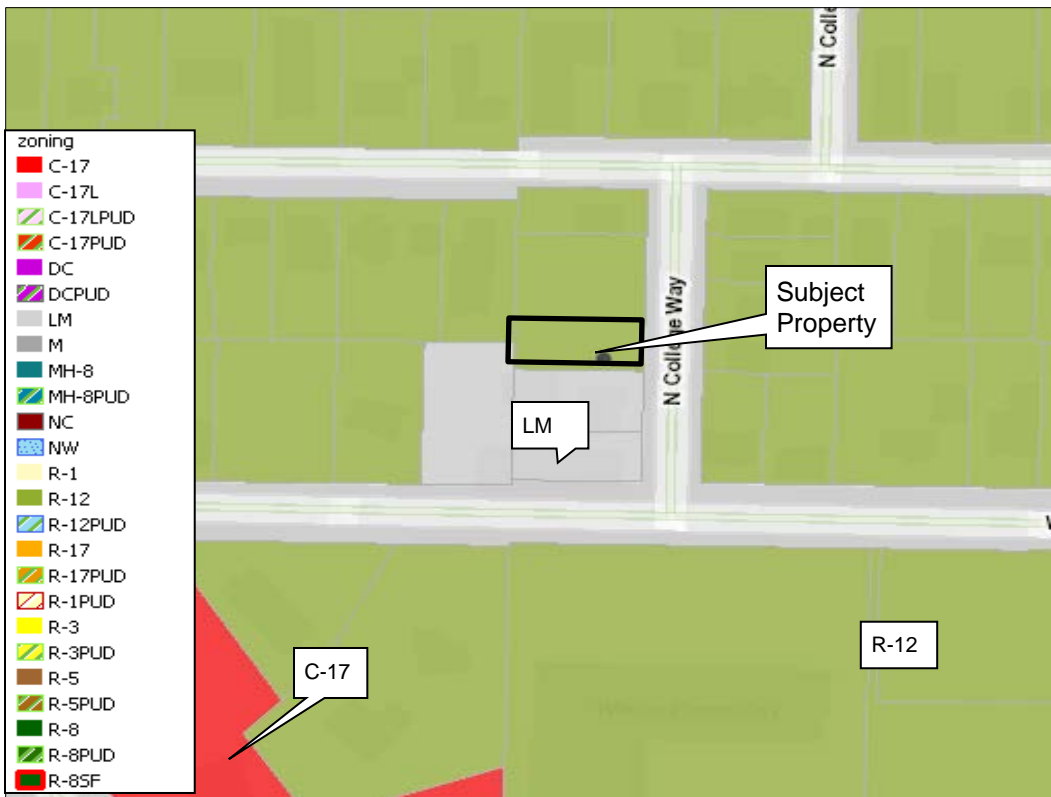
The properties north of the subject site are currently vacant. The surrounding properties to the east and north are primarily single-family uses. The property directly to the south of the subject property is Tapley Cabinet Works workshop which is a Light Manufacturing use. The use has been in business in the Coeur d'Alene area since 1946, and in the current location since 1976. Winton Elementary School is further south of the subject site along Lacrosse Avenue. (See Land Use Map)

The subject property is zoned R-12 along with the two vacant parcels to the north. The surrounding area to the east and west are also zoned R-12 (Residential at 12 units/acre). The properties directly to the south are zoned Light Manufacturing (LM). The applicant is requesting the LM zoning district to allow for the expansion of the current Tapley Cabinets Works operation located immediately south and adjacent to the subject property. (See Zoning Map on page 13)

GENERALIZED LAND USE PATTERN:



ZONING MAP:



Approval of the zone change request would allow the uses by right to change from R-12 uses to LM uses (as listed below).

Existing R-12 Zoning District:

The R-12 district is intended as a residential area that permits a mix of housing types at a density not greater of twelve (12) units per gross acre.

17.05.180: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an R-12 district shall be as follows:

- Administrative Office
- Duplex housing
- Essential service
- Home occupation
- Neighborhood recreation
- Public recreation
- Single-family detached housing

17.05.190: PERMITTED USES; ACCESSORY:

Accessory permitted uses in an R-12 district shall be as follows:

- Accessory dwelling unit.
- Garage or carport (attached or detached).
- Private recreation facility (enclosed or unenclosed).

