



**Development Application Transmittal**

**Link to Project Application:** [Andorra Senior Living \(H-2019-0127\) AZ VAC](#)

**Transmittal Date:** 1/23/2020

**Hearing Date:** March 5, 2020

**Assigned Planner:** Bill Parsons

*To view the City of Meridian Public Records Repository, [Click Here](#)*

The above "Link to Project Application" will provide you with any further information on the project.

The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online through our public records repository.

We request that you submit your comments or recommendations prior to the hearing date specified above. When responding, please reference the file number of the project. If responding by email, please send comments to [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org).

For additional information associated with this application please contact the City of Meridian Planner identified above at 208-884-5533.

Thank you,

City Clerk's Office  
33 E. Broadway Ave., Meridian, Idaho 83642  
Phone: 208.888.4433|Email: [cityclerk@meridiancity.org](mailto:cityclerk@meridiancity.org)



*Built for Business, Designed for Living*

*All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.*

## **Hearing Date: March 5, 2020**

File No.: H-2019-0127

Project Name: Andorra Senior Living

Request:

- Annexation of 16.99 acres of land with TN-R zoning with a conceptual development plan for a senior (age 55 and older) living community consisting of (76) single-family dwelling units and a 3-story apartment building with 88 dwelling units; and,
- Request to vacate existing ACHD right-of-way (un-named cul-de-sac) consisting of 0.45 of an acre of land that lies between the properties located at 715 and 955 S. Wells St. & 971 E. Wells Circle.

by Sawtooth Development Group, LLC.

Location: The site is located at the southwest corner of E. Magic View Dr. and S. Wells St. at 715 & 955 S. Wells St. and 971 E. Wells Circle, in the SE  $\frac{1}{4}$  of Section 17, Township 3N., Range 1E.

---



Planning Division

DEVELOPMENT REVIEW APPLICATION

**STAFF USE ONLY:**  
 Project name: Andorra Senior Living  
 File number(s): H-2019-0127  
 Assigned Planner: Bill Parsons Related files: \_\_\_\_\_

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
  - Daycare
  - Home Occupation
  - Home Occupation/Instruction for 7 or more
- Administrative Design Review
- Alternative Compliance
- Annexation and Zoning
- Certificate of Zoning Compliance
- City Council Review
- Comprehensive Plan Map Amendment
- Comprehensive Plan Text Amendment
- Conditional Use Permit
- Conditional Use Modification (check only 1)
  - Director
  - Commission
- Development Agreement Modification
- Final Plat
- Final Plat Modification
- Landscape Plan Modification
- Preliminary Plat
- Private Street
- Property Boundary Adjustment
- Rezone
- Short Plat
- Time Extension (check only 1)
  - Director
  - Commission
- UDC Text Amendment
- Vacation (check only 1)
  - Director
  - Commission
- Variance
- Other \_\_\_\_\_

*rec'd  
1/7/2020  
CH  
(original rec'd)  
10/31/19*

Applicant Information

Applicant name: Sawtooth Development Group, LLC Phone: 858.229.3506/ 858.663.8215  
 Applicant address: 491 N. Main St. Suite 201 Email: clay@sawtoothdevelopment.com/ aaron@breakersre.com  
 City: Ketchum State: ID Zip: 83340

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_  
 Owner name: Nathan A. Shaw, Maren Lee Shaw / George Juetten/ Bonnie Robinson, Judith Hambley/ Phone: \_\_\_\_\_  
 Owner address: 993 W Cagney St. / 323 W. Jefferson St. 602 / 323 W. Jefferson St. 602 / 36720 Emerald Email: \_\_\_\_\_  
 City: Meridian /Boise/ Boise State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): TJ Winger/ Jamie Koenig  
 Firm name: Babcock Design Phone: 208.424.7675  
 Agent address: 800 W Main St. Ste, 940 Email: tj@babcockdesign.com/ jamie@babcockdesign.com  
 City: Boise State: ID Zip: 83702

