

Adrienne Weatherly

From: clerk@meridiancity.org
Sent: Monday, May 11, 2020 12:07 PM
To: Adrienne Weatherly
Subject: Development Application Transmittals



Development Application Transmittal

Link to Project Application: [Chukar Ridge PP H-2020-0025](#)

Transmittal Date: 5/11/2020 Hearing Date: 6/4/2020

Assigned Planner: Alan Tiefenbach

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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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.



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Commission Hearing Date: June 4, 2020

Planner: Alan

File No.: H-2020-0025

Project Name: Chukar Ridge

Request: Preliminary plat consisting of 63 buildable lots, 8 common lots and 5 other lots on 15.42 acres of land in the R-8 zoning district, by Investment Analytics Group.

Location: The site is located at 4005 N. McDermott Rd., in the NE ¼ of Section 32, Township 4 N., Range 1W.



RECEIVED
FEB 21 2020
BY: _____

Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:

Project name: Chukar Ridge
File number(s): H-2020-0025
Assigned Planner: Sanya Allen Related files: _____

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: Investment Analytics Group Phone: 208-639-3262
Applicant address: 800 W. Main St, # 1460 Email: ryan@iagroupllc.com
City: Boise State: ID Zip: 83702

Applicant's interest in property: Own Rent Optioned Other _____

Owner name: Robert G and Judith K Spriggel trust Phone: 208-631-1978
Owner address: 4005 N McDermott Rd. Email: bobnjudi2@gmail.com
City: Meridian State: ID Zip: 83646

Agent/Contact name (e.g., architect, engineer, developer, representative): representative
Firm name: The Land Group, Inc. Phone: 208-939-4041
Agent address: 462 E. Shore Dr, #100 Email: matt@thelandgroupinc.com
City: Eagle State: ID Zip: 83616

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4005 N. McDermott Rd. Township, range, section: 4N 1W 32
Assessor's parcel number(s): S0432141900 Total acreage: 15.42 Zoning district: R-8

Project/subdivision name: Chukar Ridge Subdivision

General description of proposed project/request: subdivide 15.42 acres to 63 single family lots

Proposed zoning district(s): R-8 (no change)

Acres of each zone proposed: 15.42

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? _____

Which irrigation district does this property lie within? NMIP

Primary irrigation source: NMID Secondary: City

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: 63 Number of building lots: 64/63

Number of common lots: 8 Number of other lots: 5

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): 1350 Maximum building height: 30

Minimum property size (s.f.): 4000 Average property size (s.f.): 4165

Gross density (Per UDC 11-1A-1): 4.09 Net density (Per UDC 11-1A-1): 10.47

Acreage of qualified open space: 1.67 Percentage of qualified open space: 11%

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

See exhibit L

Amenities provided with this development (if applicable): tot lot

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: Matthew T. Adams

Applicant signature:  Date: February 21, 2020



February 21, 2020

Bill Parsons
City of Meridian, Development Services
33 E. Main Street
Meridian, Idaho 83642

Re: Preliminary Plat Application for Chukar Ridge Subdivision

Dear Bill,

We are pleased to submit the enclosed applications associated with Chukar Ridge Subdivision. The Land Group, Inc. is pleased to represent the applicant/developer, Investment Analytics Group, LLC for this application.

The Project site is generally located on the west of McDermott Road, south of the McFadden Drain near the mid-mile between Ustick Road and McMillan Roads in Meridian, Idaho. The project consists of one parcel (Parcel No. S0432141900) comprised of approximately 15.42 acres. This property is currently in the City of Meridian and is zoned Medium Density Residential R-8. A development agreement (H-2018-0075, DA #2019-005925) exists between Bob Spriggel and the City of Meridian. The property will have access from the public roadways and utilities (water & sewer) constructed with the new Owyhee High School.



Vicinity Map, property highlighted in blue

Preliminary Plat:

In total, the Chukar Ridge Subdivision includes 15.42-acres with 76 total lots, including 63 single-family residential lots, 8 common open space lots, 3 common driveway lots, and two non-buildable lots. The two non-buildable lots include Lot 39, Block 2 which contains the Nampa Meridian Irrigation District easement for the McFadden Drain, City of Meridian Water and Sewer Mains, and secondary emergency access; and Lot 40, Block 2 which will be acquired by ITD for public right-of-way in the near future. The 12 common lots provide approximately 1.67 acres and includes amenities such as large open spaces and a tot lot play area.

The Chukar Ridge Subdivision, as proposed, is in compliance with the dimensional standards of the R-8 zoning designation and the conceptual site plan attached to the development agreement while responding to the ITD HWY 16 ROW information received after approval of the development agreement.

The Project will develop in two phases as delineated on the preliminary plat. The existing structures on the property will be removed with development.

A homeowners' association will be established to maintain the common areas and amenities.

The McFadden Drain along the northern property line will remain in its current location and will remain open.

Public services are available to accommodate the proposed Development. All lots within the subdivision will be provided domestic water and sanitary sewer service by the City via extensions available along the south side of the McFadden Drain.

A pressurized irrigation system will serve all lots throughout the Project and will be owned and operated by the Nampa & Meridian Irrigation District.

Public access will be via a stub road from the west, W. Achievement Street. The streets throughout the Subdivision will be dedicated to the public and shall be constructed to Ada County Highway District (ACHD) standards with curb, gutter and sidewalks. Two future stub roads are planned to the south. No direct access to McDermott Road is planned.

Per ACHD, a traffic impact study is not required.

Storm water will be retained on site.

The proposed Development is in conformance with the Comprehensive Plan and recorded Development Agreement.

The proposed Development will not negatively impact the continuity of the capital improvement program.

The public is not expected to financially support services for the proposed Development.

The proposed Development will not cause adverse health, safety or environmental problems.

Property tax on the finished lots will provide the City greater tax revenue than the existing agricultural use. The proposed development will be harmonious with the surrounding uses and will provide housing at a lower cost than other adjacent projects, providing an opportunity for a greater level of affordability.

Conclusion:

The platting of this property provides for the orderly development of the City, in accord with the Meridian Development Code. The preliminary plat is in compliance with the previously approved development agreement and R-8 zoning code.

We appreciate the opportunity to formally present these applications to the City Planning and Zoning Commission and City Council. As you complete your review, please don't hesitate to let me know if we can provide any additional information to clarify the project's vision. I can be reached via email to matt@thelandgroupinc.com or at 208-939-4041.

Sincerely,



Matthew T. Adams, Principal
The Land Group, Inc.

Enclosures - Preliminary Plat Application and with specified supporting attachments