17.05.200: PERMITTED USES; SPECIAL USE PERMIT:

Permitted uses by special use permit in an R-12 district shall be as follows:

- Boarding house
- Childcare facility
- Commercial film production
- Commercial recreation
- Community assembly
- Community education
- Community organization
- Convenience sales
- Essential service
- Group dwelling - detached housing
- Handicapped or minimal care facility
- Juvenile offenders facility
- Noncommercial kennel
- Religious assembly
- Restriction to single-family only
- Two (2) unit per gross acre density increase

17.05.240: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for residential activities in an R-12 District shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20').
2. Side, Interior: The interior side yard requirement shall be five feet (5'). If there is no alley or other legal access behind a lot, each lot shall have at least one side yard of ten foot (10') minimum.
3. Side, Street: The street side yard requirement shall be ten feet (10').
4. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space

17.05.245: NONRESIDENTIAL SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements for nonresidential activities in an R-12 district shall be as follows:

- A. Front: The front yard requirement shall be twenty feet (20').
- B. Side, Interior: The interior side yard requirement shall be twenty five feet (25').
- C. Side, Street: The street side yard requirement shall be twenty five feet (25').
- D. Rear: The rear yard requirement shall be twenty five feet (25'). However, the required rear yard will be reduced by one-half (1/2) when adjacent to public open space.

Proposed LM Zoning District:

The LM district is intended to include manufacturing, warehousing, and industry that is conducted indoors with minimal impact on the environment. This district should be located close to major or principal arterials and is suitable as a buffer zone for heavy industry. In this district, development of manufacturing land uses in an industrial park and away from residential or sensitive areas is encouraged.

Principal permitted uses in an LM district shall be as follows:

- Agricultural supplies and commodity sales.
- Auto and accessory sales.
- Automobile parking.
- Automobile parking when serving an adjacent business.
- Automobile renting.
- Automotive fleet storage.
- Automotive repair and cleaning.
- Building maintenance service.
- Commercial film production.
- Commercial kennel.
- Construction and retail sales.
- Custom manufacture.
- Essential service.
- Farm equipment sales.
- Finished goods wholesale.
- General construction service.
- Laundry service.
- Light manufacture.
- Ministorage facilities.
- Unfinished goods wholesale.
- Veterinary hospital.
- Warehouse/storage.
- Wholesale bulk liquid fuel storage

Permitted uses by special use permit in an LM district shall be as follows

- Administrative offices.
- Adult entertainment.
- Banks and financial establishments.
- Business supply retail sales.
- Business support service.
- Commercial recreation.
- Communication service.
- Consumer repair service.
- Convenience sales.
- Convenience service.
- Criminal transitional facility.
- Department stores.
- Extensive impact.
- Extractive industry.
- Finished goods retail.
- Food and beverage stores
- Funeral service.
- Group assembly.
- Home furnishing retail sales.
- Hotel/motel.
- Personal service establishments.
- Professional offices.
- Retail gasoline sales.
- Specialty retail sales.
- Veterinary office or clinic.
- Wireless communication facility.

Evaluation: *The Planning Commission must determine, based on the information before them, whether or not the proposal would adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, (and)/(or) existing land uses.*

APPLICABLE CODES AND POLICIES:

UTILITIES:

- All proposed utilities within the project shall be installed underground.
- All water and sewer facilities shall be designed and constructed to the requirements of the City of Coeur d'Alene. Improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
- All water and sewer facilities servicing the project shall be installed and approved prior to issuance of building permits.

STREETS:

- Street improvement plans conforming to City guidelines shall be submitted and approved by the City Engineer prior to construction.
- All required street improvements shall be constructed prior to issuance of, or, in conjunction with, building permits.
- An encroachment permit is required to be obtained prior to any work being performed in the existing right-of-way.

STORMWATER:

- A stormwater management plan shall be submitted and approved prior to start of any construction. The plan shall conform to all requirements of the City.

PLANNING:

- All site improvements must meet the site performance standards of the R-17 Zoning District.

PROPOSED CONDITIONS:

NONE.

ORDINANCES & STANDARDS USED FOR EVALUATION:

2007 Comprehensive Plan
Transportation Plan
Municipal Code
Idaho Code
Wastewater Treatment Facility Plan
Water and Sewer Service Policies
Urban Forestry Standards
Transportation and Traffic Engineering Handbook, I.T.E.
Manual on Uniform Traffic Control Devices
2017 Trails & Bikeways Master Plan

ACTION ALTERNATIVES:

The Planning Commission must consider this request and make separate findings to approve, deny or deny without prejudice. The findings worksheet is attached.



