Planning and Zoning Commission
AGENDA
CITY OF BOISE

Commission Meeting
Monday, March 9, 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
Milt Gillespie

Commissioner
Janelle Finfrock

Commissioner
Jim Bratnober

Student Commissioner
Ben Zuckerman

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. MINUTES ACCEPTANCE

1. Planning and Zoning Commission Minutes – February 3, 2020
2. Planning and Zoning Commission Minutes – February 10, 2020

III. NEW BUSINESS

*A. SUB20-00007 / Fiona’s Little Subdivision
   7200 N Gary Ln
   Preliminary and final plat for a residential subdivision comprised of 4 buildable lots on 1.18 acres in a R-1C (Single Family Residential) zone. Karla Nelson

*1. CUP19-00089 & CVA19-00069 / Idaho DanceSport
   600 S Orchard St
   Conditional use permit to operate a dance studio on 0.26 acres located in a L-OD (Limited Office with Design Review) zone. A variance to reduce the parking setbacks within the front, street and interior side setbacks are also included. Nicolette Womack

*2. CFH20-00005 / Boise City Parks and Recreation
   4623 W Willow Ln
   Boise River System permit to enhance the riparian habitat on approximately 3 acres of Class A and C lands located in an A-1 (Open Land) zone. David Moser

*3. SOS20-00004 / Kerry Angelos / 3725 N Jackie Ln
   3725 N Jackie Ln
   Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division on 0.57 acres in a R-1C (Single Family Residential) zone. David Moser

*4. CUP20-00004 / neUdesign Architecture
   1820 N Dawn Pl
   Conditional use permit to expand an existing church on 3.09 acres in an A-1 (Open Lands) zone. Ethan Mansfield
*5. **CUP20-00003 / The Architect's Office, PLLC**  
3077 N Christine St  
Modification to a previously approved conditional use permit for an approximately 2,400 square foot addition for a social hall on 2.65 acres in a R-1C (Single Family Residential) zone. **Ethan Mansfield**

*6. **CAR20-00004 / Stellar Senior Living**  
13984 W Jasmine Ln  
Rezone of 5.14 acres from A-1 (Open Lands) to C-2D/DA (General Commercial with Design Review and a Development Agreement). **Karla Nelson**

**PUD20-00008 / Stellar Senior Living**  
13984 W Jasmine Ln  
Conditional use permit for a planned residential development comprised of 150-units for a senior living facility on 5.14 acres in a proposed C-2D/DA (General Commercial with Design Review and a Development Agreement) zone. **Karla Nelson**

*7. **PUD20-00007 & CVA20-00005 / 2919 W Jordan St LLC**  
2919 W Jordan St  
Conditional use permit for a planned residential development comprised of 10 condominium units on 0.28 acres in a R-3D (Multi-Family Residential with Design Review) zone. A variance to reduce the rear and street side setbacks is also included. **Leon Letson**

**SUB20-00005 / Thirtieth Street Condominiums**  
2919 W Jordan St  
Condominium plat for a residential subdivision comprised of 10 units and 1 common unit on 0.28 acres in a R-3D (Multi-Family Residential with Design Review) zone. **Leon Letson**

*8. **PUD20-00005 & CVA20-00004 / Trig Point Capital**  
2502 W Bannock St  
Conditional use permit for a planned residential development comprised of 9 condominium units on 0.28 acres in a R-3D (Multi-Family Residential with Design Review) zone. A variance to reduce the interior and street side setbacks is also included. **Leon Letson**

**SUB20-00004 / Twenty Fifth & Bannock Condominiums**  
2502 W Bannock St  
Condominium plat for a residential subdivision comprised of 9 units and 1 common unit on 0.28 acres in a R-3D (Multi-Family Residential with Design Review) zone. **Leon Letson**
*9. CAR20-00003 / Biltmore Company  
REQUESTING DEFERRAL TO APRIL 6, 2020  
3635 W Elder St  
Modification to a Development Agreement to increase building heights and include multi-family residential uses on 8.66 acres in a L-OD/DA (Limited Office with Design Review and a Development Agreement) zone. Kevin Holmes

PUD20-00003 / Biltmore Company  
REQUESTING DEFERRAL TO APRIL 6, 2020  
3635 W Elder St  
Conditional use permit for a planned residential development comprised of 84 multi-family units on 4.32 acres in a L-OD/DA (Limited Office with Design Review and a Development Agreement) zone. Kevin Holmes

*10. CAR20-00002 / American Pacific Advisors, LLC  
REQUESTING DEFERRAL TO APRIL 6, 2020  
8306 W State St  
Rezone of 2.33 acres from R-1A (Single Family Residential – 2.1 units/acre) to R-3D (Multi-Family Residential with Design Review – 43.5 units/acre). Nicolette Womack

PUD20-00004 / American Pacific Advisors, LLC  
REQUESTING DEFERRAL TO APRIL 6, 2020  
8306 W State St  
Conditional use permit for a planned residential development comprised of 85 multi-family units on 2.33 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone.  
Nicolette Womack

IV. ADJOURNMENT