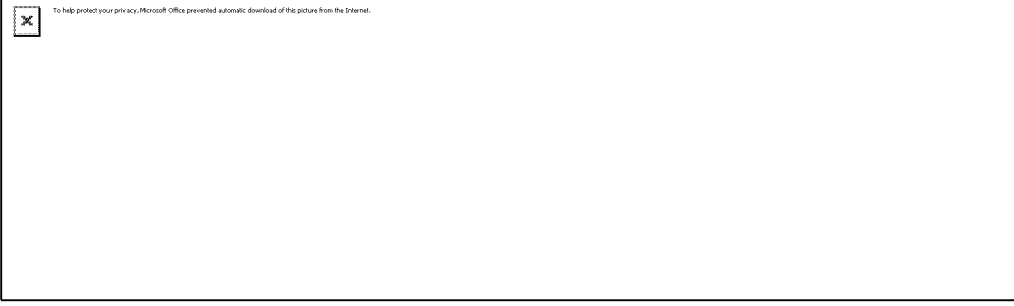


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Monday, September 13, 2021 3:27 PM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Aviator Springs Subdivision AZ, PP H-2021-0065

 <small>To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.</small>
<b>Development Application Transmittal</b>
<b>Link to Project Application: <a href="#">Aviator Springs Subdivision AZ, PP H-2021-0065</a></b>
<b>Hearing Date: October 21, 2021</b>
<b>Assigned Planner: Sonya Allen</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></i>

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.

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



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*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.*



**Commission Hearing Date: October 21, 2021** Planner: Sonya

File No.: AZ-2021-0065

Project Name: Aviator Springs

Request:

- Annexation of 40 acres of land with R-8 (31.59 acres), L-O (1.64 acres) and M-E (6.77 acres) zoning districts; and
- Preliminary plat containing a total of 112 lots consisting of (93) buildable lots and (13) common open space lots on 31.59 acres of land in the R-8 zoning district; (2) buildable lots on 1.64 acres of land in the L-O zoning district; (1) buildable lot on 6.77 acres of land in the M-E zoning district; and (3) future right-of-way lots on 40 acres of land.

by The Land Group, Inc.

Location: The site is located at 3235 N. McDermott Rd., in the SE ¼ of Section 32, Township 4N., Range 1W.

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**Type of Review Requested**

Hearing

File number:	H-2021-0065
Assigned Planner:	_____
Related Files:	_____

**Applicant Information**

Applicant name: KRISTEN MCNEILL, THE LAND GROUP, INC. Phone: \_\_\_\_\_

Applicant address: 462 E SHORE DR SUITE 100, EAGLE, ID 83616 Email: kmcneill@thelandgroupinc.com

Owner name: SCOTT ANDERSON, ACCLIMA, INC. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: 1763 W MARCON LN # 175, MERIDIAN, ID 83642 Email: \_\_\_\_\_

Agent name (e.g. architect, engineer, developer, representative): KRISTEN MCNEILL

Firm name: THE LAND GROUP, INC. Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Address: 462 E SHORE DR SUITE 100 Email: kmcneill@thelandgroupinc.com

Contact name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Contact address: \_\_\_\_\_ Email: \_\_\_\_\_

**Subject Property Information**

Location/street address: 3235 N MCDERMOTT RD

Assessor's parcel number(s): S0432417350

Township, range, section: 4N1W32

**Project Description**

Project/Application Name: Aviator Springs Subdivision - AZ, PP

Preliminary Plat, Annexation and zoning application for Aviator Springs Subdivision.

Description of Work: See narrative

**Application Information**

<b>APPLICATION TYPES</b>	
<b>Alternative Compliance - ALT:</b>	UNCHECKED
<b>Annexation and Zoning - AZ:</b>	CHECKED
<b>Comprehensive Plan Map Amendment - CPAM:</b>	UNCHECKED
<b>Comprehensive Plan Text Amendment - CPAT:</b>	UNCHECKED
<b>Conditional Use Permit - CUP:</b>	UNCHECKED
<b>Design Review - DR:</b>	UNCHECKED
<b>Development Agreement Modification - MDA:</b>	UNCHECKED
<b>Planned Unit Development - PUD:</b>	UNCHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>Preliminary Final Plat - PFP:</b>	UNCHECKED
<b>Private Street - PS:</b>	UNCHECKED
<b>Rezone - RZ:</b>	UNCHECKED
<b>Vacation - VAC:</b>	UNCHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2021-0543
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>Office:</b>	CHECKED
<b>Commercial:</b>	CHECKED
<b>Employment:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Single-Family Detached:</b>	UNCHECKED
<b>Single-Family Attached:</b>	UNCHECKED
<b>Townhouse:</b>	UNCHECKED
<b>Duplex:</b>	UNCHECKED
<b>Multi-Family:</b>	UNCHECKED
<b>Vertically Integrated:</b>	UNCHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	north of Ustick and west of McDermott
<b>Current Land Use:</b>	Ag
<b>Total Acreage:</b>	40.0
<b>Traffic Study Required per ACHD:</b>	Yes
<b>Has a traffic study been accepted by ACHD:</b>	Yes
<b>ZONING DISTRICT(S)</b>	
<b>R-2:</b>	UNCHECKED
<b>R-4:</b>	UNCHECKED
<b>R-8:</b>	CHECKED

