

Hearing Date: February 2, 2023

Planner: Sonya Allen

Request: Annexation of 23.67 acres of land with a TN-R (Traditional Neighborhood Residential) zoning district and Preliminary Plat consisting of 63 building lots and 8 common/other lots on 21.11-acres of land in the TN-R district, by Conger Group.

Location: 4250 W. Franklin Rd., in the SW 1/4 of Section 10, T.3N., R.1W.



Type of Review Requested

Hearing

File number: H-2022-0088
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: LAREN BAILEY, CONGER GROUP Phone: 208-336-5355

Applicant address: 4824 W FARIVIEW AVE, BOISE, ID 83706 Email: laren@congergroup.com

Owner name: LAREN BAILEY, LANSING FARFM LLC Phone: _____ Fax: _____

Owner address: 4824 W FAIRVIEW AVE, BOISE, ID 83706 Email: _____

Agent name (e.g. architect, engineer, developer, representative): LAREN BAILEY

Firm name: CONGER GROUP Phone: 208-336-5355 Fax: _____

Address: 4824 W FARIVIEW AVE Email: laren@congergroup.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1210346801

Township, range, section: 3N1W10

Project Description

Project/Application Name: Newkirk Neighborhood - AZ, PP

Hearing Date: February 2, 2023

Planner: Sonya Allen

Description of Work:

Request: Annexation of 23.67 acres of land with a TN-R (Traditional Neighborhood Residential) zoning district and Preliminary Plat consisting of 63 (62 single-family & 1 multi-family) building lots and 8 (5 landscape, 1 common driveway, 1 alley, 1 non-buildable) common lots on 21.11-acres of land in the TN-R district, by Conger Group.

Location: 4250 W. Franklin Rd., in the SW 1/4 of Section 10, T.3N., R.1W.

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	ldav-2022-0836
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Attached:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	Franklin and Black Cat
Current Land Use:	Ag
Total Acreage:	20.45
Prior Approvals (File Numbers):	N/A
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
TN-R:	CHECKED
FLUM DESIGNATION(S)	
Medium-High Density Residential:	CHECKED
Acreage - Medium-High Density Res:	20.45
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	10/21/2022
Landscape Plan Date (MM/DD/YYYY):	9/6/2022
Elevations Date (MM/DD/YYYY):	N/A
Who will own and Maintain the Pressurized Irrigation System in this Development:	NMID
Irrigation District:	NMID
Primary Irrigation Source:	NMID
Secondary Irrigation Source:	City of Meridian
Number of Standard Parking Spaces Provided:	450
Number of Single Family Residential Units:	62
Minimum Square Footage of Living Area (Excluding Garage):	900
Gross Density:	13.59
Net Density:	22.88
What was the date of your pre-application meeting?:	11/29/2022
Pre-Application Permit Number (ex PREAPP-2021-0001):	preapp-2022-0103
What was the date of your neighborhood meeting?:	09/21/2022
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	
TN-R:	CHECKED
Acreage - TN-R:	20.45
MULTI-FAMILY	
Total Number of Units:	216
Number of 1 Bedroom Units:	0
Number of 2-3 Bedroom Units:	216
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	0
Number of Units Containing 500-1,200 sq. ft.:	162
Number of Units Containing 1,200+ sq. ft.:	54
PLATS ONLY	
Number of Building Lots:	62
Number of Common Lots:	9
Total Number of Lots:	71
Minimum Lot Size:	2,090
Average Lot Size:	2,790
Area of Plat:	10.41
Plat Date (MM/DD/YYYY):	10/21/2022
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Parkways:	CHECKED
Other Qualified Open Space:	Parks and linear open spaces
Acres of Qualified Open Space:	7.21
Percentage of Qualified Open Space:	35%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	CHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	CHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED

Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
Other Qualified Site Amenities:	Dog Park
TIME EXTENSION INFORMATION	
Number of months extension:	24
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:	Laren Bailey
MISC	
Is new record:	No