

MEMO

Date: May 5, 2020

To: Robb MacDonald, Engineering Department
Andy Cater, Fire Marshal
Chris Bryant, Building Department
Dave Wright, Police Department
N. Shalene French, Caldwell School District
Mark Zirchsky, Pioneer Irrigation District
Amber Jaquier-Page, Pioneer Irrigation District
Carl Miller, Compass Idaho
Sarah Arjona, Idaho Transportation Department
Stephen Hunt, Valley Regional Transit
Tim Page, Boise Project Board of Control
Easement Specialist, Idaho Power
Mishelle Singleton, Intermountain Gas

From: Debbie Root, Senior Planner
Caldwell P & Z Department

RE: Case Number **ZON-20-03/CMP-20-02 Caldwell 23 Rezone**

Attached please find a land use application that you are invited to review. This case is scheduled to be presented before the **Caldwell Hearing Examiner on Wednesday, June 3, 2020 at 7:00 pm.**

Case Number: ZON-20-03/CMP-20-02: A request by Rennison Companies, Inc. to amend the Comprehensive Plan from Industrial to Commercial and to Rezone 23.6 acres including parcels R35140 and R35142 from M-1 (Light Industrial) zone to C-3 (Service Commercial). The proposed mixed use project will include multi-family units and commercial business pads. The subject properties are located at 520 N. 16th Avenue and 2505 Franklin Road, Caldwell, ID.

Please review the attached application and information and provide us with your written input. We request that you e-mail any comments as soon as possible but no later than **Friday, March 22, 2020.**

E-mail: **P&Z@cityofcaldwell.org**

We will assume that you have no objections, concerns or comments if you do not reply to this request within the requested timeframe. If you have any questions, you may contact me at 208-455-4662.



CITY OF Caldwell, Idaho

Planning & Zoning

HEARING REVIEW APPLICATION

Type of Review Requested (check all that apply)

- Annexation/Deannexation
- Appeal/Amendment
- Comprehensive Plan Map Change
- Design Review
- Ordinance Amendment
- Rezone
- Special Use Permit
- Subdivision- Preliminary Plat
- Subdivision- Final Plat
- Subdivision- Short Plat
- Time Extension
- Variance
- Other _____

STAFF USE ONLY:
 File number(s): 201-20-03
Rennison Rezone
 Project name: C PA - 20-02
 Date filed: 4/17/20 Date complete: _____
 Related files: _____

Subject Property Information

Address: 2505 Franklin Rd, Caldwell, ID (Parcel 1) Parcel Number(s): Parcel R351400000
520 N. 16th Ave, Caldwell, ID (Parcel 2) Parcel R4514200000
 Subdivision: _____ Block: _____ Lot: _____ Acreage: 21.63 ac Zoning: M-1 Light Ind.
1.99 ac M-1 Light Ind.
 Prior Use of the Property: Farm & agricultural
Farm & agricultural
 Proposed Use of the Property: RESIDENTIAL (multifamily housing), RETAIL, COMMERCIAL, OR OTHER APPROVED C-4 USES
RESIDENTIAL (multifamily housing), RETAIL, COMMERCIAL, OR OTHER APPROVED C-4 USES

to C-4
revised to C-3
4/24/20

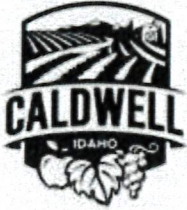
Applicant Information:

Applicant Name: Rennison Companies, Inc. - JOHN RENNISON Phone: 208-938-2440
 Address: 410 E. State Street, Ste. 120 City: Eagle State: Idaho Zip: 83616
 Email: john@rennisoncompanies.com Cell: 208-854-8191
 Owner Name: Saray Company - TUCK EWING Phone: 208-863-1696
 Address: 2441 N. Oconner Ave. City: Meridian State: Idaho Zip: 83646
 Email: tuck.ewing@ewingcompany.com Cell: 208-863-1696
 Agent Name: (e.g., architect, engineer, developer, representative) Engineer - Rennison Design, Inc.
 Address: 410 E. State Street, Ste. 120 City: Eagle State: Idaho Zip: 83616
 Email: BrianL@rennisoncompanies.com Cell: 208-949-1690

Authorization

Print applicant name: John Rennison - Rennison Companies, Inc.
 Applicant Signature: JTR Date: 4/17/20

AI



CITY OF
Caldwell, Idaho

Planning & Zoning

COMP PLAN MAP CHANGE

Project Name: Caldwell 23	File #:
Applicant/Agent: John Rennison - Rennison Companies, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
X	Completed and signed Hearing Review Application	✓
	Narrative fully describing the proposed map change, including the following: <ul style="list-style-type: none"> ➤ Total # of acres being re-classified and the new map classification ➤ How the proposed change will complement with the surrounding area 	✓
X	Warranty deed for the subject property	✓
X	Signed Property Owner Acknowledgement (if applicable)	✓
X	Vicinity map, showing the location of the subject property	✓
X	Metes and bounds legal description for the site	✓
	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
X	Please indicate # of property owners within 300 feet: <u>22*</u>	
X	Fee Paid electronically 4/16/20	✓

* There were 22 parcels and 22 land owners listed on the "Canyon County Listing - 300 ft." radius list provided 2/20/20 -- see attached.