<b>R-15:</b>	UNCHECKED
<b>R-40:</b>	UNCHECKED
<b>C-N:</b>	UNCHECKED
<b>C-C:</b>	UNCHECKED
<b>C-G:</b>	UNCHECKED
<b>L-O:</b>	CHECKED
<b>M-E:</b>	CHECKED
<b>H-E:</b>	UNCHECKED
<b>I-L:</b>	UNCHECKED
<b>I-H:</b>	UNCHECKED
<b>O-T:</b>	UNCHECKED
<b>TN-C:</b>	UNCHECKED
<b>TN-R:</b>	UNCHECKED
<b>County:</b>	UNCHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	UNCHECKED
<b>Medium Density Residential:</b>	UNCHECKED
<b>Medium-High Density Residential:</b>	UNCHECKED
<b>High Density Residential:</b>	UNCHECKED
<b>Commercial:</b>	UNCHECKED
<b>Office:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Civic:</b>	UNCHECKED
<b>Green Space Parks, Pathways, and Open Space:</b>	UNCHECKED
<b>Old Town:</b>	UNCHECKED
<b>Mixed Use Neighborhood:</b>	CHECKED
<b>Acreage - Mixed Use Neighborhood:</b>	40.0
<b>Mixed Use Neighborhood with N.C.:</b>	UNCHECKED
<b>Mixed Use Community:</b>	UNCHECKED
<b>Mixed Use Community with N.C.:</b>	UNCHECKED
<b>Mixed Use Regional:</b>	UNCHECKED
<b>Mixed Use Non-Residential:</b>	UNCHECKED
<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED

PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	09/03/2021
Landscape Plan Date (MM/DD/YYYY):	09/03/2021
Elevations Date (MM/DD/YYYY):	08/05/2021
Percentage of Site Devoted to Building:	+/- 13.5 Acres (phase 1)
Percentage of Site Devoted to Landscaping:	+/- 8 Acres.
Percentage of Site Devoted to Paving:	+/- 13.5 Acres (phase 1)
Who will own and Maintain the Pressurized Irrigation System in this Development:	Homeowners Association
Irrigation District:	Nampa Meridian Irrigation District
Primary Irrigation Source:	NMID
Secondary Irrigation Source:	City of Meridian
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	TBD
Proposed Building Height:	< 35-FT in R-8 and L-O zones and < 65-FT in M-E zone
Existing Floor Area (If Applicable):	n/a
Gross Floor Area Proposed:	TBD
Hours of Operation (Days and Hours):	TBD
Number of Standard Parking Spaces Provided:	546
Number of Compact Parking Spaces Provided:	0
Number of Residential Units:	93
Minimum Square Footage of Living Area (Excluding Garage):	1808
Gross Density:	3.0 dwelling units / acre
Net Density:	3.92 dwelling units / acre
What was the date of your pre-application meeting?:	08/31/2021
What was the date of your neighborhood meeting?:	07/09/2021
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	CHECKED
Acreage - R-8:	31.6 acres
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	CHECKED
Acreage - L-O:	1.64 acres

<b>M-E:</b>	CHECKED
<b>Acreage - M-E:</b>	6.77 acres
<b>H-E:</b>	UNCHECKED
<b>I-L:</b>	UNCHECKED
<b>I-H:</b>	UNCHECKED
<b>O-T:</b>	UNCHECKED
<b>TN-C:</b>	UNCHECKED
<b>TN-R:</b>	UNCHECKED
<b>PROPOSED FLUM DESIGNATION(S)</b>	
<b>Low Density Residential:</b>	UNCHECKED
<b>Medium Density Residential:</b>	UNCHECKED
<b>Medium-High Density Residential:</b>	UNCHECKED
<b>High Density Residential:</b>	UNCHECKED
<b>Commercial:</b>	UNCHECKED
<b>Office:</b>	UNCHECKED
<b>Industrial:</b>	UNCHECKED
<b>Civic:</b>	UNCHECKED
<b>Green Space Parks, Pathways, and Open Space:</b>	UNCHECKED
<b>Old Town:</b>	UNCHECKED
<b>Mixed Use Neighborhood:</b>	UNCHECKED
<b>Mixed Use Neighborhood with N.C.:</b>	UNCHECKED
<b>Mixed Use Community:</b>	UNCHECKED
<b>Mixed Use Community with N.C.:</b>	UNCHECKED
<b>Mixed Use Regional:</b>	UNCHECKED
<b>Mixed Use Non-Residential:</b>	UNCHECKED
<b>Mixed Use Interchange:</b>	UNCHECKED
<b>Low Density Employment:</b>	UNCHECKED
<b>High Density Employment:</b>	UNCHECKED
<b>Mixed Employment:</b>	UNCHECKED
<b>Mixed Use Residential:</b>	UNCHECKED
<b>Mixed Use Commercial:</b>	UNCHECKED
<b>Lifestyle Center:</b>	UNCHECKED
<b>PLATS ONLY</b>	
<b>Number of Building Lots:</b>	96
<b>Number of Common Lots:</b>	13
<b>Total Number of Lots:</b>	112
<b>Minimum Lot Size:</b>	4,594 sf
<b>Average Lot Size:</b>	5,569 sf
<b>Area of Plat:</b>	40.0 acres
<b>Plat Date (MM/DD/YYYY):</b>	09/03/2021



QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	CHECKED
Open Water Ponds:	UNCHECKED
Other Qualified Open Space:	7.64 acres
Acres of Qualified Open Space:	7.64 acres
Percentage of Qualified Open Space:	19.1% (phase 1 and phase 2); 30.1% phase 1 only
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED
Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	UNCHECKED
Additional 5% Open Space:	CHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	UNCHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED
Other Qualified Site Amenities:	Swimming pool with changing facilities
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Kristen McNeill
MISC	
Is new record:	No