

PLANNING COMMISSION AGENDA
COEUR D'ALENE PUBLIC LIBRARY, LOWER LEVEL, COMMUNITY ROOM
702 E. FRONT AVENUE
(AND VIRTUALLY ON ZOOM)

JULY 14, 2020

The July Planning Commission meeting will be a hybrid meeting with the option to attend in-person or virtually through Zoom. To participate using Zoom, see login information below.

Join by Computer <https://cdaid-org.zoom.us/j/99897597047?pwd=Q3VCM2N5TURpZyZyTGQvdkhmZ1Uydz09>
Join by Phone (Toll Free): 888-475-4499 or 877-853-5257
Meeting ID: 998 9759 7047
Password: 848048

5:30 P.M. CALL TO ORDER:

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

PLEDGE:

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

June 9, 2020

PUBLIC COMMENTS:

COMMISSION COMMENTS:

STAFF COMMENTS:

ENVISION CDA COMMITTEE UPDATES:

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

1. Applicant: Thomas Fisher
Location: 217 W. Cardwell Drive
Request: A proposed zone change from R-12 to C-17.
QUASI-JUDICIAL, (ZC-2-20)

2. Applicant: Ryan Bishop
Location: 3896 N. Schreiber Way
Request: A proposed Commercial Recreation, Professional and Administrative Office special use permit in the Manufacturing zoning district.
QUASI-JUDICIAL, (SP-4-20)

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.

**The City of Coeur d'Alene will make reasonable accommodations for anyone attending this meeting who requires special assistance for hearing, physical or other impairments. Please contact Shana Stuhmiller at (208)769-2240 at least 72 hours in advance of the meeting date and time.*



MINUTES



**PLANNING COMMISSION
MINUTES
JUNE 9, 2020
LOWER LEVEL – COMMUNITY ROOM
702 E. FRONT AVENUE**

COMMISSIONERS PRESENT:

Tom Messina, Chairman
Jon Ingalls, Vice-Chair
Michael Ward
Peter Luttrupp
Lewis Rumppler
Brinnon Mandel

STAFF MEMBERS PRESENT:

Hilary Anderson, Community Planning Director
Sean Holm, Senior Planner
Shana Stuhlmiller, Public Hearing Assistant
Alex Dupey, MIG (Zoom)
Alisa Pyszka, Bridge Economics (Zoom)

COMMISSIONERS ABSENT:

Lynn Fleming

CALL TO ORDER:

The meeting was called to order by Chairman Messina at 12:00 p.m.

APPROVAL OF MINUTES:

Motion by Ingalls, seconded by Mandel, to approve the minutes of the Planning Commission meeting on April 14, 2020. Motion approved.

STAFF COMMENTS:

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

- The July 14th Planning Commission agenda has a zone change and special use permit scheduled.
- Staff is trying to schedule a future workshop with the Planning Commission and Envision CDA to do an update on the Comprehensive Plan.

ADMINISTRATIVE: ***ITEMS BELOW ARE CONSIDERED TO BE ACTION ITEMS.****

1. Applicant: Rivers Edge Apartments, LLC
 Request: A one-year extension request for PUD-2-19 & S-2-19

Ms. Anderson presented the staff report and stated that River's Edge Apartments, LLC, is requesting a one (1) year extension of PUD-2-19 and S-2-19 approved July 9, 2019.

Ms. Anderson provided the following statements:

- The approvals are set to expire on July 9, 2020, according to City records.
- Due to active and ongoing dialogue with the City on a possible land swap involving the subject property, the applicant is requesting an extension of the PUD and subdivision approvals that would

allow a 250-unit apartment facility, a mini-storage facility, a private gated residential community, and a 29-lot preliminary plat for one (1) additional year to **July 9, 2021**, which would allow additional time to come to mutually agreeable terms with the City.

- It was noted that the applicant's attorney, Edward A. Lawson of Lawson Laski Clark, PLLC, has indicated in the extension request letter that they believe their pending Request for Reconsideration extends the time for both the PUD and preliminary plat approval on the subject property, and that an extension is not required at this time. They have, however, requested the extension to ensure that the approvals remain valid during the negotiations.

Ms. Anderson concluded her presentation.

Commission Comments:

Commissioner Luttrupp asked how many extensions can be requested. Ms. Anderson explained that they can do five one-year extensions on the subdivision and the Planned Unit Development (PUD) allows a one-year extension per year.

Commissioner Mandel asked if all the original conditions approved for the property still stand if the extension is approved. Ms. Anderson said that was correct.

Commissioner Ingalls said that when the request came before the Planning Commission the first time, the plan showed a 40' foot waterfront piece with some nice attributes which the Planning Commission denied because of the scale, size, density, etc. He said that the denial of the project was appealed and the appeal was denied, and then the applicant came back to the commission with a revised plan. The project now will have a mini storage and a few residential lots, with the City losing the public access to the waterfront. He further noted that the piece of property that the City owns running through the applicant's property comes with "quirks". He said that after reading the staff report and the mention of a reconsideration of the first request maybe there is hope for the applicant to bring forward a different version of the first request.

Ms. Anderson confirmed that the property has had some different proposals and the applicant is asking for an extension of the last proposal that was approved which included a mini storage and single-family lots along the waterfront. She explained that the first request from the applicant was to change the zoning and a density increase that would have included public access along the waterfront with the trail. That request was denied and appealed. Then the applicant asked for a reconsideration hearing with the City Council on the request because they felt the council didn't follow due process. The reconsideration hearing request was denied.

Commissioner Ingalls said that he liked the first request that come forward and it would be great if the applicant brought forward a version of the first request with less scale and density. He said that he approves the extension request.

Motion by Luttrupp, seconded by Mandel, to approve a one-year extension request for PUD-2-19 and S-2-19. Motion approved.

2. Applicant: Atlas Mill Development Corporation/Rivers Edge Apartments, LLC
Request: A one-year extension request for SP-1-17

Ms. Anderson presented the staff report and stated that Atlas Mill Development Corporation/River's Edge Apartments, LLC, is requesting a one (1) year extension of SP-1-17 (R-34 Density Increase Special Use Permit) approved January 10, 2017, which went into effect on June 4, 2017 when the annexation agreement and annexation ordinance were recorded.

Ms. Anderson provided the following statements:

- The special use permit is set to expire on June 4, 2020.
- Due to active and ongoing dialogue with the City on a possible land swap involving the subject property, the applicant is requesting an extension of the SUP approval for one (1) additional year to **June 4, 2021**, which would allow additional time to come to mutually agreeable terms with the City. (It was noted that the applicant's extension request was received before the expiration date and, therefore, it allows the matter to be discussed)

Ms. Anderson concluded her presentation.

Commission Comments:

None.

Motion by Ward, seconded by Ingalls, to approve a one-year extension request for SP-1-17. Motion approved.

Motion to approve carried by a 5 to 0 vote.

3. Applicant: Ben Widmyer
Request: A one-year extension request for SP-1-19

Ms. Anderson presented the staff report and stated that the Widmyer Corporation is requesting a one (1) year extension of SP-1-19 (R-34 Density Increase Special Use Permit).

Ms. Anderson provided the following statements:

- The Planning Commission hearing on the density increase was in April of 2019.
- The request was approved and subsequently appealed. The appeal hearing with the City Council took place on June 4, 2019. The City Council upheld the Planning Commission's decision to approve the request.
- Based on the appeal hearing date, the special use permit is set to expire on June 4, 2020. Due to ongoing efforts to review project costs, feasibility reports and financing options, the applicant is requesting an extension of the SUP approval for one (1) additional year to **June 4, 2021**.

Ms. Anderson concluded her presentation.

Commission Comments:

None.

Motion by Rumpler, seconded by Luttrupp, to approve a one-year extension request for SP-1-19. Motion approved.

ENVISION CDA UPDATE:

A brief update on the project plus the Economic study results was presented by Alisa Pyszka (Bridge Economics) Alex Dupey, (MIG), and Sean Holm.

