



Planning & Zoning Department

Master Application

Staff Use Only

Project Name: Ederra

File Number: SPP-00138-2023

Related Applications: ANN-00297-2023; MPC-00001-2023

Type of Application

- | | |
|---|--|
| <input type="checkbox"/> Accessory Structure | <input type="checkbox"/> Legal Non-Conforming Use |
| <input checked="" type="checkbox"/> Annexation/Pre-Annexation | <input checked="" type="checkbox"/> Planned Unit Development/MPC |
| <input type="checkbox"/> Appeal | <input checked="" type="checkbox"/> Subdivision |
| <input type="checkbox"/> Design Review | <input type="checkbox"/> Short |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input checked="" type="checkbox"/> Preliminary |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Final |
| <input type="checkbox"/> Multi-Family Housing | <input type="checkbox"/> Condo |
| <input type="checkbox"/> Development Agreement | <input type="checkbox"/> Temporary Use Permit |
| <input type="checkbox"/> Modification | <input type="checkbox"/> Fireworks Stand |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Kennel License | <input type="checkbox"/> Staff Level |
| <input type="checkbox"/> Commercial | <input type="checkbox"/> Zoning Map/Ordinance Amendment (Rezone) |
| <input type="checkbox"/> Mobile Home Park | <input type="checkbox"/> Other: _____ |

You must attach any corresponding checklists with your application or it will not be accepted

Applicant Name: Trilogy Development - Shawn Brownlee Phone: 208-895-8858

Applicant Address: 9839 W. Cable Car Street, Ste 101 Email: shawn@trilogyidaho.com

City: Boise State: Idaho Zip: 83709

Interest in property: Own Rent Other: Developer

Owner Name: Endurance Holdings, LLC Phone: _____

Owner Address: 1977 E Overland Road Email: _____

City: Meridian State: Idaho Zip: 83642

Contractor Name (e.g., Engineer, Planner, Architect): Bonnie Layton - Planner

Firm Name: NV5 Phone: 208-275-8742

Contractor Address: 690 S. Industry Way, Suite 10 Email: bonnie.layton@nv5.com

City: Meridian State: Idaho Zip: 83642

Subject Property Information

Address: 11342 Orchard Avenue and 11690 W Orchard Avenue ~~0 W Orchard Ave~~ ~~0 W Orchard Ave~~

Parcel Number(s): R3144300000; R3144400000;
R3144401100 & R3144301000 Total acreage: 157.24 ~~NW Phase- 41.56~~ Zoning: AG - County

Type of proposed use: Residential Commercial Industrial Other: _____

Project/Subdivision Name: Ederra Subdivision (Chase Property)

Description of proposed project/request: Annexation and zoning of a master planned community,
preliminary plat will include the development of the northwest portion of the site

Proposed Zoning: ~~CB-1~~; RS6; RS4; RD Acres of each proposed zone: 5.42; 36.73; 13.78; 20.07
BC ~~NW Phase- 41.56~~

Development Project Information (if applicable) Numbers quoted are for MPC

Lot Type	Number of Lots	Acres
Residential NW Phase- 170	<u>RS6 - 225; RS4 - 136; RD - 289</u>	<u>36.71; 13.78; 20.07</u>
Commercial	BC - 7 <u>6</u>	<u>5.42</u>
Industrial	-	-
Total Common Area	NW Phase - 31 <u>21</u>	<u>NW Phase - 14.95</u>
Internal Roadways	Provide acres only	<u>MPC - 81.24</u>
Frontage ROW to be dedicated	Provide acres only, if applicable	
Total NW Phase- 197	<u>Residential - 650; Commercial - 7</u>	<u>157.24</u> NW Phase 41.56

Development Project Information (if applicable)

Minimum residential lot size (s.f.): 2,600 Maximum residential lot size (s.f.): 10,625

Gross density: 4.13 (MPC); 4.07 (NW Phase) (# of lots divided by gross plat/parcel area)

Subdivision Qualified Open Space: NW Phase 18 % of gross area NW Phase 7.48 acres

Type of dwelling proposed: Single-family Detached Single-family Attached (townhouse)
 Duplex Multi-family Condo Other: _____

Commercial/Industrial/Multi-Family Project Information (if applicable)

Min. sq. feet of structure: 5,000 Max building height: Per Code Gross Floor Area: TBD

Proposed number of residential (multi-family) units: -

Total number of parking spaces provided : 154

Print applicant name: Bonnie Layton

Applicant signature: Bonnie Layton Date: 11-16-23

City Staff	
Received by: <u>JKW</u>	Received date: <u>11/16/2023</u>