



KUNA PLANNING AND ZONING COMMISSION  
Agenda for March 28, 2017

Kuna City Hall ▪ Council Chambers ▪ 751 W. 4<sup>th</sup> St. ▪ Kuna, Idaho

## AMENDED AGENDA

### 1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young  
Vice Chairman Dana Hennis  
Commissioner Cathy Gealy  
Commissioner Ron Herther  
Commissioner Stephen Damron

### 2. CONSIDERATION TO AMEND THE AGENDA

*(The Commission must move to amend the agenda per IC 74-204(4(b))*

Add item 4B under Public Hearing –A request to amend the Comprehensive Plan (Comp Plan) Map designation and annex 51 acres.

*Planning & Zoning staff were notified of the request on Monday, March 27, 2017*

### 3. CONSENT AGENDA

- a) Planning and Zoning Commission meeting minutes for March 14, 2017.
- b) **16-04-S** (Subdivision) – **TNT Subdivision**; A request from Jaylen Walker, from AllTerra Consulting, representing Greg Bullock for preliminary plat approval for a new residential subdivision. Applicant proposes a 10 lot, 13 multi-family buildings for a total of 52 units, with the existing home remaining on site over approximately 4.76 acres already zoned R-12 in Kuna City. **-Findings of Fact and Conclusions of Law**
- c) **17-01-CPMA** (Comp Plan Map Amendment) - Applicant, **Teco One, LLC** requests approval to amend the Kuna Comprehensive Plan Map (Comp Plan Map) designation for the subject property (5.9 +/- acres) from Medium Density Residential to Commercial (C-1). The subject site is currently zoned RUT (Rural Urban Transition) in Ada County. No annexation or development applications accompany this request. The site is located at the northwest corner (NWC) of Deer Flat Road and Ten Mile Road. **-Findings of Fact and Conclusions of Law**

### 4. PUBLIC HEARING

- a) **16-03-S** (Subdivision), **16-06-AN** (Annexation) and **16-13-DR** (Design Review): **J-U-B Engineers representing Coleman Homes, LLC**: Applicant requests to annex approximately 111.18 acres into Kuna City with an R-6 residential zoning designation and subdivide the property into 342 single family residential lots and 33 common lots for the proposed Winfield Springs Subdivision. The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.  
*Staff requests this item to be tabled until April 11, 2017 – to correct a noticing infraction and also so that the final ACHD staff report can be included with the packet for the Commissioners consideration.*
- b) **16-13-AN, 16-04-CPM** - Troy Todd, Indian Creek Sports Annexation: Applicant requests a Comprehensive Plan Map Amendment, from High Density Residential to a Commercial designation and approval for annexation of approximately 5.4 acres into Kuna City with a C-1 (Neighborhood Commercial) zone.  
*Staff requests this item to be tabled until April 11, 2017 – to correct a noticing infraction.*
- c) **17-03-ZC, 17-01-S**- Caspian Subdivision: Applicant requests a zone change from Public to R-6 (Medium Density Residential) and preliminary plat approval to create a subdivision with 497 buildable Lots, and 68 common lots, over approximately 131.75 acres with an approximate gross density of 3.77 DUA. One parcel (S1235347050), is currently going through the annexation process, and has selected the R-6 zone.  
*Staff requests this item to be tabled until a date certain, so that the final ACHD staff report can be included with the packet for the Commissioners consideration.*

### 5. COMMISSION DISCUSSION AND REPORTS

### 6. ADJOURNMENT