Sean Holm, Senior Planner provided the following statements:

- He thanked the commission, council, CDA 2030, volunteers, the Community Advisory Committee (CAC) and Focus groups, shareholders and the participants who have given their time to provide

feedback and explained the purpose of the meeting.

- He explained that they were going to discuss the economic data for the City of Coeur d'Alene and the region while comparing it to similar size cities, with the goal of identifying what the best strategies and options are to attract traded sector companies that provide higher paying jobs and, hopefully, everyone will walk away with an understanding of what the demographic qualities are and how to leverage those qualities to grow our local economy. He introduced Alisa Pyszka from Bridge Economics and said she would be presenting the findings and action plan on how the City can achieve the goal of regional prosperity. Alex Dupey, MIG, will follow up with a summary of what to expect in the next few months for Envision CDA and how we can help our community craft the 20-year plan.

Mr. Holm provided the following updates for the project.

- He stated that currently they are in Phase 3 of mapping and refinement and have produced an "existing conditions" document for the Coeur d'Alene transportation conditions which was done on December 19th and he would be discussing the second "existing conditions" document, which is the economic portion.
- In September, they had community partner meetings, economic development meetings, the first Community Advisory Committee meeting, and a public Kickoff event.
- In December, they had a Community Advisory Committee (CAC) and a Focus Group meeting.
- On February 26th, they had their leadership briefing for the City Council and the Planning Commission, who provided feedback and direction on how to move into the future with the program.
- In March, they had the third CAC meeting and other future meetings held were Zoom meetings when the pandemic hit the country.

Alisa Pyszka, Bridge Economics

Ms. Pyszka provided the following statements:

She explained that when they go through the economic development background, their goal is to try and make sure everyone is on the same page regarding economic development.

Economic Development background:

- Traded Sector industries are companies that make things and export them to sell outside the city and region to bring money in.
- Local Sector are those industries which are found in any city anywhere in the country. Examples are doctors, dentists, grocery stores. These are important to cities because they make our community their community.
- Wages - Trade Sector wages are normally higher and called "family wage jobs." They are jobs that are the best use of tax dollars. Local Sector jobs include retail trade, construction jobs, and health care. They are considered Local Sector jobs because they are serving people in the city even though the wages are higher serving people in the Local Sector.
- Traded Sector Cluster is defined as people in the city with higher education who try and retain potential college graduates to not leave the city.
- Ms. Pyszka explained that companies go where talent goes and that is why they are seeing a concentration of talent in different cities like Simi Valley, Boston, and Seattle, etc.
- Economic Development is focused on attracting new companies, but Ms. Pyszka noted that only about 14% of job growth comes from that process. She added that the majority of jobs in the economy come from existing companies and it is critical to take care of existing companies.

Peer Bench Mark Findings:

Talent Group

- Ms. Pyszka said that Millennials are the biggest demographic this country has seen. In the future, they will be the managers making the decisions and driving the workforce. The Millennial workforce has increased by 5-8% in the City compared to other peer regions similar to Coeur d'Alene.
- Coeur d'Alene has an older population compared to the other peer benchmark cities.
- The median household income is increasing in the City because the community is growing, which is a strong data point. Coeur d'Alene leads growth compared to other benchmark cities.
- Coeur d'Alene housing value information from Zillow 2018 data shows the price of homes is high compared to other benchmark cities but Coeur d'Alene is more affordable, especially when trying to attract higher-educated people where lower home values are a bonus. The average house per the data shows the average price for a home is \$316,000.00.
- Ms. Pyszka said that Coeur d'Alene has healthy business growth and is diversified and the data is showing Coeur d'Alene is well-balanced, despite the presumed reputation for tourism.
- She commented that Coeur d'Alene is showing an increase in business establishments that are well-balanced as well as an increase in business manufacturing.
- The talent in the City contributes to the bachelor degree attainment so going forward the City should strive for and help those trade sector companies stay and retain the educated workforce.

Mr. Holm had a question about household income and if the data included retirees that were maybe moving into the community from higher cost and income producing areas. He explained that they have a lot of retirees moving into the area could that be "skewing" the data on the higher end.

Ms. Pyszka said that the retirement community was included in the data that was presented.

Commissioner Luttrupp said that earlier two things were mentioned that were a surprise about Coeur d'Alene and asked if the statements could be explained. Ms. Pyszka explained what was a surprise for them was knowing Coeur d'Alene's reputation as more of a tourist economy based on the Resort and casino. She explained that when they work with communities that are heavily tourist-based, there are a lot of retail and hospitality businesses, and noted that Coeur d'Alene still has a strong manufacturing sector, which was the second surprise. Commissioner Luttrupp said that was a great piece of information that should be shared with the City Council and community.

Chairman Messina said it was mentioned that small and large manufacturing establishments were strong in Coeur d'Alene and asked how that number compared to other benchmark cities.

Ms. Pyszka explained that the manufacturing in Coeur d'Alene is small and the data they used came from Kootenai County with the majority of the manufacturing businesses located in the City. She said that the manufacturing businesses in the City are considered small, and that the definition for "small" is 500 employees or less. She further noted that small manufacturing is a benefit to the City because that size of business doesn't require a big "footprint" and can be typically built on 5-8 acre sites.

Commissioner Mandel said that she was not surprised about the educated workforce behind some of the City's peer cities that attract some of the young talent. She asked if the businesses that are growing include the diversification in small manufacturing and if there is a mismatch in who they are hiring and are they attracting talent slowly, or are employing lower-skilled, lower-educated workforce. She said that she was also surprised about the amount of manufacturing, but not surprised about the educated workforce attracting young talent.

Ms. Pyszka said that she will include information regarding Commissioner Mandel's comments in their key recommendations for the City.

Ms. Pyszka continued her presentation:

Talent Strength

- Service Sector – The City has a large base because of tourism.
- Working Sector – The City working sector is 7% larger than the U.S. average for a city our size.
- Knowledge Sector – Ms. Pyszka said that this is where the City needs to focus since the City is 11% less than the average.
- Employment – The City is growing and the occupations that are growing are construction and healthcare, which are unique. The City has a great base.

Recommended Goals and Objectives

- Provide more emphasis on year-round economy.
- The City needs more than just living-wage jobs.
- Focus on existing businesses and sit down and meet with other companies. Dedicate one person who is responsible for meeting those people.
- Provide adequate sites and infrastructure for business expansion based on needs.
- Support local businesses by providing technical education, permit assistance, and expand opportunities for affordable entry into the market.

Chairman Messina said that land in Coeur d'Alene is expensive and asked if the City needs to consider expanding the Area of City Impact (AIC) boundary to help provide adequate sites for future business expansion.

Alex Dupey, MIG, said that manufacturing has changed and is becoming smaller. Looking at Coeur d'Alene scenarios, the City doesn't have a lot of available land and it can maybe look at areas that are undeveloped or commercial areas that could provide supported services but allow more diverse job types.

Ms. Pyszka continued her presentation:

- Invest in higher education with STEM and CTCE programs internship/apprenticeship opportunities.
- Launch a party to attract talent to the community – example: Robotics Fair.
- Enhance the ecosystem to encourage businesses to start their own companies by providing a strong ecosystem. Example: Innovation Den.
- Develop public/private partnerships to provide office space.
- Promote access to the outdoors for remote workers
- Expand partnerships with NIC (North Idaho College) including opportunities to use maker space, such as Gizmo.

Discussion:

Commissioner Ingalls said that he concurred with the goals and looking to the future, and when the Comprehensive Plan is done using it as a tool to make decisions on various applications such as Special Use Permits, zone changes etc. He questioned how the goals discussed tonight would get “embodied” into the Comprehensive Plan.

Mr. Dupey explained there are six standing principals that do have specific goals of deficits and actions under the six principles. He explained that the goals would go with the Jobs/Economy section and have some relationship between other pieces. He stated the goals will be placed in the Comprehensive Plan Guiding Principles framework, and underneath the goals and objections will be specific actions that are being developed now.

