



Twin Falls Planning & Zoning Commission Agenda

Tuesday, August 24, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) **ACTION ITEM:** Approval of Minutes from the following meeting: August 10, 2021
- 3) Items of Consideration - None
- 4) Public Hearings
 - a) **ACTION ITEM:** Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)
By: Lisa Strickland, City Planner
 - b) **ACTION ITEM:** Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)
By: Elizabeth Hart, Senior Planner
- 5) Upcoming Meeting(s)
 - a) **INFORMATIONAL:** Tuesday, September 14, 2021
- 6) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Kelli Ebersole (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

CITY OF TWIN FALLS

PLANNING & ZONING COMMISSION

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chair shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning & Zoning Commission shall wait to be recognized by the Mayor or Chair, approach the microphone/podium, state their name, and then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. A City Staff Report shall summarize the application and history of the request.
 4. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - **A complete explanation and description of the request.**
 - **Why the request is being made.**
 - **Location of the Property.**
 - **Impacts on the surrounding properties and efforts to mitigate those impacts.**
 5. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chair may limit public testimony to no less than two (2) minutes per person.
 - **Individuals are not permitted to give their time to other speakers.**
 - **However, five (5) or more individuals that received written notice of the public hearing may appoint, by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chair. The spokesperson shall be limited to 15 minutes.**
 - **Written comments, including e-mail, received by 12:00 p.m. on the date of the hearing shall be either read into the record or displayed to the public on the overhead projector.**
 8. Following the Public Testimony, the applicant is permitted five (5) minutes to respond.
 9. Following the Public Testimony and Applicant's response, Council or Commission members, as recognized by the Mayor or Chair, shall be allowed to question the Applicant, Staff or anyone who has testified. Responses shall be limited to answering the questions asked. The Mayor or Chair may limit the time permitted for the answer.
 10. The Mayor or Chair shall close the Public Hearing. The City Council or Planning & Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Planning & Zoning Commission Minutes

Tuesday, August 10, 2021, 6:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Council Chambers

Members -

City Limits: Danielle Titus, Chairperson; Craig Kelley, Vice-Chair; Ed Musser; Carolyn Bolton; Curtis Hansen; Marilu Perez

Area of Impact: David Detweiler

1) Confirmation of Quorum/Call Meeting to Order

Chairperson Titus called the meeting to order at 06:00 PM

A quorum was present.

Members Present: Titus, Kelley, Musser, Bolton, Hansen, Detweiler

Staff Present: Hart, Humble, Nope, Vitek, Hafer, Spendlove, Ebersole

2) Consent Calendar

MOTION: Commissioner Kelley moved to approve the Consent Calendar, as presented.
Commissioner Musser seconded the motion.

Unanimously Approved by a vote of 5 to 0.

a) Approval of minutes from the following meeting: July 13, 2021

3) Items of Consideration – Agenda Amended at meeting

- a) Request for the consideration of the preliminary plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North c/o EHM Engineers, Inc. on behalf of Federation Point, ZDA. (PZ21-0115)

Staff Presentation:

Senior Planner Hart presented the request for the consideration of the preliminary plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North c/o EHM Engineers, Inc. on behalf of Federation Point, ZDA. (PZ21-0115)

As per Twin Falls City Code 10-12-2.3: The Commission may approve, conditionally approve, deny or table for additional information when acting on the preliminary plat. Approval of the Preliminary Plat will set many parameters for which the Final Plat must substantially conform to. Including the total number of lots, street layout, sidewalk connections, and other similar items.

A final plat, that is in conformance with the approved preliminary plat and including any conditions the Commission may have required, is then presented to the City Council. After a final plat has been approved by the City Council and construction plans approved, the plat will be recorded, and lots sold for development.

This plat complies with the standards as set forth in the City's General Subdivision Provision of Title 10, Chapter 12, Section 3, all regulations regarding RM and CRO Overlay zoning development standards, the Federation Point ZDA and the 2016 Comprehensive Plan. All general criteria for approval have been met, per State Statute 50-13. As stated, the Preliminary Plat Sets forth the total number of lots, street layout, sidewalk connections, and other similar items. A key feature of the Preliminary Plat are the multiple sidewalk connections, crosswalk, and private roads.

A note has been made on the Preliminary Plat concerning the sidewalk crossing across the corner of Federation and Washington. The note states "final location to be determined". The final location will be determined with the submittal of the construction plans to be determined by the City Engineer.

Upon conclusion, should the Commission approve this request as presented, staff recommends approval be subject to the following conditions:

1. Subject to final technical review and amendments as required by building, engineering, fire, and zoning officials to ensure compliance with all applicable city code requirements and standards.

Applicant Presentation:

Dave Thibault, EHM Engineers, Inc., representing applicant, presented the request of the preliminary plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North. He stated there are provisions for wider sidewalks, a crosswalk, and trail connections, as agreed with the city. He stated they are working with staff on an appropriate location for the crossing. He stated the residential units are not entry level. The Parks in Lieu application has been submitted and approved by City Council, as there is a large city park in close proximity to this development.

PZ/Questions & Comments:

- Commissioner Musser asked about single ownership of the residential units.
- Mr. Thibault clarified the ownership plan for the residential units.
- Citizen Chuck Brockway expressed his opposition to the development.
- Mr. Thibault gave his closing comments. He explained the parks in lieu process and the city's desire to not have a large park in this subdivision. He explained the preliminary plat process for subdividing the lots and that building permits will be submitted and reviewed at a later date. He stated this development is compliant with the Comprehensive Plan as analyzed by city staff, the Planning and Zoning Commission and City Council.

Discussions Followed:

- Commissioner Kelley reviewed what the commission is voting on for this

application.

- Commissioner Hansen stated the Zoning Development Agreement has been brought forward to the commission and council multiple times and the only thing the commission is voting on tonight is the division of lots.
- Commissioner Detweiler stated he likes the mixed use of this subdivision and believes the applicant has made the changes requested by the commission.
- Commissioner Musser stated the commission is just moving to the next step, and the developer has addressed the concerns brought forward. He stated he believes the mixed use is similar to what is currently along the canyon rim. He stated there is a need for this type of development and that it fits with the Comprehensive Plan.
- Commissioner Detweiler believes this project works as a project on the canyon rim.
- Commissioner Kelley agreed it is a good project as it sits back from the canyon rim trail and the developer is working on improving the trail.
- Chairperson Titus stated she agrees as this project is not on the canyon rim, but in the Canyon Rim Overlay. She believes it will bring better accessibility, works with the Comprehensive Plan and is appropriate for the area.

