

Hearing date: February 1, 2024

Planner: Sonya Allen

Request: Modification to the existing Development Agreement (H-2015-0019, Inst. #2016-007090) to allow for the development of a church on a portion of the property and removal of that property from the original agreement for inclusion in a new agreement; Rezone of 13.49-acres of land from the R-4 to the R-8 zoning district; Conditional use permit for a church on 13.21-acres of land in an R-8 zoning district; and Preliminary plat consisting of 4 building lots on 65.43-acres of land in the R-4 and R-8 zoning districts for Stonehill Crossing Subdivision, by Stonehill Church.

Location: 799 W. Amity Rd., in the north 1/2 of Section 36, T.3N., R.1W.



Type of Review Requested

Hearing

File number: H-2023-0041
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: CHRIS MCELWEE, STONEHILL CHURCH Phone: _____

Applicant address: 1608 N. MERIDIAN RD., MERIDIAN, ID 83642 Email: chris@stonehill.church

Owner name: CHRIS MCELWEE, STONEHILL CHURCH Phone: _____ Fax: _____

Owner address: 1608 N. MERIDIAN RD., MERIDIAN, ID 83642 Email: chris@stonehill.church

Agent name (e.g. architect, engineer, developer, representative): CHRIS MCELWEE

Firm name: STONEHILL CHURCH Phone: _____ Fax: _____

Address: 1608 N. MERIDIAN RD. Email: chris@stonehill.church

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 799 W AMITY RD

Assessor's parcel number(s): S1236120700

Township, range, section: 3N1W36

Project Description

Project/Application Name: Stonehill Church - CUP, MDA, PP, RZ

Hearing date: February 1, 2024

Description of Work:

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Application Information

APPLICATION TYPES	
Conditional Use Permit - CUP:	CHECKED
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0487
TYPE OF USE PROPOSED	
Residential:	CHECKED
Other Type of Use Proposed:	Church
PROPERTY INFORMATION	
General Location:	799 West Amity Road
Current Land Use:	Low Density Residential/ag
Total Acreage:	65
Prior Approvals (File Numbers):	South Meridian Annexation, AZ-15-0019-Kent and Donna Mills (ins.# 2016-007090);ROS #2914&10324
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-4:	CHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Mixed Use Neighborhood with N.C.:	65
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	07/06/2023
Landscape Plan Date (MM/DD/YYYY):	07/07/2023
Elevations Date (MM/DD/YYYY):	4/24/2023
Percentage of Site Devoted to Building:	10.9% Gross land, 7.9% Net land
Percentage of Site Devoted to Landscaping:	26.5% net land
Percentage of Site Devoted to Paving:	61.2% net land
Who will own and Maintain the Pressurized Irrigation System in this Development:	Stonehill Church
Irrigation District:	Boise project board of control
Primary Irrigation Source:	Cualkins Lateral (new take out)
Secondary Irrigation Source:	City of Meridian potable water
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	141,951 sf
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	39600 sf phase 1, 26000 phase 2
Proposed Building Height:	40 ft
Existing Floor Area (If Applicable):	N/A
Gross Floor Area Proposed:	40,453 sf

Hours of Operation (Days and Hours):	Sunday 8am-9pm, Monday 9-5, Tuesday 9-9, Wednesday 9-9, Thursday 9-9 Friday & Saturday closed
Number of Standard Parking Spaces Provided:	503 stalls Phase 1 269 stalls Phase 2
Number of Compact Parking Spaces Provided:	0
Number of Single Family Residential Units:	1
Minimum Square Footage of Living Area (Excluding Garage):	3500 sf
Gross Density:	4
Net Density:	4
What was the date of your pre-application meeting?:	04/04/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2023-0057
What was the date of your neighborhood meeting?:	06/26/2023
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-8:	CHECKED
PLATS ONLY	
Number of Building Lots:	4
Number of Common Lots:	0
Total Number of Lots:	4
Minimum Lot Size:	4
Average Lot Size:	4
Area of Plat:	4
Plat Date (MM/DD/YYYY):	07/06/2023
QUALIFYING OPEN SPACE	
10' Parkway Along Arterials:	CHECKED
QUALIFYING SITE AMENITIES	
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	CHRIS MCELWEE
MISC	
Is new record:	No