



CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

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

MEETING DATE: March 7, 2023 – PUBLIC HEARING

FILE(S) #: **DA-20-05-MOD Development Agreement Modification-Norterra Subdivision**

OWNER/APPLICANT/REPRESENTATIVE

REPRESENTATIVE

Jeff Likes
ALC Architecture
1119 E. State Street Suite 120
Eagle, ID 83616

OWNER

Iterra Holdings, LLC
316 E. 1400 S Suite 2A
St George, UT 83703

REQUEST

Request: The Applicant is seeking approval of a modification to the existing Development Agreement for the Norterra Subdivision annexation and zoning. The applicant is requesting approval from the Council of specific commercial land uses that are proposed in the commercial development and a request to increase the number of commercial lots in the development. The property is located on the northeast corner of W. State Street and N. Can Ada Road in Star, Idaho. The subject property is generally located on the north side of W. State Street between N. Can Ada Road and N. Highbrook Way. Ada County Parcel No. S0407346650.

APPLICATION REQUIREMENTS

Residents within 300' Notified	February 16, 2023
Legal Notice Published	February 19, 2023
Property Posted	February 24, 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:

- Automotive mechanical/electrical repair and maintenance
- Drive-through establishment/drive-up service window
- Live/Work Multi-Use
- Educational institution, private
- Equipment rental, sales, and services
- Events Center, public or private (indoor/outdoor)
- Farmers' or Saturday market
- Vehicle repair, minor

In addition, the applicant requests the number of commercial lots in the subdivision be allowed to increase from 23 to a maximum of 40 lots.

COUNCIL DECISION

The Star City Council _____ File # DA-20-05 MOD for Norterra Subdivision on _____, 2023.



STATEMENT OF INTENT

On March 3, 2021, the city of star approved Ordinance No. 321- NorTerra Subdivision Annexation along with a Development Agreement of approved uses and a maximum number of building lots. Our intent of this Development Agreement Modification is expanding on the list of approved uses and increase the number of building lots.

The purpose of modifying the approved uses is the interest in this property has increased substantially, and the uses we are asking for are normal commercial uses in a commercial development project. We hope you will find these uses to be compatible with the development and surrounding uses.

We would like to increase the number of commercial building lots from 23 to 40. The north side of the site is becoming more of an office layout, which requires more building lots. See the attached 'preliminary site plan.'

The uses we would like to include in the "approved list" are as follows.

- Automotive mechanical/ electrical repair and maintenance

(Examples include- Christian Brothers Automotive, Caliber Collision)

- Drive- through establishments/ drive-up service window

(Examples include- Burger King, Jack in the Box, Coffee Shop) We would like the ability to have more than one in this development.

- Live/ Work Multi-Use

- Educational institution, private

- Equipment rental, sales and service

- Events Center, public or private (indoor/outdoor)

- Farmers' or Saturday Market

- Vehicle repair, minor

(Examples include- Take 5 Oil, Valvoline, Jiffy Lube)

We hope you find these uses in compliance and compatible with this commercial development. If you have further questions for comments, please don't hesitate to contact me.