MOTION: Commissioner Kelley moved to approve the request for the Preliminary Plat for the Federation Point ZDA Subdivision, approximately 10.69 (+/-) acres consisting of seven (7) lots located at 2104 Washington Street North c/o EHM Engineers, Inc. on behalf of Federation Point, ZDA. (PZ21-0115), as presented with staff recommendations. Commissioner Bolton seconded the motion.

Unanimously Approved by a vote of 6 to 0.

4) Public Hearings

- a) Request for a Special Use Permit to allow for an in-home daycare service on property located at 396 April Avenue c/o Sabrina Al Zohiry. (app. PZ21-0096) - **Rescheduled by Applicant**
- b) *Moved to Item of Consideration*
- c) Request for a recommendation to City Council to consider an amendment to The Comprehensive Plan for the City of Twin Falls by the addition of the Twin Falls Impact Fee Study and Capital Improvements Plan ("Capital Improvements Plan") as Appendix A for the collection and expending of police, fire, parks, and streets development impact fees for system improvements as identified in the Capital Improvements Plan c/o City of Twin Falls. (PZ21-0099)

On April 29, 2021, The Impact Fee and Improvement Reimbursement Committee recommended approval by a vote of 6-0.

Staff Presentation:

Planning and Zoning Director Spendlove presented the request for a recommendation to City Council to consider an amendment to The Comprehensive Plan *for* the City of Twin Falls by the addition of the Twin Falls Impact Fee Study and Capital Improvements Plan ("Capital Improvements Plan") as Appendix A for the collection and expending of police, fire, parks, and streets development impact fees for system improvements as identified in the Capital Improvements Plan c/o City of Twin Falls.

He introduced Consultant Anne Wescott to present the recommendation.

Applicant Presentation:

Anne Wescott, consultant, presented the request. She presented the background of gathering the information and the cities growth projections.

PZ/Questions & Comments:

- Commissioner Musser asked how often these plans be updated.
- Consultant Wescott stated, by law, the plan is to be reviewed every 5 years, but the plan may be looked at sooner if the city growth exceeds expectation.
- Planning and Zoning Director Spendlove recapped the commission's decision on this item and that it is a recommendation to City Council.

Public Hearing: Opened and closed without input**Discussions Followed: without concerns**

MOTION: Commissioner Bolton moved to approve the request for a recommendation to City Council to consider an amendment to The Comprehensive Plan *for* the City of Twin Falls by the addition of the Twin Falls Impact Fee Study and Capital Improvements Plan ("Capital Improvements Plan") as Appendix A for the collection and expending of police, fire, parks, and streets development impact fees for system improvements as identified in the Capital Improvements Plan c/o City of Twin Falls. (PZ21-0099), as presented, with staff recommendations.

Commissioner Detweiler seconded the motion.

Unanimously Approved by a vote of 6 to 0.

- d) Request for a recommendation to City Council for a Zoning Title Amendment to repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention c/o City of Twin Falls. (PZ21-0100)

Staff/Applicant Presentation:

Senior Planner Hart presented the request for a recommendation to City Council for a Zoning Title Amendment to repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention c/o City of Twin Falls.

PZ/Questions & Comments:

- Commissioner Musser asked about the cash submitted by a developer in lieu of a park.
- Deputy City Manager Humble explained the history of the parks in lieu process and why it hasn't worked. He stated the city wants better control of park land. He stated the city uses fees to buy park land the city wants instead of having developers dedicate land as retention pond parks. The city does not want the left over land from developers. He explained the difference between a neighborhood park and community park. He stated with the change, there will be a fairly significant impact fee for parks, but no longer will there be a park dedication requirement. He stated the goal is to get parks where the city wants there to be parks.
- Commissioner Musser asked if the net storm water retention be removed from impact fee?
- Deputy City Manager Humble stated there is a difference and a better storm water solution. He stated the maintenance funding comes from the same pot as perimeter landscaping.
- Chairperson Titus asked about community vs neighborhood park allocation? Are the fees separated?
- Deputy City Manager Humble stated the parks commission defined the difference between the two types of parks. A Neighborhood Park is close to home for nearby recreation. A Community Park (example Sunway Soccer Park) is not a walk to park, but the community drives to those parks for events/tournaments. He stated the city would buy acreage from developers through the platting process where neighborhood parks are needed for incoming subdivisions, while still making improvements to community parks. There is a Parks Master Plan that has neighborhoods marked that are underserved. The parks impact fee will have to be used solely for parks expense and used where the need is greatest.
- Chairperson Titus asked if the city maintains the retention ponds, but does not own land.
- Senior Planner Hart clarified the stormwater retention code and how city will maintain those ponds.
- Deputy City Manager Humble stated the land will be dedicated to the city for maintenance. This is a long-needed solution to this issue.
- Chairperson Titus asked the comparison between a developer dedicating a park versus paying the parks in lieu fee.

- Deputy City Manager Humble clarified the parks in lieu process and how the fees are calculated and collected.
- Commissioner Musser asked if the fee is based on the costs of homes.
- Deputy City Manager Humble clarified the fees are based on the city's needs and what needs drive the fee amount.
- Planning and Zoning Director Spendlove answered there is no discrepancy in park impact fees between multi household vs single family homes. He stated the new code will eliminate the developers obligation for a park. City staff will work with developer on where parks are needed during the platting process.

Public Hearing: Opened and closed without input

Discussions Followed:

- Commissioner Bolton stated she likes that this is a transparent process and that storm water retention is being taken out of a park.
- Commissioner Kelley shared his experience with stormwater retention issues. He is in favor with this plan.
- Chairperson Titus agreed, but is unsure how it compares it to a parks in lieu and the city trying to buy land in areas in this real estate market.
- Commissioner Detweiler agreed and is in favor of getting parks in areas where the city wants and needs them. He believes this is a well thought out plan.
- Commissioner Hansen stated he thinks these are good changes and this will help with parks as mudholes and will put parks where they will be used.

MOTION: Commissioner Kelley moved to approve the request for a recommendation to City Council for a Zoning Title Amendment to repeal City Code Title 10 Chapter 18: Impact Fees, in order to recodify in its own Title; and amend Title 10 Chapter 12 Section 3-11: Parks and Stormwater Retention/Detention c/o City of Twin Falls (PZ21-0100), as presented with staff recommendations.

Commissioner Bolton seconded the motion.

Unanimously approved by a vote of 6 to 0.