Commissioner Luttrupp said the City should keep these goals in mind when it wants to attract talent or other things, and asked if he could get a copy of Ms. Pyszka's presentation.

Commissioner Ingalls asked what if a manufacturing business wanted to be in the K-mart building, which would produce a lot more noise compared to the previous use. He said that there will always be some conflict with Comprehensive Plan goals, but if they want more jobs to bring higher wages it will be good to have more tools to use than what they have now with the existing Comprehensive Plan, especially when making decisions on various applications.

Ms. Anderson said they will make sure and get a copy of the PowerPoint if it is not in the packet as Commissioner Ward indicated. She explained that there are going to be six focus areas that they are including in the Comprehensive Plan which align with the six focus areas and the CDA 2030 plan. She added that the design within the Comprehensive Plan will have the goals and objectives like in the current Comprehensive Plan, but they will be adding action items with an implementation plan component that will align well with CDA 2030. She added that there will be three tiers and they are still working on how that will be organized. They are in the process of releasing a survey online that will give a chance for people to review the goals and action items. She said that when they started working on the Comprehensive Plan, the Commission and staff said they wanted to focus on jobs and economic development, transportation and how the City will grow. She added that those are the three aspects that have been "beefed" up in the scope of work with the help from MIG, Bridge Economics and Kittleson.

Mr. Holm said that the current Comprehensive Plan is City-based. For example, what are they going to do for utilities along the line of what the Commission makes their decision on is where this one is headed and the idea is how can they use the partnerships that are growing to further the City in ways beyond just the City because they don't have the people power to accomplish all those things and why they have needed the help from CDA 2030 who understands those partnerships and can help open doors.

Alex Dupey, MIG provided the following statements:

Project Update:

- He said in early 2020 they did a survey where they received over 300 responses and from that information started putting together the guiding principles, goals, objectives and mission statement for many of the topics discussed tonight.
- He said that with the onset of COVID-19, public outreach has been modified and that every community they are working with has gone virtual. He added that the process has been difficult at first but now with the changes they have been getting a great response online.
- He said that the draft policy framework will include the six guiding principles, goals, objectives and actions that they have been working on for the last several months. He further said that they do have a survey coming out in the next couple weeks asking for input on specific goals and objectives. It will be a key piece and will need input from the Planning Commission.
- Draft land use scenario planning is underway and they are looking at development capacity within the existing City limits. He explained that there is a request of an ACI expansion and they are working with staff to figure out the best way to incorporate that into the plan.
- The draft Comprehensive Plan outline is in development and they expect to have a draft ready sometime in the fall and will be looking at pieces of the plan to obtain or modify.
- He said that they have had over 17 focus group meetings.

Next steps:

- Online survey (late June)
- Land use scenarios and transportation analysis that will be coming this summer and a draft Comprehensive Plan in the fall of 20/20.

Mr. Dupey concluded his presentation.

Discussion:

Commissioner Mandel asked, in regard to the land use scenario, if Planning had taken into account some of the market factors that may be different now opposed to four months ago related to the economic impact of COVID-19 and real estate. She asked if those scenarios will likely have some worse parameters that are more conservative than what they thought in February.

Mr. Dupey explained that because of COVID-19 there is a dip in the economy where some areas are hit harder than others. He said that their land use scenarios are long term visions, so they are looking at examples based on populations that Kootenai County and KMPO are projecting and what types of employment they are looking at in a 10-15-year period based on scenarios with no predicted change.

Ms. Anderson thanked Mr. Holm for his efforts leading the project and Ms. Kahler for her efforts and engaging the CDA 2030 board and committee members. She also thanked MIG, Bridge and Kittleson.

ADJOURNMENT:

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

The meeting was adjourned at 1:24 p.m.

Prepared by Shana Stuhlmiller, Public Hearing Assistant.



PUBLIC HEARINGS

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER

DATE: JULY 14, 2020

SUBJECT: ZC-2-20 ZONE CHANGE FROM R-12 TO C-17

LOCATION: +/- .43 ACRE PORTION OF A PARCEL LOCATED AT 217 W.
CARDWELL DRIVE

OWNER:
Andrea Queen
1029 N. 2nd Street
Coeur d'Alene, ID 83814

APPLICANT:
Thomas W. Fisher
PO Box 105
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 C-17 (C-17 Commercial) zoning district.

BACKGROUND INFORMATION:

The property is located on the north side of I-90 and west of Government Way along Cardwell Drive. There is an existing single-family dwelling unit and an accessory structure on the subject site. The single-family dwelling was originally built in 1960. The pole building was constructed in 1995. The property owner would like to use the accessory structure as a gym, or Commercial Recreation use.

The zoning ordinance requires Commercial Recreation uses be located in the C-17/C-17L Zoning Districts or be approved by a special use permit. (See C-17 Zoning District Information on pages 15 & 16). All uses located in the C-17L and the C-17 zoning districts are required to meet the City's Commercial Design standards.

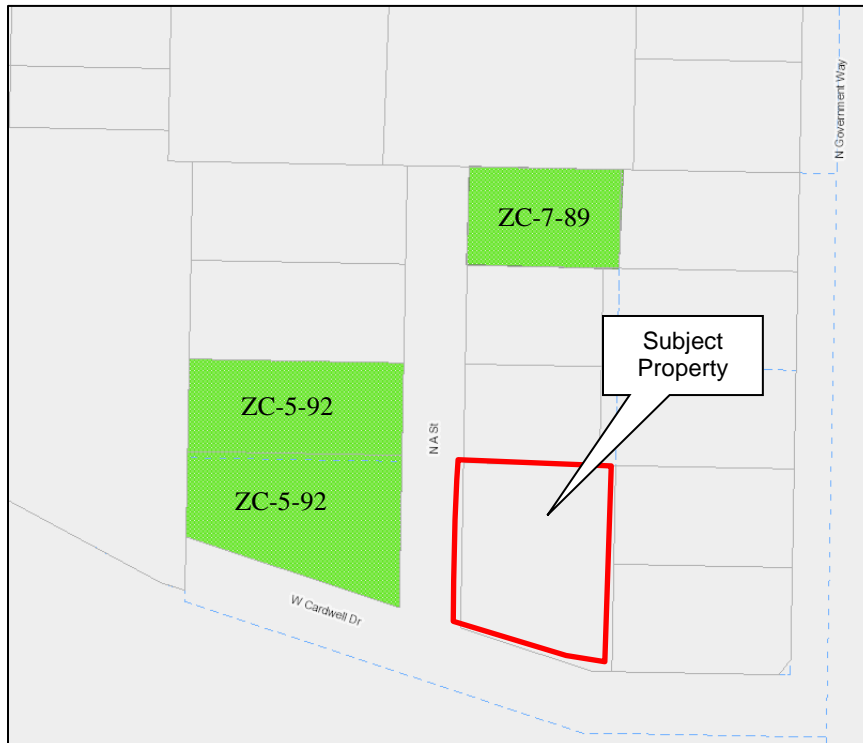
The applicant has indicated that they would like to utilize the existing accessory structure as a gym (Commercial Recreation use). They also intend to make the necessary improvements to the existing single-family dwelling unit, and it will remain on the site. The applicant is aware that site improvements, commercial design standards, and paving of display lots and maneuvering areas are required in order to use the existing accessory structure for a commercial use.

However, it should be noted that the applicant's proposed Commercial Recreation use of the property is not tied to the requested zone change. If the subject site is approved to be changed to the C-17 Commercial District, then all permitted uses in the C-17 Commercial District would be allowed on this site.

BIRDS EYE AERIAL:



PRIOR LAND USE ACTIONS MAP:



PRIOR LAND USE ACTIONS:

Planning Commission and City Council approved a zone change request in items ZC-7-89 and ZC-5-92 that are north and west of the subject property from R-12 to C-17 in 1989 and in 1992 respectively, as seen in the map provided on the above page.

