



PLANNING AND ZONING COMMISSION MEETING

City Council Chambers, 33 East Broadway Avenue Meridian, Idaho

Thursday, April 07, 2022 at 6:00 PM

MINUTES

ROLL-CALL ATTENDANCE

PRESENT

Commissioner Nick Grove
Commissioner Andrew Seal
Commissioner Maria Lorcher
Commissioner Nathan Wheeler
Commissioner Steven Yearsley

ABSENT

Commissioner Patrick Grace
Commissioner Mandi Stoddard

ADOPTION OF AGENDA - **Adopted**

CONSENT AGENDA [Action Item] - **Approved**

1. Approve Minutes of the March 17, 2022 Planning and Zoning Commission Meeting
2. Findings of Fact, Conclusions of Law for Faissy's Child Care (H-2022-0002) by Faissy Kwizera, Located at 1322 E. Grand Canyon St., Near the Southwest Corner of E. McMillan Rd. and N. Locust Grove Rd.

ITEMS MOVED FROM THE CONSENT AGENDA [Action Item]

ACTION ITEMS

3. **Public Hearing** for Amina's Daycare (fka Mulonge Daycare) (H-2022-0012) by Godelieve Mulonge, Located at 4175 S. Leaning Tower Ave.
 - A. Request: A Conditional Use Permit for a group daycare of up to 12 children on 0.145 acres of land in the R-8 zoning district.

- **Continued to May 5, 2022**
4. **Public Hearing** Continued from March 17, 2022 for Pavilion at Windsong (H-2021-0102) by Kent Brown, Located at the Northwest Corner of W. Ustick Rd. and N. Linder Rd.

- A. Request: Rezone of 3.42 acres of the subject property from C-C to R-40.
- B. A Preliminary Plat on the entire 4.77-acre property to allow 33 townhouse lots, 2 lots for vertically-integrated buildings containing a total of 12 residential units, and one commercial lot.
- C. A Conditional Use Permit to allow townhouses in the R-40 zoning district.
- D. A Development Agreement Modification to allow the proposed development

- Recommended Approval to City Council

- 5. **Public Hearing** for Oaks North Rezone (H-2022-0010) by Toll Southwest, LLC, Generally Located Northwest of 5151 N. Rustic Oak Way

- A. Request: Rezone of 12.02 acres of land from the R-4 to the R-8 zoning district for the purpose of recouping five (5) building lots in a future final plat phase of the Oaks North Subdivision.

- Recommended Approval to City Council

- 6. **Public Hearing** Continued from March 3, 2022 for Pinedale Subdivision (H-2022-0001) by Pine Project, LLC, Located at 3275 W. Pine Avenue (Parcel #S1210417400)

- A. Request: Annexation and Zoning of 1.22 acres of land with a request for the R-15 zoning district.
- B. Request: A Preliminary Plat for 12 building lots and 2 common lots on 1.22 acres in the requested R-15 zoning district.

- Recommended Denial to City Council

- 7. **Public Hearing** for Summertown Subdivision (H-2022-0005) by Summertown, LLC, Located at 3104 N. Venable, at the Southeast Corner of N. Venable Ln. and W. Ustick Rd.

- A. Request: Preliminary Plat consisting of 23 residential building lots (9 single-family lots and 14 multi-family lots) and 3 common lots on approximately 13.8 acres of land in the TN-R zoning district (Traditional Neighborhood Residential).

- Recommended Approval to City Council

- 8. **Public Hearing** for Records Apartments (H-2022-0008) by Brighton Development, Inc., Located at on the Northeast Corner of N. Records Way and E. Fairview Ave.

- A. Request: Conditional Use Permit for a multi-family development consisting of 472 dwelling units in two (2) 5-story buildings on 10-acres of land in the C-G zoning district.

- Approved

ADJOURNMENT - 11:18 p.m.