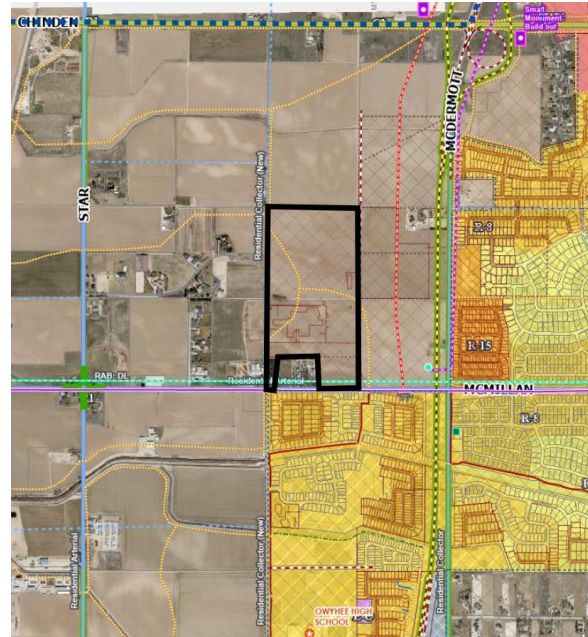


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: March 26, 2024  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: [H-2024-0002](#)  
 Cole Valley Christian School – MDA  
 LOCATION: 7080 W. McMillan Rd., in the NE ¼ of Section 29, Township 4N., Range 1W. (Parcel #S0429427800)



**I. PROJECT DESCRIPTION**

Request for a 6-month time extension for the property owner to sign the development agreement required with H-2023-0011 for Cole Valley Christian School.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details
Acreage	71.28-acre
Future Land Use Designation	Medium Density Residential (MDR) with a school designation
Existing Land Use	Agricultural
Proposed Land Use(s)	Private education institution for pre-K through 12th grades
Current Zoning	RUT in Ada County
Proposed Zoning	R-15 (Medium-High Density Residential)
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	1/17/24
History (previous approvals)	ROS #2713 (1993) and ROS #14284 (2024)

**III. APPLICANT INFORMATION**

A. Applicant:

Amber Van Ocker, LKV Architects – 2400 E. Riverwalk, Boise, ID 83706

B. Owner:

Cole Valley Christian Schools – 200 E. Carlton Ave., Meridian, ID 83642

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	3/10/24
Radius notification mailed to property owners within 300 feet	3/1/24
Public hearing notice sign posted on site	3/13/24
Nextdoor posting	3/4/24

**V. STAFF ANALYSIS**

The Findings of Fact, Conclusions of Law and Decision and Order associated with annexation (H-2023-0011) of the subject property were approved by City Council on July 25, 2023. The UDC ([11-5B-3F](#)) requires the Development Agreement (DA) associated with the annexation to be signed by the property owner(s) and returned to the City within six (6) months of the City Council granting the annexation. A modification to the DA may be initiated prior to the end of the six (6) month period to extend the time allowed for the agreement to be signed.

The Applicant submitted the subject request for a 6-month time extension for the property owner to sign the development agreement prior to the end of the six (6) months as required.

The reason for the delay in signing the agreement is that a provision of the annexation required the Applicant to obtain final approval of the property boundary adjustment (Project #202300414-PBA) from Ada County prior to City Council approval of the Annexation Ordinance. The property boundary adjustment was approved by Ada County on March 7, 2024 (ROS #14284) and the DA has been signed by the property owner and returned to the City. City Council approval of the subject modification for a time extension is needed in order for City Council to approve the associated DA (and addendum for a time extension) and the annexation ordinance.

**VI. DECISION**

A. Staff:

Staff recommends approval of the proposed modification to the Development Agreement to extend the period of time in which the DA can be signed and returned to the City for six (6) months.