Primary contact is:  Applicant  Owner  Agent/Contact

Subject Property Information

Location/street address: 715, 955 S. Wells, Meridian, ID, 971 East Wells Circle, Township, range, section: \_\_\_\_\_  
 Assessor's parcel number(s): R5443010210 Total acreage: 15.92 Zoning district: \_\_\_\_\_  
R5443010220  
R5443010200

Project/subdivision name: Andorra Senior Living

General description of proposed project/request: New construction of a 3 story, 88 unit Independent senior living facility and 76 attached & detached 55+ cottages with associated parking. New construction of a detached clubhouse, pedestrian bridge and outdoor amenities.

Proposed zoning district(s): MU-Neighborhood, MD - Residential (TN-R)

Acres of each zone proposed: 9.33 acres- MU-Neighborhood 6.59 acres- MU-Residential

Type of use proposed (check all that apply):

Residential  Office  Commercial  Employment  Industrial  Other Senior Living

Who will own & maintain the pressurized irrigation system in this development? Applicant

Which irrigation district does this property lie within? City of Meridian

Primary irrigation source: City of Meridian Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Number of residential units: 88 -IL Units, 76 cottage homes Number of building lots: \_\_\_\_\_

Number of common lots: \_\_\_\_\_ Number of other lots: \_\_\_\_\_

Proposed number of dwelling units (for multi-family developments only):

1 bedroom: 44 (IL) 2-3 bedrooms: 44 (IL) 76 (cottage) 4 or more bedrooms: \_\_\_\_\_

Minimum square footage of structure (excl. garage): 1,266 sf (cottage) Maximum building height: 40' (IL bldg)

Minimum property size (s.f.): 3,096 sf Average property size (s.f.): \_\_\_\_\_

Gross density (Per UDC 11-1A-1): \_\_\_\_\_ Net density (Per UDC 11-1A-1): 10 units per acre combined

Acreage of qualified open space: 3.55 acres Percentage of qualified open space: 22.9% combined

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): \_\_\_\_\_

Walking trails, open grassy area, community gardens etc.

Amenities provided with this development (if applicable): Walking trails, open grassy area, fitness center, ponds, pool and community garden Clubhouse, sports courts.

Type of dwelling(s) proposed:  Single-family Detached  Single-family Attached  Townhouse

Duplex  Multi-family  Vertically Integrated  Other \_\_\_\_\_

**Non-residential Project Summary (if applicable)**

Number of building lots: \_\_\_\_\_ Common lots: \_\_\_\_\_ Other lots: \_\_\_\_\_

Gross floor area proposed: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_

Hours of operation (days and hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of parking spaces provided: \_\_\_\_\_ Number of compact spaces provided: \_\_\_\_\_

**Authorization**

Print applicant name: Clay Sammis

Applicant signature:  Date: 12/19/19

Andorra Senior Communities- Project Summary  
715, 955 S. Wells, 971 E Wells Circle, Meridian, ID

### **Project Summary**

Expert demographers have adjusted their estimates again regarding the burgeoning population growth that is taking place in the Treasure Valley and the surrounding Boise Metro area. According to an independent feasibility study, Meridian has been recognized as a City deficient of housing options for Seniors. With this in mind, Andorra Development Company / Sawtooth Development Group has identified 715 , 955 South Wells Street and 971 East Wells Circle as the proposed site for Andorra Senior Living Community - an Active adult focused community. The proposed Projects will be comprised of a 88 unit 3-story Independent Living Community and a 55+, 76 unit, single story, single family cottage community. This premier retirement campus addresses a desperate need in the community by featuring community enrichment through its active adult lifestyle.