Zone Changes:

ZC-7-89	R-12 to C-17	Approved
ZC-5-92	R-12 to C-17	Approved

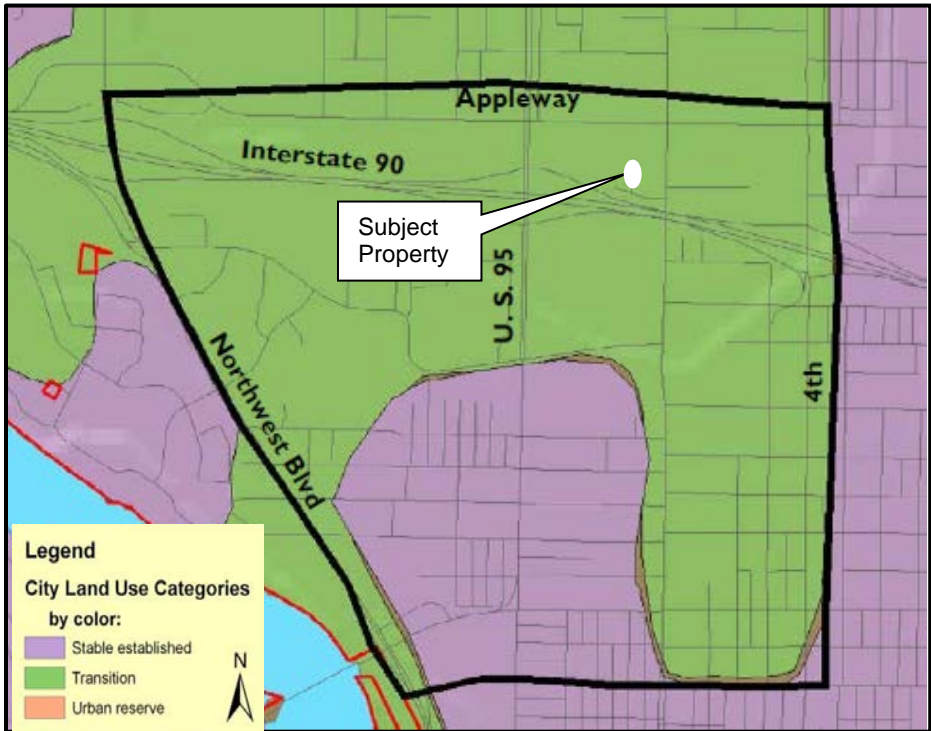
REQUIRED FINDINGS:

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

2007 COMPREHENSIVE PLAN- LAND USE CATEGORY: APPLEWAY – NORTH 4TH

- The subject property is within the existing city limits.
- The City Comprehensive Plan designates this area in the 2007 Comprehensive Plan as Appleway – North 4th Street

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 any construction activity on the site. The applicant will be required to include a stormwater management plan with any building permit submittal for the subject property. Street-side swales and drywells will be required with construction.

- Submitted by Chris Bosley, City Engineering

STREETS:

The subject property is bordered by A Street to the west and Cardwell Drive to the south. Sidewalks must be added along the entire frontage with any construction on the property.

- 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.

-Submitted by Kyle Marine, Assistant Water Superintendent

SEWER:

The subject property is currently connected to public sewer via an existing 8" sewer extended from the manhole in the parking lot adjacent to 204 Appleway. There is a deeded easement for the sewer and storm water recorded on November 26, 1969, for the subject property.

- Submitted by Larry Parsons, Wastewater Utility Project Manager

BUILDING:

A structural review of the building will be required if they change the use from residential. Any updates to the home must comply with our residential code if they continue to use it as a SFD.

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 City of Coeur d'Alene Fire Department can address all concerns at site and building permit submittals. The Fire Department has no objection to the zone change as proposed.

-Submitted by Bobby Gonder, Fire Inspector

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 C-17. See topographic map on the following page.

TOPOGRAPHIC MAP:



SITE PHOTO 1: Looking northeast at a portion of the subject property.



SITE PHOTO 2: View of the subject property along Cardwell Drive.



SITE PHOTO 3: Looking east toward the subject property and the accessory structure.



SITE PHOTO 4: Looking northeast at the neighboring property abutting the subject property.



SITE PHOTO 5: Looking north from "A" Street along the frontage of the subject property.



SITE PHOTO 6: Looking southwest along “A” Street toward the neighboring residence.



SITE PHOTO 7: Looking east along Cardwell Drive toward Government Way with I-90 on the south.



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. If the existing shop, which measures approximately 2000 square feet, is developed into a fitness center as described in the application, increases in traffic would be negligible. The ITE Trip Generation Manual estimates that 1.41 AM peak hour trips and 3.53 PM peak hour trips would be generated per 1000 square feet of retail floor area. It is therefore estimated that the existing shop could generate approximately 3 AM and 7 PM peak hour trips.

Construction of a larger facility could produce more trips, but the size of the parcel limits the extent of potential growth. The nearby Government Way has the available capacity to accommodate additional traffic generated from the subject site, but access in and out of Cardwell Ave could be slightly more congested during peak hours and could be challenging for left turns especially off of Government Way where no left turn lane exists. The Streets & Engineering Department has no objection to the zone change as proposed.

-Submitted by Chris Bosley, City Engineering

NEIGHBORHOOD CHARACTER:

2007 Comprehensive Plan: Appleway - North 4th Street Today

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.

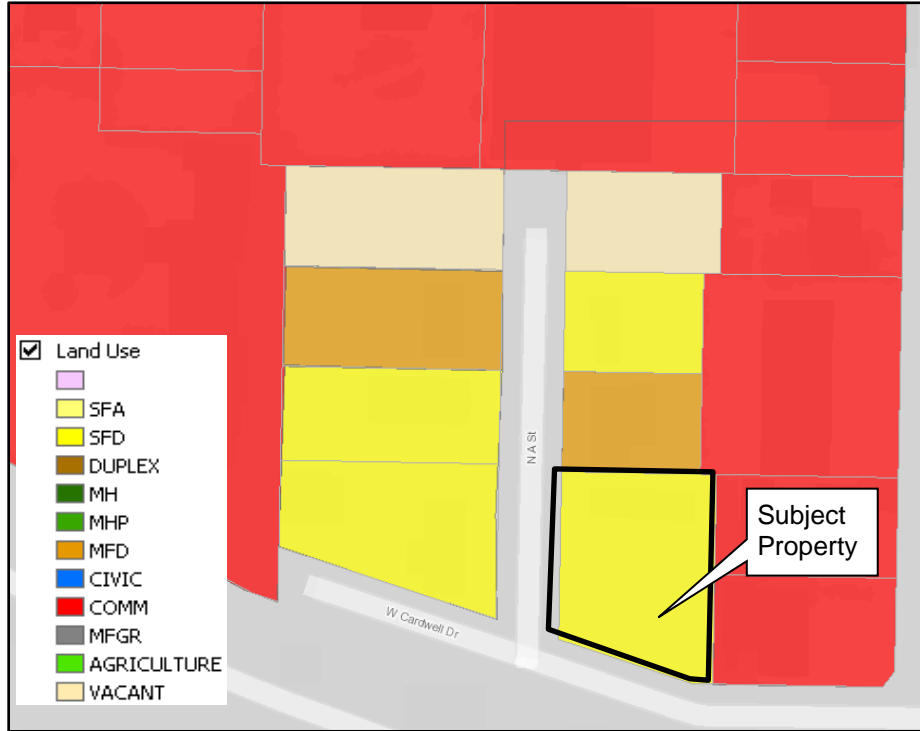
The south-west and south-central portions of the area consist primarily of stable, single-family housing at approximately five units per acre. The Winton Elementary School and park is located in this neighborhood. Various multi-family apartments, mostly constructed in the late 1970s and early 1980s, 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 just north of the subject site are residential land uses. Beyond the residential uses, O'Reilly Auto Parts which fronts Appleway backs up to the terminus of "A" Street. The properties to the east of the subject property are commercial tenant spaces which includes retail, office and personal service uses. The property to the west is a single-family use. I-90 is to the south and adjacent to Cardwell Drive. (See Land Use Map)

The properties to the east and west of the subject site are zoned C-17 Commercial. The property directly to the north of the subject site is zoned R-17 (Residential at 17 units/acre) and continuing north are zoned R-12 (Residential at 12 units/acre).

