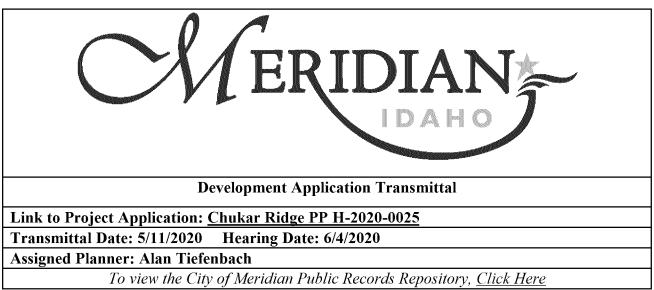
#### **Adrienne Weatherly**

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



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.

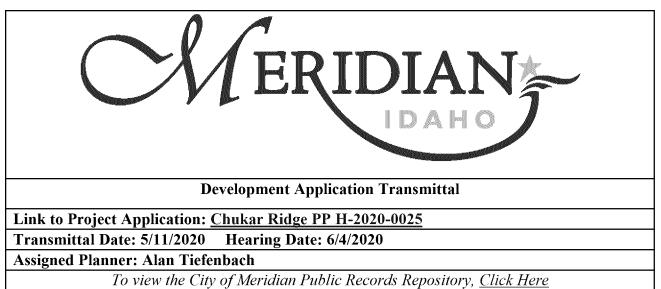
Thank you,

City Clerk's Office 33 E. Broadway Ave., Meridian, Idaho 83642 Phone: 208.888.4433|Email: cityclerk@meridiancity.org

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Built for Business, Designed for Living 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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City Clerk's Office 33 E. Broadway Ave., Meridian, Idaho 83642 Phone: 208.888.4433|Email: <u>cityclerk@meridiancity.org</u>

ERIDIAN

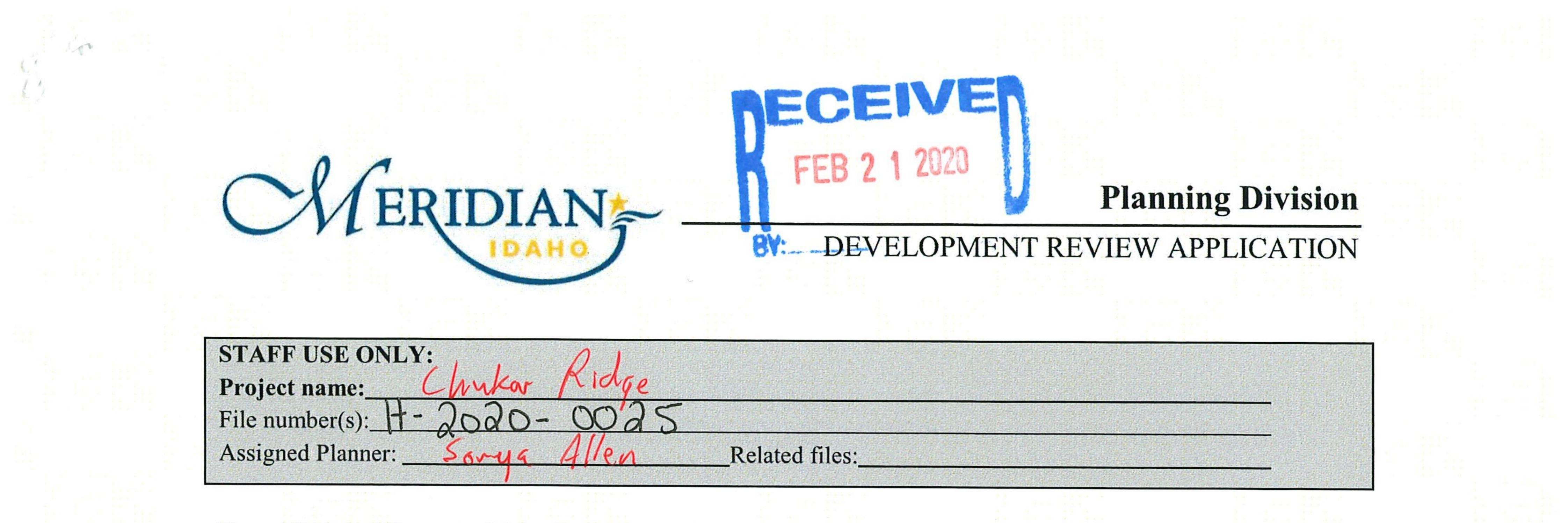
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### **Commission Hearing Date: June 4, 2020**

Planner: Alan

File No.:H-2020-0025Project Name:Chukar RidgeRequest:Preliminary plat consisting of 63 buildable lots, 8 common lots and 5 other lots on 15.42<br/>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.,<br/>Range 1W.



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 I 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: 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 🗍 Optic	ned Other
Owner name: Robert G and Judith K Spriggel trus	t 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, repre	sentative): representative
Firm name: The Land Group, Inc.	Phone: 208-939-404
Agent address: 462 E. Shore Dr, #100	Email: matt@thelandgroupinc.com

City: Eagle State: ID Zip: 83616

### **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

Community Development 
Planning Division 
33 E. Broadway Avenue, Ste. 102 Meridian, Idaho 83642
Phone: 208-884-5533 Fax: 208-888-6854 <u>www.meridiancity.org/planning</u>

- 1

Rev:(2/2/20182/7/2018)

## 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 Coffice Commercial Employment Industrial Other

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

Which irrigation district does this property lie within? <u>NMIP</u>

Primary irrigation source: <u>NMID</u> Secondary: <u>City</u>

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:63Number of building lots:64/3Number of common lots:8Number 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

infinition property bize (b.i) bize (b.	1. <i>j</i> . <u> </u>		
Gross density (Per UDC 11-1A-1): 4.09 Net density (Per UDC 11-1A-1): 10.4	7		
Acreage of qualified open space: <u>1.67</u> Percentage of qualified open space: <u>11%</u>			
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): <u>tot lot</u>			
Type of dwelling(s) proposed:	ouse		
□ 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:

Community Development 
Planning Division 
33 E. Broadway Avenue, Ste. 102 Meridian, Idaho 83642
Phone: 208-884-5533 Fax: 208-888-6854 <u>www.meridiancity.org/planning</u>

-2-

Rev:(2/7/2018)

## February 21, 2020

S)

Bill ParsonsCity of Meridian, Development Services33 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

462 East Shore Drive, Suite 100, Eagle, Idaho 83616 208.939.4041 thelandgroupinc.com

### **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.

Page 2 of 3

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.



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### **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 <u>matt@thelandgroupinc.com</u> or at 208-939-4041.

Sincerely,

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

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Enclosures - Preliminary Plat Application and with specified supporting attachments



462 East Shore Drive, Suite 100, Eagle, Idaho 83616 208.939.4041 thelandgroupinc.com

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