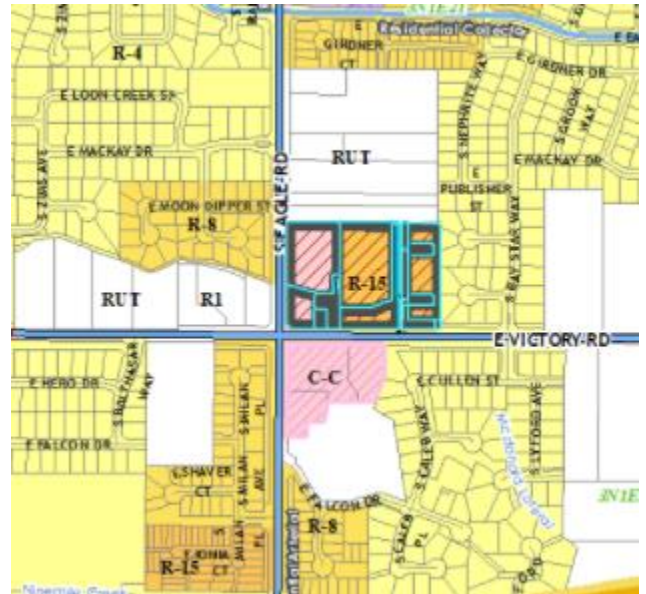


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 2/22/22
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: H-2021-0095
Inglewood Commercial
LOCATION: 3330 E. Victory Rd., in the SW 1/4 of
Section 21, T.3N., R.1E.



I. PROJECT DESCRIPTION

Modification to the existing Development Agreement (Inst. #2019-124424) to update the conceptual development plan to include a daycare facility instead of a retail use and removal of the 3-story office building in favor of a smaller retail/office building.

II. SUMMARY OF REPORT

A. Applicant:

Clint Tolman, Gold Stream – 197 W. 4860 S., Murray, UT 84107

B. Owner:

James Petersen – 197 W. 4860 S., Murray, UT 84107

C. Representative:

Emily Muller, Gold Stream – 197 W. 4860 S., Murray, UT 84107

III. NOTICING

	City Council Posting Date
Notification published in newspaper	2/6/2022
Notification mailed to property owners within 300 feet	2/3/2022

Applicant posted public hearing notice on site	2/11/2022
Nextdoor posting	2/3/2022

IV. STAFF ANALYSIS

The Applicant proposes to modify the existing Development Agreement (DA) (H-2019-0099, Inst. #2019-124424) in effect for this property to update the conceptual development plan approved for the overall development.

The existing conceptual development plan depicts a mix of uses including a 3-story nursing/residential care facility with independent living, assisted living and memory care in the center of the development with single-family attached homes for independent living to the east; a 12,300 square foot (s.f.) 3-story office is depicted on the west side of the senior living facility; and retail/commercial uses are depicted on the 3 pads along S. Eagle Rd. (see plan in Section VI.A).

No changes to the retirement community or the two retail/commercial building pads at the southwest corner of the site are proposed, except to enlarge the northern building pad and include office as a possible use. The pad at the southwest corner of the site is planned to develop with a drive-through restaurant (i.e. coffee shop) with indoor and outdoor seating. The 3-story office building is proposed to be removed as there is not adequate space for the building and there is a sewer easement in the middle of the roadway and through where the building is depicted; and a daycare is proposed in place of the northern retail pad (see plan in Section VI.B). The Applicant's narrative states that walkways are planned from the daycare to the senior living as part of the plan is for children to visit the seniors.

The proposed development plan, which includes a mix of residential and commercial (retail/office/restaurant/daycare) uses, demonstrates compliance with the Mixed Use – Community (MU-C) Future Land Use Map (FLUM) designation in the Comprehensive Plan for this site. The proposed uses will provide employment opportunities and services for those living nearby.

The existing DA provisions will ensure supportive and proportional public and/or quasi-public spaces, including but not limited to parks, plazas, outdoor gathering areas, open space, etc. is provided within the mixed use/commercial portion of the development.