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 C-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 C-17 Zoning District:

The C-17 district is intended as a broad spectrum commercial district that permits limited service, wholesale/retail and heavy commercial in addition to allowing residential development at a density of seventeen (17) units per gross acre. This district should be located adjacent to arterials; however, joint access developments are encouraged.

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

- Administrative offices.
- Agricultural supplies and commodity sales.
- Automobile and accessory sales.
- Automobile parking when serving an adjacent business or apartment.
- Automobile renting.
- Automobile repair and cleaning.
- Automotive fleet storage.
- Automotive parking.
- Banks and financial institutions.
- Boarding house.
- Building maintenance service.
- Business supply retail sales.
- Business support service.
- Childcare facility.
- Commercial film production.
- Commercial kennel.
- Commercial recreation.
- Communication service.
- Community assembly.
- Community education.
- Community organization.
- Construction retail sales.
- Consumer repair service.
- Convenience sales.
- Convenience service.
- Department stores.
- Duplex housing (as specified by the R-12 district).
- Essential service.
- Farm equipment sales.
- Finished goods wholesale.
- Food and beverage stores.
- Funeral service.
- General construction service.
- Group assembly.
- Group dwelling - detached housing.
- Handicapped or minimal care facility.
- Home furnishing retail sales.
- Home occupations.
- Hospitals/healthcare.
- Hotel/motel.
- Juvenile offenders facility.
- Laundry service.
- Ministorage facilities.
- Multiple-family housing (as specified by the R-17 district).
- Neighborhood recreation.

- Noncommercial kennel.
- Nursing/convalescent/rest homes for the aged.
- Personal service establishments.
- Professional offices.
- Public recreation.
- Rehabilitative facility.
- Religious assembly.
- Retail gasoline sales.
- Single-family detached housing (as specified by the R-8 district).
- Specialty retail sales.
- Veterinary office

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

- Adult entertainment sales and service.
- Auto camp.
- Criminal transitional facility.
- Custom manufacturing.
- Extensive impact.
- Residential density of the R-34 district
- Underground bulk liquid fuel storage
- Veterinary hospital.
- Warehouse/storage.
- 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 and construction must adhere to the City's Commercial Design Guidelines that are required for commercial development in the C-17 Zoning District.
- All site improvements must meet the site performance standards of the C-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**

INTRODUCTION

As the Owner, is hereby requesting the zoning designation of approximately .43 acres of property be amended from the R-12 Residential to C-17 Commercial. The subject property is located near the Southeast corner of the intersection of Cardwell and N. Government Way. Currently, there is an existing house and shop on the subject lot.

SUBJECT PARCELS

The property being requested for annexation is as follows:

Parcel #: C166500A0040
Address: 217 W. Cardwell Drive
Coeur d'Alene, ID 83814

Area: .43 Acres
Current Zoning: R-12 Residential
Proposed Zoning: C-17 Commercial
Legal Description: Chipley Add to CDR, LT 4 BLK A 1150N04W



ZONING CLASSIFICATION

The parcel is currently zoned R-12 Residential and is located within the boundary of the City of Coeur d'Alene City Limits. The surrounding property consists of Commercial zoned parcels to the East and commercially zoned parcels to the West and R-17 to the North. The project proponent is requesting a zoning classification of C-17 for the subject property to allow for the development of a fitness center project.

COMPREHENSIVE PLAN ANALYSIS

The property lies within the use area per the City of Coeur d'Alene Comprehensive Plan. Neighborhood characteristics for this land used tend to be commercial in nature due to the traffic on N. Government Way. Neighborhood service nodes and commercial uses should be placed where appropriate. The proposed zoning is consistent with the Comprehensive Plan and is located near the intersection of N. Government Way and Appleway.

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 this proposal is in accordance with the goals and policies of the comprehensive plan, as the zone change is of a minor nature from R-12 to general commercial C-17.

PRE-DEVELOPMENT CONDITIONS

The subject property currently contains residential house and shop Access to the property and is currently off A St.

**PLANNING COMMISSION
STAFF REPORT**

FROM: TAMI STROUD, ASSOCIATE PLANNER & JAKE PLAGERMAN,
PLANNING TECHNICIAN

DATE: JULY 14, 2020

SUBJECT: SP-4-20 – REQUEST FOR TWO SPECIAL USES (COMMERCIAL
RECREATION & PROFESSIONAL AND ADMINISTRATIVE OFFICE) IN
A MANUFACTURING (M) ZONING DISTRICT

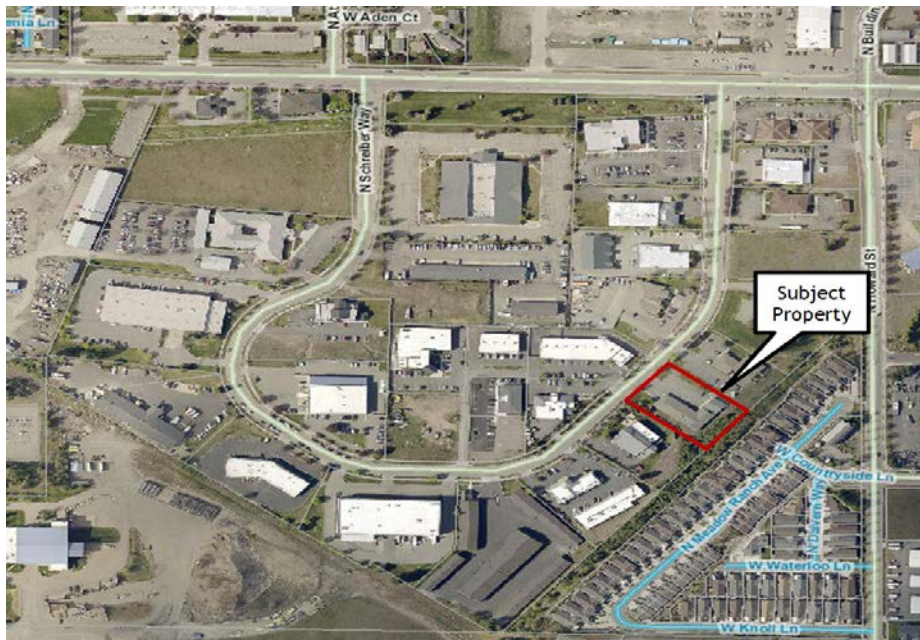
LOCATION: COMMERCE PARK OF CDA, LT 7 BLK 2

APPLICANT:
Ryan Bishop
852 W. Kathleen Ave.
Coeur d’Alene, ID 83815

OWNER:
SKF LIVING TRUST OF 1995,
Susan Schoen
P.O Box 1727
Pacific Palisades, CA 90272

DECISION POINT:

Ryan Bishop is requesting approval of two services uses; professional and administrative offices and commercial recreation via the Special Use Permit process. Both uses are allowed via Special Use Permit in the Manufacturing (M) Zoning District. This applicant has made this request for the parcel located at 3896 Schreiber Way, otherwise known as Lot 7, Block 2 of Commerce Park Of CDA. The requested activities for this special use permit are listed on page four.



