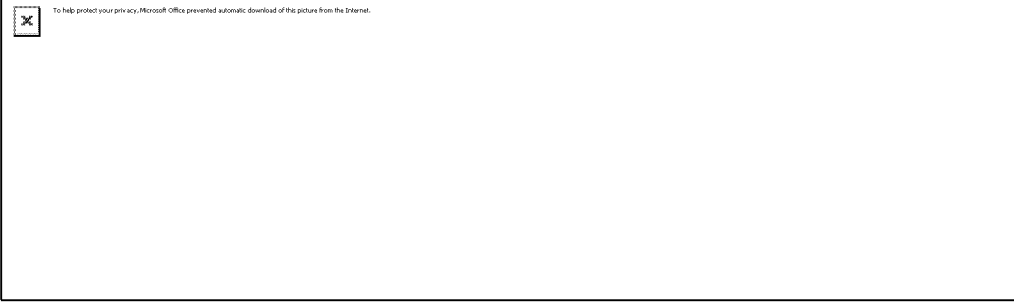


Charlene Way

From: clerk@meridiancity.org
Sent: Tuesday, October 12, 2021 1:21 PM
To: Charlene Way
Subject: Development Application Transmittals - Lennon Point Community AZ, CUP,PP, PS H-2021-0071

| |
|---|
|  <small>To help protect your privacy, Microsoft Office prevented automatic download of this picture from the Internet.</small> |
| Development Application Transmittal |
| Link to Project Application: <u>Lennon Pointe Community AZ, CUP, PP, PS H-2021-0071</u> |
| Hearing Date: 11-18-2021 |
| Assigned Planner: Joseph Dodson |
| <i>To view the City of Meridian Public Records Repository, <u>Click Here</u></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: November 18, 2021

File No.: H-2021-0071

Project Name: Lennon Pointe Community

Request:

- Annexation of 10.41 acres of land with a request for C-C (2.01 acres) and R-15 (8.3 acres) zoning districts;
- Preliminary Plat consisting of 43 building lots, 1 commercial building lot, and 2 common lots on 8.8 acres of land in the proposed C-C and R-15 zoning districts;
- Conditional Use Permit for a multi-family development consisting of a total of 18 units on 1.18 acres in the proposed R-15 zoning district; and,
- Request for Private Streets through a portion of the residential site requiring administrative approval only.

Application by: DG Group Architecture, PLLC.

Location: The site is located at 1515 W. Ustick Road, in the southeast corner of N. Linder Road and W. Ustick Road, in the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 1, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0071
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: ANDREW WHEELER, DG GROUP ARCHITECTURE PLLC Phone: _____

Applicant address: 430 E. STATE. ST., EAGLE, ID 83616 Email: andreww@tpchousing.com

Owner name: JEFF SINDON Phone: _____ Fax: _____

Owner address: P.O. BOX 383, MCCALL, ID 83638 Email: jtsindon1@hotmail.com

Agent name (e.g. architect, engineer, developer, representative): ANDREW WHEELER

Firm name: DG GROUP ARCHITECTURE PLLC Phone: _____ Fax: _____

Address: 430 E. STATE. ST. Email: andreww@tpchousing.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1201223115

Township, range, section: 3N1W1

Project Description

Project/Application Name: Lennon Pointe Community - AZ, CUP, PP, PS

Description of Work: Annexation and Zoning of 10.41 acres of land with a request for C-C (2.1 acres) and R-15 (8.3 acres) zoning districts; Preliminary Plat consisting of 43 single-family building lots, 1 commercial lot, and 2 common lots on 8.8 acres of land; Conditional Use Permit for an 18 unit multi-family project; and a request for Private Streets through a portion of the site (administrative approval).

Application Information

| APPLICATION TYPES | |
|---|------------------------------------|
| Annexation and Zoning - AZ: | CHECKED |
| Conditional Use Permit - CUP: | CHECKED |
| Preliminary Plat - PP: | CHECKED |
| Private Street - PS: | CHECKED |
| ADDRESS VERIFICATION | |
| Address Verification Permit Number: | LDAV-2021-0653 |
| TYPE OF USE PROPOSED | |
| Commercial: | CHECKED |
| Townhouse: | CHECKED |
| Multi-Family: | CHECKED |
| PROPERTY INFORMATION | |
| General Location: | SEC linder & Ustick Rd. |
| Current Land Use: | RUT |
| Total Acreage: | 8.8 AC |
| Prior Approvals (File Numbers): | N/A |
| Traffic Study Required per ACHD: | No |
| ZONING DISTRICT(S) | |
| R-15: | CHECKED |
| C-C: | CHECKED |
| FLUM DESIGNATION(S) | |
| Medium Density Residential: | CHECKED |
| Acreage - Medium Density Res: | 7.36 |
| Commercial: | CHECKED |
| Acreage - Commercial: | 1.47 |
| Mixed Use Community: | CHECKED |
| Acreage - Mixed Use Community: | 8.8 AC |
| PROJECT INFORMATION | |
| Site Plan Date (MM/DD/YYYY): | 09/20/21 |
| Landscape Plan Date (MM/DD/YYYY): | 09/20/21 |
| Elevations Date (MM/DD/YYYY): | 09/20/21 |
| Percentage of Site Devoted to Building: | 34.53% |
| Percentage of Site Devoted to Landscaping: | 26.84% |
| Percentage of Site Devoted to Paving: | 24.56% |
| Who will own and Maintain the Pressurized Irrigation System in this Development: | Developer / HOA |
| Irrigation District: | Nampa Meridian Irrigation District |
| Primary Irrigation Source: | See Civil Drawings |
| Secondary Irrigation Source: | See Civil Drawings |