**APPLICANT'S
NARRATIVE**

TAPLEY CABINET WORKS

ZONE CHANGE

PROJECT NARRATIVE

Coeur d'Alene, Idaho

October 2020



*126 E. Poplar Avenue
Coeur d'Alene, Idaho 83814
Phone: 208-676-0230*

INTRODUCTION

Lake City Engineering, as the Applicant, is hereby requesting the zoning designation of approximately 0.11 acres of property be amended from R-12 to LM (Light Manufacturing). The subject property is located between Lacrosse Avenue and Mill Avenue on the West side of College Way. It is immediately adjacent to the Tapley Cabinet Works workshop, and the site is currently vacant. Tapley Cabinet Works desires to expand and incorporate this property into their production facilities.

SUBJECT PARCEL

The property being requested for annexation is as follows:

Parcel #: C-1890-001-002-A (ptn)
Address: 1609 College Way
Coeur d'Alene, ID 83815
Area: 0.11 acres
Current Zoning: R-12 Residential
Proposed Zoning: LM (Light Manufacturing)
Legal Description: Lot 4, Block 1 of College Heights

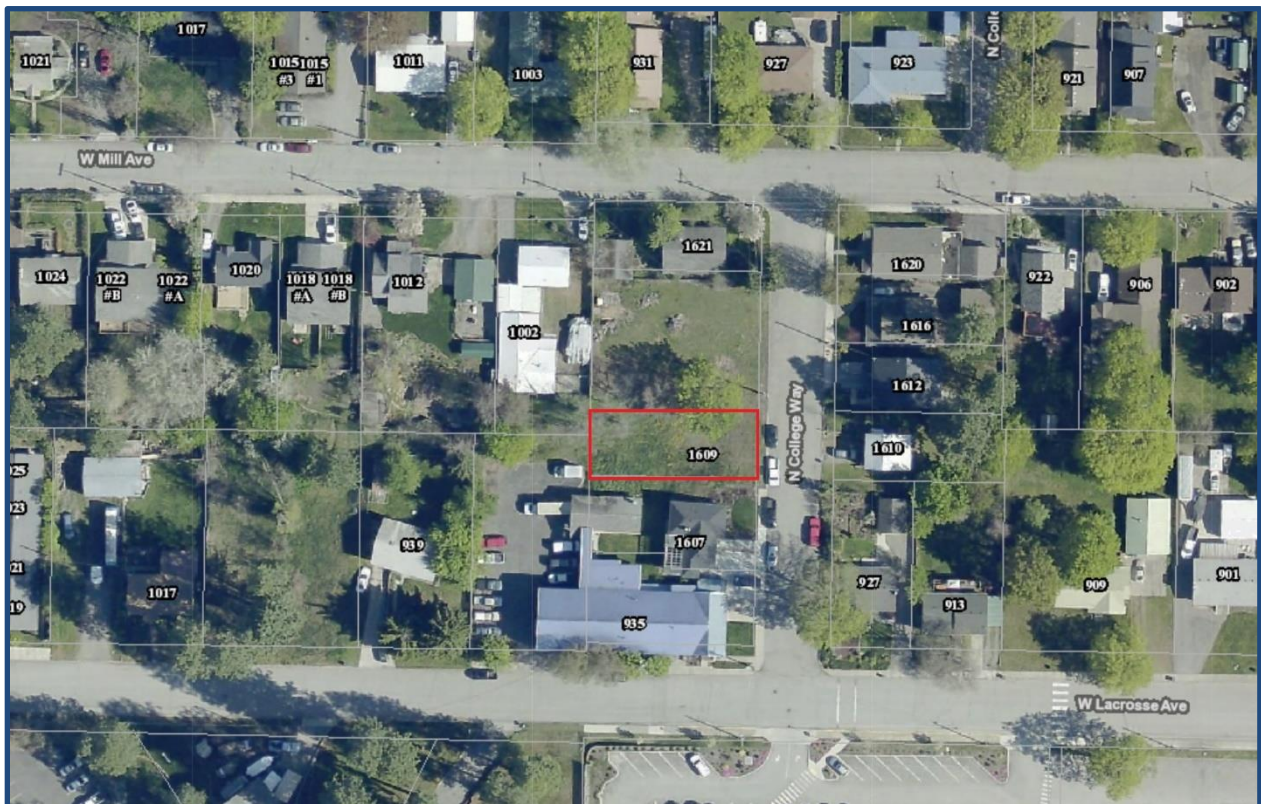


Figure 1: Vicinity Map

ZONING CLASSIFICATION AND REQUESTED CHANGE

The parcel is currently zoned R-12 Residential and is located in the mid-town area of the City of Coeur d'Alene. The surrounding property consists of residentially zoned parcels to the North and West (R-12) and Light Manufacturing to the South (LM). The project proponent is requesting a zoning classification of LM for the subject property to allow for the expansion of the current Tapley Cabinets Works operation located immediately south and adjacent to the subject site.

Tapley Cabinet Works is a family owned custom cabinet and finish carpentry provider that has been in business in Coeur d'Alene since 1946. They have a reputation as the region's premier custom cabinet maker because of their unparalleled craftsmanship, exceptional customer service and commitment to excellence. Their facility has been located at the intersection of College Way and Lacrosse Avenue since 1976. They recently acquired the property to the North and are looking to expand their production facility to include additional storage and staging area for raw lumber. The subject property presents a perfect opportunity to accomplish this.

