

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

Project Name - Burnside Ridge Estates
Hearing Date - April 21, 2022
Planner - Joseph Dodson

Description of Work: Project Description - Annexation & Zoning of 121.29 acres of land from RUT to the R-2 (11.76 acres) and R-4 (109.53) zoning districts with a preliminary plat consisting of 299 total lots (275 single-family residential lots and 24 common lots) on 119.31 acres of land, by Kimley-Horn and Associates, Inc..

Project Location - The site is located near the southwest corner of S. Linder Road and W. Victory Road, including 2365 W. Victory Road, 3801 S. Linder Road, and parcels S1226142251, R0831430030, R0831430022, and R0831430010, in the NE ¼ of Section 26, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0070
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: IAN CONNAIR, KIMLEY-HORN & ASSOCIATES Phone: 6022161270

Applicant address: 7740 N 16TH ST #300, PHOENIX, AZ 85020 Email: ian.connair@kimley-horn.com

Owner name: DAVE YOUNG, LINDER HOLDINGS, LLC Phone: _____ Fax: _____

Owner address: 849 E. STATE STREET SUITE 101, EAGLE, ID 83616 Email: _____

Agent name (e.g. architect, engineer, developer, representative): NICOLETTE WOMACK

Firm name: KIMLEY-HORN Phone: _____ Fax: _____

Address: 950 W BANNOCK STREET, SUITE 1100 Email: Nicolette.Womack@kimley-horn.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): R0831430030, S1226120750

Township, range, section: 3N1W26

Project Description

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Annexation and Zoning - AZ:	CHECKED
Is this City Initiated?:	No
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0638
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
PROPERTY INFORMATION	
General Location:	Approx. 1500' South-West of W Victory Rd & S Linder Rd
Current Land Use:	Agriculture
Total Acreage:	116.78
Prior Approvals (File Numbers):	N/A
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	CHECKED
R-4:	CHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Low Density Res:	35
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	80
PROJECT INFORMATION	
Landscape Plan Date (MM/DD/YYYY):	09/16/2021
Percentage of Site Devoted to Building:	~65%
Percentage of Site Devoted to Landscaping:	~23%
Percentage of Site Devoted to Paving:	~12%
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	New York/Boise Project
Primary Irrigation Source:	Pressure Irrigation
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	N/A
Proposed Building Height:	2-Story Max
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:	275
Minimum Square Footage of Living Area (Excluding Garage):	Will be determined by homebuilder
Gross Density:	2.5
What was the date of your pre-application meeting?:	06/02/2021
What was the date of your neighborhood meeting?:	06/18/2021
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:	11.76
R-4:	CHECKED
Acreage - R-4:	109.53
PLATS ONLY	
Number of Building Lots:	275
Number of Common Lots:	24
Total Number of Lots:	299
Minimum Lot Size:	8750
Average Lot Size:	10125
Area of Plat:	119.31
Plat Date (MM/DD/YYYY):	09/16/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Acres of Qualified Open Space:	11.89
Percentage of Qualified Open Space:	10.12%
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

Walking Trails:

CHECKED

TIME EXTENSION INFORMATION

Number of months extension:

24

APPLICATION DISCLAIMER

I have read and accept the above terms:

CHECKED

Your signature:

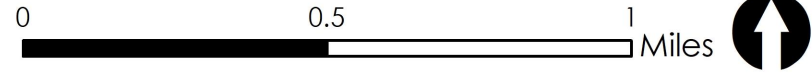
Ian Connair

MISC

Is new record:

No

Vicinity Map



Legend

-  Project Location
-  Parcels - Ada County

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