



PLANNING AND ZONING COMMISSION

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, September 17, 2020 at 6:00 PM

MINUTES

ROLL CALL ATTENDANCE

PRESENT

Chairperson Ryan Fitzgerald
Commissioner Rhonda McCarvel
Commissioner Bill Cassinelli
Commissioner Nick Grove
Commissioner Andrew Seal

ABSENT

Commissioner Lisa Holland
Commissioner Steven Yearsley

ADOPTION OF AGENDA - *Adopted*

CONSENT AGENDA [Action Item] - *Approved*

1. Approve Minutes of the August 20, 2020 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Loose Screw Brewery (H-2020-0081) by Mary Murphy, Grand Peak, LLC, Located at 1511 W. McMillan Rd., Ste. 100

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. **Public Hearing for TM Center (H-2020-0074) by SCS Brighton, et al., Located East of S. Ten Mile Rd. and South of W. Franklin Rd.**
- Continued to December 3, 2020
 - A. Request: A Preliminary Plat consisting of 83 buildable lots and 2 common lots on 132.42 acres of land in the R-40, TN-C, C-C and C-G zoning districts.
4. **Public Hearing for Compass Pointe (H-2020-0062) by A-Team Land Consultants, Located at the Southwest Corner of E. Victory Rd. and S. Locust Grove Rd. - *Vacated***

A. Request: Annexation and Zoning of 7.69 acres of land with the R-15 zoning district.

B. Request: A Preliminary Plat consisting of 50 single-family attached building lots and 8 common lots on approximately 7.6 acres of land in the R-15 zoning district.

C. A Planned Unit Development for the purpose of reducing the rear setback of the R-15 zoning district.

5. Public Hearing Rescheduled from September 3, 2020 for Tara's Landing (H-2020-0048) by Mike Homan, Located at 5025 W. Larry Ln.

- Continued to October 15, 2020

A. Request: Annexation of 6.34 acres of land with an R-8 zoning district; and,

B. Request: A Preliminary Plat consisting of 29 buildable lots and 2 common lots on 6.14 acres of land in the R-8 zoning district.

6. Public Hearing Rescheduled from September 3, 2020 for Gateway at 10 Mile (H-2020-0046) by GFI - Meridian Investments III, LLC, Located at the Northeast Corner of N. Ten Mile Rd. and W. Franklin Rd.

- Recommended Approval to City Council, Public Hearing Scheduled for October 20, 2020

A. Request: Annexation and Zoning of approximately 41.28 acres of land from RUT in Ada County to the C-G (26.54 acres) and R-40 (14.74) zoning districts to accommodate the future construction of a mixed-use commercial and high-density residential development.

7. Public Hearing Continued from August 20, 2020 for Horse Meadows Subdivision (H-2020-0060) by Riley Planning Services, Located at 710 N. Black Cat Rd. - *Continued to October 22, 2020*

A. Request: Rezone of 4.71 acres of land from the R-4 zoning district (Medium-Low Density Residential) to the R-8 zoning district (Medium-Density Residential).

B. Request: Preliminary Plat consisting of 27 single-family residential lots and 3 common lots on 4.71 acres of land in the R-4 zoning district.

8. Public Hearing for Ada County Coroner (H-2020-0085) by Lombard Conrad Architects, Located at 173 N. Touchmark Way

- Continued to October 15, 2020

A. Request: Rezone of 1.77 acres of land from the I-L to the C-G zoning district.

9. Public Hearing Rescheduled from September 3, 2020 for Pura Vida Ridge Ranch (H-2020-0064) by Jay Gibbons, South Beck & Baird, Located at 3727 E. Lake Hazel Rd. - *Continued to October 22, 2020*

A. Request: Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts.

B. Request: A Preliminary Plat consisting of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts.

C. Request: A Planned Unit Development with a request for a deviation from the dimensional standards listed in UDC Table 11-2A-7 to allow reduced building setbacks in the R-15 zoning district.

10. Public Hearing Continued from August 20, 2020 for Prescott Ridge (H-2020-0047) by Providence Properties, LLC, Located on the South Side of W. Chinden Blvd. and on the East Side of N. McDermott Rd.

- Continued to October 22, 2020

A. Request: Annexation of 126.53 acres of land with R-8 (99.53 acres), R-15 (8.82 acres) and C-G (18.17 acres), zoning districts.

B. Request: A Preliminary Plat consisting of 395 buildable lots [316 single-family residential (94 attached & 222 detached), 63 townhomes, 14 multi-family residential, 1 commercial and 1 school], 32 common lots and 6 other (shared driveway) lots on 123.26 acres of land in the R-8, R-15 and C-G zoning districts.

ADJOURNMENT - 11:34 p.m.