



Date: Tuesday, April 28, 2020
To: Planning and Zoning Commission
From: Jonathan Spendlove, Planning and Zoning Director

ACTION ITEM

Request:

Request for a Zoning District Change and 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 7th Avenue East, and 155 7th Avenue East c/o Patrick Hugens on behalf of GOQOZ Twin Falls 660 LLC. (PZ20-0014)

Time Estimate:

Twenty (20) minutes for staff and applicant presentation; Fifteen (15) minutes for public hearing; Fifteen (15) minutes for Commission questions, discussion, and decision.

Background:

NA

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.

Budget Impact:

Development of this property, from a parking lot to a multi-story building, will cause an increase in the property tax base for the City and the County.

Regulatory Impact:

The application would modify the zoning of the property by rezoning small portions from R-4 to R-6 PRO, and creating a Zoning Development Agreement across the entire property.

The Zoning Development Agreement is requesting modifications to the base R-6 Zone by way of Lot Area, Lot Occupancy, Building Height, and Off Street Parking Minimums.

There are no requests for modifications to the Permitted or Special Uses of the R-6 Zoning District.

History:

Per City and County records the Twin Falls Clinic building was first built in 1947 and experiences significant renovations in 1964 and expansion in the early 1990's. Magic Valley Healthcare occupied the building from 2002 – 2010. For a time, a portion of the southern building was occupied by Twin Falls

County Sheriff's Office. Since 2015 the the building has been vacant and owned by various parties.

The majority of properties associated with the request were Zoned R6: Multi Family - PRO in 1989 when the original Clinic was expanded.

Analysis:

This is a 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 7th Avenue East, and 155 7th Avenue East.

The purpose of the requested ZDA is for the future construction of two (2) fifty-six (56) residential unit buildings and a potential future school. 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

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.
- Setbacks: No front yard, and No rear yard setback requirement where the rear property line abuts an alley or non-residential use.
- Off street parking requirements will be accomplished through a cross access parking agreement for the entirety of the development, and counting the adjacent on-street public parking on 7th Ave East.
- Minimum Residential Parking Requirements shall be: Studio: 1.0 space; One Bedroom: 1.0 space; Two Bedroom: 1.5 spaces; Three Bedroom: 2.0 spaces.

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. PZ20-0014 ZDA Staff Report
2. Vicinity Map
3. Narrative
4. Proposed ZDA Language
5. Site Plan
6. Landscape Plan
7. Elevations
8. Photos
9. Letter in Opposition #1
10. Letter in Opposition #2

