

Project Name: Farmstone Crossing Subdivision (H-2023-0045)

Hearing Date: November 2, 2023

Assigned Planner: Stacy Hersh

Request(s): Annexation of 33.893 acres of land from RUT to the M-E (Mixed Employment) zoning district and Preliminary Plat consisting of 6 buildable lots on 27.59 acres of land in the proposed

M-E zoning district..

Location: The property is located at 820 S. Black Cat Road (Parcel #S1215325450) in the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 3N, Range 1W.



Type of Review Requested

Hearing

File number: H-2023-0045
Assigned Planner: Stacy Hersh
Related Files: _____

Applicant Information

Applicant name: JUDY SCHMIDT, BAILEY ENGINEERING Phone: _____
Applicant address: 1119 E STATE ST, 210, EAGLE, ID 83616 Email: jschmidt@baileyengineers.com

Owner name: SHAWN BROWNLEE, ENDURANCE HOLDINGS LLC Phone: _____ Fax: _____
Owner address: 1977 E. OVERLAND RD, MERIDIAN, ID 83642 Email: shawn@trilogyidaho.com

Agent name (e.g. architect, engineer, developer, representative): SHAWN BROWNLEE
Firm name: TRILOGY DEVELOPMENT Phone: _____ Fax: _____
Address: 9839 W. CABLE CAR ST. STE. 101 Email: shawn@trilogyidaho.com

Contact name: _____ Phone: _____ Fax: _____
Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____
Assessor's parcel number(s): S1215325450
Township, range, section: 3N1W15