5) Upcoming Meeting(s)

- Tuesday, August 24, 2021

6) Adjournment

The meeting adjourned at 07:24 PM



Date: Tuesday, August 24, 2021
To: Planning and Zoning Commission
From: Lisa Strickland

ACTION ITEM

Request:

Request for a Special Use Permit to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West c/o LKV Architects on behalf of CSI Head Start/Early Head Start. (PZ21-0107)

Time Estimate:

Background:

Approximately 5-10 minutes for the presentation with questions/comments to follow

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

n/a

Regulatory Impact:

Per City Code 10-4-4.2(C), a Special Use Permit is required whenever an expansion over 25% over the original use square footage is proposed. The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Town Neighborhood" which allows for schools and civic facilities that serve the surrounding area.

History:

The initial special use permit for the Head Start Program was approved March of 1981. Since that time the subject property has been operated as a school/daycare facility. In January 2019 the Planning & Zoning Commission approved a special use permit expansion to the facility for a 6,257 sq. ft. building.

Analysis:

The facility has operated without incident since 1981 and will continue to operate as a school/daycare facility without an increase in the number of children or staff so the impacts of this expansion should be minimal.

Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0107 SUP SR
2. Vicinity Map
3. Narrative
4. Site Plan
5. Elevations
6. Photos



Special Use Permit Staff Report

Agenda Item XXXX

To: Planning & Zoning Commission

Presenter: City Planner

Request: for a **Special Use Permit** to allow the expansion of an existing school/daycare on property located at 308 Falls Avenue West.

Application: PZ21-0107

Applicant & Representative:

College of Southern Idaho
Head Start/Early Head Start
308 Falls Ave W
Twin Falls, ID 83301

Public Hearing: August 24, 2021

Background:

This is a request to allow for the expansion of an existing school/daycare facility located at 308 Falls Ave W. The property is located within the R-4 (Residential Medium Density) Zoning District.

The plan is to construct a 4,432 sq. ft. building. This building will add 2 classrooms, offices, conference rooms, restrooms and additional storage area.

History:

The initial special use permit for the Head Start Program was approved March of 1981. Since that time the subject property has been operated as a school/daycare facility. In January 2019 the Planning & Zoning Commission approved a special use permit expansion to the facility for a 6,257 sq. ft. building.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by

the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Applicable Zoning Regulations:

Per City Code 10-4-4.2(C), a Special Use Permit is required whenever an expansion over 25% over the original use square footage is proposed.

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Town Neighborhood" which allows for schools and civic facilities that serve the surrounding area.

Analysis and Potential Impacts:

The facility has operated without incident since 1981 and will continue to operate as a school/daycare facility without an increase in the number of

children or staff so the impacts of this expansion should be minimal.

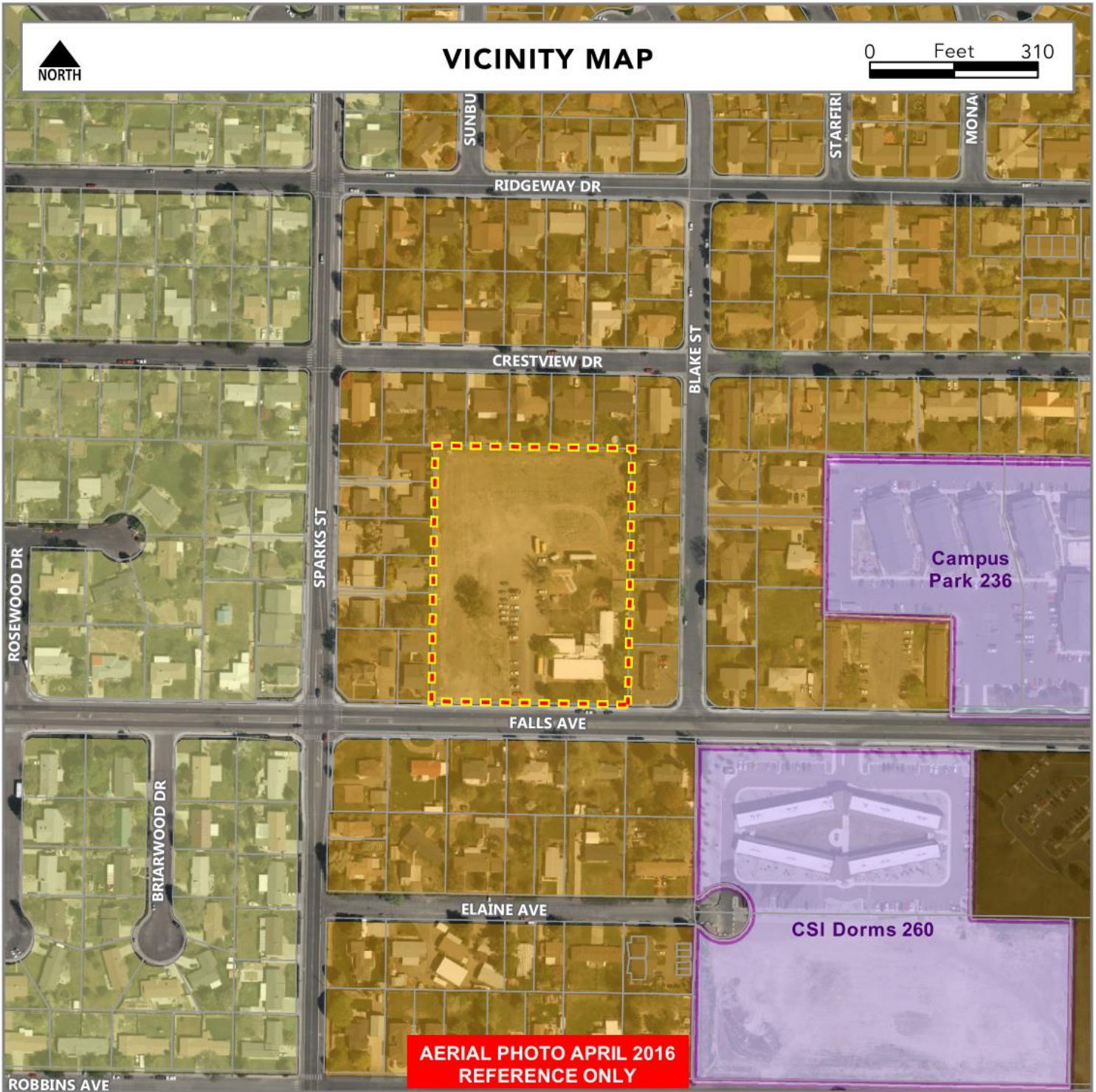
Conclusions:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



- | | | | |
|--|-----|---|-----|
|  | PRO |  | R-4 |
|  | PUD |  | R-6 |
|  | R-2 | | |

Current Zoning: R-4, Medium Density Residential
 Comprehensive Plan: Town Neighborhood

