



Development Application Transmittal

Link to Project Application: [Lavender Heights Subdivision AZ, PP H-2020-0009](#)

Transmittal Date: 3/5/2020

Hearing Date: April 2, 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



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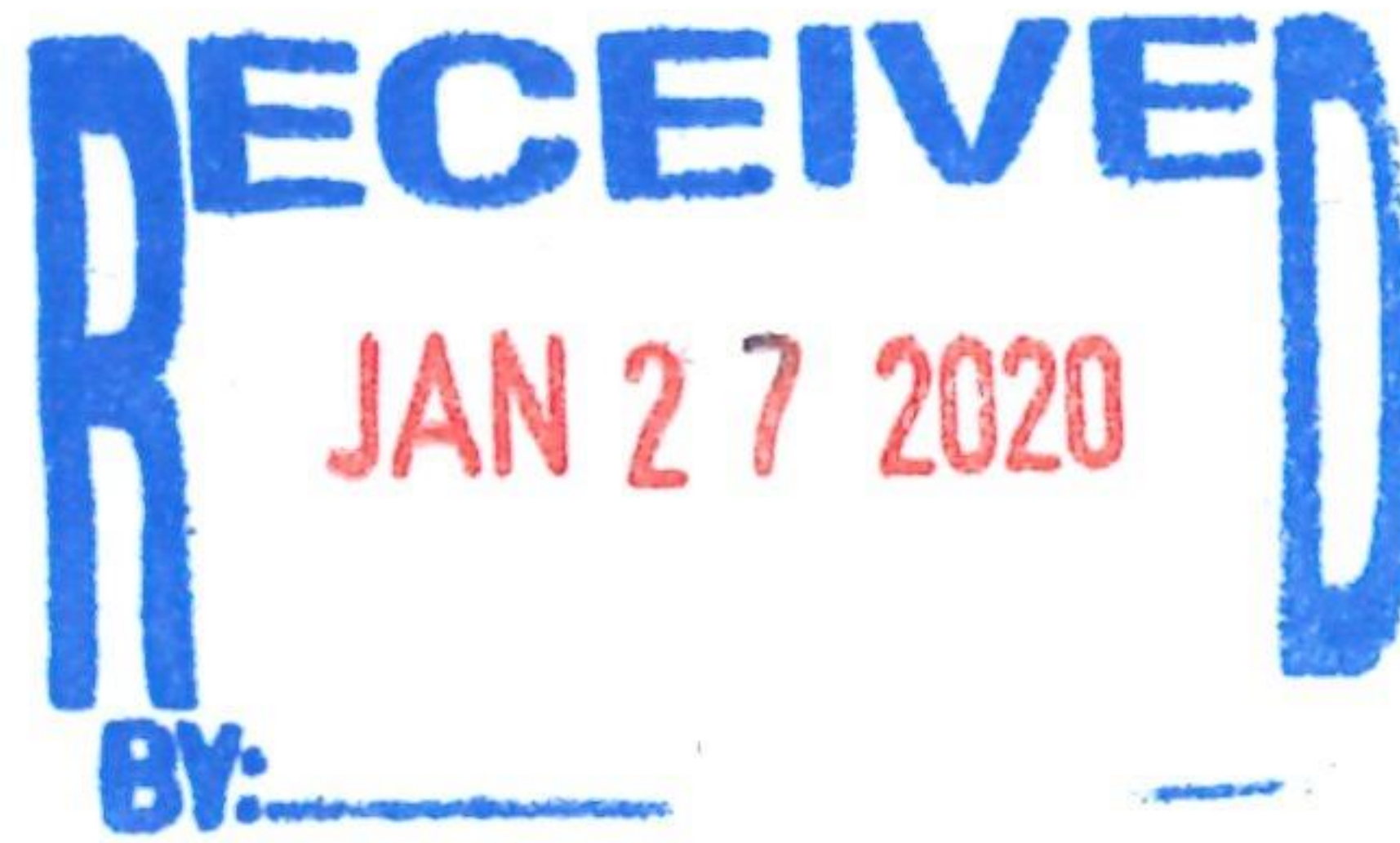
Hearing Date: April 2, 2020

File No.: H-2020-0009

Project Name: Lavender Heights Subdivision

Request: Annexation & zoning of 55.14 acres of land with R-4, R-8, R-15, and R-40 zoning districts and preliminary plat consisting of 188 building lots, 24 common lots, and 3 other lots, by Westpark Company Inc.