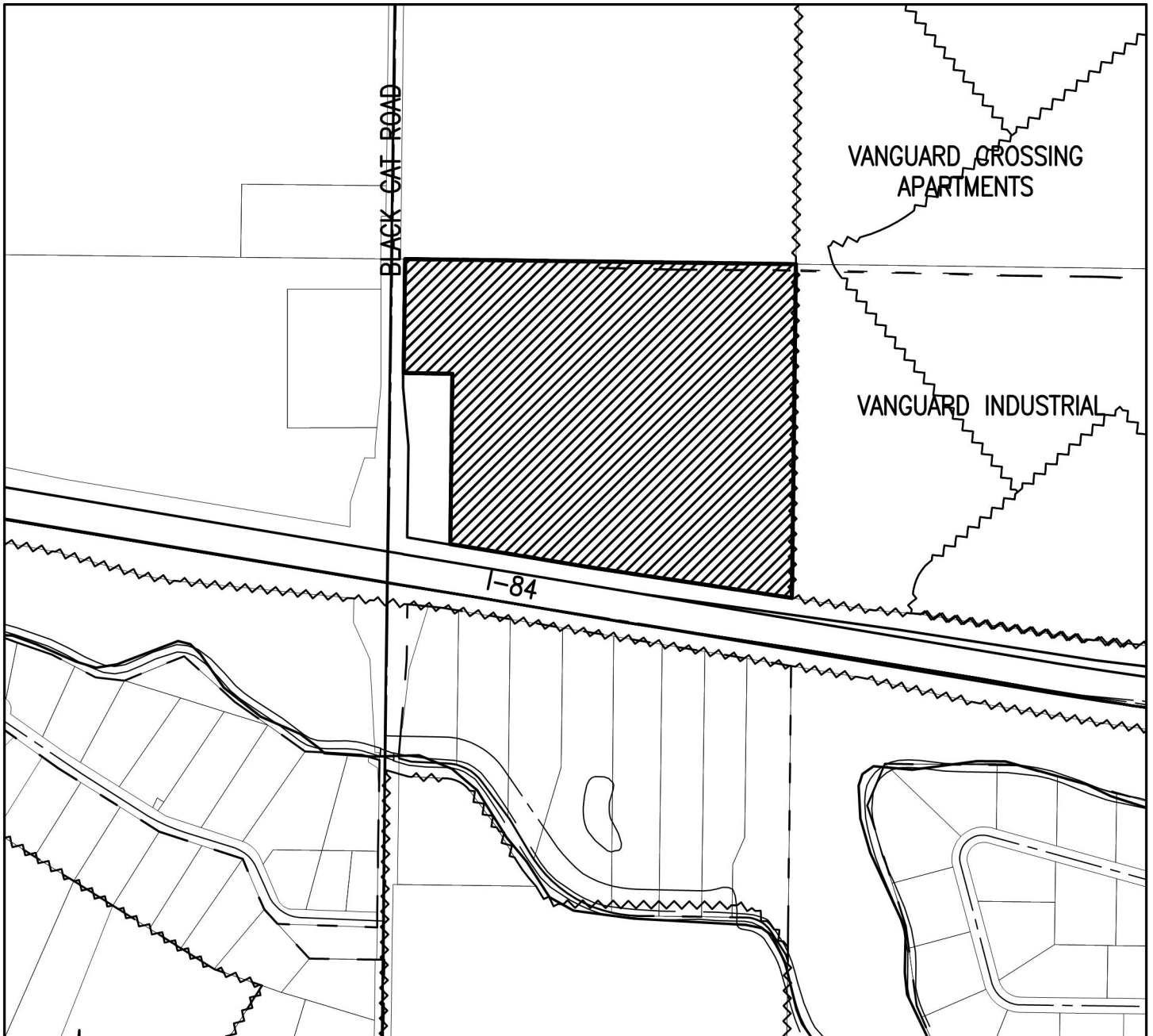
Project Description

Project/Application Name: Farmstone Crossing Subdivision - AZ, PP
Description of Work: Trilogy Development, LLC is requesting Annexation, Rezone and Preliminary Plat approval for Farmstone Subdivision. The site address is 820 S. Black Cat Road (S. Black Cat Rd and I-84), is 27 acres in size and encompasses parcel number S1215325450.

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0224
TYPE OF USE PROPOSED	
Office:	CHECKED
Industrial:	CHECKED
PROPERTY INFORMATION	
General Location:	NEC S. Black Cat Rd and I-84
Current Land Use:	Agriculture
Total Acreage:	27.466
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
M-E:	CHECKED
FLUM DESIGNATION(S)	
Office:	CHECKED
Acreage - Office:	3.91
Industrial:	CHECKED
Acreage - Industrial:	13.31
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	07212023
Landscape Plan Date (MM/DD/YYYY):	20230728
Elevations Date (MM/DD/YYYY):	03/14/2023
Percentage of Site Devoted to Building:	30.08
Percentage of Site Devoted to Landscaping:	46.39
Percentage of Site Devoted to Paving:	23.52
Who will own and Maintain the Pressurized Irrigation System in this Development:	Farmstone Crossing HOA
Irrigation District:	NMID
Primary Irrigation Source:	NMID
Secondary Irrigation Source:	City of Meridian
Number of Standard Parking Spaces Provided:	751
Number of Compact Parking Spaces Provided:	0
Number of Single Family Residential Units:	0
Minimum Square Footage of Living Area (Excluding Garage):	0
Gross Density:	.21
Net Density:	.22

What was the date of your pre-application meeting?:	08/08/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2023-0132
What was the date of your neighborhood meeting?:	07/06/2023
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	
M-E:	CHECKED
Acreage - M-E:	27.466
PLATS ONLY	
Number of Building Lots:	6
Number of Common Lots:	0
Total Number of Lots:	6
Minimum Lot Size:	2.07
Average Lot Size:	4.43
Area of Plat:	27.466
Plat Date (MM/DD/YYYY):	07212023
QUALIFYING OPEN SPACE	
Stormwater Detention Facilities:	CHECKED
Acres of Qualified Open Space:	0
Percentage of Qualified Open Space:	0
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Judy J. Schmidt
MISC	
Is new record:	No



FARMSTONE CROSSING SUBDIVISION
VICINITY MAP



SCALE IN FEET
 1"=500'

Bailey Engineering, Inc.

CIVIL ENGINEERING | PLANNING | CADD

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