



# CITY OF STAR

## LAND USE STAFF REPORT

**TO:** Mayor & Council

**FROM:** Planning and Zoning Department *Shen T. Mub*

**MEETING DATE:** May 2, 2023 – PUBLIC HEARING

**FILE(S) #:** **DA-20-09-MOD Development Agreement Modification-Ridley's Commercial Subdivision**

### OWNER/APPLICANT/REPRESENTATIVE

#### **OWNER/APPLICANT**

CJM Limited Liability LP  
Luke Howarth  
10780 W. State Street #252  
Star, Idaho 83669

### REQUEST

**Request:** The Applicant requests approval of a modification to the existing Development Agreement for the Ridley's Commercial property. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development in and around the Ridley's Market area. The property is located at 145 S. Plummer Way in Star, Idaho. The subject property is generally located on the south side of W. State Street between N. Seneca Springs Way and N. Plummer Way. Ada County Parcel No's. R7406730020, R7406730040, R7406730060, R7406730080, R7406730100 & R7406730120.

### APPLICATION REQUIREMENTS

Application Accepted	April 12, 2023
Legal Notice Published	April 16, 2023
Property Posted	April 22, 2023

## ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

### UNIFIED DEVELOPMENT CODE:

#### 8-3B-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

DA DEVELOPMENT AGREEMENT: This designation, following any zoning designation noted on the official zoning map of the city (i.e., C-2-DA), indicates that the zoning was approved by the city with a development agreement, with specific conditions of zoning.

### COMPREHENSIVE PLAN:

#### 18.4 Implementation Policies:

E. Development Agreements allow the city to enter into a contract with a developer upon rezoning. The Development Agreement may provide the city and the developer with certain assurances regarding the proposed development upon rezoning.

## PROJECT OVERVIEW

The applicant has requested a Development Agreement Modification to include requesting approval from the Council of specific commercial land uses that are proposed in the commercial development and are conditional uses in the CBD zone. These uses include:

- Drive-through establishment/drive-up service window

## STAFF RECOMMENDATION

**Staff recommends that only proposed drive-through establishments along W. State Street frontage be approved as permitted uses, and that any establishment that is adjacent to existing residential uses to the south be required to submit a conditional use permit for review and approval by Council.**

## COUNCIL DECISION

The Star City Council \_\_\_\_\_ File # DA-20-09 MOD for Ridley's Commercial Subdivision on \_\_\_\_\_, 2023.



CJM Limited Liability LP  
10780 W State Street #252  
Star, Idaho 83669

April 12, 2023

City of Star  
Attn: Planning and Zoning  
10769 W State Street  
Star, ID 83669

**RE: RESTING HERON RIVER COMMERCIAL SUBDIVISION – DEVELOPMENT  
AGREEMENT MODIFICATION REQUEST**

Dear Star Officials:

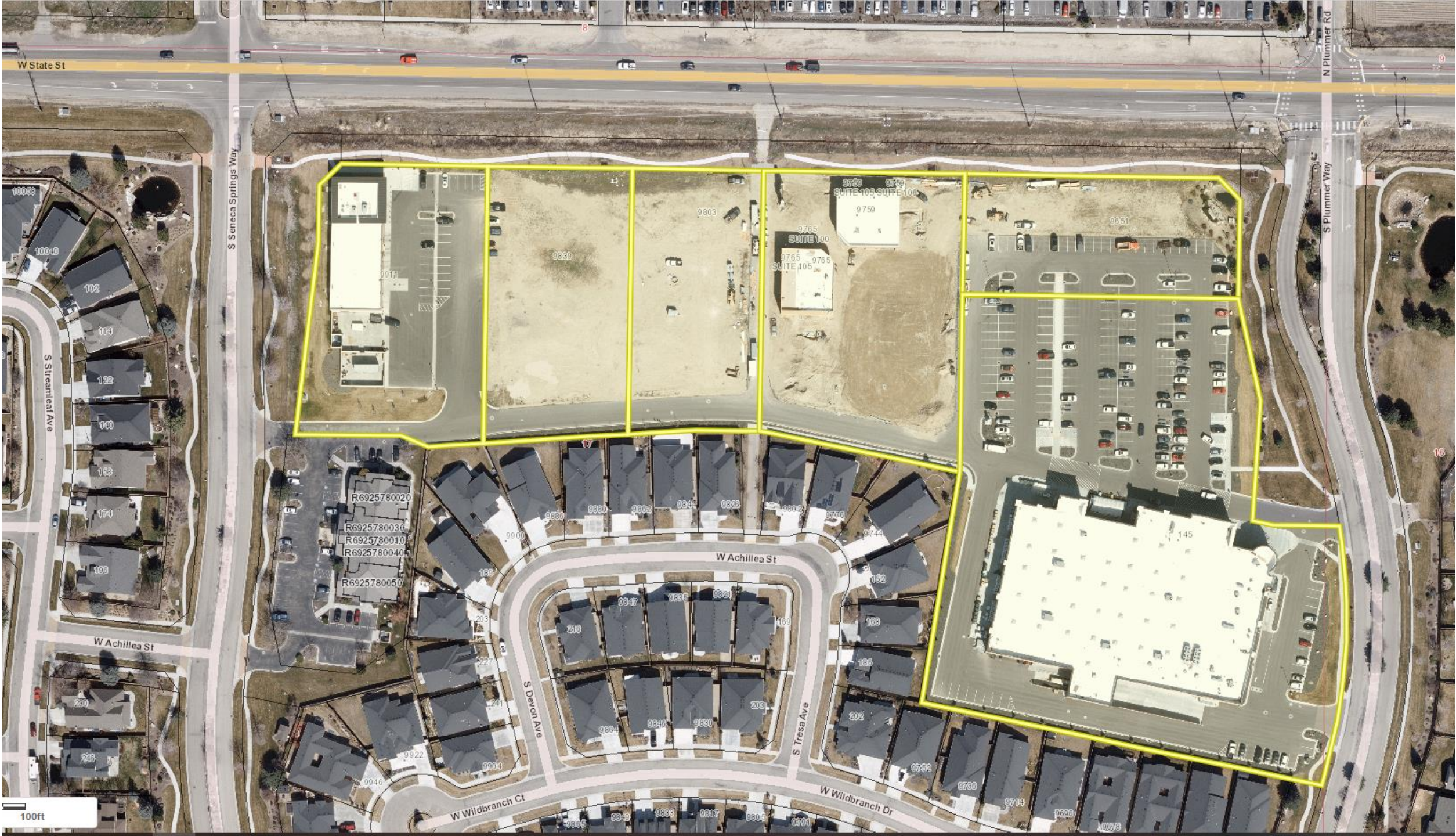
This letter shall serve as a formal request for a modification of the above-referenced development agreement. Specifically, the Owner, CJM LLLP, is requesting that the DA be modified to permit buildings with drive-thru access on all lots within the Subdivision. Our understanding is that this request needs to be put in front of City Council, and we'd respectfully request a slot at the May 2, 2023 meeting, if available. If you need any additional information or documentation regarding this matter, please feel free to contact me directly at (208) 751-0548.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Luke Howarth', is written over a horizontal line.

Luke Howarth  
CJM Limited Liability LP  
General Counsel





W State St

S Seneca Springs Way

S Streamleaf Ave

W Achillea St

W Achillea St

S Tresa Ave

W Wildbranch Ct

W Wildbranch Dr

S Plummer Rd

100ft