Location: The site is located east of S. Locust Grove Rd. and north of E. Lake Hazel Rd., in the SW $\frac{1}{4}$ of Section 32, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
 Project name: Lavendar Heights
 File number(s): H-2020-0009
 Assigned Planner: Sonya Allen Related files: _____

Type of Review Requested (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1) | <input type="checkbox"/> Final Plat Modification |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Landscape Plan Modification |
| <input type="checkbox"/> Home Occupation | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Director |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation (check only 1) |
| <input type="checkbox"/> Conditional Use Modification (check only 1) | <input type="checkbox"/> Director |
| <input type="checkbox"/> Director | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Commission | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Other _____ |
| <input type="checkbox"/> Final Plat | |

Applicant Information

Applicant name: West park Co. Inc. Phone: 208-870-3432
 Applicant address: P.O. Box 344 Email: taylor@westparkco.com
 City: Meridian State: ID Zip: 83680

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

Owner name: 4H Development LLC Phone: 208-888-9946
 Owner address: P.O. Box 344 Email: taylor@westparkco.com
 City: Meridian State: ID Zip: 83680

Agent/Contact name (e.g., architect, engineer, developer, representative): Jon Breckon
 Firm name: Breckon Land Design Phone: 208-376-5153
 Agent address: 6661 N. Glenwood Street Email: JBreckon@breckonid.com
 City: Garden City State: ID Zip: 83714

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 2160 E. Lake Hazel Rd. Township, range, section: 3N 1E 32
 (4) Assessor's parcel number(s): 51132336100 Total acreage: 55.14 Zoning district: RUT (existing)
51132346700, 51132346905, 51132347075

Project/subdivision name: Laurel Heights Subdivision
 General description of proposed project/request: Rezone/Annexation and Preliminary Plat approval, for a Meridian single-family and multi-family subdivision.
 Proposed zoning district(s): R4, R8, R15, R40
 Acres of each zone proposed: 16.70, 23.14, 2.00, 2.58
 Type of use proposed (check all that apply): 16.63, 27.82, 3.25, 7.44
 Residential Office Commercial Employment Industrial Other _____
 Who will own & maintain the pressurized irrigation system in this development? Boise Project Board of Control
 Which irrigation district does this property lie within? Boise Project Board of Control
 Primary irrigation source: Farr Lateral Secondary: _____
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): (not city water)

Residential Project Summary (if applicable)

Number of residential units: 187 (single), 48 (multi) Number of building lots: 188
 Number of common lots: 24 Number of other lots: 3
 Proposed number of dwelling units (for multi-family developments only):
 1 bedroom: 24 2-3 bedrooms: 24 4 or more bedrooms: _____
 Minimum square footage of structure (excl. garage): 1,500 Maximum building height: 29'
 Minimum property size (s.f.): 4,000 Average property size (s.f.): 7,994
 Gross density (Per UDC 11-1A-1): 5.86 du/ac Net density (Per UDC 11-1A-1): 3.56 du/ac
 Acreage of qualified open space: 5.74 Percentage of qualified open space: 10.91%
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B):
(see attached exhibit X2.0)

Amenities provided with this development (if applicable): 10' regional pathway, pool, open space (qualified)
 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: N/A 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: Westpark Co. Inc. Taylor Merrill
 Applicant signature: [Signature] Date: 11/26/2019



Breckon Land Design Inc.
Post Office Box 44465
Boise, Idaho 83711
p: 208-376-5153
f: 208-376-6528
www.breckonlanddesign.com

Landscape Architecture • Civil Engineering • Graphic Communication • Waterscape Design • Irrigation Design • Land Planning

November 26, 2019

Mr. Bill Parsons, AICP | Planning Supervisor

City of Meridian | Community Development Dept.
33 E. Broadway Ave., Ste. 102, Meridian, Idaho 83642
Phone: 208-884-5533 | Fax: 208-489-0571

Project: Lavender Heights Subdivision
2160 East Lake Hazel Road
Meridian, Idaho 83642

Re: Annexation/Rezone and Preliminary Plat Narrative

On behalf of Westpark Co. Inc., we are pleased to submit the attached application and required documents for the Annexation/Rezone and Preliminary Plat approval for Lavender Heights Subdivision. Please accept this letter as the required written narrative regarding the project.

Lavender Heights is a single-family residential subdivision of mixed density, with a multi-family apartment component along E. Lake Hazel Road, that will serve Meridian's growing residential density needs. To mediate the imminent density concerns of the existing neighbors, an R4 zone has been proposed along the North, Northeast, and Northwest boundaries. This will serve as a transition from the existing Estate lots to the North, into the proposed single-family R8, R15 and multi-family apartment development. This mixed density residential development is accompanied by common lots with quality amenities, seeking to serve the needs of Meridian's growing resident population.

Lavender Heights can offer amenities for existing and future Meridian residents. A 10'-0" wide regional pathway will run along the existing Farr Lateral, with an additional pathway segment running North and South through the site. In combination with proposed micro-pathways, this thoughtful pedestrian circulation system will provide mobility for new, and neighboring residents, to access Meridian's Regional Park to the South. Additional amenities include an infinity-edge pool with changing rooms and qualifying open spaces that meet the standards of the City of Meridian. Landscape has been aesthetically and functionally designed to meet the pathways, open space, and street buffer requirements as set forth by the City of Meridian Unified Development Code.

There will be no variance request for this project. Covenants, conditions, and restrictions will be written, and in effect, after the subdivision has been developed.

Several iterations of concepts and designs have been created to find a solution that will meet the desires of all concerned parties. After intent and diligent work, we hope that this Lavender Heights design iteration will be a viable and fitting solution.

Should you have questions or require further information to process this application, please don't hesitate to contact me as soon as possible.

Sincerely,
Breckon Land Design, Inc.

Jon Breckon, ASLA, PLA

Cc: File, Taylor Merrill

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