STAFF USE ONLY:

Date Application Received: 4/17/20

Received by: W

Proposed Hearing Date: _____

Hearing Body: _____

A1



CITY OF
Caldwell, Idaho

Planning & Zoning

REZONE

Project Name: Caldwell 23	File #:
Applicant/Agent: John Rennison - Rennison Companies, Inc.	

Applicant (v)	Please provide the following REQUIRED documentation:	Staff (v)
x	Completed & signed Hearing Review Master Application	✓
x	Narrative fully describing the proposed use/request	✓
x	Recorded warranty deed for the subject property	✓
x	Signed Property Owner Acknowledgement (if applicable)	✓
x	Vicinity map, showing the location of the subject property	✓
x	Site Plan The following are suggested items that may be shown on the site plan:	✓
x	• Property boundaries of the site	
x	• Existing buildings on the site	
x	• Parking stalls and drive aisles	
x	• Sidewalks or pathways (proposed and existing)	
x	• Fencing (proposed and existing)	
x	Metes and bounds legal description for the site to be rezoned in WORD format	✓
x	Landscape Plan (if applicable) Combined w/ Site Plan	
x	Neighborhood Meeting sign-in sheet	✓
x	All of the above items shall be submitted in 8 ½ x 11 paper format AND in electronic format (preferably PDF or Word) on either a jump drive or CD. Please be aware the jump drive or CD will become part of the file and will not be returned	
x	Fee Paid electronically 4/16/20	✓

STAFF USE ONLY:

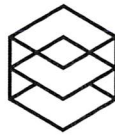
Date Application Received: 4/17/20

Received by: LC

Proposed Hearing Date: _____

Hearing Body: _____

AI



RENNISON DESIGN

April 17, 2020

Via Email

City of Caldwell Planning & Zoning Department
Attn: Jerome Mapp, Debbie Root
621 Cleveland Blvd.
Caldwell, ID 83605

Re: COMP PLAN MAP CHANGE APPLICATION
"Caldwell 23" – 23.6 Acres West of the Intersection of I-84 & Franklin Road, Caldwell, ID

Dear Jerome, Debbie, and City of Caldwell Staff,

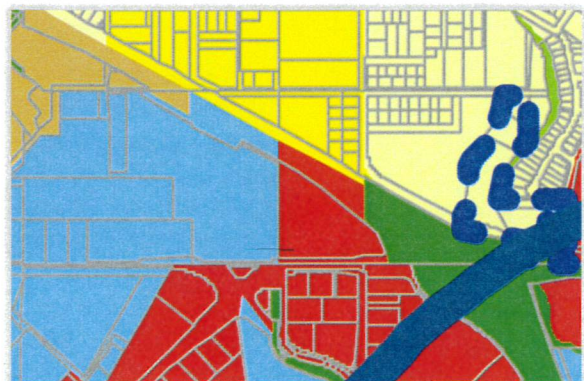
Our team is pleased to submit the attached application for a **COMP PLAN MAP CHANGE** for the property we have discussed located just west of the intersection of Interstate 84 and Franklin Road in Caldwell, Idaho. We are referring to our project as simply "Caldwell 23" at this point; a new name for the development will be established once we are further along in the planning and design processes. Concurrently under separate cover, we are also submitting an application package for the associated REZONE of this same property.

Property Description

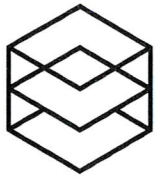
The property consists of approximately 23.6 acres and is bound by Franklin Road to the south, Notus Canal to the east, Notus Canal and I-84 to the north, and some light industrial and residential uses to the west. The property consists of two existing parcels—Parcel R3514200000 (1.99 acres) and Parcel R3514000000 (21.63 acres).

Current zoning for the property is M-1 Light Industrial. Zoning around the perimeter of the property includes: M-1 Light Industrial to the south and west; T-N Traditional Neighborhood along the western portion of the north boundary; C-4 Interchange or Freeway Commercial along the eastern portion of the north boundary and to the east; and C-3 Service Commercial to the southeast and farther south from the site.

The 2040 Comprehensive Plan Map shows the property designated as **Manufacturing & Production**. Land use designations around the perimeter of the property include Manufacturing & Production to the west; Traditional Neighborhood along the western portion of the north boundary; Medium Density Residential to the north across I-84; and **Commercial & Service** (our desired new land use designation) to the east and south.



Handwritten signature/initials: XZ



The property is currently used primarily for residential and agricultural-related uses. There are two old homes located on the property—one on the smaller parcel in the northwest corner, and the other amidst the existing trees located near the center of the property. Both homes appear to be occupied at least part-time. There is also a barn and associated cattle pens and corrals located near the southeast property corner. The balance of the site is mostly cultivated grassland used for cattle grazing and farming.