The proposed Project will be comprised of a three (3), story ,80k sf-90k sf resort-style Independent living building complete with residences and amenity rich spaces and services. The applicant proposes a 30,000 sf footprint allowable under the MU-N designation as it proposes to offer commercial services within the building such as a restaurant spa and salon. The building will also feature a multipurpose/movie theater, lounge, library and other amenities space. Residences in this building will consist of 1 and 2 bedroom units with kitchens, laundry and housekeeping service, and generous outdoor space and clubhouse amenities. The outdoor community "square" will feature outdoor gas fireplaces, water features, raised gardening areas, walking paths, bocce courts, etc. The building will also be connected to the Clubhouse which will house the bistro/bar, lounge space and game room for all residents that reside in in the community.

On the north and west sections of the project, the Applicant proposes 76 meticulously designed detached and attached cottage residences. The Applicant has designed expansive open spaces including a beautiful green belt and walking path centered down the length of the entire project and meticulously landscaped and maintained common areas and walkway corridors to enhance safe connectivity. Connecting the community is the meandering "5 Mile Creek", where residents can take an evening stroll along the creek or walk across the connector bridge to access amenity space on both sides of the creek. With over 3.5 acres of combined open and park space (23% of project area), the outdoor areas will include a putting green course, bocce ball courts, pickle ball courts, walking paths, greenhouse, community gardens, pet parks etc. Daily transportation to shopping and activities will also be offered for both communities.

Residents enjoy all-inclusive amenities such as lawn and snow maintenance, access to clubhouse, meal service and community sponsored gatherings and events such as live entertainment, seminars, social activities, and transportation. The Applicant also proposes to gate the community and has been in discussions with ACHD to vacate the planned road between the two parcels. ACHD has indicated their support to vacate this road in lieu of a private drive (see ACHD email dated 9/9/19).

Andorra Retirement Communities are carefully crafted for the active adult lifestyle and meets a growing need in Meridian and the Boise MSA. Our smart home designs, amenity-rich clubhouse, picturesque green spaces and maintenance free living will cater to the best of retirement living.

**Annexation/Zoning/Density**

We are requesting the three lots included in this project to be annexed into the City of Meridian using TN-R zoning for all parcels (see site plan and project rendering Exhibit A attached). TN-R was originally recommended by City Staff in our pre-application meeting dated 7/17/19. The total acreage of the properties, including the cul-de-sac vacation, is as follows:

715 S Wells –	6.59 acres
971 E. Wells Circle	4.32 acres
Cul-De-Sac Vacation -	0.45 acres
955 S Wells –	4.56 acres
<hr/>	
Total Project Acres	15.92 acres

Blended Density	10 units/acre
Recommended Density	10 Units/acre (blended)

Total Proposed Units	164 Senior Housing Units – 10 units/acre [76 duplexes and 88 units in multi-story building]
----------------------	--

**Cul-de-Sac Street Vacation/Traffic Impact Study (ACHD)**

We are requesting to vacate the cul-de-sac between 715 and 955 S Wells Properties. ACHD will require a vacation process and has already stated that they are in support of applicant filing for such vacation (see attached ACHD email dated 9.9.19). Also, attached is an email from ACHD stating that our project is well under 1000 Average Daily Trips, thus a Traffic Study will not be required by ACHD (see attached ACHD email dated 10.10.19)

**Parking**

The independent living senior housing building on the south of the project will be qualified as a continuing care retirement community for the purpose of parking at 0.5 parking per bedroom.

12/19/19

Bill Parsons  
Planning Supervisor  
City of Meridian  
33 E Broadway Ave  
Meridian, ID 83642

RE: Andorra Senior Living Project – 955/715 S Wells, Meridian

Dear Bill,

Pursuant to the recent Comprehensive Plan amendment approval made by City Council on December 17<sup>th</sup>, Sawtooth/ Andorra wishes to withdraw our Comprehensive plan amendment application for the project located on 955/ 715 S. Wells, Meridian, ID.

At your convenience, please refund the comp plan amendment application fee and remit a check to:

Sawtooth Development Group, LLC  
PO Box 4767  
Ketchum, ID 83340

Thank you Bill.

Regards,

Clay Sammis