| | |
|--|---|
| Square Footage of Landscaped Areas to be Irrigated by City Water Connection: | 0 SF |
| Minimum Square Footage of Ground Floor Area for Multi-Story Units: | 80 SF |
| Proposed Building Height: | 47' To top of roof at Bldg. A |
| Hours of Operation (Days and Hours): | N/A |
| Number of Standard Parking Spaces Provided: | 270 |
| Number of Compact Parking Spaces Provided: | 0 |
| Number of Residential Units: | 47 TH + 18 vertical integrated = 65 units |
| Minimum Square Footage of Living Area (Excluding Garage): | 1850 |
| Gross Density: | 7.38 UPA |
| Net Density: | 7.38 UPA |
| What was the date of your pre-application meeting?: | 06/17/2021 |
| What was the date of your neighborhood meeting?: | 09/07/2021 |
| PROPERTY POSTING | |
| I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D: | CHECKED |
| AZ / RZ ONLY | |
| R-15: | CHECKED |
| C-C: | CHECKED |
| MULTI-FAMILY | |
| Total Number of Units: | 61 |
| Number of 1 Bedroom Units: | 0 |
| Number of 2-3 Bedroom Units: | 18 |
| Number of 4+ Bedroom Units: | 0 |
| PLATS ONLY | |
| Number of Building Lots: | 45 |
| Number of Common Lots: | 2 |
| Total Number of Lots: | 47 |
| Minimum Lot Size: | 2619 |
| Average Lot Size: | 3248 |
| Area of Plat: | 8.8 acres |
| Plat Date (MM/DD/YYYY): | 09/17/2021 |
| QUALIFYING OPEN SPACE | |
| Open Grassy Area (min. 50' x 100'): | CHECKED |
| Plaza(s): | CHECKED |
| Parkways: | CHECKED |
| Acres of Qualified Open Space: | 1.12 AC |
| Percentage of Qualified Open Space: | 12.77% |
| QUALIFYING SITE AMENITIES | |
| Public Art: | CHECKED |
| Dog Owner Facilities: | CHECKED |

| | |
|--|----------------|
| Children's Play Structure: | CHECKED |
| Pedestrian or Bicycle Circulation System: | CHECKED |
| TIME EXTENSION INFORMATION | |
| Number of months extension: | 24 |
| APPLICATION DISCLAIMER | |
| I have read and accept the above terms: | CHECKED |
| Your signature: | Andrew Wheeler |
| MISC | |
| Is new record: | No |



Project Design Narrative

1515 W. Ustick Rd.

09/20/21

To whom it may concern,

The proposal is for an annexation, rezone and pre-plat for an 8.8 acre site located in the Southeast corner of Linder and W. Ustick rd. at 1515 W. Ustick Rd. The intent of the project is to rezone the property to align with the Cities vision of a Mixed Use Development as three separate parcels which are designed to work together and promote the City goals of providing more diverse options of housing as well as Community Commercial uses adjacent to single family residential dwellings.

The project consists of a retail parcel (parcel A), a multi-family parcel (parcel B) and single family component parcel (parcel C). See sheet A1.1, site plan for referenced parcels. The project currently resides as a single 8.8 acre parcel that is in the RUT zone. The intent is to annex the property into the City and re-zone the property to Mixed Use Community. The property currently is bordered by 1 and 2 story single family residential to the South and East, Ustick Rd. to the North, and Linder rd. to the West.

The overall design provides ample connectivity with pedestrian pathways, bike parking and a community commercial plaza and public art feature. Two single story buildings are proposed for site A to be future Community Commercial. Two buildings are proposed for site B which are two story multi-family units, for a total of four stories. 43 townhome lots are proposed for site C consisting of a detached single family, two unit buildings, a three unit building, and a six unit building.

Site circulation is provided with a continuation of the public road NW 13th St. in the Northeast corner of the site per ACHD requirements. This road exits the proposed site to the South. All other lanes are to be private drives and are on a common lot. Site entrance signage is provided at both intersections of private and public streets to denote the transition from the public street to private roads.

The current property is located in the floodway in the Southeast corner, which was designed around to provide an open space amenity for the Community. The existing Kellogg Drain is to be re-located as indicated on the Civil drawings and pre-plat drawings. Extensive conversations with the Nampa Meridian Irrigation District have occurred to ensure we are aligned to the irrigation district requirements for re-routing this existing ditch.



In conclusion, we have worked closely with City Staff to provide a site plan and building design that will fit into the Mixed Use zone code requirements and bringing the Cities vision of a mixed use community

Thank you for your time and consideration for this Entitlement Application.

Andrew Wheeler

A handwritten signature in cursive script that reads "Andrew R. Wheeler".

DG Group Architecture
430 E. State St
Eagle, ID 83616