



Type of Review Requested

Hearing

File number: H-2022-0051
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: BRAD WATSON, ALPHA DEVELOPMENT GROUP Phone: _____

Applicant address: 166 E. 14000 S. SUITE 110, DRAPER, UT 84020 Email: brad@wadsdev.com

Owner name: TAHRI MOLIFUA, SW VICTORY LLC Phone: _____ Fax: _____

Owner address: 2194 SNAKE RIVER PARKWAY, SUITE 300, IDAHO FALLS, ID 83402 Email: tahri@ballventures.com

Agent name (e.g. architect, engineer, developer, representative): BRAD WATSON

Firm name: ALPHA DEVELOPMENT GROUP Phone: _____ Fax: _____

Address: 166 E. 14000 S. SUITE 110 Email: brad@wadsdev.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1224449150

Township, range, section: 3N1W24

Project Description

Project/Application Name: Klein Huis at Victory and Meridian - AZ, CUP

Hearing Date:

Planner: Sonya Allen

Description of Work:

Request: Annexation of 18.60 acres of land with an R-15 zoning district; and conditional use permit for a multi-family development consisting of 134 dwelling units on 16.8 acres of land in the R-15 zoning district, by Alpha Development Group.

Location: Generally located at the southwest corner of S. Meridian Rd. and W. Victory Rd., in the NE 1/4 of Section 25, T.3N., R.1W and the SE 1/4 of Section 24, T.3N., R.1W.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	CHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	UNCHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0260
TYPE OF USE PROPOSED	
Residential:	UNCHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	CHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	SWC of Victory and Meridian
Current Land Use:	vacant
Total Acreage:	16.81
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	CHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	CHECKED
Acreage - Medium-High Density Res:	16.81
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED

PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	06/21/2022
Landscape Plan Date (MM/DD/YYYY):	06/21/2022
Elevations Date (MM/DD/YYYY):	06/21/2022
Percentage of Site Devoted to Building:	182,952
Percentage of Site Devoted to Landscaping:	252,713
Percentage of Site Devoted to Paving:	296,579
What was the date of your pre-application meeting?:	04/19/2022
What was the date of your neighborhood meeting?:	05/04/2022
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	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	CHECKED
Acreage - R-15:	16.81
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED

Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
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Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	UNCHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	UNCHECKED
Arterial Street Buffer(s):	UNCHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	UNCHECKED
Fitness Facilities:	UNCHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	UNCHECKED
Picnic Area:	UNCHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	UNCHECKED
Neighborhood Business Center:	UNCHECKED
Swimming Pool:	UNCHECKED
Children's Play Structure:	UNCHECKED
Sports Courts:	UNCHECKED

Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	UNCHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	UNCHECKED
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:	Bradley Watson
MISC	
Is new record:	No