



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

TO: Mayor & Council

FROM: City of Star Planning Department

MEETING DATE: **February 18, 2025 – PUBLIC HEARING (Tabled to Date Specific)**

FILE(S) #: CUP-24-09 – Conditional Use Permit

RZ-24-02 Rezone

PP-21-10 Preliminary Plat for Queens Way Subdivision

DA-24-10 Development Agreement

OWNER/APPLICANT/REPRESENTATIVE

Representative:

Jessica Heggie
Studio H Architects
306 NE 2nd Street
Meridian, Idaho 83642

Owner:

Cody Phillips
A&C Phillips, LLC
11735 W. State Street
Star, Idaho 83669

REQUEST

Request: The Applicant is requesting approval of a Rezone (C-1 to CBD), a Development Agreement, a Conditional Use Permit for a 20,000 square foot multiple use building consisting of 9 residential units and retail space, and a 19,300 square foot flex space building, and a Preliminary Plat for 3 lots. The property is located at 11735 W. State Street in Star, Ada County, Idaho.

SUMMARY

This application is being tabled by Staff to allow additional time to work with the applicant and Fire District on the site plan layout.