

Hearing Date: April 4, 2024 – Sonya Allen

Request: Annexation of 123.28 acres of land with R-2 (11.91 acres), R-4 (89.55 acres) and R-8 (21.82 acres) zoning districts; and preliminary plat consisting of 263 building lots, 33 common lots and one (1) other lot, which is a holding area for future re-subdivision, on 121.31 acres of land in the R-2, R-4 and R-8 zoning districts, by Kimley Horn.

Location: Generally located on the south side of W. Victory Rd. and the west side of S. Linder Rd., in the NE 1/4 of Section 26, T.3N., R.1W.



Type of Review Requested

Hearing

File number: H-2023-0055
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: NICOLETTE WOMACK, KIMLEY-HORN Phone: _____
Applicant address: 950 W BANNOCK STREET, SUITE 1100, BOISE, ID 83702 Email: Nicolette.Womack@kimley-horn.com

Owner name: DAVE YOUNG, LINDER HOLDINGS Phone: _____ Fax: _____
Owner address: 1681 S. KIMBALL WAY, BOISE, ID 83709 Email: dyoung@maxfieldfamilyoffice.com

Agent name (e.g. architect, engineer, developer, representative): HETHE CLARK
Firm name: CLARK WARDLE Phone: _____ Fax: _____
Address: 251 E FRONT STREET, SUITE 310 Email: hclark@clarkwardle.com

Contact name: _____ Phone: _____ Fax: _____
Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____
Assessor's parcel number(s): S1226120750
Township, range, section: 3N1W26

Project Description

Project/Application Name: Burnside Ridge Estates - AZ, PP

Hearing Date: April 4, 2024

Description of Work: Request: Annexation of 123.28 acres of land with R-2 (11.91 acres), R-4 (89.55 acres) and R-8 (21.82 acres) zoning districts; and preliminary plat consisting of 263 building lots, 33 common lots and one (1) other lot, which is a holding area for future re-subdivision, on 121.31 acres of land in the R-2, R-4 and R-8 zoning districts, by Kimley Horn.

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Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0741
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
PROPERTY INFORMATION	
Total Acreage:	121
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	CHECKED
R-4:	CHECKED
R-8:	CHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Low Density Res:	80
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	41
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	09/01/2023
Landscape Plan Date (MM/DD/YYYY):	08/29/2023
Elevations Date (MM/DD/YYYY):	09/20/2021
Percentage of Site Devoted to Building:	See plans
Percentage of Site Devoted to Landscaping:	See plans
Percentage of Site Devoted to Paving:	See plans
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	New York/Boise Project
Primary Irrigation Source:	Pressure Irrigation
Secondary Irrigation Source:	N/A
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	See plans
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	N/A
Proposed Building Height:	Per zone
Existing Floor Area (If Applicable):	N/A
Gross Floor Area Proposed:	N/A
Hours of Operation (Days and Hours):	N/A

Number of Standard Parking Spaces Provided:	N/A
Number of Compact Parking Spaces Provided:	N/A
Number of Single Family Residential Units:	264
Minimum Square Footage of Living Area (Excluding Garage):	N/A
Gross Density:	2.6
Net Density:	2.5
What was the date of your pre-application meeting?:	10/26/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2023-0094
What was the date of your neighborhood meeting?:	10/12/2023
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-2:	CHECKED
Acreage - R-2:	29.33
R-4:	CHECKED
Acreage - R-4:	72.25
R-8:	CHECKED
Acreage - R-8:	21.82
PLATS ONLY	
Number of Building Lots:	264
Number of Common Lots:	33
Total Number of Lots:	297
Minimum Lot Size:	5668
Average Lot Size:	13,608
Area of Plat:	121.22
Plat Date (MM/DD/YYYY):	09/01/2023
QUALIFYING OPEN SPACE	
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Acres of Qualified Open Space:	11.59
Percentage of Qualified Open Space:	11.8
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Public Art:	CHECKED
Picnic Area:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED

Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	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:	Nicolette Womack
MISC	
Is new record:	No