Planning and Zoning Commission
AGENDA
CITY OF BOISE

Commission Meeting
Monday, March 2, 2020
6:00 PM
City Hall - Maryanne Jordan City Council Chambers
150 Capitol Blvd
Boise, ID  83702

CHAIR
Meredith Stead

Planning and Zoning Commission Members

Co-Chair
Bob Schafer

Commissioner
Jennifer Stevens

Commissioner
Jim Bratnober

Commissioner
Milt Gillespie

Student Commissioner
Ben Zuckerman

Commissioner
Janelle Finfrock

Our Vision: To Make Boise the Most Livable City in the Country

Pursuant to Idaho Code Section 74-204(4), all items on the Agenda marked with an asterisk * are action items that require a vote. Identifying an item as an action item on the Agenda does not require that a vote be taken. All Consent Agenda items will be enacted by one motion, unless a Commissioner or citizen requests the item be removed from the Consent Agenda and considered in the normal sequence of business.
I. CALL TO ORDER

II. NEW BUSINESS

*1. CAR19-00021 / Boise State University
   DEFERRED FROM FEBRUARY 3, 2020
   REQUESTING DEFERRAL TO MAY 4, 2020
   South of University Drive, between Denver Avenue and Joyce Street
   Rezone of 6 parcels totaling 1.58 acres from an R-2 (Medium Density
   Residential) zone to a U (University District) zone. Leon Letson

   CPA19-00001 / Boise State University
   DEFERRED FROM FEBRUARY 3, 2020
   REQUESTING DEFERRAL TO MAY 4, 2020
   South of University Drive, between Denver Avenue and Joyce Street
   Comprehensive Plan Amendment to amend the Land Use Map with
   the updated 2019 Campus Master Plan to include new student
   housing, academic buildings, public space improvements, and a
   baseball field and associated infrastructure modifications in the
   southeast corner of campus. Leon Letson

*2. CAR19-00031 / Fig Village at Parkside LLC
   DEFERRED FROM FEBRUARY 10, 2020
   REQUESTING DEFERRAL TO APRIL 6, 2020
   511 N Maple Grove Rd
   Rezone of 5.16 acres from M-1D (Light Industrial with Design Review)
   zone to C-1D/DA (Neighborhood Commercial with Design Review
   and Development Agreement) zone. Nicolette Womack

   PUD19-00041 / Fig Village at Parkside LLC
   DEFERRED FROM FEBRUARY 10, 2020
   REQUESTING DEFERRAL TO APRIL 6, 2020
   511 N Maple Grove Rd
   Conditional use permit for a planned residential development
   comprised of 108 multi-family units on 5.16 acres located in a
   proposed C-1D/DA (Neighborhood Commercial with Design Review
   and Development Agreement) zone. Nicolette Womack
*3. **PUD19-00040 / JB Earl Company**  
DEFERRED FROM FEBRUARY 10, 2020  
7201 W Fairview Ave  
Conditional use permit for a mixed use planned residential development comprised of 235 multi-family units and approximately 11,000 square feet of commercial space on 5.4 acres located in C-2D (General Commercial with Design Review) zone. Leon Letson

*4. **ZOA19-00006 / Boise City Planning and Development Services**  
Amendment to Chapter 11-08 (Flood Hazard Regulations) of the development code to add definitions, reference an updated Flood Insurance Study, update and clarify existing regulations. A requirement for increased freeboard above the base flood elevation is included. Cody Riddle

*5. **CUP20-00005 / Locus LLC**  
4222 W Emerald St  
Conditional use permit for a special exception to operate a restaurant on 0.21 acres in a R-3D (Multi-Family Residential with Design Review) zone. Karla Nelson

*6. **PUD20-00009 / Meridian Holdings, LLC**  
1420 S Maple Grove Rd  
Conditional use permit for a planned residential development comprised of 30 multi-family units on 1.06 acres in a C-2D (General Commercial with Design Review) zone. Karla Nelson

*7. **SOS20-00001 / Susan Bond**  
3011 N Innis St  
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division on 0.45 acres in a R-1C (Single Family Residential) zone. Ethan Mansfield

*8. **CVA19-00072 / ZGA Architects and Planners**  
1714 N Cole Rd  
Variance to encroach into the side setback for a 24-unit multi-family complex on 0.82 acres in a L-OD (Limited Office with Design Review) zone. Ethan Mansfield

*9. **CUP20-00008 / Jacque Gingerich**  
10201 & 10257 W Shields Ave  
Modification to a previously approved conditional use permit for a special exception to operate a landscaping business on approximately 2.08 acres in a R-1C (Single Family Residential) zone. David Moser
*10. **CAR20-00001 / Core Building Co.**  
2507 W State St  
Modification to a Development Agreement regarding access from the alley and building design on 0.32 acres in a PC-D/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. *David Moser*

**PUD20-00002 & CVA20-00003 / Core Building Co.**  
2507 W State St  
Conditional use permit for a planned residential development comprised of 10 multi-family units on 0.32 acres in a PC-D/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. A variance to encroach into the side setback is also included. *David Moser*

*11. **PUD20-00006 / Brad Parsons**  
3015 W Alpine St  
Conditional use permit for a planned residential development comprised of 2 single-family dwellings on 0.3 acres in a R-2 (Medium Density Residential) zone. *Kevin Holmes*

**SUB20-00006 / Stohler Place Subdivision**  
3015 W Alpine St  
Preliminary and final plat for a residential subdivision comprised of 2 buildable lots on 0.3 acres in a R-2 (Medium Density Residential) zone. *Kevin Holmes*

III. **ADJOURNMENT**