



**MERIDIAN PLANNING AND ZONING
COMMISSION MEETING
AGENDA**

**City Council Chambers
33 E. Broadway Avenue, Meridian, Idaho**

Thursday, March 17, 2016 at 6:00 p.m.

1. Roll-call Attendance

Patrick Oliver Rhonda McCarvel
 Gregory Wilson Ryan Fitzgerald
 Steven Yearsley - Chairman

2. Adoption of the Agenda **Adopted**

3. Consent Agenda **Approved**

A. Approve Minutes of March 3, 2016 Planning and Zoning Commission Meeting

B. Findings of Fact and Conclusions of Law for Approval for Grace at Fairview Lakes (H-2016-0013) by Grace at Fairview Lakes Located 1960 N. Lakes Place Request: Modification to the Existing Conditional Use Permit (CUP-05-055) to Allow the Development of Twenty-Seven (27) Assisted Living Units Instead of a Thirty-Eight (38) Unit Congregate Care Facility as Previously Approved on 1.39 Acres of Land in the R-15 Zoning District

4. Action Items

A. Public Hearing for Kenners Subdivision (H-2016-0018) by Kouba Homes, LLC Located East of N. Locust Grove Road, North Side of E. Fairview Avenue **Continued to April 7th**

1. Request: Annexation and Zoning of 0.932 Acres of Land with an R-8 Zoning District

2. Request: Preliminary Plat Consisting of Eight (8) Building Lots and One (1) Common Lot on 1.28 Acres of Land in the R-8 Zoning District

- B. Public Hearing for Brundage Estates (H-2016-0001)** by L.C. Development, Inc. Located East of S. Linder Road Between Victory and Amity Roads **Continued to May 5th**
1. Request: **Preliminary Plat** Consisting of 366 Building Lots, 20 Common Lots and 1 Other Lot on 136.63 Acres of Land in an R-4 Zoning District
- C. Public Hearing Continued and Re-Noticed from 2/18/16 for Logan Creek (H-2015-0037)** by Jim Jewett, JLJ, Inc. Located 4617 & 4620 S. Martinel **Recommend Approval**
1. Request: **Preliminary Plat Approval** Consisting of Sixty-Eight (68) Building Lots, Eighteen (18) Common Lots and Two (2) Other Lots on 21.76 Acres of Land in an R-4 Zoning District
- D. Public Hearing Continued from 3/3/16 for Pope's Garden (H-2016-0006)** by Iron Mountain Real Estate Located 2662 E. Magic View **Recommend Denial**
1. Request: **Amendment to the Comprehensive Plan Future Land Use Map (FLUM)** to Change the Land Use Designation on 5.28 Acres of Land From Office to Medium High Density Residential
 2. Request: **Annexation and Zoning** of 5.28 Acres of Land from the RUT to the R-15 Zoning District
 3. Request: **Preliminary Plat Approval** Consisting of Twenty (20) Buildings, Four (4) Common Lots and One (1) Other Lot on 5.28 Acres of Land in the R-15 Zoning District
 4. Request: **Conditional Use Permit** for a Multi-Family Development Consisting of Seventy-Nine (79) Dwelling Units in the R-15 Zoning District
- E. Public Hearing for Bach Subdivision (H-2015-0044)** by The Regency at River Valley, LLC Located 3400 E. River Valley Street **Recommend Approval**
1. Request: **Combined Preliminary / Final Plat** Approval Consisting of Two (2) Building Lots on Fourteen (14) Acres of Land in the R-40 and C-G Zoning Districts

**F. Public Hearing for Meridian Property Group (H-2016-0004) by Darel T. Hardenbrook Located 1139 E. Fairview Avenue
Recommend Approval**

1. Request: **Annexation and Zoning** of 0.63 Acres of Land with a C-G Zoning District

Adjourned at 9:01 p.m.