The general area appears to be in a redevelopment pattern and includes several largely unused properties, some new apartment communities (Hope Plaza Apartments and Canyon Crossing Apartments), and some new retail and commercial development along Franklin Road.

Proposed Use

Our development team intends to construct a mixed-use project with a combination of multifamily apartment buildings and office, retail, and/or light commercial building(s). Our current conceptual site plan includes a multifamily community over the majority of the site, with retail and office pads located in the southeast corner of the property nearest to Franklin Road and the existing retail and commercial buildings in that area. Some or all of the multifamily units may be affordable workforce housing, and some may be market-rate housing. Our team is anchored by The Pacific Companies, a national leader in multifamily housing based in Eagle, Idaho. The Pacific Companies have completed more than 160 multifamily and charter school projects in the western states, and they have a reputation for creating high quality projects that they own and operate long term.

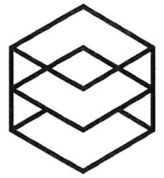
In order to develop the property as intended, we are seeking to rezone the property to **C-3 Service Commercial** and to change the 2040 Comprehensive Plan land use designation for the property to **Commercial & Service**. Commercial & Service is the land use designation for the adjacent properties to the east and south and continues southerly from there.

After close coordination with the City of Caldwell Planning and Zoning (P&Z) staff, we believe that rezoning the property to C-3 and updating the 2040 Comprehensive Plan to show Commercial & Service designation for the site are appropriate and are excellent options for the City. These changes will:

- Simply extend the C-3 zoning that exists immediately to the southeast and farther to the south (thereby avoiding "spot zoning").
- Also extend the Commercial & Service land use designation that exists to the east and south on the 2040 Comprehensive Plan.
- Provide the flexibility that our team desires accommodating a mixed-use development that includes multifamily housing, office and retail uses, and/or other approved uses in this zone.

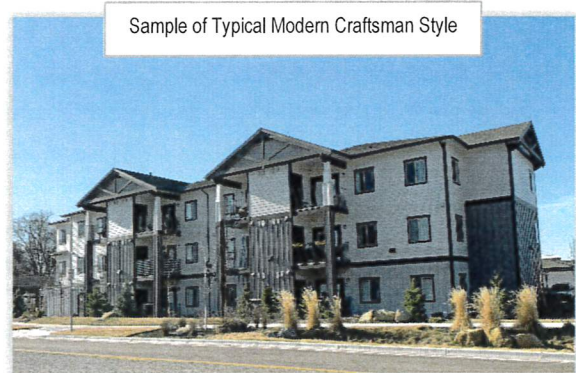
A Complement to the Surrounding Area

We believe this project will be an excellent addition to the City of Caldwell and will complement the immediate vicinity very nicely. Our conceptual site plan includes both a multifamily residential component and a retail/commercial component in the southeasterly portion of the site. We are proposing multiple apartment buildings carefully arranged in several garden-style clusters, allowing convenient access from parking stall to front door, while creating expansive green space with playground equipment, shaded picnic areas, attractive landscaping, and meandering paved pathways. Architecturally, we are proposing a Modern Craftsman style that blends the warmth and natural materials of traditional Craftsman homes with clean lines and contemporary



colors. Other single family and multifamily housing developments, including Hope Plaza Apartments, are located nearby to the west and to the north across the freeway.

At the southeastern region of the site, in an area that is at a significantly higher elevation than the balance of the property, we are proposing to construct retail and/or commercial buildings that best-serve the City of Caldwell and greater Treasure Valley. The architecture and arrangement of these buildings will depend on the user/tenant mix to some extent, but we plan to feature contemporary architecture, ample landscaping, easy access from Franklin Road and I-84, and adequate parking to make the customer experience the very best possible. Other retail, commercial, service, and light industrial uses exist immediately to the east and south of our project and continue in both directions along Franklin Road.

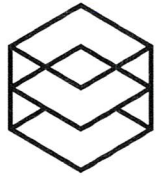


Project Benefits

We are very excited to bring this mixed-use project to Caldwell, and we believe there are many ways in which the community will benefit from this new development:

- **Much-needed Housing** – It's no secret that there is an on-going, crucial need throughout the Treasure Valley for housing...and in particular, affordable housing. This project will bring hundreds of new units to the heart of Caldwell and just minutes from the freeway.
- **Excellent Access** – Located just yards from the I-84/Franklin Road interchange, residents and business owners within our development will have immediate, easy access to and from anywhere in the valley. The College of Idaho and the multitude of amenities that downtown Caldwell has to offer are just a short drive, bike ride, or walk to the south.
- **Keeping People and Jobs in Caldwell** – The proposed project capture hundreds and hundreds of new residents in Caldwell, will create an opportunity for several new retail/commercial businesses to call home, and will help keep the associated spending and tax revenue from these residents, business operators, and customers frequenting other local businesses in Caldwell.
- **Beautification of the Property** – The proposed project is located at a prominent freeway interchange and is highly visible, particularly to eastbound interstate travelers. Existing features at the site include several overgrown trees, two old residential buildings, and a dilapidated barn and stables. This project will breathe new life into the area with acres of groomed turf, shrubs, and trees, along with clean, contemporary architecture, new fencing, and an abundance of new private drive aisles and parking areas.
- **Consistent with the Comp Plan** – The City's 2040 Comprehensive Plan is designed to encourage and support Caldwell's growing population by creating neighborhoods where citizens can live, work, and play. Other goals of the Comp Plan include creating and capturing jobs, fostering distinctive, mixed-use developments, and promoting community connectivity with plentiful walkways for pedestrians and cyclists. Our project hits each of these objectives, while also matching the long-term land use vision of providing a variety of retail and commercial services in the immediate vicinity.

