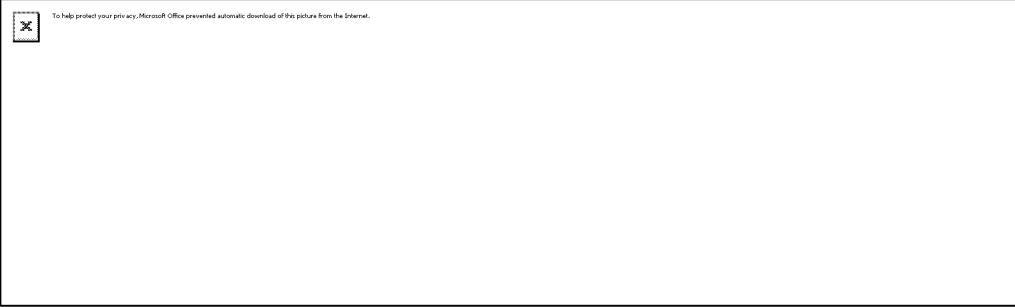


Charlene Way

From: clerk@meridiancity.org
Sent: Tuesday, June 30, 2020 3:19 PM
To: Charlene Way
Subject: Development Application Transmittals - Jocelyn Park Subdivision PP H-2020-0067


Development Application Transmittal
Link to Project Application: Jocelyn Park Subdivision PP H-2020-0067
Transmittal Date: 6-30-2020 Hearing Date: August 6, 2020
Assigned Planner: Joseph Dodson
<i>To view the City of Meridian Public Records Repository, Click Here</i>

The above "Link to Project Application" will provide you with any further information on the project.

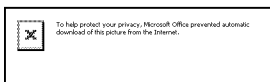
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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: August 6, 2020

PLANNER: Joseph Dodson

File No.: H-2020-0067

Project Name: Jocelyn Park Subdivision

Request: Preliminary Plat consisting of 67 single-family residential lots and 7 common lots in existing an R-8 zoning district, by Bonnie Layton.

Location: The site is located on the south side of W. Victory Road, approximately $\frac{1}{4}$ mile west of S. Meridian Road, in the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 3N., Range 1W.



STAFF USE ONLY:

Project name:
File number(s):
Assigned Planner: 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
DR Modification
Alternative Compliance
Annexation and Zoning
Certificate of Zoning Compliance
CZC Modification
City Council Review
Comprehensive Plan Map Amendment
Comprehensive Plan Text Amendment
Conditional Use Permit
Conditional Use Permit 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
Council
UDC Text Amendment
Vacation (check only 1)
Council
Director
Variance
Other

Applicant Information

Applicant name: WHPacific, Inc. an NV5 Company - Bonnie L. Layton Phone: 208.342.5400
Applicant address: 690 S. Industry Way, Ste #10 Email: blayton@whpacific.com
City: Meridian State: ID Zip: 83642

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

Owner name: Cooperative DevCo, LLP - Austin Edwards Phone: 208.871.7038
Owner address: 3573 E Longwing Lane, Ste 210 Email: austin@kinterraproperties.com
City: Meridian State: ID Zip: 83642

Agent/Contact name (e.g., architect, engineer, developer, representative): Bonnie L. Layton

Firm name: WHPacific, Inc. an NV5 Company Phone: 208.342.5400
Agent address: 690 S. Industry Way, Ste #10 Email: blayton@whpacific.com
City: Meridian State: ID Zip: 83642

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: TBD South Meridian Road Township, range, section: 3N, 1W, 25
Assessor's parcel number(s): S1225120700; S1225110300 Total acreage: 12.675 Zoning district: R-8

Project/subdivision name: Jocelyn Park Subdivision

General description of proposed project/request: Single family residential development with 67 building lots and 7 common lots.

Proposed zoning district(s): R-8

Acres of each zone proposed: 12.93

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? Jocelyn Park HOA

Which irrigation district does this property lie within? Boise Project Board of Control

Primary irrigation source: Surface water Secondary: Well

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: 67 Number of building lots: 67

Number of common lots: 7 Number of other lots: _____

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
(500 sq. ft. or less) (< than 500 sq. ft. – up to 1200 sq. ft.) (more than 1200 sq. feet)

Minimum square footage of structure (excl. garage): per code Maximum building height: per code

Minimum property size (s.f.): 4,000 sq. ft. Average property size (s.f.): 4040 sq.ft.

Gross density (Per UDC 11-1A-1): 5.1 du/acre Net density (Per UDC 11-1A-1): 9.76 du/acre

Acreage of qualified open space: 3.65 Percentage of qualified open space: 31%

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

Amenities provided with this development (if applicable): Walking paths, pond, play structure & gazebo

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: Bonnie L. Layton

Applicant signature: [Signature] Date: 6-18-2020

Jocelyn Park Subdivision – Project Narrative

Jocelyn Park Subdivision proposes to subdivide the property into 67 residential lots and 7 common lots in compliance with current city ordinances, the City of Meridian’s Comprehensive Plan, and therefor will not require any variance requests.

The proposed subdivision is located on the south side of W. Victory Road, between S. Linder Road and S. Meridian Road. Existing and approved residential developments are adjacent on the west, east and southern property boundaries and the Ridenbaugh Canal exists on the northern boundary of the project. The site is a former holding pond which has been drained and filled over time.

The property totals 12.93 acres and is currently located in the City of Meridian with a zoning designation of R-8: Medium-Density Residential. The overall gross density of the project is 5.1 du/acre and net density of 9.76 du/acre.

Preliminary Plat

Jocelyn Park has been designed to provide lot sizes generally ranging in width from 41' wide up to 45' wide and lot depths of 99.5' up to 108' deep, well suited lot sizes for patio homes. The submitted site plan incorporates revisions made per staff and ACHD comments and includes a stub street to an adjacent outparcel in the northeast corner of the property. Please note that lots 48 and 49, Block 3 will be combined at final plat once the existing cul-de-sac at W. Winnipeg Street is vacated.

Buffers and Open Space

There are 7 common lots that will provide for landscaping, walking paths, a tot lot and gazebo. These open spaces will provide open space connectivity within the project as well as connections to adjacent projects. The plan also preserves the existing pond on the south end of the property and will serve as a nice visual and natural amenity in the area.