



Development Application Transmittal

Link to Project Application: [Graycliff Estates Subdivision MDA, PP H-2019-0129](#)

Transmittal Date: 11-26-2019 **Hearing Date:** 2-6-2020

Assigned Planner: Sonya Allen

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



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.

Hearing Date: February 6, 2020

File No.: H-2019-0129

Project Name: Graycliff Estates

Request:

- Modification to the Development Agreement to update the development plan for the site consistent with the proposed preliminary plat and conceptual building elevations; and,
- Preliminary plat consisting of 202 building lots, 15 common lots and 4 other lots on 52.46 acres of land in the R-8 and R-40 zoning districts

by Star Development, Inc.

Location: The site is generally located south of W. Harris St. and west of S. Meridian Rd., in the SE ¼ of Section 25, Township 3N., Range 1W.



STAFF USE ONLY:

Project name: Graycliff Estates
File number(s): H-0019-0109
Assigned Planner: Sonya Allen 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: Star Development, Inc. Phone: 208-888-1852
Applicant address: P. O. Box 518 Email: 8881852@gmail.com
City: Meridian State: ID Zip: 83680

Applicant's interest in property: [X] Own [] Rent [] Optioned [] Other

Owner name: Same as Applicant Phone:

Owner address: Email:

City: State: Zip:

Agent/Contact name (e.g., architect, engineer, developer, representative): Becky McKay

Firm name: Engineering Solutions, LLP Phone: 208-938-0980

Agent address: 1029 N. Rosario Street, Suite 100 Email: beckym@engsol.org

City: Meridian State: ID Zip: 83642

Primary contact is: [] Applicant [] Owner [X] Agent/Contact

Subject Property Information

Location/street address: SW of W. Harris and S. Meridian Road Township, range, section: T.3N., R.1W., Sec. 25

Assessor's parcel number(s): S1225418957 Total acreage: 52.46 Zoning district: R-8 and R-40

Project/subdivision name: Graycliff Estates Subdivision - Revised Preliminary Plat

General description of proposed project/request: Request for preliminary plat with 200 single-family lots, 2 multi-family lots, 15 common lots, 1 future pocket park, 1 well lot and 3 common driveway lots with a development agreement modification for Graycliff Estates Subdivision.

Proposed zoning district(s): R-8 and R-40 (existing)

Acres of each zone proposed: 36.66 acres R-8, 15.8 acres R-40 (existing)

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? Boise-Kuna Irrigation District

Primary irrigation source: Tumbler Lateral Secondary: City of Meridian

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): TBD

Residential Project Summary (if applicable)

Number of residential units: 200 - R-40 area TBD Number of building lots: 202

Number of common lots: 15 Number of other lots: 4 (3 common/driveways and 1 well lot)

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): _____ Maximum building height: 35'

Minimum property size (s.f.): 4,200 Average property size (s.f.): 4,692 (R-8)

Gross density (Per UDC 11-1A-1): 4.90 (sfr) 14.18 (mfr) Net density (Per UDC 11-1A-1): 9.29 (sfr) 19.18 (mfr)

Acreage of qualified open space: 8.97 Percentage of qualified open space: 17.1

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Portion of neighborhood park (1.69 acres); multi-use pathway (2.58 acres); collector buffer (1.52 acres); micropaths (0.26 acre); and open space/common lots (2.15 acres); and residential parkways (1.68 acres)

Amenities provided with this development (if applicable): Multi-use pathway, common area with pool facility and play equipment, linear parkway

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: Becky McKay, Engineering Solutions, LLP

Applicant signature: *Becky McKay* Date: 10/28/19

GRAYCLIFF ESTATES SUBDIVISION
(Development Agreement Modification and Revised Preliminary Plat)

Star Development, Inc., hereby applies for a development agreement modification and revised preliminary plat for 52.46 acres located west of State Highway 69 (Kuna-Meridian Road) and south of W. Harris Street. The project is located directly south of Biltmore Estates Subdivision and east of the approved Brundage Estates Subdivision. The original preliminary plat (PP15-012) for Graycliff Estates Subdivision was approved on October 6, 2015. The Development Agreement (Instrument No. 2015-112095) was signed by the Meridian City Council on December 8, 2015, and annexation and zoning (AZ-15-012) were approved by the Meridian City Council on December 15, 2015 (Ordinance No. 15-1666). A time extension for the preliminary plat was approved by the Meridian City Council on October 17, 2017. A modified preliminary plat and a development agreement modification (MDA, PP, ALT H-2018-0054) were approved by the City Council on July 24, 2018. The modified preliminary plat reduced the lot sizes, increased the number of buildable lots by 15, and added more open space.