GENERAL INFORMATION:

The Manufacturing District is intended for a variety of manufacturing, warehousing, and industry uses that are primarily conducted indoors with an on-site operation that has a 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. In addition to permitting light manufacturing uses, this district permits all commercial activities (primarily through special use), while not permitting residential uses. A special use permit is required for all heavy manufacturing land uses. For any industrial or manufacturing use permitted in the zoning district, the following site performance standards will apply:

II. PERFORMANCE STANDARDS REGULATIONS

17.07.105: TITLE AND PURPOSE:

The provisions of this article shall be known as the PERFORMANCE STANDARDS REGULATIONS. The purpose of these provisions is to promote the health, safety and general welfare of the residents of the city through limitations on certain nuisance generating characteristics of various activities, including vibration, noise, odor, humidity, heat, cold, glare, dust and/or smoke. (Ord. 1691 §1(part), 1982)

17.07.110: APPLICABILITY:

Any use of property that violates these regulations is prohibited even where it is otherwise permitted by the applicable zone regulations. Uses permitted by special use permit shall conform to these regulations as one component of their conditions. (Ord. 1691 §1(part), 1982)

17.07.115: RESTRICTIONS ON OPERATIONS:

The operation of any use established after the effective date hereof shall comply with the performance standards herein set forth for the zone in which such activity shall be located. No use already established on the effective date hereof shall be so altered or modified as to conflict with, or further conflict with, the performance standards herein established for the zone in which such use is located. A conforming use that is in compliance with existing zoning ordinances or a legal nonconforming use may be continued and maintained regardless of subsequent zoning changes on surrounding properties that otherwise would change the manner in which the requirements of this article apply to the preexisting use. (Ord. 3335 §4, 2008; Ord. 1691 §1(part), 1982)

17.07.120: VIBRATION AND NOISE:

A. In all zoning districts, any use creating intense earthshaking vibrations or noise such as are created by heavy drop forges or heavy hydraulic surges, shall be set back at least three hundred feet (300') from an abutting residential or commercial zoning district or at least one hundred fifty feet (150') from an abutting manufacturing zoning district, unless such operation is controlled to prevent transmission beyond the lot lines of earthshaking vibrations perceptible to a person of normal sensitivities.

17.07.125: ODOR:

A. In Manufacturing Zoning District: In a manufacturing zoning district the emission of any noxious, odorous matter which produces a public nuisance or hazard beyond lot

lines is prohibited.

17.07.130: HUMIDITY, HEAT, COLD, GLARE, DUST, AND SMOKE:

A. In Manufacturing Zoning District: In a manufacturing zoning district any excessive humidity in the form of steam or moist air, intense heat, intense cold, intense glare, intense dust, or intense smoke produced by an activity within the district shall not be detrimental beyond the boundary of the district.

Manufacturing District (M):

The Manufacturing District is intended to include manufacturing, warehousing and industry that is primarily indoors with an on-site operation that has minimal impact on the environment. Residential uses are not permitted.

In addition to permitting light manufacturing uses, this district permits all commercial activities. A special use permit is required for certain civic, service, sales, and industrial activities. 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.

17.05.820: PERMITTED USES; PRINCIPAL:

Principal permitted uses in an M 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 retail sales
- Custom manufacture
- Essential service
- Extensive Impact
- Farm equipment sales
- Finished goods wholesale
- General construction services
- Laundry service
- Light manufacture
- Mini-storage facilities
- Unfinished goods wholesale
- Veterinary hospital
- Warehouse/storage
- Wholesale bulk liquid fuel storage
- Wireless communication facilities

17.05.840: PERMITTED USES; SPECIAL USE PERMIT:

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 store
- Extractive industry
- Finished goods retail
- Food and beverage stores for on/off site consumption
- Funeral service
- Group assembly
- Heavy manufacture

- Home furnishing retail sales
- Hotel/motel
- Mobile food court
- Personal service establishments
- Professional offices
- Retail gasoline sales
- Specialty retail sales
- Veterinary office or clinic

17.05.880: SITE PERFORMANCE STANDARDS; MINIMUM YARD:

Minimum yard requirements in an M district shall be as follows:

1. Front: The front yard requirement shall be twenty feet (20') except, when abutting along the side or across the street from a residential district. The front setback shall be equal to the most restrictive front setback thereof.
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 rear yard will be reduced by one-half (1/2) when adjacent to public open space.

17.05.850: SITE PERFORMANCE STANDARDS; MAXIMUM HEIGHT:

Maximum height requirements in an M district shall be as follows: In Buildable area for Principal Facilities for All Uses — 63 Feet

Service Activities

1. Commercial Recreation

Activities that include profit-oriented sports activities performed either indoors or outdoors, which require a facility for conducting the recreational activity; such activities are typical of swimming centers, tennis courts, racquetball courts, golf courses, etc.

2. Professional & Administrative Offices

Activities that include managerial, clerical, consultation and professional, including medical, services for therapeutic, preventative or corrective personal treatment, typically performed by the following:

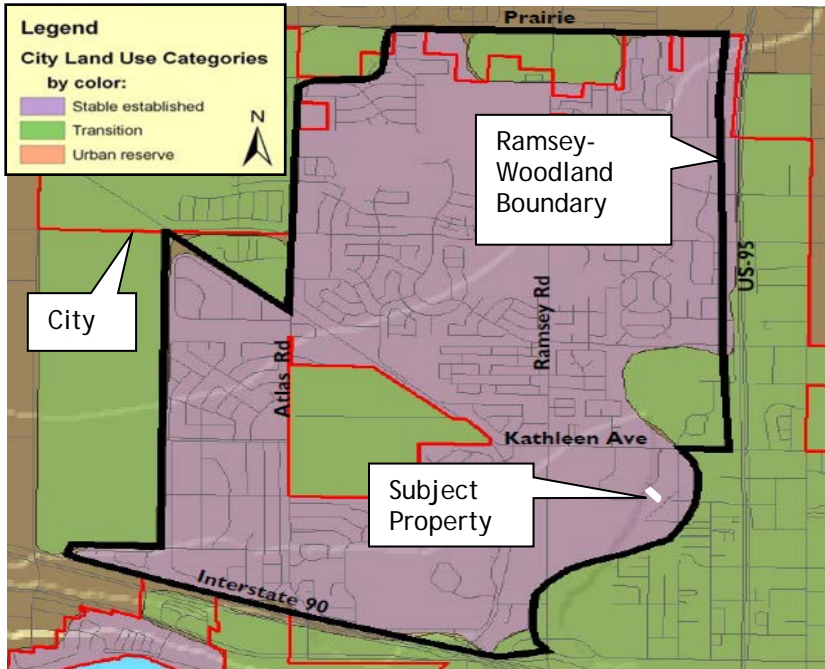
1. Insurance and real estate offices.
2. Architects, engineers, lawyers and accounting offices.
3. Planning and educational research service.
4. Doctors, dentists and other health care practitioners.
5. Medical testing and analysis services.
6. Corporate headquarters, branch offices and data storage centers.

REQUIRED FINDINGS:

Pursuant to Section 17.09.220, Special Use Permit Criteria, a special use permit may be approved only if the proposal conforms to all of the following criteria to the satisfaction of the Planning Commission:

Finding #B8A: The proposal (is) (is not) in conformance with the Comprehensive Plan.

- The subject property is within the existing city limits. The City Comprehensive Plan Map designates this area as Ramsey –Woodland (Stable Established):



Stable Established:
These areas are where the character of neighborhoods has 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

Land Use:

Ramsey - Woodland Today:

The development pattern in this area is mixed with established subdivisions, such as Coeur d’Alene Place, that are continuing to expand to the north. Passive and active parks have also been provided for the residents of these housing developments. Industrial uses are prominent to the west of Atlas Road with a mix of residential zoning on the south side of Hanley Avenue.

Neighborhood service nodes can be found throughout the Ramsey-Woodland area.

Ramsey - Woodland Tomorrow

Characteristics of the neighborhoods have, for the most part, been established and should be maintained. Development in this area will continue to grow in a stable manner. Lower density zoning districts will intermingle with the existing Coeur d’Alene Place Planned Unit Development (PUD) providing a variety of housing types. The northern boundary is the edge of the community, offering opportunities for infill.