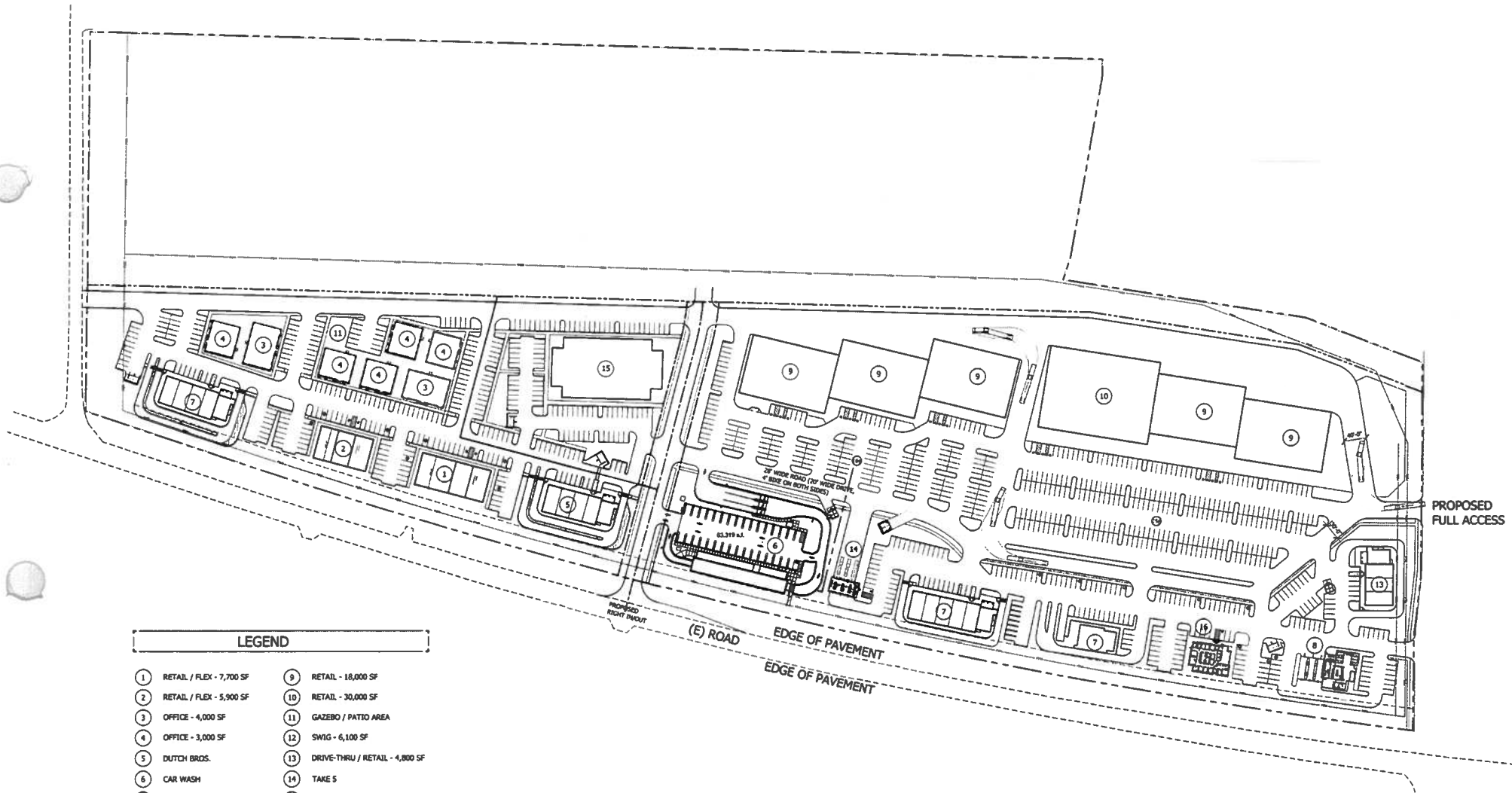
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PROPOSED LOT NUMBER INCREASE

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LEGEND	
1 RETAIL / FLEX - 7,700 SF	9 RETAIL - 18,000 SF
2 RETAIL / FLEX - 5,900 SF	10 RETAIL - 30,000 SF
3 OFFICE - 4,000 SF	11 GAZEBO / PATIO AREA
4 OFFICE - 3,000 SF	12 SWIG - 6,100 SF
5 DUTCH BROS.	13 DRIVE-THRU / RETAIL - 4,800 SF
6 CAR WASH	14 TAKE 5
7 DRIVE-THRU	15 ST LUKES
8 BANK	16 AFC



Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	2174.68'	11399.16'	10°55'50"	N77°03'47"W	2171.38'