Due to the rising cost of materials, labor and lots, potential homeowners are being priced out of the market due to escalating cost of lots and homes. The owner/developer has three adjoining projects -- Biltmore Estates, Brundage Estates and Graycliff Estates. It is his desire to have each project satisfy the differing demands of the marketplace. Incorporating smaller lot sizes will accommodate the need for an affordable product and provide a greater range of options for the large number of homebuyers. The proposed preliminary plat is similar to the approved original and modified development plans.

The applicant is proposing a revised preliminary plat consisting of 200 single-family residential lots, 2 multi-family residential lots, 14 common lots, 3 common drive lots, 1 park lot that may be a portion of a future Meridian neighborhood park, and 1 Meridian well lot on 52.46 acres. Zoning designations of R-8 (Medium Density Residential, 36.66 acres) and R-40 (High Density Residential - 15.8 acres) were approved in 2015. The overall project gross density, including the multi-family and single-family dwellings is 8.08. The gross and net densities of the single-family residential area are 4.89 du/a and 9.29 du/a, respectively, while the gross density of the multi-family portion of the project is 14.18 du/a. The multi-family portion of the development is anticipated to consist of a total of 224 dwelling units.

The existing entitlements on the project consist of 134 single-family residential lots, 2 multi-family residential lots, 9 common lots, 1 driveway/common lot and 1 City well lot on 52.46 acres. The overall project gross density, including the multi-family and single-family dwellings, was 6.82. The gross and net densities of the single-family residential area were 3.23 du/a and 4.14 du/a, respectively, while the gross density of the multi-family portion (224 units) of the project was 19.38 dwelling units per acre.

The developer is proposing a larger central common area consisting of 23,364 square feet with an upgraded amenity to include a swimming pool facility and playground equipment. The developer will be installing approximately 1,720 linear feet of a ten-foot-wide multi-use pathway within the 75-foot-wide Williams Pipeline corridor along with sprinklers and grass. A 1.69-acre common lot located north of the collector road, Harris Street, is intended as portion of a future

city neighborhood park. The park will be a consolidation of open space from the Biltmore Estates, Graycliff Estates and Brundage Estates developments. The applicant did present the neighborhood park concept to the Meridian Parks Commission in 2017. The Commission was receptive to a public park at this location. The applicant will provide sprinklers, trees, grading and hydro-seeding to assist the Parks Department in having useable open space prior to allocation of public funds for other improvements. The qualified open space within the development is 8.97 acres, or 17.01 percent. The calculation includes the common areas, future public park area, the Williams Pipeline and the multi-use path and the 8-foot-wide local street parkways.

The applicant previously applied for alternative compliance to the standards listed in UDC 11-5B-5 since no trees are allowed within the 75-foot-wide easement for the Pacific Northwest Pipeline. The multi-use pathway and attached landscaped areas will be built within the easement, with grass planted on the remainder of the lot. Approximately 28 trees would be needed along the multi-use pathway and within the common area. The applicant requested those trees be incorporated into the future neighborhood park at the time the park is developed.

Central sewer is provided to the site by extension of an 8-inch main line within Biltmore Estates into the project. Water service is available to the site with extension of the 12-inch water main installed by the City in Harris Street and the connection to Well No. 32 as a secondary source.

The Sundell Lateral traverses the property, and it is the intent of the developer to relocate and pipe the facility with 36-inch water class DR51/Class 80 pipe. Construction plans for the Sundell Lateral relocation have been approved by the Boise Project Board of Control and Bureau of Reclamation. The Tumbler Lateral is located along the east boundary of the parcel. The developer will pipe the Tumbler in its historical alignment. The project will be served by the pressure irrigation pump station constructed adjacent to the Tumbler Lateral, which also provides pressure irrigation water to Biltmore Estates.

The project offers a variety of lot sizes, ranging from 4,200 square feet to 9,600 square feet within the development. The average lot size within the project will be 4,692 square feet. The project offers enhanced amenities for the neighborhood while still providing a medium urban density development of 4.89 dwelling units per acre for the single-family area as designated within Meridian Comprehensive Plan Land Use Map.

The applicant is requesting modifications to the addendum to development agreement (2018-086664) to reflect current lot counts and open space provided, along with modifying the following items contained in Exhibit A of the Development Agreement:

Page 1 – Item 1.A – Reference new lot and block number for the two multi-family lots (Lots 28 and 29, Block 3).

Page 2 – Item 1.H. – Reference new lot and block number for the Williams Pipeline (Lot 27, Block 3).

Page 2 – Item 1.I. – Modify the minimum qualified open space to 8.97 acres (or 17.10%).