



**MERIDIAN PLANNING AND ZONING  
COMMISSION SPECIAL MEETING  
AGENDA**

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

**SPECIAL MEETING  
AGENDA**

**Thursday, June 23, 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**

**3. Consent Agenda**

**A. Approve Minutes of June 2, 2016 Planning and Zoning Commission Meeting**

**B. Findings of Fact and Conclusions of Law for Approval: Starbucks Meridian Road (H-2016-0051) by Verdad Real Estate Located 1870 S. Meridian Road Request: Conditional Use Permit for a Drive-Thru Establishment Within 300 Feet of a Residential Use and Another Drive-Thru on 0.80 of an Acre in a C-G Zoning District**

**4. Update on Communities in Motion 2040 Development Checklist Prepared by COMPASS by Carl Miller**

**5. Action Items**

**A. Public Hearing Continued from May 19, 2016 for Gibson Amity Property (H-2016-0036) by CLG, Inc. Located 357 E. Amity Road**

**1. Request: Annexation and Zoning of Approximately 5.864 Acres of Land with an I-L Zoning District**

**B. Public Hearing for Pope's Garden (H-2016-0006 REVISED) by Iron Mountain Real Estate. Located at 2662 E Magic View Drive**

1. **Request: Amendment to the Comprehensive Plan Future Land Use Map** 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 (Nineteen) 19 Building Lots, (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** Approval for a Multi-Family Development Consisting of 76 Dwelling Units in the R-15 Zoning District
- C. Public Hearing for Bancroft Square (H-2016-0055)** by Schultz Development Located 2750 S. Eagle Road.
1. **Request: Rezone** of 6.54 Acres of Land from the R-4 to the R-8 Zoning District
  2. **Request: Preliminary Plat** Approval Consisting of Thirty-Three (33) Building Lots and Five (5) Common Area Lots on 5.41 Acres of Land in the Proposed R-8 Zoning District
  3. **Request: Modification to the Conditional Use Permit/Planned Development (CUP-02-005)** to Change the Approved Use from Office/Multi-Family to Single Family Residential
- D. Public Hearing For Touchmark Cottage Units (H-2016-0058)** By Touchmark At Meadow Lake Village Located at S. Of E Franklin Road and E of S Eagle Road on the N Side of E Putter Lane and E of S Touchmark
1. **Request: Modification to the Concept Plan Approved with the Conditional Use Permit (CUP-99-039)** to Remove the Alley Access for Seven (7) of the Single-Family Residential Units