A2



Application Information

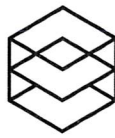
The COMP PLAN MAP CHANGE application accompanies this narrative, and all of the listed required attachments are included in the order they are presented on the form. We hope you find our application for this minor change to the 2040 Comprehensive Plan for the subject 23.6 acres complete, easy to navigate, and a compelling opportunity for the City of Caldwell.

Sincerely,

Rennison Design

Handwritten signature of Brian Liquin in blue ink.

Brian Liquin
Pre-Development Director



RENNISON DESIGN

April 17, 2020

Via Email

City of Caldwell Planning & Zoning Department
Attn: Jerome Mapp, Debbie Root
621 Cleveland Blvd.
Caldwell, ID 83605

Re: REZONE APPLICATION
"Caldwell 23" – 23.6 Acres West of the Intersection of I-84 & Franklin Road, Caldwell, ID

Dear Jerome, Debbie, and City of Caldwell Staff,

Our team is pleased to submit the attached application for a **REZONE** of the property we have discussed located just west of the intersection of Interstate 84 and Franklin Road in Caldwell, Idaho. We are referring to our project as simply "Caldwell 23" at this point; a new name for the development will be established once we are further along in the planning and design processes. Concurrently under separate cover, we are also submitting an application package for the associated COMP PLAN MAP CHANGE for this same property.

Property Description

The property consists of approximately 23.6 acres and is bound by Franklin Road to the south, Notus Canal to the east, Notus Canal and I-84 to the north, and some light industrial and residential uses to the west. The property consists of two existing parcels—Parcel R3514200000 (1.99 acres) and Parcel R3514000000 (21.63 acres).

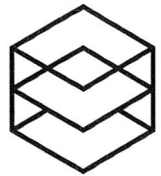
Current zoning for the property is **M-1 Light Industrial**. Zoning around the perimeter of the property includes: M-1 Light Industrial to the south and west; T-N Traditional Neighborhood along the western portion of the north boundary; C-4 Interchange or Freeway Commercial along the eastern portion of the north boundary and to the east; and **C-3 Service Commercial** (our desired zoning) to the southeast and farther south from the site.

The property is currently used primarily for residential and agricultural-related uses. There are two old homes located on the property—one on the smaller parcel in the northwest corner, and the other amidst the existing trees located near the center of the property. Both homes appear to be occupied at least part-time. There is also a barn and associated cattle pens and corrals located near the southeast property corner. The balance of the site is mostly cultivated grassland used for cattle grazing and farming.

The general area appears to be in a redevelopment pattern and includes several largely unused properties, some new apartment communities (Hope



X2



Plaza Apartments and Canyon Crossing Apartments), and some new retail and commercial development along Franklin Road.

Proposed Use

Our development team intends to construct a mixed-use project with a combination of multifamily apartment buildings and office, retail, and/or light commercial building(s). Our current conceptual site plan includes a multifamily community over the majority of the site, with retail and office pads located in the southeast corner of the property nearest to Franklin Road and the existing retail and commercial buildings in that area. Some or all of the multifamily units may be affordable workforce housing, and some may be market-rate housing. Our team is anchored by The Pacific Companies, a national leader in multifamily housing based in Eagle, Idaho. The Pacific Companies have completed more than 160 multifamily and charter school projects in the western states, and they have a reputation for creating high quality projects that they own and operate long term.

In order to develop the property as intended, we are seeking to rezone the property to **C-3 Service Commercial**. After close coordination with the City of Caldwell Planning and Zoning (P&Z) staff, we believe this is the most appropriate new zoning designation for the property. C-3 zoning provides for:

- Simply extending the C-3 zoning that exists immediately to the southeast and farther to the south (thereby avoiding "spot zoning").
- The flexibility that our team desires accommodating a mixed-use development that includes multifamily housing, office and retail uses, and/or other approved uses in this zone.
- General compatibility with the 2040 Comprehensive Plan.

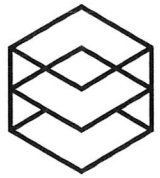
Multifamily housing, office, retail, and light commercial are all approved uses within our desired C-3 zoning. Per the City Ordinance, any multifamily use component of our project will be subject to the same density, building height, and setback restrictions as the R-3 High Density Residential zone—namely:

- Gross residential density shall not exceed 25 units per gross acre.
- Building height shall not exceed 45 feet.
- Setbacks shall be 20 feet front yard, 15 feet rear yard, and 6 feet interior side yard, and 15 feet street side yard.

