



Development Application Transmittal

Link to Project Application: Cedarbrook Subdivision AZ, PP H-2020-0012

Transmittal Date: 3-4-2020 Hearing Date: May 7, 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.

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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Hearing Date: May 7, 2020

File No.: H-2020-0012

Project Name: Cedarbrook Subdivision

Request:

- Annexation of a total of 118.58 acres of land with R-2 (9.48 acres), R-4 (65.45 acres) and R-8 (43.66 acres) zoning districts; and,
- Preliminary plat consisting of 330 buildable lots, 38 common lots and 4 other lots on 118.58 acres of land in the proposed R-2, R-4 and R-8 zoning districts.

by Toll Southwest, LLC.

Location: The site is located at 4185 S. Linder Rd., in the SE $\frac{1}{4}$ of Section 26, Township 3N., Range 1W.



STAFF USE ONLY:

Project name: H-2020-0012
File number(s):
Assigned Planner:
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

Applicant Information

Applicant name: Toll Southwest LLC Phone: 208-780-6726
Applicant address: 3103 W Sheryl Drive Suite 100 Email: acapell@tollbrothers.com
City: Meridian State: ID Zip: 83642

Applicant's interest in property: Own Rent Optioned Other

Owner name: Larry and Marianne Williams Family Foundation Phone:
Owner address: P.O. Box 8126 Email:
City: Meridian State: ID Zip: 83707

Agent/Contact name (e.g., architect, engineer, developer, representative): Sabrina Durtschi - Representative
Firm name: Toll Brothers Phone: 208-780-6723
Agent address: 3103 W Sheryl Drive Email: sdurtschi@tollbrothers.com
City: Meridian State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4185 S Linder Road Township, range, section: 3N 1W 26
Assessor's parcel number(s): S1226417250 Total acreage: 112 Zoning district: RUT

Project/subdivision name: Cedarbrook Subdivision

General description of proposed project/request: Annexation, Zoning and preliminary plat application for 330 single-family residential lots.

Proposed zoning district(s): R2, R4 and R8

Acres of each zone proposed: R2 (9.48 acres) R4 (65.45 acres) R8 (43.66 acres)

Type of use proposed (check all that apply):

Residential Office Commercial Employment Industrial Other _____

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

Which irrigation district does this property lie within? New York Irrigation District - Boise Project Board of Control

Primary irrigation source: Surface water Secondary: Well

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 810,651 s.f.

Residential Project Summary (if applicable)

Number of residential units: 372 Number of building lots: 330

Number of common lots: 38 Number of other lots: 4 shared driveway lots

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

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____

Minimum square footage of structure (excl. garage): 1271 S.F. Maximum building height: 33'-8"

Minimum property size (s.f.): 4,828 s.f. Average property size (s.f.): 9,814 s.f.

Gross density (Per UDC 11-1A-1): 2.78 units per acre Net density (Per UDC 11-1A-1): 4.44 units per acre

Acreage of qualified open space: 20.30 acres Percentage of qualified open space: 17.6%

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): pocket parks, micro paths, public 14' trail system, main open/green space.

Amenities provided with this development (if applicable): (1) Pool (2) Pool House (3) Playground (4) Pocket-park (5) Tot-lot (6) Benches

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: Sabrina Durtschi (Toll Brothers)

Applicant signature:  Date: January 31, 2020