Existing Land Use: School/Daycare Facility
 Proposed Land Use: Expansion of School/Daycare Facility

Surrounding Zoning Designations & Land Use(s)

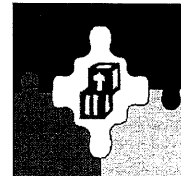
North: R-4, Residential	East: R-4, Residential
South: R-4, Residential	West: R-4, Residential

Applicable Regulations

10-2-1, 10-4-4.2, 10-11-1 to 8, 10-13-2-2



COLLEGE OF SOUTHERN IDAHO
HEAD START/ EARLY HEAD START
390 Falls Ave
Twin Falls, Idaho 83303-1238
P:(208) 736-0741 F:(208)734-3832



Reason for Special Use Request

4. a. In 2019, CSI Head Start/Early Head Start worked with LKV Architects to design the new facility in Twin Falls and create a building phase plan to develop the 4-acre lot over time. The new facility built in 2020 was Phase 1 and it was thought that Phase 2 would be several years away, but after significant research in renovating the old facility it seems prudent to continue with Phase 2 of the site's development at this time. The facility in Phase 2 is 4,432 sq. ft building which will add 2 classrooms, 4 offices, 1 family meeting room, 3 restrooms, 3 storage rooms, play porch and additional playground and parking lot. The classrooms will be attached to one another by a shared child bathroom and the playground will be assessable from the classrooms.

4. b. i. Hours of Operation: 8 to 5 Monday thru Friday

4. b. ii. Traffic Anticipated: Traffic will not increase because total children served does not increase.

4. b. iii. Number of Employees: 27 employees

4. c. i. Noise: Only noise would be from children playing on the playground, Tuesday thru Friday

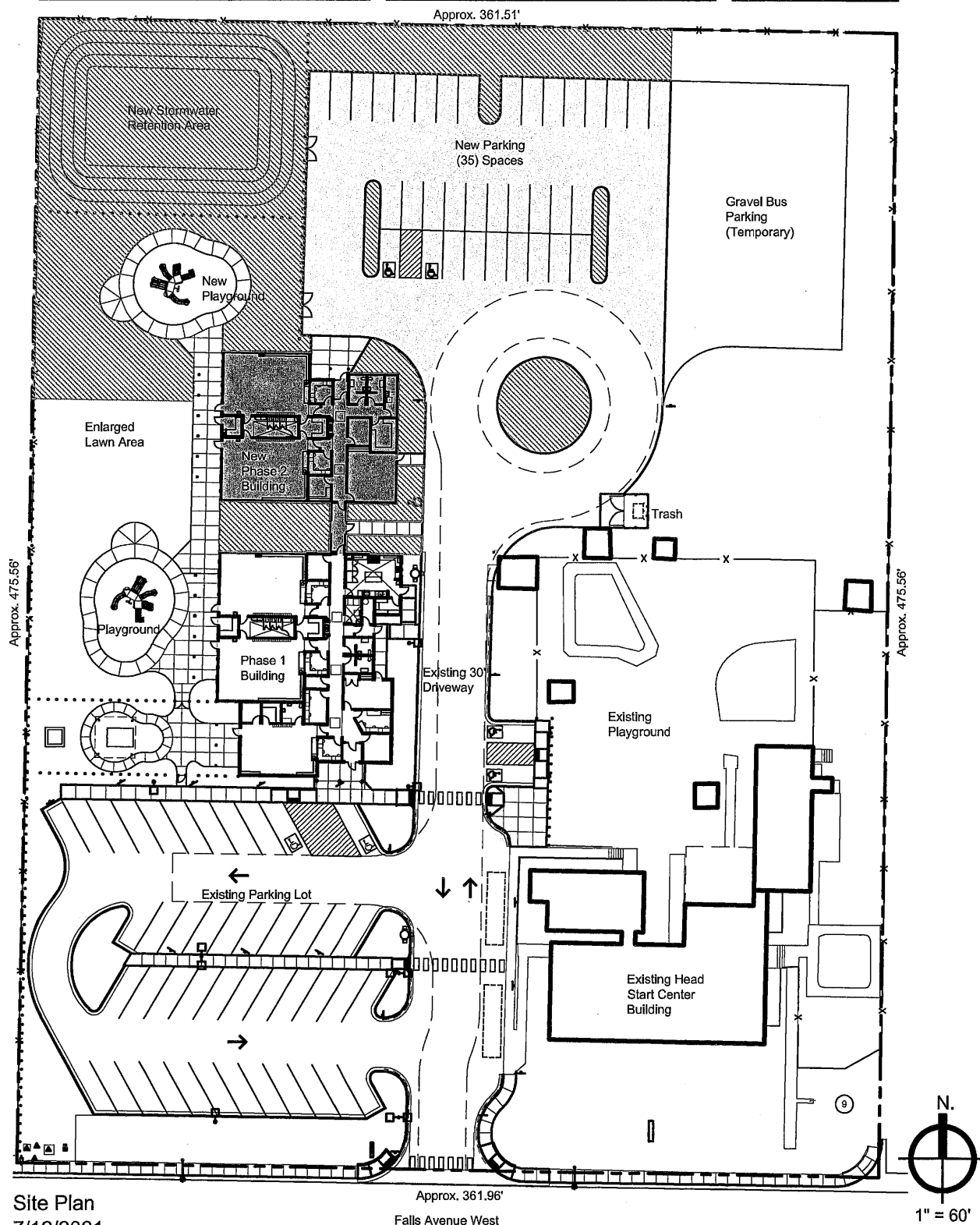
4. c. ii. Glare: 15,045 sq ft parking lot will add additional lighting to the property.

4. c. iii. Odor: No toxic chemicals are used on the property

4 c. iv. Fumes and vibration on adjoining property; with

PHASE 2 DEVELOPMENT SQUARE FOOTAGE:	52,586 SQ. FT.	PARKING	
JURISDICTION:	CITY OF TWIN FALLS	EXISTING STANDARD	42
ZONING:	R-4	EXISTING ACCESSIBLE	4
PHASE 1 BUILDING	6,257 SQ. FT.	NEW STANDARD	33
PHASE 2 BUILDING	4,432 SQ. FT.	NEW ACCESSIBLE	2
		TOTAL	81
EXISTING PAVED AREA	41,418 SQ. FT.	BUS LOADING SPACES:	2
EXISTING LANDSCAPED AREA	29,449 SQ. FT.	DELIVERY SPACE:	1
NEW PAVED AREA	15,045 SQ. FT.		
NEW LANDSCAPED AREA	22,110 SQ. FT.		