The characteristics of Ramsey – Woodland 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.
- Pedestrian and bicycle trails.
- Parks just a 5-minute walk away.
- Neighborhood service nodes where appropriate.
- Multi-family and single-family housing units.

2007 Comprehensive Plan Goals and 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.

Objective 1.11

Community Design:

- Employ current design standards for development that pay close attention to context, sustainability, urban design, and pedestrian access and usability throughout the city.

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 encourages economic growth (see next page).

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.

Goal #4: Administrative Environment - Our Comprehensive Plan advocates efficiency and quality management in city government

Objective 4.06

Public Participation:

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

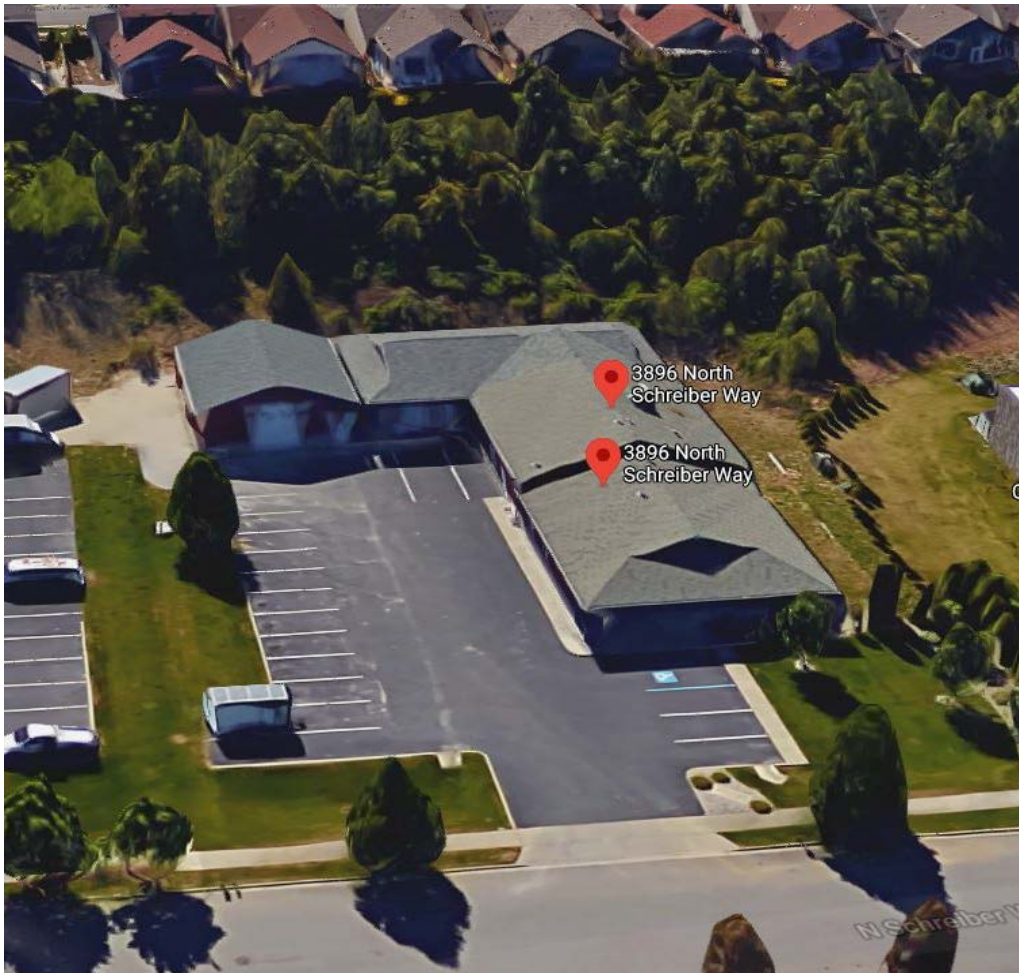
Evaluation: *The Planning Commission must determine, based on the information before them, whether the Comprehensive Plan policies do or do not support the request. Specific ways in which the policy is or is not supported by this request should be stated in the finding.*

Finding #B8B: **The design and planning of the site (is) (is not) compatible with the location, setting, and existing uses on adjacent properties.**

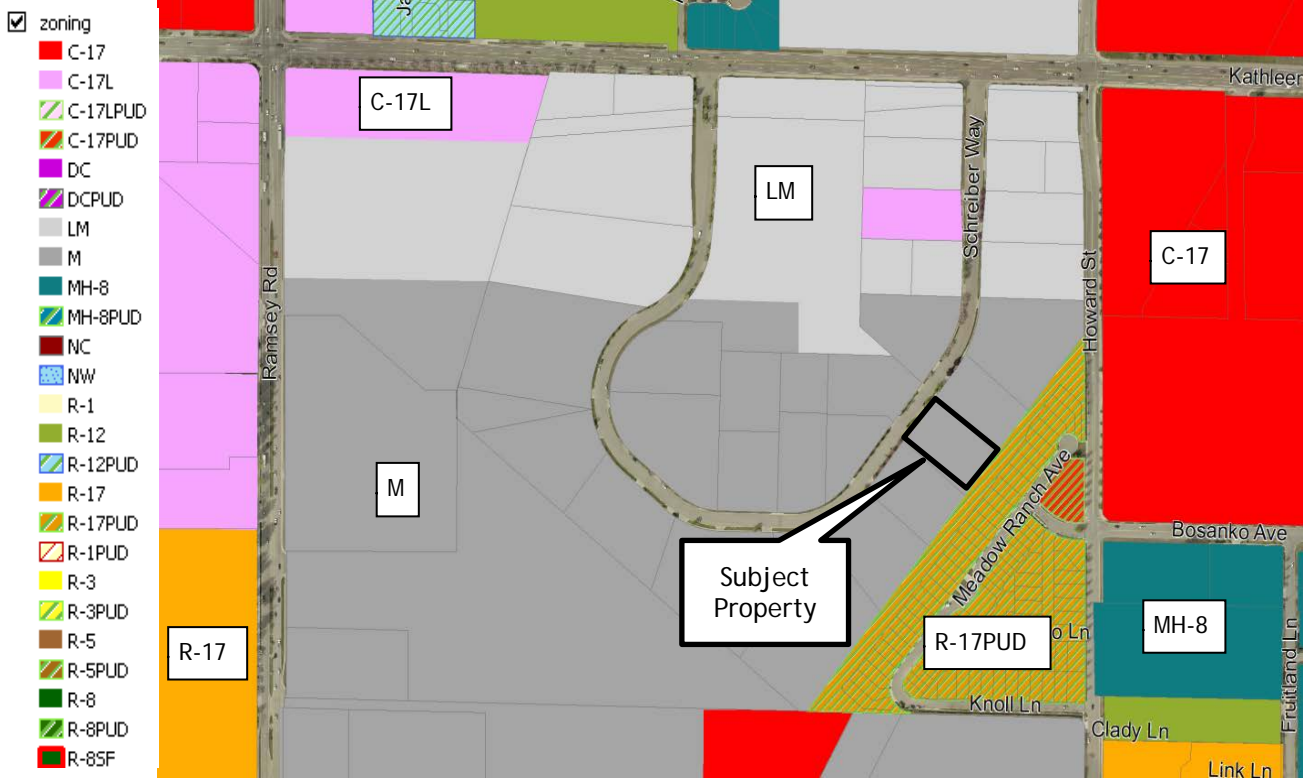
The area surrounding the subject parcel is relatively flat to the north and northwest, with slight elevation gain to the southeast. The property is immediately adjacent to other Manufacturing zoned parcels, and abuts R-17 PUD zoned Meadow Ranch to the rear. Other zones within the greater vicinity include C-17, C-17L, and MH-8 (see zoning map on page 8).

A variety of uses are located in the area of Schreiber Way: The BLM office, a wine cellar, a tile & floors company, an insurance agency, the CDA Police Dept., optometrist office, Tricksters Brewing, hardware sales, beverage distributorship, USPS, a tax solutions office, and construction services are examples of businesses operating in the immediate vicinity of this request.

