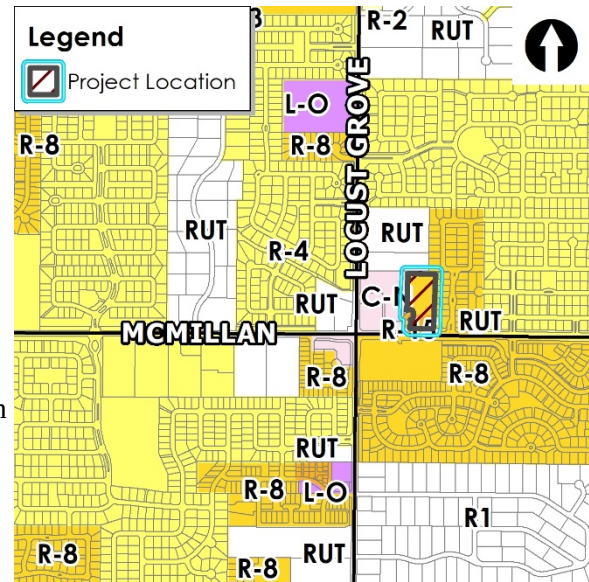


STAFF REPORT**COMMUNITY DEVELOPMENT DEPARTMENT**

HEARING DATE: 1/19/2021
 TO: Mayor & City Council
 FROM: Joseph Dodson, Associate City Planner
 208-884-5533
 SUBJECT: TECC-2020-0003
 Firenze Plaza
 LOCATION: The site is located at 1780 E. McMillan Rd., in the SW ¼ of the SW ¼ of Section 29, Township 4N, Range 1E.

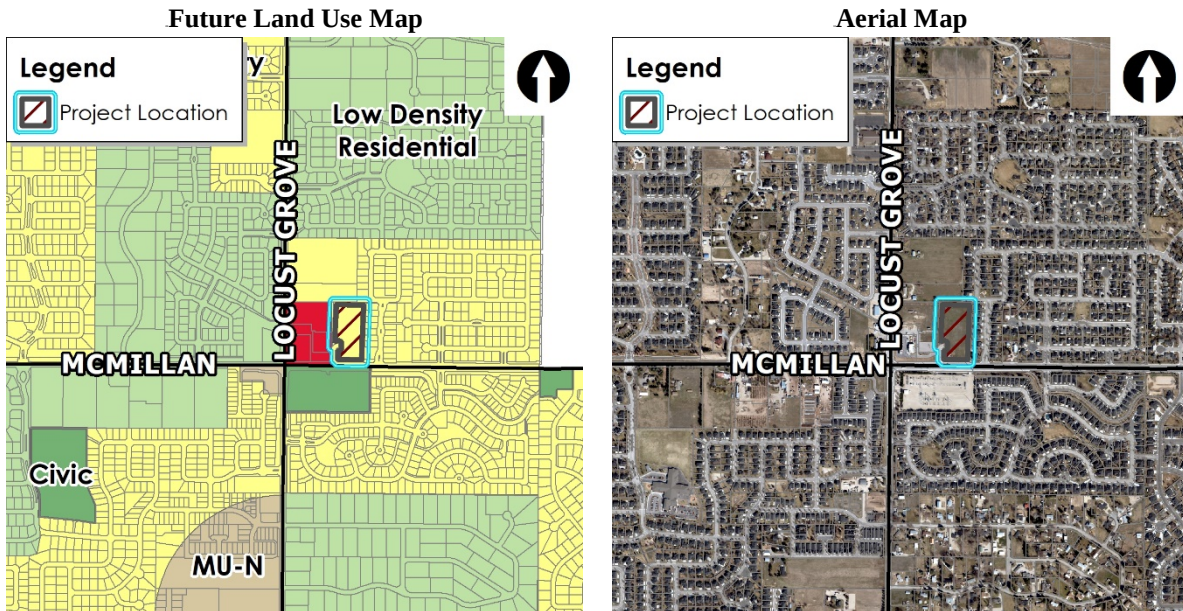
**I. PROJECT DESCRIPTION**

The Applicant, Riley Planning Services, Request a 2-year time extension on the preliminary plat in order to obtain the City Engineer's signature on a final plat AND extend the time to commence the multi-family use as permitted with the conditional use permit

