

Charlene Way

From: clerk@meridiancity.org
Sent: Thursday, September 23, 2021 1:52 PM
To: Charlene Way
Subject: Development Application Transmittals - Outer Banks Subdivision CUP, PP H-2021-0063


Development Application Transmittal
Link to Project Application: Outer Banks Subdivision CUP, PP H-2021-0063
Hearing Date: November 4, 2021
Assigned Planner: Sonya Allen
<i>To view the City of Meridian Public Records Repository, Click Here</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



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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.

Commission Hearing Date: November 4, 2021 **Planner: Sonya**

File No.: H-2021-0063

Project Name: Outer Banks Subdivision

Request: Preliminary plat consisting of 25 buildable lots on 36+/- acres of land in the R-40 and C-C zoning districts.

Project Name: The 10 Meridian

Request: Conditional use permit for a multi-family development containing a total of 516 residential dwelling units consisting of (364) high-density apartment, (126) flat and (26) townhome style units in the R-40 and C-C zoning districts.

by J-U-B Engineers, Inc.

Location: The site is located at the southwest corner of W. Franklin Rd. and S. Ten Mile Rd., in the NE ¼ of Section 15, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0063
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: WENDY SHRIEF, JUB ENGINEERS, INC. Phone: 208-376-7330

Applicant address: 250 S BEECHWOOD AVE STE 201, BOISE, ID 83709 Email: wshrief@jub.com

Owner name: ERIK PILEGAARD, ELK VENTURES Phone: _____ Fax: _____

Owner address: 10981 OLANA DRIVE, TRUCKEE, CA 96161 Email: erik@elkventures.net

Agent name (e.g. architect, engineer, developer, representative): WENDY SHRIEF

Firm name: JUB ENGINEERS, INC. Phone: 208-376-7330 Fax: _____

Address: 250 S BEECHWOOD AVE STE 201 Email: wshrief@jub.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1215110058

Township, range, section: 3N1W15

Project Description

Project/Application Name: Outer Banks Subdivision - CUP, PP

Description of Work: Preliminary Plat and CUP application for 36 acre subdivision with multi-family and commercial uses.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
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:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0230
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	CHECKED
Commercial:	CHECKED
Employment:	CHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	SW Corner Franklin / Ten Mile
Current Land Use:	Vaqcant / ag
Total Acreage:	36 approx
Prior Approvals (File Numbers):	AZH-2021-0025
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:	CHECKED
C-N:	UNCHECKED
C-C:	CHECKED
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:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	CHECKED
Acreage - High Density Res:	13.04
Commercial:	CHECKED
Acreage - Commercial:	27.25
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):	08/23/2021
Landscape Plan Date (MM/DD/YYYY):	08/20/2021
Elevations Date (MM/DD/YYYY):	08/23/2001
Percentage of Site Devoted to Building:	See attached
Percentage of Site Devoted to Landscaping:	see attached
Percentage of Site Devoted to Paving:	See attached
Who will own and Maintain the Pressurized Irrigation System in this Development:	NMID
Irrigation District:	NMID
Primary Irrigation Source:	NMID
Secondary Irrigation Source:	City
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	see attached plans
Proposed Building Height:	see attached plans
Existing Floor Area (If Applicable):	N/A
Gross Floor Area Proposed:	167,775 commercial
Hours of Operation (Days and Hours):	TBD
Number of Standard Parking Spaces Provided:	1,469
Number of Residential Units:	549
Minimum Square Footage of Living Area (Excluding Garage):	400
Gross Density:	15.21
Net Density:	Calculated for Residential only
What was the date of your pre-application meeting?:	07/27/2021
What was the date of your neighborhood meeting?:	07/26/2021
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:	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
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
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
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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
MULTI-FAMILY	
Total Number of Units:	549
Number of 1 Bedroom Units:	490 one and two bedroom
Number of 2-3 Bedroom Units:	26 3 bed units
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.:	523
Number of Units Containing 1,200+ sq. ft.:	26
PLATS ONLY	
Number of Building Lots:	22
Number of Common Lots:	4

Total Number of Lots:	26
Minimum Lot Size:	N/A
Average Lot Size:	N/A
Area of Plat:	36.07
Plat Date (MM/DD/YYYY):	08/21/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	UNCHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	UNCHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
Acres of Qualified Open Space:	4.74 ac.
Percentage of Qualified Open Space:	13.2%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
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:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Wendy Shrief

MISC	
Is new record:	No

The 10 at Meridian

Vicinity Map

