



CITY OF STAR  
**LAND USE STAFF REPORT  
MEMO**

**TO:** Mayor & Council

**FROM:** City of Star – Planning & Zoning *Shen J. Nish*

**MEETING DATE:** **March 21, 2023 – PUBLIC HEARING (tabled from March 7, 2023)**

**FILE(S) #:** AZ-22-10 Annexation and Zoning  
DA-22-11 Development Agreement  
PP-22-15 Preliminary Plat for Naismith Commons Subdivision

**OWNER/APPLICANT/REPRESENTATIVE**

**Applicant/Representative:**

Wendy Shrief  
J-U-B Engineers  
2760 W. Excursion Lane, Ste. 400  
Meridian, Idaho 83642

**Property Owner:**

Beacon Crossing, LLC  
839 S. Bridgeway Place  
Eagle, Idaho 83616

**REQUEST**

**Request:** The Applicant is seeking approval of an Annexation and Zoning (R-4), a Development Agreement, and Preliminary Plat for a proposed residential subdivision consisting of 208 residential lots and 26 common lots. The property is located at 8895 W. Joplin Road in Star, Idaho, and consists of 52.54 acres with a proposed density of 3.96 dwelling units per acre.

**SUMMARY**

**This application was tabled by Council from March 7, 2023 to March 21, 2023 to allow the applicant time to redesign the preliminary plat. The Applicant has requested that the application be postponed until April 4, 2023 to provide additional time to submit revisions to Staff.**