Legend	
NEW BUILDING	4,432 SQ. FT.
NEW PAVING	15,045 SQ. FT.
NEW LANDSCAPING	22,110 SQ. FT.

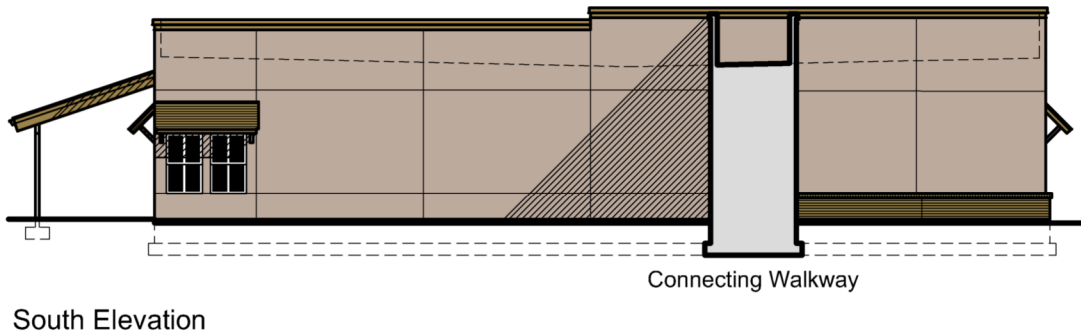
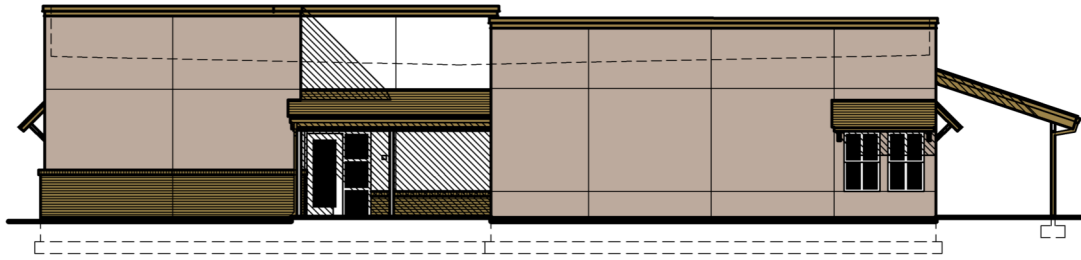
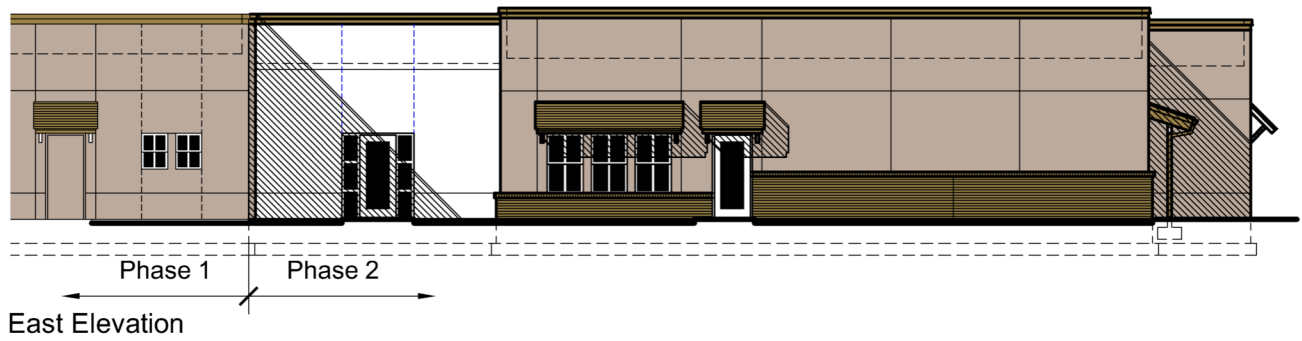


Site Plan
7/12/2021

CSI Head Start / Early Head Start
New Twin Falls Center Building Phase 2
296 Falls Avenue West
Twin Falls, Idaho

Owner: College of Southern Idaho
315 Falls Avenue
Twin Falls, Idaho 83301
Head Start / Early Head Start
(208) 736-0741





Exterior Elevations
8/10/2021

CSI Head Start / Early Head Start
New Twin Falls Center Building Phase 2
296 Falls Avenue West
Twin Falls, Idaho

Owner: College of Southern Idaho
315 Falls Avenue
Twin Falls, Idaho 83301
Head Start / Early Head Start
(208) 736-0741





Falls Avenue West





Date: Tuesday, August 24, 2021
To: Planning and Zoning Commission
From: Elizabeth Hart, City Planner

ACTION ITEM

Request:

Request for a Special Use Permit to allow automobile and truck service and/or repair with an indoor commercial paint facility on property located at 1188 Latitude Circle c/o Cross Development Acquisition, LLC. (PZ21-0108)

Time Estimate:

15 minutes for staff presentation and discussion after.

Background:

The applicant is requesting approval of a special use permit for an automobile service/repair shop and commercial indoor paint shop located at 1188 Latitude Circle.

The subject property is zoned C1 PUD.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Budget Impact:

NA

Regulatory Impact:

Per City Code 10-4-8 and the Latitude 42 C-1 PUD states "a special use permit is required automobile and truck service and/or repair."

Per City Code 10-7-18 states "a special use permit is required for indoor commercial painting."

History:

The property was annexed into City limits October 2005 with an R2 zoning designation. Subsequent public hearings were held in May of 2009 to rezone the property to C1. In January of 2011 the city council approved a request to rezone the property from C1 to C1 PUD. In February 2016 a preliminary plat was approved and in July of 2017 a final plat was approved that includes the subject property.

Analysis:

The subject property is part of the Latitude 42 PUD. The PUD allows for a mix of commercial uses and residential, which includes automobile service and repair shops through a special use permit. Title 10 of City Code requires a special use permit for indoor commercial painting.

The subject property is part of a newer subdivision that is still being built out. There are two existing businesses, directly east is a Pro-Sales shop, and to the south along Cheney Road is a nursing home. Storage units are currently being built to the west, along Creekside Way. An apartment complex is proposed to the south. Other surrounding properties are still vacant.

The proposed special uses will take place inside the building. Any noise or fumes that will be produced will happen indoors. The location of these activities are proposed to be located in the back of the building further away from Latitude Circle. A fence and gate with privacy slats is proposed for a parking lot where vehicles waiting for repairs or pick up which is located out of sight from Latitude Circle. Existing infrastructure to the subject property is adequate to accommodate the additional traffic to the site.