Conceptual Site & Landscape Plan Specifics

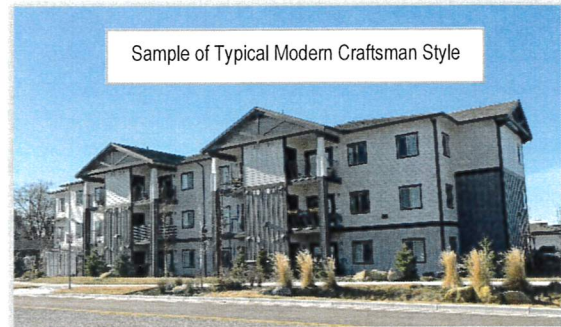
The conceptual site and landscape plan that we have prepared includes both a multifamily residential component across much of the property and also a retail/commercial component in the southeasterly portion of the site. Note that a number of factors could lead to changes to our development strategy for this property. While our current plans include creating this exciting mixed-use residential and retail/commercial project, we will comply with the requirements of the C-3 zone for any proposed development on the property.

We are proposing multiple apartment buildings carefully arranged in several garden-style clusters across most of the property. This type of arrangement allows for convenient access from parking stall to front door, while also creating expansive green space to the interior of the building clusters. These open, park-like areas are planned to have playground equipment, shaded picnic areas, attractive landscaping, meandering paved pathways, and an abundance of wide-open space for play, exercise, or simply to relax and refocus. A large, multi-use clubhouse



that will feature a workout room, a game room, a large event room, and other amenities is also planned for development.

The architecture of the multifamily units will be both attractive and complementary to the best new developments within Caldwell and the surrounding valley. Our team is proposing a Modern Craftsman style that blends the warmth and natural materials of traditional Craftsman homes with clean lines and contemporary colors.



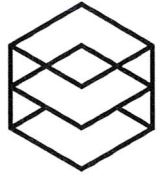
At the southeastern region of the site, in an area that is at a significantly higher elevation than the balance of the property, we are proposing to construct retail and/or commercial buildings that best-serve the City of Caldwell and greater Treasure Valley. The architecture and arrangement of these buildings will depend on the user/tenant mix to some extent, but we plan to feature contemporary architecture, ample landscaping, easy access from Franklin Road and I-84, and adequate parking to make the customer experience the very best possible.

Primary access to and from the overall property will be from Franklin Road. We are currently proposing our main access point near the southwest corner of the property with full access from Franklin Road. This access point will welcome our residents with abundant landscaping and a wide-open, divided-lane drive aisle that wraps around a natural slope before entering into the multifamily neighborhood. Perpendicular street-side parking is planned throughout the site, providing the residents the shortest possible path from their parking stall to their living room. Careful attention will be provided to every site design detail, from the locations of accessible parking stalls and trash collection bins...to the sidewalks, pathways, and outdoor gathering areas...and on to the expansive perimeter landscaped buffer zones that feature an array of evergreens, shrubs of varying heights and colors, and a multitude of native grasses surrounding the overall development.

Our team is planning primary access to the retail/commercial area via a right-in, right-out driveway near the southeast property corner, with secondary access available off of the same Franklin Road drive aisle that serves the residential component. It should be noted that this region of the site is at a significantly higher elevation than the balance of the property, and a direct access point will provide the best viability for new businesses coming to Caldwell. This limited-movement access point will also proceed downhill to the north and tie into the residential drive aisles. We recognize the concerns of having this easternmost direct access off of Franklin Road, which is why we are proposing limited movements, and again noting that this retail/commercial portion of the site is essentially up on a hill with the balance of the retail and commercial business in the area. The proposed residential area is at significantly lower grade to the north and west.

Project Benefits

We are very excited to bring this mixed-use project to Caldwell, and we believe there are many ways in which the community will benefit from this new development:



- **Much-needed Housing** – It's no secret that there is an on-going, crucial need throughout the Treasure Valley for housing...and in particular, affordable housing. This project will bring hundreds of new units to the heart of Caldwell and just minutes from the freeway.
- **Excellent Access** – Located just yards from the I-84/Franklin Road interchange, residents and business owners within our development will have immediate, easy access to and from anywhere in the valley. The College of Idaho and the multitude of amenities that downtown Caldwell has to offer are just a short drive, bike ride, or walk to the south.
- **Keeping People and Jobs in Caldwell** – The proposed project capture hundreds and hundreds of new residents in Caldwell, will create an opportunity for several new retail/commercial businesses to call home, and will help keep the associated spending and tax revenue from these residents, business operators, and customers frequenting other local businesses in Caldwell.
- **Beautification of the Property** – The proposed project is located at a prominent freeway interchange and is highly visible, particularly to eastbound interstate travelers. Existing features at the site include several overgrown trees, two old residential buildings, and a dilapidated barn and stables. This project will breathe new life into the area with acres of groomed turf, shrubs, and trees, along with clean, contemporary architecture, new fencing, and an abundance of new private drive aisles and parking areas.
- **Consistent with the Comp Plan** – The City's 2040 Comprehensive Plan is designed to encourage and support Caldwell's growing population by creating neighborhoods where citizens can live, work, and play. Other goals of the Comp Plan include creating and capturing jobs, fostering distinctive, mixed-use developments, and promoting community connectivity with plentiful walkways for pedestrians and cyclists. Our project hits each of these objectives, while also matching the long-term land use vision of providing a variety of retail and commercial services in the immediate vicinity.