Tapley Cabinet Works has teamed up with Lake City Engineering, Inc. and d'Zign Group Architecture, LLP in an effort to expand their operations while maintaining the existing residential feel and atmosphere within the community. They are looking to re-zone a portion of the recently acquired property to allow for growth, including additional storage and assembly, which would be constructed to match the residential character of the neighborhood. Having operated in the predominately residential neighborhood for more than 40 years, they understand they need to fit in and maintain the harmony, balance and sense of community that is prevalent within this neighborhood. Therefore, they have designed a new building that has the appearance of a residential structure on the outside, but will give them the additional storage and space that they desperately need. This new building will be used for the delivery, storage and handling of raw wood as it is received from outside vendors. Below is a Site Plan and an architectural rendering of the proposed building.

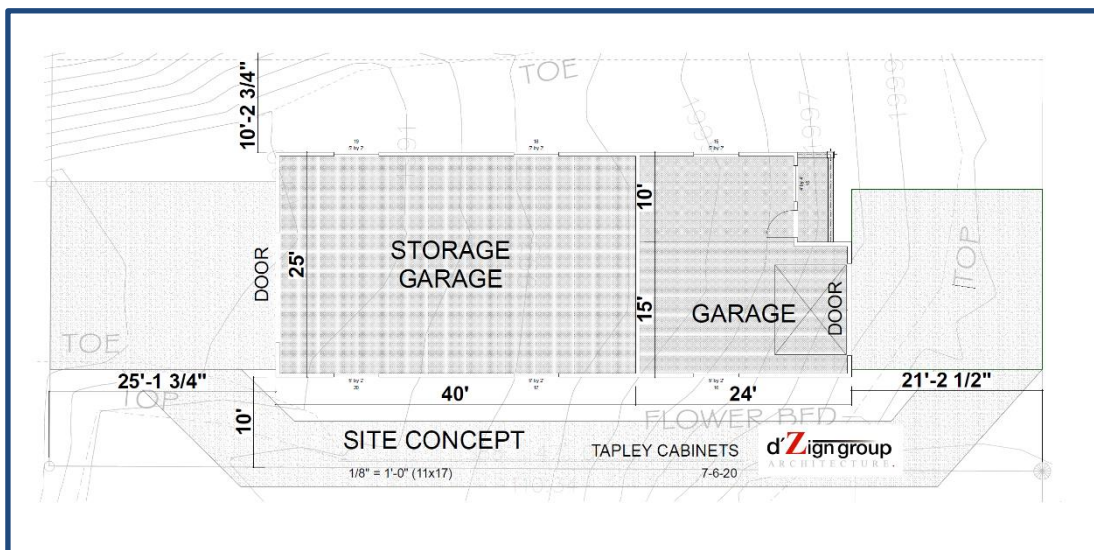


Figure 2: Site Plan



Figure 3: Architectural Rendering

COMPREHENSIVE PLAN ANALYSIS

The property lies in the *Stable Established* category and is in the *Appleway – North 4th Street* Land Use designation per the 2007 City of Coeur d’Alene Comprehensive Plan. Neighborhood characteristics for this land use tend to be established and maintained, and consist of residential, medical, commercial and warehousing land uses. The general land use is not expected to change. Commercial buildings should remain lower in scale than is seen in the downtown core. Although the proposed Zone Change would classify as a different land use, it would be consistent with the Comprehensive Plan, as this is located adjacent to existing Light Manufacturing zoning, and the use has been established and documented for numerous years.