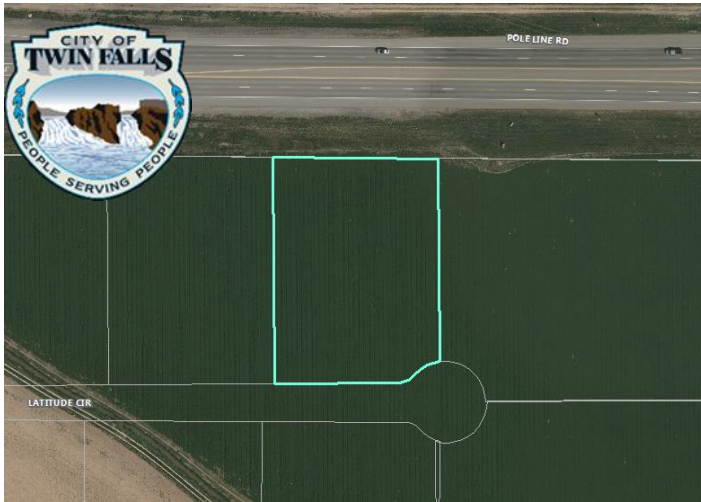
Conclusion:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

1. PZ21-0108 SUP SR
2. Vicinity Map
3. Site Photos
4. Exhibits
5. Narrative



Special Use Permit Staff Report

To: Planning & Zoning Commission

Presenter: Liz Hart, Senior City Planner

Request: for a **Special Use Permit** for an automobile service/repair and commercial paint shop located at 1188 Latitude Circle.

Application: PZ21-0108

Applicant & Representative:

Nick Fore
Cross Development Acquisition, LLC
4336 Marsh Ridge Road
Carrollton, TX 75010

Public Hearing: August 24, 2021

Background:

The applicant is requesting approval of a special use permit for an automobile service/repair shop and commercial indoor paint shop located at 1188 Latitude Circle.

The subject property is zoned C1 PUD.

History:

The property was annexed into City limits October 2005 with an R2 zoning designation. Subsequent public hearings were held in May of 2009 to rezone the property to C1. In January of 2011 the city council approved a request to rezone the property from C1 to C1 PUD. In February 2016 a preliminary plat was approved and in July of 2017 a final plat was approved that includes the subject property.

Approval Process:

The Special Use Permit process requires a public hearing in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall make a decision on the request within thirty (30) days after the public hearing. If Conditions of Approval are placed on the permit by the Commission, the Administrator shall issue the

permit specifically listing such conditions. Conditions shall be implemented within 6 months, or the permit is void.

If the Commission's decision is appealed within fifteen (15) days of the signing of the Findings of Fact, City Council shall set a hearing date to consider all information, testimony and minutes of the previous hearing to reach a decision on the appeal.

Applicable Zoning Regulations:

Per City Code 10-4-8 and the Latitude 42 C-1 PUD states "a special use permit is required automobile and truck service and/or repair."

Per City Code 10-7-18 states "a special use permit is required for indoor commercial painting."

Comprehensive Plan Compliance:

The 2016 Comprehensive Plan; "Grow With Us" designates this Area as appropriate for "Commercial." Staff has determined this request is in compliance with the 2016 comprehensive plan.

Analysis and Potential Impacts:

The subject property is part of the Latitude 42 PUD. The PUD allows for

a mix of commercial uses and residential, which includes automobile service and repair shops through a special use permit. Title 10 of City Code requires a special use permit for indoor commercial painting.

The subject property is part of a newer subdivision that is still being built out. There are two existing businesses, directly east is a Pro-Sales shop, and to the south along Cheney Road is a nursing home. Storage units are currently being built to the west, along Creekside Way. An apartment complex is proposed to the south. Other surrounding properties are still vacant.

The proposed special uses will take place inside the building. Any noise or fumes that will be produced will happen indoors. The location of these activities are proposed to be located in the back of the building further away from Latitude Circle. A fence and gate with privacy slats is proposed for a parking lot where vehicles waiting for repairs or pick up which is located out of sight from Latitude Circle. Existing infrastructure to the subject property is adequate to

accommodate the additional traffic to the site.

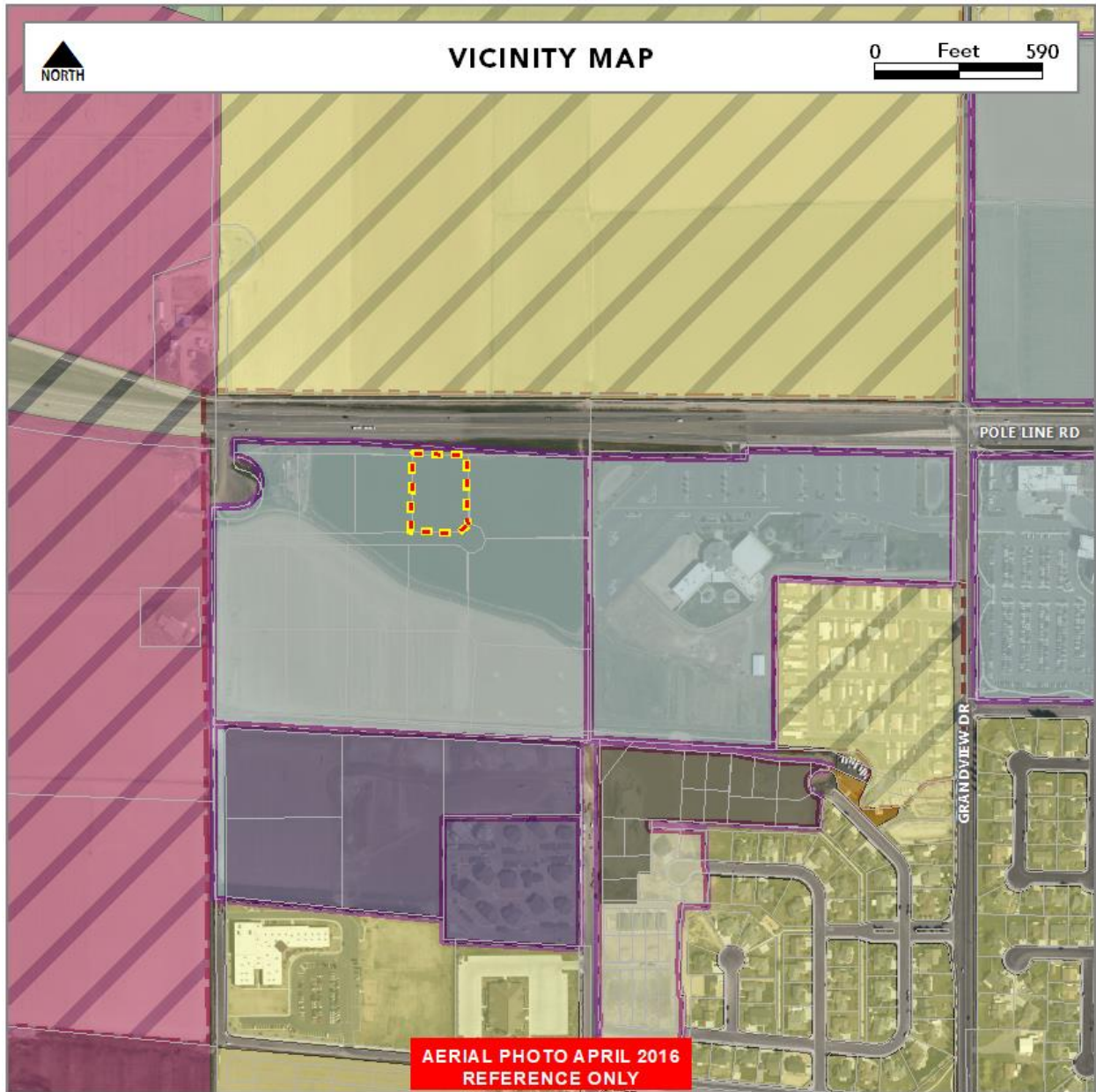
Conclusions:

Upon conclusion should the Commission recommend approval of the request as presented, staff recommends the following:

1. Subject to site plan amendments as required by Building, Engineering, Fire and Zoning Officials to comply with applicable City Codes and standards.

Attachments:

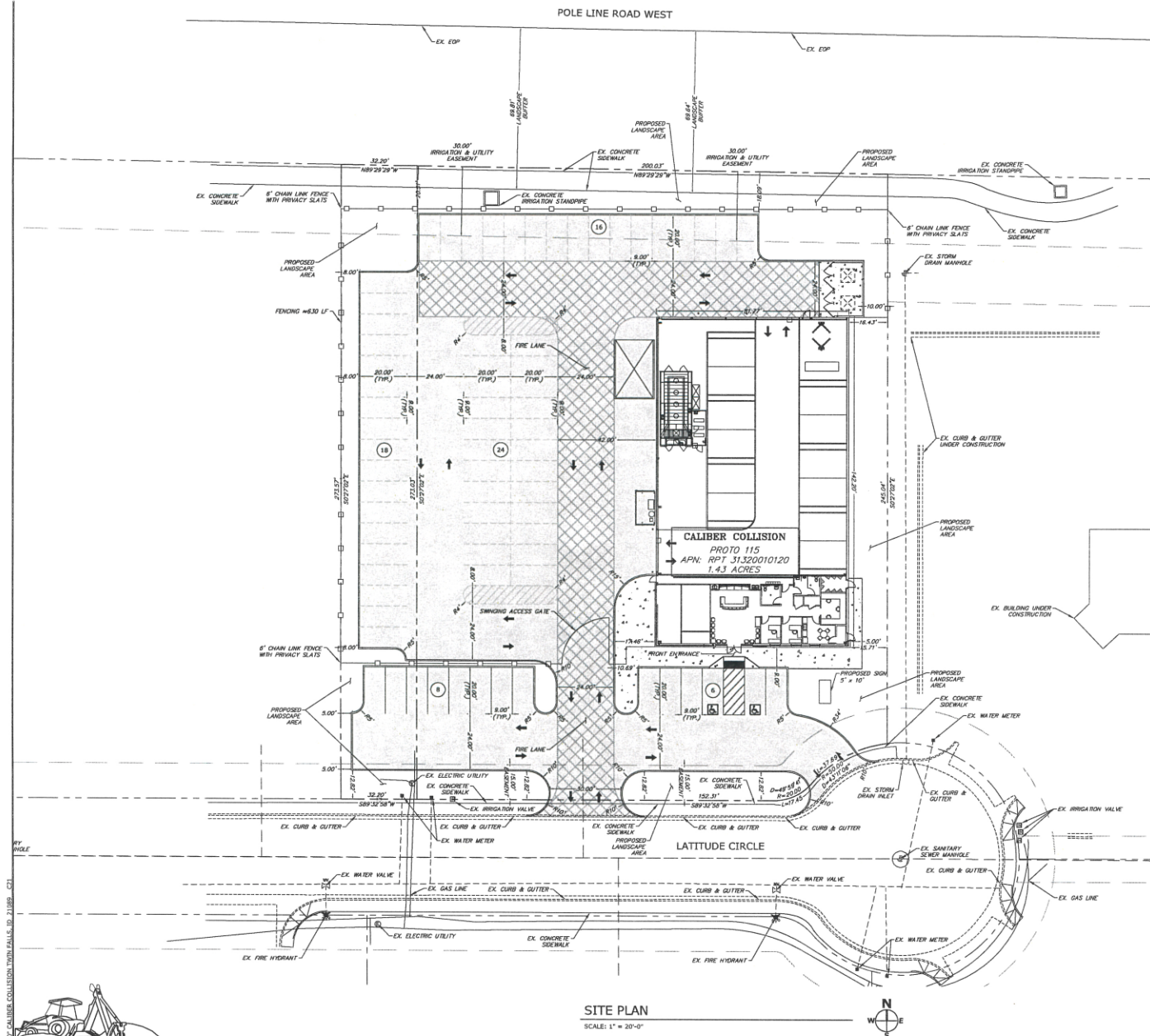
1. Vicinity Map
2. Narrative
3. Exhibits
4. Photos



- | | |
|---------|-----|
| PRO | R-2 |
| PUD | R-4 |
| C-1 | R-6 |
| R-1 VAR | SUI |
| | AOI |



Search by Address
Enter address



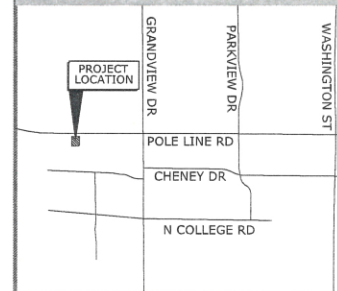
SITE PLAN

SCALE: 1" = 20'-0"