Application Information

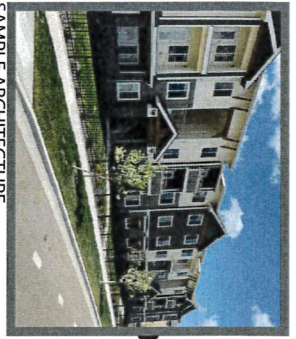
The REZONE application accompanies this narrative, and all of the listed required attachments are included in the order they are presented on the form. We hope you find our application for the rezoning of the subject 23.6 acres complete, easy to navigate, and a compelling opportunity for the City of Caldwell.

Sincerely,

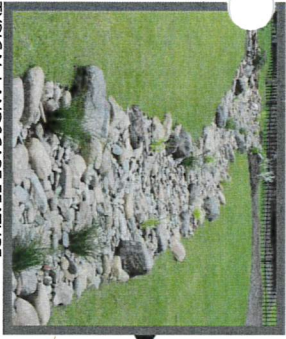
Rennison Design

Brian Liquin
Pre-Development Director

A2



SAMPLE ARCHITECTURE



TYPICAL LANDSCAPE FEATURE



TYPICAL FENCING STYLES

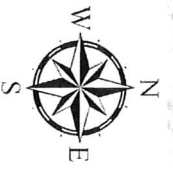


ENTRY MEDIAN CONCEPT



DEVELOPMENT BY
THE PACIFIC COMPANIES
RENNISON COMPANIES

CALDWELL 23
 A MIXED USE COMMUNITY
 CALDWELL, IDAHO
CONCEPTUAL SITE & LANDSCAPE PLAN



CONCEPTUAL SHADE AMENITY



TYPICAL PLAY EQUIPMENT



TYPICAL WALKING PATHS

OVERALL PROJECT
 PARCEL NUMBERS: R351-1400000 & R351-4200000
 EXISTING ZONING: M-1
 PROPOSED ZONING: C-4
 TOTAL SITE AREA: 23.6 ACRES

MULTIFAMILY RESIDENTIAL
 RESIDENTIAL DENSITY: 25 UNITS/ACRE ALLOWED
 APPROXIMATELY 504 UNITS SHOWN
 BUILDING HEIGHT: 45'-0"

COMMERCIAL
 APPROXIMATELY 30,000 S.F. SHOWN

SITE DATA

A3



Scale 1" = 100'
Drawing Not To Scale - CONCEPT ONLY



VICINITY MAP
CALDWELL, IDAHO



A4

Debbie Root

From: Brian Liquin <BrianL@rennisoncompanies.com>
Sent: Tuesday, April 28, 2020 6:32 PM
To: Debbie Root
Subject: RE: Caldwell 23 -- C-3 ZONING
Attachments: 02_Caldwell 23 Rezone Narrative REV.pdf; 01_Caldwell 23 Rezone App REV.pdf; 02_Caldwell 23 Comp Plan Map Change Narrative REV.pdf; 01_Caldwell 23 Comp Plan Map Change App REV.pdf

Hi, Debbie. Thanks again for your continued guidance with this project. Please find our revised REZONE application and narrative along with our revised COMP PLAN MAP CHANGE application and narrative, all showing the minor adjustment to C-3 zoning from C-4. Based upon your recommendation, we do feel like this is a great option that allows even more flexibility than the C-4 zone designation.

Please let me know if you have any follow-up questions. Thank you!

BRIAN LIQUIN | Pre-Development Director



ADDRESS: 410 E State Street, Suite 120 | Eagle, Idaho 83616
OFFICE: 208.938.2440 | **DIRECT:** 208.577.2244 | **MOBILE:** 208.949.1690
EMAIL: BrianL@RennisonCompanies.com | **WEBSITE:** www.RennisonCompanies.com

From: Debbie Root <droot@cityofcaldwell.org>
Sent: Monday, April 27, 2020 11:17 AM
To: Brian Liquin <BrianL@rennisoncompanies.com>
Subject: RE: Caldwell 23 -- C-4 or C-3

Yes, please update the narratives if that is the direction you want to go.

Meeting dates are fluid right now. We are trying to get your project slated in for early June. May 12th got cancelled so May 26th is not an option. We are scheduling a HE meeting for the 3rd or 4th and then have a regularly scheduled PZ meeting for June 9th. We will let you know when we have them nailed down.