Birds Eye View:



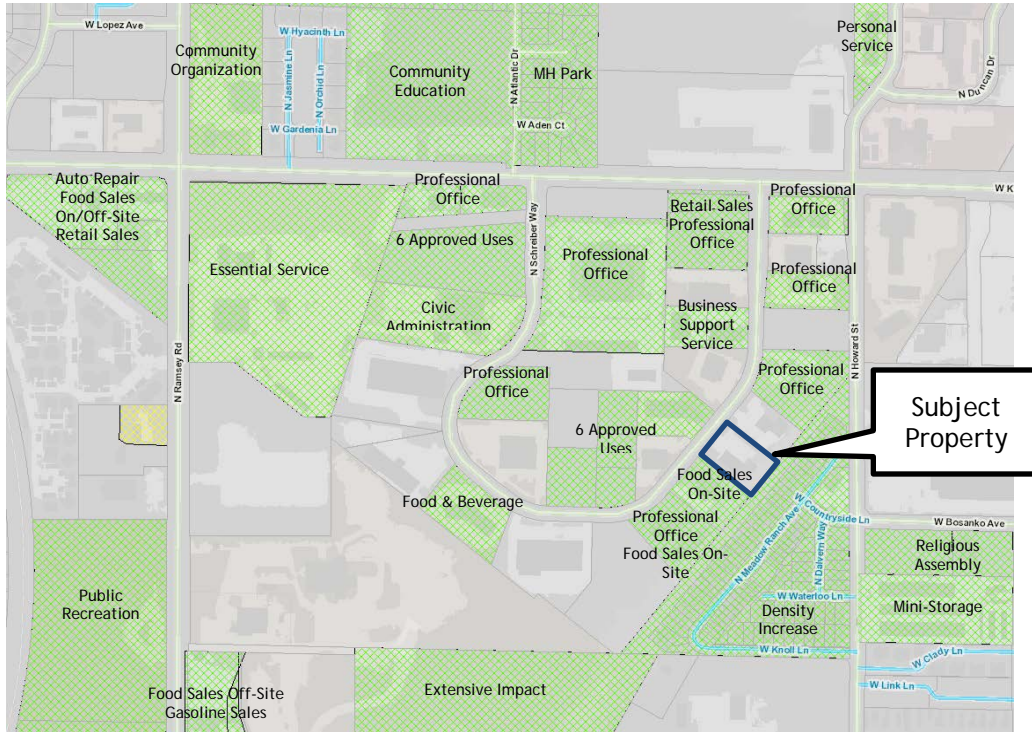
Zoning:



Generalized Land Use Pattern:



Special Use Permits in Area:



Photos of Site:

Northwest side of property (along Schreiber) facing Southeast



North corner of property (along Schreiber) facing South:



Standing on Southeast end of the parking lot facing Northwest:



Buffer of trees located at rear of lot facing Southeast



Evaluation: *Based on the information presented, the Planning Commission must determine if the request is compatible with surrounding uses and is designed appropriately to blend in with the area.*

Staff Comments:

STORMWATER:

City Code requires stormwater to remain on site and for a stormwater management plan to be submitted and approved prior to any construction activity on the site. Stormwater will have to be addressed if any physical changes are proposed on site.

-Submitted by Chris Bosley, City Engineer

STREETS:

The subject property is bordered by Schreiber Way to the northwest. Schreiber Way and the adjacent Kathleen Avenue meet City Standards.

-Submitted by Chris Bosley, City Engineer

TRAFFIC:

The ITE Trip Generation Manual estimates that the proposed 8,440 square-foot project is expected to generate up to approximately 265 trips/day if considered a “clinic.” No information is available for peak hour estimates, but staff will likely comprise most of the peak hour traffic, so the estimated 265 trips would be spread over the business day. The impact will likely be a slight increase in delay exiting Schreiber Way onto Kathleen Ave. Streets and Engineering has no objections to the proposed SUP.

-Submitted by Chris Bosley, City Engineer

WATER:

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

-Submitted by Kyle Marine, Assistant Superintendent

WASTEWATER:

Subject property is connected to City public sewer. Maybe be subject to sewer cap fees at time of permitting if there is change of use. Also, may have a cap credit available as well.

-Submitted by Larry Parsons, Utility Project Manager

FIRE:

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 with the corrections to the below conditions.

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

Evaluation: *The Planning Commission must determine if the location, design, and size of the proposal are such that the development will or will not be adequately served by existing streets, public facilities and services.*

PROPOSED CONDITIONS:

WATER:

1. Any additional main extensions and/or fire hydrants and services will be the responsibility of the developer at their expense. Any additional service will have cap fees due at building permits.

The Planning Commission may, as a condition of approval, establish reasonable requirements as conditions of approval to mitigate any impacts that would adversely affect the surrounding neighborhood. Please be specific, if additional conditions are added to the motion.

ORDINANCES AND STANDARDS USED IN EVALUATION:

- 2007 Comprehensive 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

ACTION ALTERNATIVES:

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



**APPLICANT'S
NARRATIVE**

PROJECT NARRATIVE:

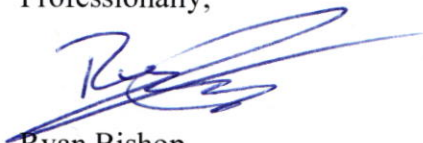
This is a request for Special Use Permit for the .98 acre property located at 3896 N Schreiber Way, Coeur d'Alene, Idaho 83815. The application seeks approval to conduct a physical therapy and sports performance training business in the existing 8,440 square foot building which is comprised of 2,460 square feet of office space and 5,980 square feet of warehouse space. The property is located in the Commerce Park Subdivision, with the M zoning district.

Previous use of the site was for a light manufacturing facility used for the assembly and sales of fabric, quilting products and accessories. The surrounding business uses consist of home interior design and sales, general contractors, real estate sales, wine production and sales and self-storage units to name a few.

The proposed use for the site will be physical therapy and sports training. Traditional physical therapy services will be offered accompanied with massage therapy. Individual and team sports performance training will also be offered. To accommodate the proposed use, a Special Use Permit for Professional/Administrative Office is required for the physical therapy and massage services and a Special Use Permit for Commercial Recreation will be required for the sports performance training. The existing office space on-site will accommodate the physical therapy and massage services, while the existing warehouse space will be repurposed to accommodate the individual and team sports training. The sports performance training will include individual and team training in the sports of golf, basketball, baseball, soccer, volleyball, football as well as other sports. The exterior use and appearance of the building will not change significantly from the current use.

The proposed use supports the 2007 Comprehensive plan in that it protects the natural environment by preventing urban sprawl through using existing buildings to provide necessary business services rather than building new buildings which also protects undeveloped areas for future use. The proposed use protects the economic environment in that it is consistent with the surrounding business in the immediate area and poses no threat of incompatible land use. Approval of this permit promotes local economic development through the creation of jobs associated with the use of the new facility. Additional staff will be hired to accommodate the expanded business services offered at this new location. The proposed use further supports the Comprehensive plan and the administrative environment as it does not put additional stress on the current City services in place and changes to the existing infrastructure will not be required to accommodate the use requested.

Professionally,



Ryan Bishop
Elite Sports And Orthopedic Physical Therapy

	Length	Width	Sq Ft	Parking Requirement	Parking Stalls Required
Office	49.0	52.5	2573		
Covered Exterior	16.9	6.7	113		
Office Storage	12.5	6.5	81		
Office Storage	12.5	9.0	113		
Net Office Space			2379	1 per 330 Sq Ft	7
Sports Training	45.8	49.1	2250		
Sports Training	33.8	74.3	2512		
Sports Storage	12.1	45.8	554		
Net Sports Area			4208	1 per 400 Sq Ft	11
External Storage	33.8	36.0	1218	None	0.0
Total Square Feet			8440		18