II. SUMMARY OF REPORT**A. Project Summary**

Description	Details	Page
Acreage	4.65 acres	
Existing/Proposed Zoning	R-8 & R-15	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Single Family Residential & Multi-Family Residential	
Lots (# and type; bldg./common)	20 building lots; 3 common lots	
Neighborhood meeting date; # of attendees:	November 14, 2020 (Zoom) – No attendees; received one phone call and Applicant sent plat as requested.	
History (previous approvals)	RZ-15-009, PP-15-011, CUP-15-015, MDA-15-006 (DA Inst. #2016-021940); A-2017-0132 (TEC); H-2018-0094 (TECC).	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Riley Planning Services – PO Box 405, Boise, ID 83701

B. Owner:

Mike Coleman, Brinegar Investments, LLLP – 1925 N. Locust Grove Rd., Meridian, ID 83646

C. Representative:

Same as Applicant

IV. NOTICING

	City Council Posting Date
Notification published in newspaper	1/1/2021
Notification mailed to property owners within 500 feet	12/29/2020
Applicant posted public hearing notice on site	1/6/2021
Nextdoor posting	12/29/2020

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the city council may be

granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”

In 2015, this property received rezoning (RZ-15-009) and preliminary plat (PP-15-011) approval from City Council. A conditional use permit (CUP-15-015) was approved to permit a multi-family development in R-15. A modification to the development agreement was approved (MDA-15-006) and recorded as Instrument No. 2016-021940. A one-year time extension (A-2017-0132) on the preliminary plat and conditional use permit was approved by the Director on July 17, 2017. This approval extended the time period in which the applicant had to obtain the City Engineer’s signature on a final plat until September 2, 2018. In 2018, a second time extension was approved by the City Council on September 27, 2018. With the previous extension the Applicant had until October 16, 2020 to record the final plat or apply for an additional time extension as outlined in the code section above. The Applicant met the timeline by applying for the applications prior to the expiration.

The previous time extension approved by City Council required additional conditions of approval due to code changes at the time. Staff does not find it necessary to require any other conditions at this time but will require that all previous conditions of approval are included. However, this would make the third overall time extension for this project and subsequent plat and Staff recommends City Council determine whether any additional conditions of approval are needed or if an additional time extension is appropriate.

Approval of the subject time extension will allow the applicant to submit a final plat application. The subject time extension will also allow the applicant to commence the multi-family use as permitted with the conditional use permit, subject to CZC and DES approval. If the subject time extension is *not* granted, the preliminary plat application and conditional use application for this property would expire and new preliminary plat and conditional use permit applications would need to be submitted for City approval. The recorded development agreement still allows the development of the property as approved in Exhibit A.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed time extension of the Preliminary Plat and Conditional Use Permit for a time period of two (2) years, as requested, to expire on October 16, 2022 if the City Engineer’s signature is not obtained on the Final Plat prior to this date.