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Debbie A Root, MBA, PCED
Senior Planner
City of Caldwell
droot@cityofcaldwell.org
208-455-4662

From: Brian Liquin <BrianL@rennisoncompanies.com>
Sent: Monday, April 27, 2020 9:26 AM

To: Debbie Root <droot@cityofcaldwell.org>

Subject: RE: Caldwell 23 -- C-4 or C-3

Thank you, Debbie. This makes great sense. In terms of what revisions you need from us, should I just revise the two narratives and the associated applications, replacing any references to "C-4" with "C-3"? There may be a few sentences that warrant revision, too, just to capture the spirit of what you have shared below. I can email those updates to you today no problem. What is it looking like for the earliest available HE or P&Z date? Maybe you guys haven't pinned down all of the additional meeting dates yet. I realize this is a bit of a moving target under the circumstances.

Thanks again for your help!

BRIAN LIQUIN | Pre-Development Director



ADDRESS: 410 E State Street, Suite 120 | Eagle, Idaho 83616
OFFICE: 208.938.2440 | DIRECT: 208.577.2244 | MOBILE: 208.949.1690
EMAIL: BrianL@RennisonCompanies.com | WEBSITE: www.RennisonCompanies.com

From: Debbie Root <droot@cityofcaldwell.org>

Sent: Monday, April 27, 2020 8:56 AM

To: Brian Liquin <BrianL@rennisoncompanies.com>

Subject: RE: Caldwell 23 -- C-4 or C-3

Brian,

I believe that C3 offers the most flexibility for long term development even though both C3 and C4 offer the type of development you are considering and have presented to us. We have had several requests since December to rezone from C4 to either C3 or M1 specifically to allow more flexibility of potential tenants. I have re-read the purpose of zone statements and attached them. Also the Comprehensive Plan contains a section "Guidance on Non-residential Zoning". The guidance lays out the following for Franklin Road: [M-1 or C3 Chicago Avenue to 21st Avenue], [21st Ave to I-84 C3 or C4]. I do not feel that C3 would be considered spot zoning in an area that is intended to be commercial/industrial.

Zoning Ord: Purposes of Zones

C-3 SERVICE COMMERCIAL: The purpose of the service commercial zone is to provide areas by zoning procedures in accordance with the comprehensive plan that provide suitable areas where activities of a service nature which are more intensive in character than in other commercial zones and, which may be semi-industrial in character, may be carried out in conjunction with the policies of the comprehensive plan.

C-4 FREEWAY COMMERCIAL: The purpose of the freeway commercial zone is to provide areas by zoning procedures in accordance with the comprehensive plan that establish zones, which are in conjunction with the policies in the comprehensive plan, in the vicinity of freeway interchanges and frontage access roads for the purpose of providing travel related services to highway users.

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Debbie A Root, MBA, PCED
Senior Planner

A12

From: Brian Liquin <BrianL@rennisoncompanies.com>
Sent: Friday, April 24, 2020 5:55 PM
To: Debbie Root <droot@cityofcaldwell.org>
Subject: RE: Caldwell 23 -- C-4 or C-3

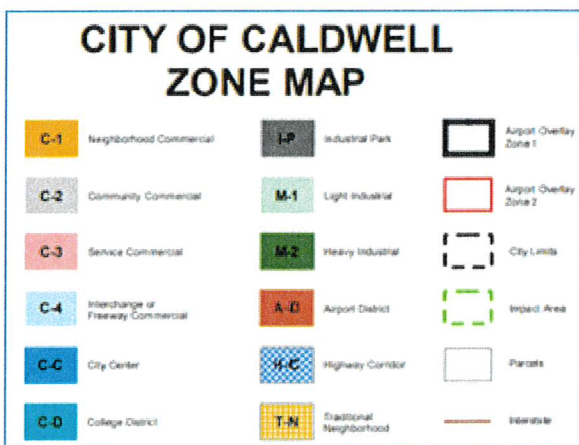
Hi, Debbie! I left you a voice message this afternoon, and it may be easiest/most efficient if you just call me back at your convenience.

Regarding whether we should go C-4 "Interchange or Freeway Commercial" or C-3 "Service Commercial," essentially we just want what fits with the City's vision the best and also allows the most flexibility for our project. Jerome had pointed me towards C-4 due to the existing adjacency to the west and north, since we are also along the freeway, and since the things we are currently planning on are allowed within this new zone.

