



## Comprehensive Staff Report

**To:** Planning & Zoning Commission  
**Presenter:** Jonathan Spendlove, Planning & Zoning Director

**Request:** A request for a **Zoning District Change & Zoning Development Agreement** from R-4 and R-6, P-3 Parking and Professional Office Overlays to "Masqueray Lofts R-6 PRO ZDA" for property located at 660 Shoshone Street East, 137 7<sup>th</sup> Avenue East, and 155 7<sup>th</sup> Avenue East.

**Applicant:**  
 GO QOZ Twin Falls 660 LLC,  
 c/o Patrick Hugens  
 Hutchison Smith Architects  
 270 N. 27<sup>th</sup> Street

**Public Hearing: 5/5/2020**

### Analysis

This is a request for a **Zoning District Change & Zoning Development Agreement** from R-4 PRO and R-6 PRO to "Masqueray Lofts R-6 PRO ZDA" for property located at 660 Shoshone Street East, 137 7<sup>th</sup> Avenue East, and 155 7<sup>th</sup> Avenue East.

The purpose of the requested ZDA is for the future construction of two (2) fifty-six (56) residential unit buildings. Each proposed building will consist of:

- Twenty-Four (24) Studio Units
- Eighteen (18) One Bedroom Units
- Nine (9) Two Bedroom Units
- Five (5) Three Bedroom Units

No modification of allowed uses is being requested.

The proposed ZDA is requesting the following variations from the R-6 District and PRO Overlay development standards:

- No lot area minimum.
- No lot occupancy requirement.
- No front yard setback requirement; No rear yard setback requirement where the

rear property line abuts an alley or non-residential use.

- All parcels within the proposed ZDA having a cross access parking agreements wherein the total number of required parking spaces may be accomplished utilizing the entirety of the ZDA boundary.
- Further, on-street parking spaces immediately adjacent to the parcels in the requested ZDA will be counted towards the required number of parking spaces.
- Residential Parking Requirements shall be:
  - Studio: 1.0 space
  - One Bedroom: 1.0 space
  - Two Bedroom: 1.5 spaces
  - Three Bedroom: 2.0 spaces

A preliminary presentation regarding the requested ZDA was presented to the Commission on 4/12/2020.

### History

Per City and County records the Twin Falls Clinic building was first built in 1947 and experienced significant renovations in 1964. Magic Valley

Healthcare occupied the building from 2002 – 2010. Since then the building has been vacant and owned by various parties.

### Approval Process

**Per Twin Falls City Code 10-6-1.4(E)** Approval of a ZDA Sub-District requires a preliminary presentation to the Planning and Zoning Commission for a review of the proposed changes. The Commission is allowed, and may grant the public the ability, to ask questions and give suggestions to applicant about the proposed project during the preliminary presentation. A public hearing shall be held before the Commission for a recommendation to the Council to amend the zoning district and the zoning map, amend with recommendations or deny the request.

### Applicable Regulations or Codes

**Per City Code 10-6:** Zoning Development Agreements: A ZDA shall conform to all sections of Title 10 unless specifically addressed within the written zoning development agreement and approved by the City. The agreement shall list all requested deviations from city code. The council may add other requirements they deem appropriate.

**Public Hearing: 4/28/2020**

**Per City Code 10-7-20:** Public Hearing Notice Requirements: The applicant must follow all public notice requirements per state and city regulations.

### Comprehensive Plan Compliance

The 2016 Comprehensive Plan "Grow With Us" designates this area as "Downtown" and is described within the document as follows: "Downtown" is designed to provide high density residential housing options while creating a functional, walkable, pedestrian environment. The comprehensive plan also gives a range of density per acre as a guideline. This proposal does exceed that guideline. There are numerous other goals and objectives outlined within the document which point towards projects like this as being desirable in this area of our City. As a cumulative determination, Staff determines this request conforms with the Comprehensive Plan.

### Potential Impacts

The applicant and Staff do not anticipate detrimental impacts beyond reasonable levels. However, Staff does anticipate specific impacts such as:

- The proposed buildings will be the among the tallest building downtown and will change the current downtown skyline.
- Due to the height of the buildings there will an increase in the amount of shaded area in proximity to the building.
- There will be an increase in vehicle traffic to and around the proposed buildings. This is primarily due to the current property being unutilized for the previous 10+ years. However, Staff determines the proposed parking standards requested with the ZDA, paired with existing public parking infrastructure, and the

unique nature of the development, the necessary parking availability will be accommodated during the vast majority of the day. Peak hour usage may see some vehicles parked on local streets.

- The modification to the minimum area will allow for more units per acre than permitted in Current Code. This comes with multiple impacts. More people living downtown creates more opportunities for local businesses interactions and increased pedestrian activity. It also creates other impacts in the form of more activity in general within an area that has previously been largely underutilized. This is a change many in the area will see and feel.

### Conclusion

If the Commission determines the proposed request appropriate, you may recommend approval to the City Council, as presented, subject to the following conditions.

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning, and other City Departments.

### Attachments

1. Vicinity Map
2. Narrative
3. Proposed ZDA Language
4. Site Plan
5. Landscape Plan
6. Elevations
7. Photos
8. Letters in Opposition
9. Letters in Support