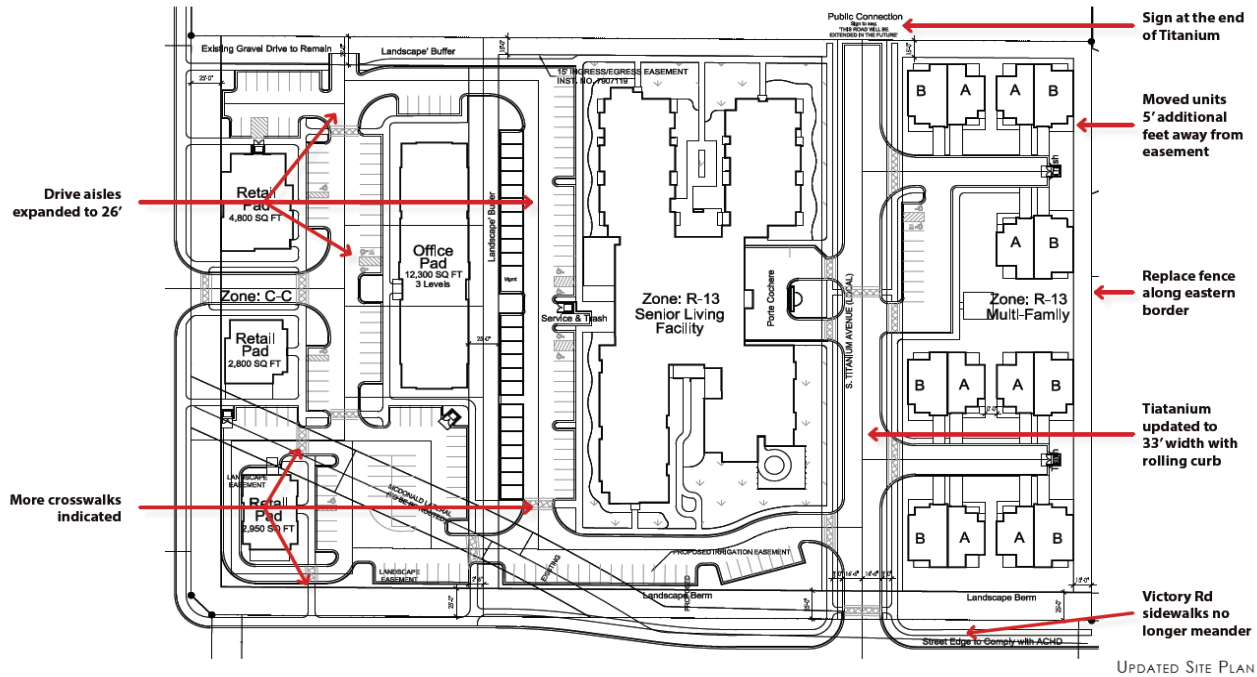
V. DECISION

A. Staff:

Staff recommends approval of the modification to the DA as proposed.

VI. EXHIBITS

A. Existing Conceptual Development Plan & Perspective Elevations



UPDATED SITE PLAN

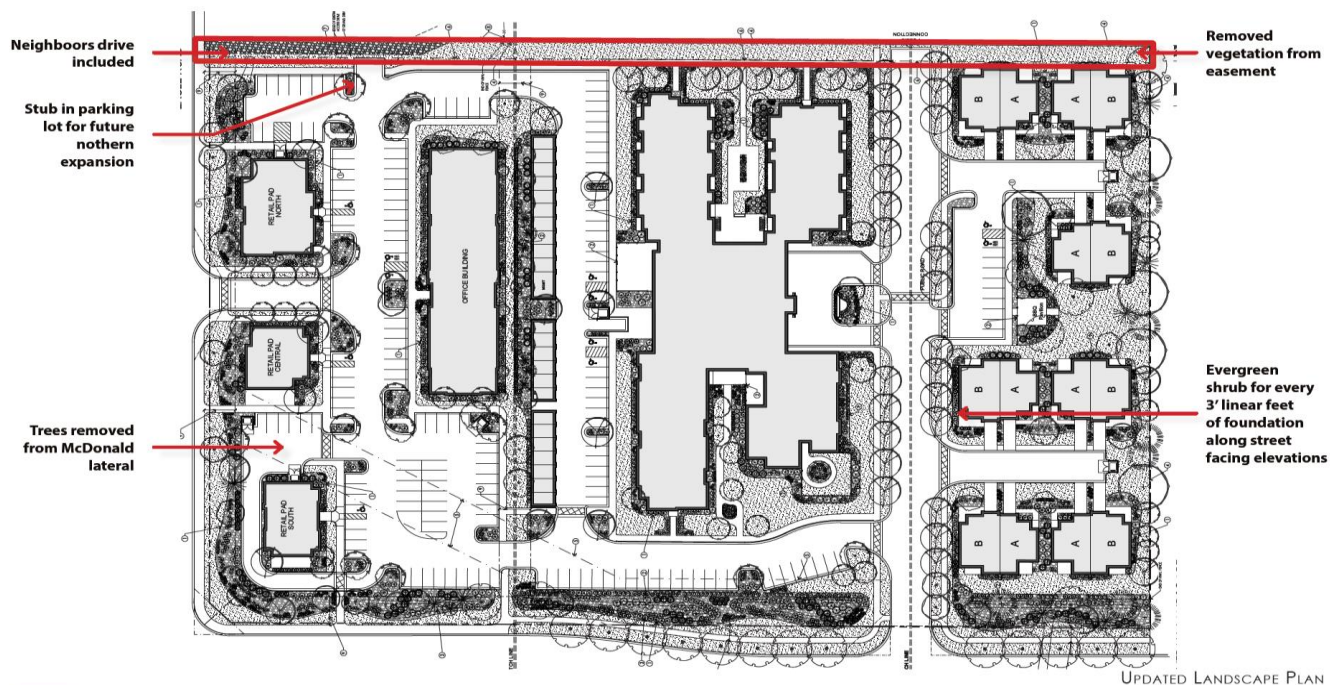


INGLEWOOD PLACE SUBDIVISION

Meridian, Idaho

Nov 7, 2019

COLORS ARE REPRESENTATIONAL ONLY. FINAL COLORS MAY VARY FROM ABOVE REPRESENTATION



UPDATED LANDSCAPE PLAN



INGLEWOOD PLACE SUBDIVISION

Meridian, Idaho

Nov 7, 2019



B. Proposed Conceptual Development Plan