PROJECT LEGEND

A.P.N.:	RPT 31320010120
LEGAL DESCRIPTION:	SECTION 6, TOWNSHIP 10 SOUTH, RANGE 17 EAST
PARCEL ZONING:	LATITUDE 42 C-1 PUD #272
BUILDING PROTOTYPE:	= 115 (11,582 S.F.)
TOTAL PARCEL SIZE:	= 1.43 ACRES = 62,438 S.F.
SITE SETBACKS:	
FRONT YARD:	= 15 FEET
SIDE YARD:	NO REQUIREMENT
BACK YARD:	NO REQUIREMENT
PARKING REQUIRED:	= 21 SPACES [3 + 1.5 x NUMBER OF SERVICE BAYS (12)]
PARKING PROVIDED: (INSIDE GATE)	= 58
(OUTSIDE GATE)	= 14
TOTAL	= 72
HANDICAP STALLS	= 2
REGULAR STALLS	= 70
IMPERVIOUS/ PERVIOUS	
BUILDING	= 11,582 SF
IMPERVIOUS	= 36,910 SF
PERVIOUS (TOTAL LANDSCAPE AREA)	= 14,300 SF
RATIO (IMP: TOTAL)	= 0.59

VICINITY MAP



SCALE: N.T.S.



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DRAWN: H.E.M.
 DESIGNED: H.E.M.
 CHECKED/STAMPED: MATT K. RASHMUSSEN, P.E.

10057
 7-12-21

TECTONICS DESIGN GROUP

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CALIBER COLLISION
 1188 LATITUDE CIRCLE, TWIN FALLS, ID 83301
CROSS DEVELOPMENT
 4336 MARSH RIDGE ROAD, CARROLLTON, TEXAS 75010
 214-614-8252

PROJECT CLIENT: #7 21089

DATE: 07/13/21 SUBMITTAL SUP SUBMITTAL

SUBMITTAL RECORD:

SHEET TITLE: SITE PLAN

C2.1



2934 Sidco Drive
Suite 120
Nashville, TN 37204

CALIBER COLLISION

TWIN FALLS,
IDAHO



FAÇADE DIRECTION	NORTH ELEVATION	EAST ELEVATION	WEST ELEVATION	SOUTH ELEVATION
30°NE SQ. RL	0	2.7	49.51	491.25
PERCENTAGE	0%	0.13%	2.12%	27.41%
8°E	0	12.8	2.3	92
PERCENTAGE	0%	0.44%	0.07%	53.47%
NEAL	1231.8	1975.50	3132.43	114.95
PERCENTAGE	74.73%	99.21%	95.42%	4.71%
C&T 30°E	0	5.4	9.65	37.5
PERCENTAGE	0%	0.02%	0.29%	2.11%
GL&RD	47.2	0	47.77	175.3
PERCENTAGE	3.65%	0%	1.46%	10.06%
LOVEPS	21	0	21	0
PERCENTAGE	1.62%	0%	0.64%	0%
TOTAL SQ. RL	1300	2612.4	3382.46	1743
TOTAL PERCENTAGE	100%	100%	100%	100%

[illegible]

EXTERIOR FINISH LEGEND						
FINISH	DESCRIPTION	LOCATION	MANUFACTURER	PRODUCT CODE	IDENTIFICATION / FINISH STYLE	COMMENTS
AL1	ALUMINUM DOOR FRAME	OFFICE EXTERIOR	MANUFACTURER OR APPROVED EQUAL	DARK ANODIZED BRONZE	7' X 4 1/2" ALUMINUM FRAME	N/A
AL2	CASE SIGNAGE (SEE ELEV.)	OFFICE EXTERIOR	CORPORALDO SIGNAGE & DORADO SIGNAGE	CORPORALDO OFF WHITE & DORADO-BUCKINGHAM	REFER TO SPECIFICATIONS	N/A
CL1	CLAY TILE	COURT TERRACE	ARCHITECTURAL FABRICS, INC.	CLAY TILE	REFLECT 3" X 4 1/2"	NOT AVAILABLE TO BE PROVIDED BY OTHER FABRICATORS. 1400-2400
GL2	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL3	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL4	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL5	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL6	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL7	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL8	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL9	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL10	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL11	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL12	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL13	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL14	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL15	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL16	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL17	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL18	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL19	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL20	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL21	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL22	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL23	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL24	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL25	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL26	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL27	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL28	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL29	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL30	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL31	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL32	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL33	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL34	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL35	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL36	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL37	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL38	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL39	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL40	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 14-74-0400
GL41	GLASS WINDOW PARTITION	OFFICE EXTERIOR	CHERWIN WILLIAMS	SPURRY BLACK	TYPE 1 SCORPER	REFER TO SPECIFICATIONS 1

- DOWNGUTS ARE INDICATED FOR SIZE, QUANTITY, AND APPROXIMATE LOCATION ONLY.
- HOLLOW METAL STEEL DOORS, FRAMES, EXPOSED METAL FLASHING AND EXPOSED MISCELLANEOUS STEEL SHALL BE PAINTED TO MATCH SHEET METAL OR AS NOTED OTHERWISE. IF THERE ARE TWO ADJACENT COLORS AT THE DOOR LOCATION CONTRACTOR TO USE THE BASE OF THE BOTTOM FINISH FOR THE B+ITR DOOR.
- SIGNAGE SHALL BE PERMITTED SEPARATELY.
- REFER TO THIS SHEET FOR RIBS AND MATERIALS.
- PAINT EXPOSED STEEL BEAMS BY STORAGE AREA.
- MECHANICAL SCREENING TO MATCH THE ROOF MATERIAL.
- THE LIGHT SOURCE FOR EXTERIOR FIXTURES SHALL NOT PROJECT BELOW THE EXPOSURE HOUSING SELECTED, AND THE EFFECT OF PROJECTING LIGHT SHALL BE MINIMIZED.

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Job Number: TBC
Issue Date: TBC
Revisions:
Revisions:
Revisions:
Revisions:
Revisions:

External Evaluation

Sheet Number A2.0

104

Written Statement

The reason for requesting this special use permit is there is a proposed paint booth and use not allowed by zoning.

This project is a proposed Caliber Collision which is an auto-body repair and paint shop.

- a. Hours of Operation: 8AM – 5PM/6PM, Monday-Friday
- b. Traffic anticipated: 3-4 intake, 3-4 deliveries on a busy day
- c. Number of employees: 15-20 (only one shift)

Evaluation of the effects on the adjoining property;

Typical repairs at Caliber include hood replacement, fender repair, hail damage, light interior, molding and windshield replacement. Inherently, these types of repairs are not loud enough to project recognizable sound beyond the proposed property lines.

All work is completed within the building confining noise, glare, odor, fumes and vibration.

The proposed Caliber Collision is generally compatible with the other properties in the district as it provides a service to the local community and adds convenience.