B. Conditions of Approval:

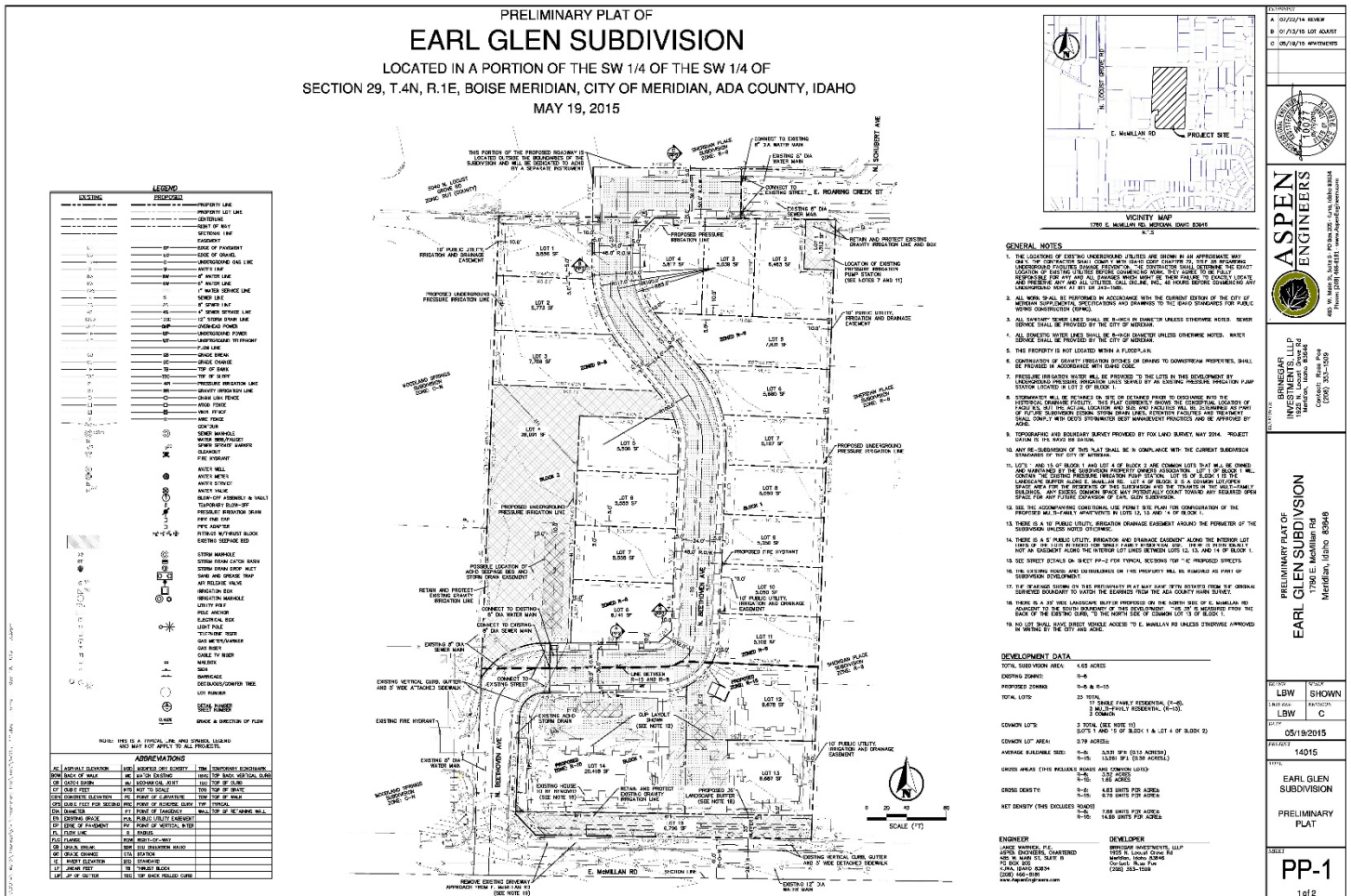
1. The applicant is to meet all terms of the approved annexation (RZ-15-009), development agreement (MDA 2016-021940) and preliminary plat (PP-15-011) for this development.
2. The applicant is to meet all terms of the approved conditional use permit (CUP-15-015) for this development.
3. Future development of the subject property shall comply with the design standards in effect at the time of development.
4. The applicant shall have until to October 16, 2021~~2~~, to commence construction of the multi-family development and obtain City Engineer’s signature on a final plat OR submit another time extension in accord with UDC 11-6B-7.

C. The Meridian City Council heard these items on January 19, 2021. At the public hearing, the Council moved to approve the subject Time Extension request.

1. Summary of the City Council public hearing:

- a. In favor: Penelope Constantikes, Applicant Representative
 - b. In opposition: None
 - c. Commenting: Penelope Constantikes
 - d. Written testimony: None
 - e. Staff presenting application: Joseph Dodson, Associate Planner
 - f. Other Staff commenting on application: Bill Nary, City Attorney
- 2. Key issue(s) of public testimony:
 - a. None
- 3. Key issue(s) of discussion by City Council:
 - a. The reasons for the continued delays in developing this site as approved through the preliminary plat and conditional use permit;
 - b. What kind of precedent is there to continue affording time extensions for subdivisions that do not have a clear development timeline laid out;
- 4. City Council change(s) to Staff recommendation:
 - a. Council approved the time extension for a period of one-year instead of the requested two-year time period.

A. Approved Preliminary Plat (date: 5/19/2015)



B. Approved CUP Plan (dated: 5/19/2015)