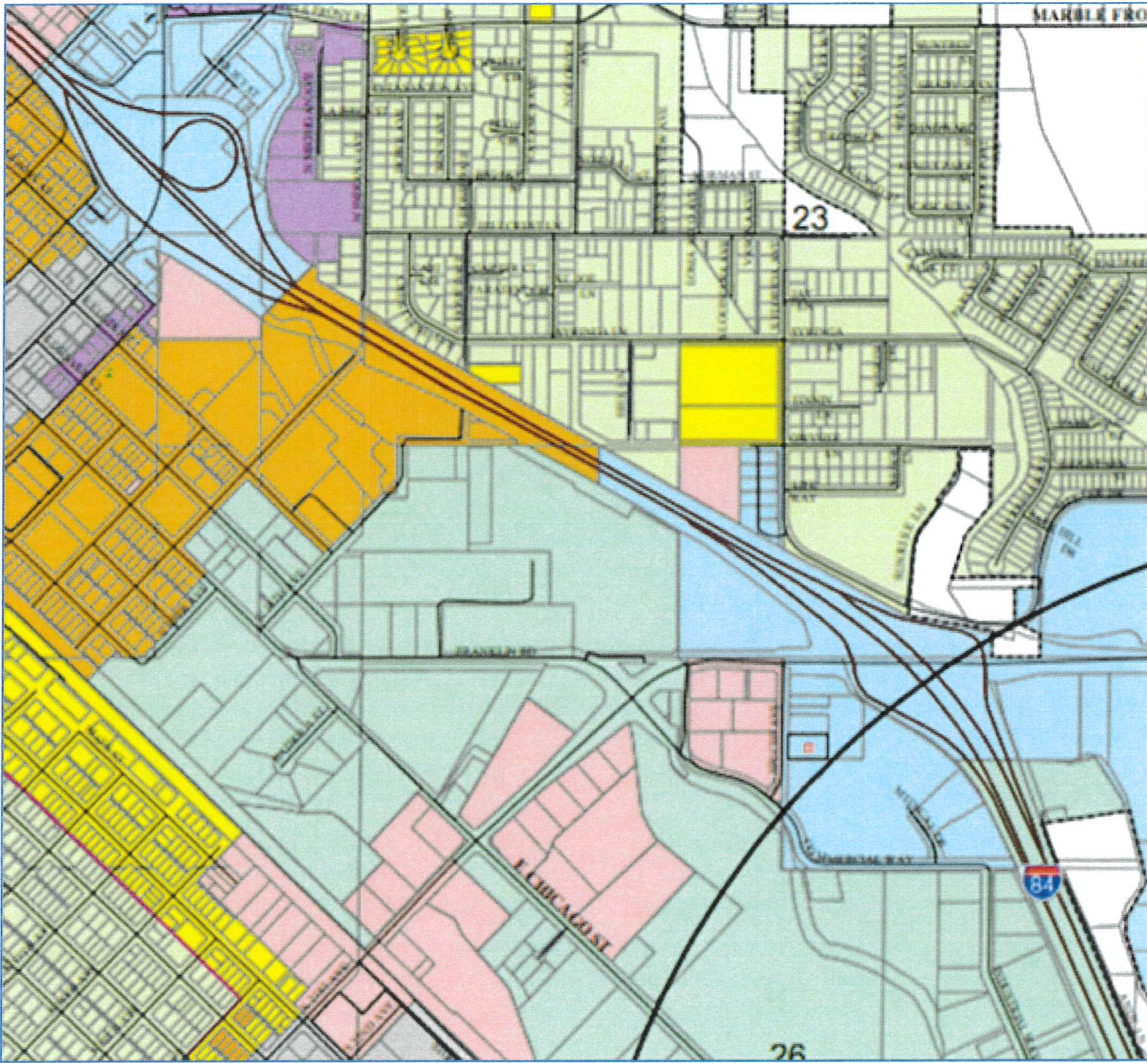
Jerome also was emphatic that "spot zoning" is not allowed as you begin implementing the 2040 Comp Plan in Caldwell. Originally, we were looking at T-N, H-C, and R-3 as options that seemed to fit well for our project. The T-N zone offers a little bit of adjacency, but limits density, building height, and the other auxiliary uses we would like to do along Franklin Rd. R-3 and H-C don't fit at all due to lack of adjacency, which would create the spot zoning scenario.

C-3 zone does exist kitty-corner to the southeast (see below), and there is also a pocket further south, but we don't have a direct adjacency. It appears that the same setback, density, height, etc. allowances apply for both C-4 and C-4 (specifically, the need to satisfy R-3 allowances for our residential component), and C-4 and C-3 are also both consistent with the 2040 Comp Plan.

So considering all of this, what do you think? I'm feeling like C-4 may be the most approvable option, but if you think C-3 is just as viable, then maybe we should revise our narratives and applications with the simple edits from C-4 to C-3 and move forward. Will you please give me a call on Monday and we can go from there? Thank you so much!



A12



Have a great weekend!

BRIAN LIQUIN | Pre-Development Director



ADDRESS: 410 E State Street, Suite 120 | Eagle, Idaho 83616
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From: Debbie Root <droot@cityofcaldwell.org>
Sent: Friday, April 24, 2020 12:01 PM
To: Brian Liquin <BrianL@rennisoncompanies.com>
Subject: Caldwell 23

Brian,

Are you sure that C4 zoning is the zoning class that you guys want to utilize for the Caldwell 23 project? My thought is that "C3" allows all that you are considering plus multiple other opportunities. Prior to us sending notice, do you want to revisit the land use schedule and consider C3 vs C4? I have attached a modified Land Use Table showing the C3, C4, M1 uses

ALZ

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Debbie A Root, MBA, PCED
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