

Project/Application Name: Meridian OZ Apartments - CUP, MDA

Hearing Date: 1/5/2023 **12-15-2022**

Planner: Sonya Allen

Description of Work:

Request: Modification to the existing Development Agreement (Inst. #99121334 AZ-99-005 Cobblestone Village) to remove the subject property from the agreement and enter into a new agreement for the proposed multi-family development; Conditional use permit for a multi-family development consisting of 60 dwelling units on 2.39 acres of land in the R-40 zoning district, by Realm Venture Group.
Location: 1475 E. Franklin Rd., in the NE 1/4 of Section 18, T.3N., R.1E.



Type of Review Requested

Hearing

File number: H-2022-0073
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: JORRE DELGADO, REALM VENTURE GROUP Phone: _____

Applicant address: 1109 W MAIN ST. STE. 700, BOISE, ID 83702 Email: jorre@realmventuregroup.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): JORRE DELGADO

Firm name: REALM VENTURE GROUP Phone: _____ Fax: _____

Address: 1109 W MAIN ST. STE. 700 Email: jorre@realmventuregroup.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 1475 E FRANKLIN RD

Assessor's parcel number(s): S1118110051

Township, range, section: 3N1E18

Project Description

Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Conditional Use Permit - CUP:	CHECKED
Development Agreement Modification - MDA:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0707
TYPE OF USE PROPOSED	
Multi-Family:	CHECKED
PROPERTY INFORMATION	
Current Land Use:	residential
Total Acreage:	2.392
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-40:	CHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	07/11/2022
Landscape Plan Date (MM/DD/YYYY):	07/27/2022
Elevations Date (MM/DD/YYYY):	04/08/2022
Percentage of Site Devoted to Building:	13.5
Percentage of Site Devoted to Landscaping:	36.4
Percentage of Site Devoted to Paving:	50.1
Proposed Building Height:	30
Number of Standard Parking Spaces Provided:	112
Number of Compact Parking Spaces Provided:	0
Gross Density:	25.08
What was the date of your pre-application meeting?:	08/02/2022
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2022-0032
What was the date of your neighborhood meeting?:	07/25/2022
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
MULTI-FAMILY	
Total Number of Units:	60
Number of 1 Bedroom Units:	30
Number of 2-3 Bedroom Units:	30
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.:	60
Number of Units Containing 1,200+ sq. ft.:	0
QUALIFYING OPEN SPACE	
Parkways:	CHECKED
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
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:	Jorre Delgado
MISC	
Is new record:	No