

Project Name - Allure Subdivision

Hearing Date - October 6, 2022

Planner - Joseph Dodson

Project Description -

- Request to Rezone 39.39 acres of land from the R-4 to the TN-R zoning district;
- Preliminary Plat consisting of 226 single-family building lots and 36 common lots on 37.34 acres in the requested TN-R district;
- Development Agreement Modification to terminate the existing agreement (Inst. #2016-007091) for the purpose of entering into a new agreement consistent with the proposed project and plat, by Schultz Development, LLC.

Project Location - Project is located at 5385 S. Meridian Road, directly north of the half-mile mark on the west side of Meridian Road between E. Amity and E. Lake Hazel Roads, in the SE 1/4 of the NE 1/4 of Section 36, Township 3N, Range 1W.



Type of Review Requested

Hearing

File number: H-2022-0050
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: MATT SCHULTZ, SCHULTZ DEVELOPMENT LLC Phone: 208-880-1695

Applicant address: P.O. BOX 1115, MERIDIAN, ID 83680 Email: schultzdevelopment@yahoo.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): MATT SCHULTZ

Firm name: SCHULTZ DEVELOPMENT LLC Phone: 208-880-1695 Fax: _____

Address: P.O. BOX 1115 Email: schultzdevelopment@yahoo.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 5385 S MERIDIAN RD

Assessor's parcel number(s): S1236141900

Township, range, section: 3N1W36

Project Description

Project/Application Name: Allure Subdivision - MDA, PP, RZ

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Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0501
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
PROPERTY INFORMATION	
General Location:	5385 S. Meridian Road
Current Land Use:	R-4
Total Acreage:	37.34
Prior Approvals (File Numbers):	H-2015-0019 (DA #2016-007091)
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
County:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	39.39
PROJECT INFORMATION	
Who will own and Maintain the Pressurized Irrigation System in this Development:	private
Irrigation District:	Boise Kuna Irrigation
Primary Irrigation Source:	Boise Kuna Irrigation
Secondary Irrigation Source:	City
Number of Single Family Residential Units:	226
Minimum Square Footage of Living Area (Excluding Garage):	1200
Gross Density:	6.05
Net Density:	7.49
What was the date of your pre-application meeting?:	06/02/2022
What was the date of your neighborhood meeting?:	06/06/2022
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED

AZ / RZ ONLY	
TN-R:	CHECKED
Acreage - TN-R:	39.39
PLATS ONLY	
Number of Building Lots:	226
Number of Common Lots:	36
Total Number of Lots:	262
Minimum Lot Size:	2,300 sf
Average Lot Size:	4,343 sf
Area of Plat:	37.34 acres
Plat Date (MM/DD/YYYY):	06/15/2022
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Parkways:	CHECKED
10' Parkway Along Arterials:	CHECKED
Acres of Qualified Open Space:	6.96 acres
Percentage of Qualified Open Space:	18.6%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	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:	Matt Schultz
MISC	
Is new record:	No