The City of Coeur d’Alene Comprehensive Plan is the guiding document for all land use development decisions. It is important that land use decisions meet, or exceed, the goals, policies and objectives as outlined in the Comprehensive Plan. The project proponent believes that the following Goals and Objectives (shown in *italics*) as outlined in the Comprehensive Plan are applicable to the requested annexation and zone classification:

Goal #1 – Natural Environment

Objective 1.12 – Community Design: Support the enhancement of existing urbanized areas and discourage sprawl.

The subject property is currently an undeveloped parcel located within the boundary of the City of Coeur d’Alene. This zone change will allow for the development of this property to match that of the surrounding light manufacturing land uses while maintaining the residential feel.

Objective 1.14 – Efficiency: Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Existing utilities including sanitary sewer and domestic water are extended to this property in College Way, are readily available, and have the capacity to serve future expansion. This property is already included in the Sewer, Water and Transportation Master Plans for the City, and will be developed in accordance with the same.

Goal #2 – Economic Environment

Objective 2.01 – Business Image & Diversity: Welcome and support a diverse mix of quality professional, trade, business, and service industries while protecting existing uses of these types from encroachment by incompatible uses.

This zone change will allow for the expansion and growth of an existing, thriving, successful and local business. They already operate with minimal impact to the neighborhood community, and are looking to expand to fulfill the increasing local demand for their services.

Goal # 3 – Home Environment

Objective 3.05 – Neighborhoods: Protect and preserve existing neighborhoods from incompatible land uses and developments.

The proposed zoning will allow for the future development of the subject property in a similar character and style of the surrounding land uses and neighborhoods, as has been historically done on the adjacent properties.

Objective 3.06 – Neighborhoods – Protect the residential character of neighborhoods by allowing residential/commercial/industrial transition boundaries at alleyways or along back lot lines if possible.

The subject property is adjacent to both residential and Light Manufacturing uses, and the proposed LM zoning designation will not interfere with the existing character of the neighborhood.

PRE-DEVELOPMENT CONDITIONS

The subject property is currently vacant, and there are no structures located on it. Access to the site will be via College Way. The College Way frontage improvements are complete adjoining the subject property, and no additional improvements are anticipated. Figure 4 below shows the existing site conditions.





PUBLIC COMMENTS




STUHMILLER, SHANA

From: Mary Jo Tompkins <tompkinsmj@gmail.com>
Sent: Friday, November 06, 2020 8:01 AM
To: STUHMILLER, SHANA
Subject: 919 2525 3014 zoning


CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

I would like to say YES to the R12-LM. On 1609 N College Way.
Tapley Cabinet Works is a great business. Their new office- refurbished old house has upgraded the neighborhood already, very well. The traffic with the middle school, and soon the new road expansion of Lacrosse Ave at Northwest Blvd all goes hand in hand. Please allow for the change.
Mary Jo Tompkins- citizen CDA.

Sent from my iPhone



FINDINGS



**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

ZC-6-20

A. INTRODUCTION

This matter having come before the Planning Commission on, November 10,2020 , and there being present a person requesting approval of ZC-6-20, a request for a zone change from R-12 to R-17 zoning district

APPLICANT: APARTMENT BROKERS INC., 401K PLAN

LOCATION: HAYCRAFT ESTATES, A PORTION OF LT 1 BLK 1, COMMONLY KNOWN AS 654 E. HAYCRAFT

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential and commercial
- B2. That the Comprehensive Plan Map designation is NE Prairie Today.
- B3. That the zoning is R-12.
- B4. That the notice of public hearing was published on, October 24, 2020 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, November 1, 2020 , which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on November 10, 2020.

- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.06 – Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request APARTMENT BROKERS INC., 401K PLAN for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN MESSINA

**COEUR D'ALENE PLANNING COMMISSION
FINDINGS AND ORDER**

ZC-7-20

A. INTRODUCTION

This matter having come before the Planning Commission on, November 10,2020 , and there being present a person requesting approval of ZC-7-20, a request for a zone change from R-12 to LM zoning district

APPLICANT: NORMAN ANDERSON, TAPLEY CABINET WORKS

LOCATION: COLLEGE HEIGHTS, LOT 4, BLOCK 1, KNOWN AS 1609 COLLEGE WAY

B. FINDINGS: JUSTIFICATION FOR THE DECISION/CRITERIA, STANDARDS AND FACTS RELIED UPON

(The Planning Commission may adopt Items B1-through7.)

- B1. That the existing land uses are residential and commercial
- B2. That the Comprehensive Plan Map designation is Appleway-North Street.
- B3. That the zoning is R-12.
- B4. That the notice of public hearing was published on, October 24, 2020 , which fulfills the proper legal requirement.
- B5. That the notice of public hearing was posted on the property on, November 1, 2020 ,which fulfills the proper legal requirement.
- B6. That notices of public hearing were mailed to all property owners of record within three-hundred feet of the subject property.
- B7. That public testimony was heard on November 10, 2020.

- B8. That this proposal **(is) (is not)** in conformance with the Comprehensive Plan policies as follows:

Goal #1: Natural Environment

Our Comprehensive Plan supports policies that preserve the beauty of our natural environment and enhance the beauty of Coeur d'Alene.

Objective 1.12 Community Design:

Support the enhancement of existing urbanized areas and discourage sprawl

Objective 1.14 Efficiency:

Promote the efficient use of existing infrastructure, thereby reducing impacts to undeveloped areas.

Goal #2: Economic Environment

Our Comprehensive Plan preserves the city's quality workplaces and policies, and promotes opportunities for economic growth.

Objective 2.01 Business Image & Diversity:

Welcome and support a diverse mix of quality professional, trade, business, and service industries, while protecting existing uses of these types from encroachment by incompatible land uses.

Objective 2.02 Economic & Workforce Development:

Plan suitable zones and mixed use areas, and support local workforce development and housing to meet the needs of business and industry.

Goal #3: Home Environment

Our Comprehensive Plan preserves the qualities that make Coeur d'Alene a great place to live.

Objective 3.05 Neighborhoods:

Protect and preserve existing neighborhoods from incompatible land uses and developments.

Objective 3.16 Capital Improvements:

Ensure infrastructure and essential services are available for properties in development.

Goal #4: Administrative Environment

Our Comprehensive Plan advocates efficiency and quality management.

Objective 4.01 City Services:

Make decisions based on the needs and desires of the citizenry.

Objective 4.06 – Public Participation:

Strive for community involvement that is broad-based and inclusive, encouraging public participation in the decision making process.

B9. That public facilities and utilities **(are) (are not)** available and adequate for the proposed use. This is based on

Criteria to consider for B9:

1. Can water be provided or extended to serve the property?
2. Can sewer service be provided or extended to serve the property?
3. Does the existing street system provide adequate access to the property?
4. Is police and fire service available and adequate to the property?

B10. That the physical characteristics of the site **(do) (do not)** make it suitable for the request at this time because

Criteria to consider for B10:

1. Topography
2. Streams
3. Wetlands
4. Rock outcroppings, etc.
5. vegetative cover

B11. That the proposal **(would) (would not)** adversely affect the surrounding neighborhood with regard to traffic, neighborhood character, **(and) (or)** existing land uses because

Criteria to consider for B11:

1. Traffic congestion
2. Is the proposed zoning compatible with the surrounding area in terms of density, types of uses allowed or building types allowed
3. Existing land use pattern i.e. residential, commercial, residential w churches & schools etc.

C. ORDER: CONCLUSION AND DECISION

The Planning Commission, pursuant to the aforementioned, finds that the request NORMAN ANDERSON, TAPLEY CABINET WORKS for a zone change, as described in the application should be **(approved) (denied) (denied without prejudice)**.

Special conditions applied are as follows:

Motion by _____, seconded by _____, to adopt the foregoing Findings and Order.

ROLL CALL:

Commissioner Fleming	Voted _____
Commissioner Ingalls	Voted _____
Commissioner Luttrupp	Voted _____
Commissioner Mandel	Voted _____
Commissioner Rumpler	Voted _____
Commissioner Ward	Voted _____

Chairman Messina Voted _____ (tie breaker)

Commissioners _____ were absent.

Motion to _____ carried by a ____ to ____ vote.

CHAIRMAN MESSINA