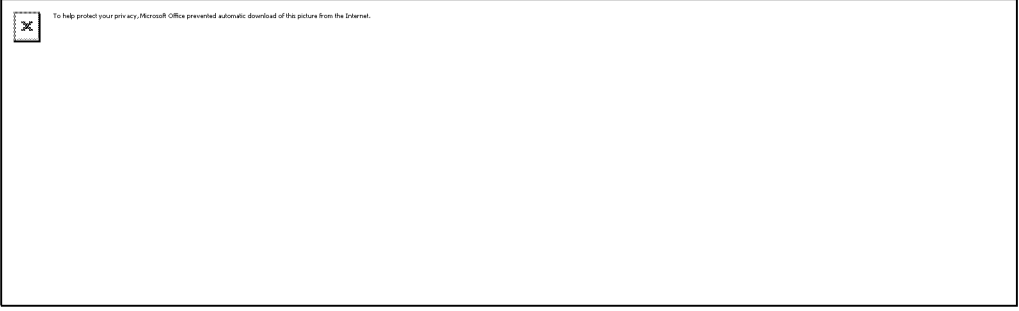


Charlene Way

From: clerk@meridiancity.org
Sent: Tuesday, August 31, 2021 12:56 PM
To: Charlene Way
Subject: Development Application Transmittals - Pera Place Subdivision AZ, PP H-2021-0056


Development Application Transmittal
<u>Link to Project Application: Pera Place Subdivision AZ, PP H-2021-0056</u>
Hearing Date: October 7, 2021
Assigned Planner: Joseph Dodson
<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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in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law

Hearing Date: October 7, 2021

PLANNER: Joseph Dodson

File No.: H-2021-0056

Project Name: Pera Place Subdivision

Request: Annexation and Zoning of 10 acres of land with a request for the R-8 zoning district and a Preliminary Plat consisting of 64 single-family detached building lots and 7 common lots on 16.63 acres of land, by Leavitt & Associates Engineers, Inc.

Location: The site is located at 4600 W. Daphne Street, 4546 W. Daphne Street, and Parcel S0427325702, near the northeast corner of N. Black Cat Road and W. McMillan Road, in the NW $\frac{1}{4}$ & the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 27, Township 4N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0056
Assigned Planner: Joseph Dodson
Related Files: _____

Applicant Information

Applicant name: DAN LARDIE, LEAVITT & ASSOCIATES ENGINEERS, INC Phone: _____

Applicant address: 1324 1ST STREET SOUTH, NAMPA, ID 83651 Email: dl@leavittengineers.com

Owner name: TONY TSENG, APPLIED MEDIA INC. Phone: _____ Fax: _____

Owner address: 6518 N. FAIRBORN AVE., MERIDIAN, ID 83646 Email: Tony@immersionidaho.com

Agent name (e.g. architect, engineer, developer, representative): DAN LARDIE

Firm name: LEAVITT & ASSOCIATES ENGINEERS, INC Phone: _____ Fax: 2084639040

Address: 1324 1ST STREET SOUTH Email: dl@leavittengineers.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S0427325702

Township, range, section: 4N1W27

Project Description

Project/Application Name: Pera Place Subdivision - AZ, PP

Description of Work: Annexation and Zoning of 10 acres of land with a request for the R-8 zoning district; a Preliminary Plat consisting of 64 single-family detached building lots and 7 common lots on 16.63 acres of land; and a Development Agreement Modification to remove the R-4 zoned parcel from the existing agreement an enter into a new agreement consistent with the proposed preliminary plat and additional parcels.

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2021-0510
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
PROPERTY INFORMATION	
General Location:	Corner of Daphne and Black Cat east of Brody Square
Current Land Use:	Residential
Total Acreage:	16.61
Prior Approvals (File Numbers):	AZ-07-011 (for the R-4 parcel); DA Inst. #108057324
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-4:	CHECKED
County:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	16.61
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	07/26/2021
Landscape Plan Date (MM/DD/YYYY):	07/23/2021
Elevations Date (MM/DD/YYYY):	07/26/2021
Percentage of Site Devoted to Landscaping:	18.26%
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	Settlers Irrigaiton
Primary Irrigation Source:	Surface
Secondary Irrigation Source:	City Water
Number of Residential Units:	64
Minimum Square Footage of Living Area (Excluding Garage):	n/a
Gross Density:	3.85
Net Density:	4.74
What was the date of your pre-application meeting?:	06/01/2021
What was the date of your neighborhood meeting?:	06/30/2021

PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-8:	CHECKED
Acreage - R-8:	10.01
PLATS ONLY	
Number of Building Lots:	64
Number of Common Lots:	7
Total Number of Lots:	71
Minimum Lot Size:	5,220sf
Average Lot Size:	6,663sf
Area of Plat:	16.61ac
Plat Date (MM/DD/YYYY):	07/26/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Ponds or Water Features:	CHECKED
Acres of Qualified Open Space:	3.03
Percentage of Qualified Open Space:	18.26%
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	CHECKED
Other Qualified Site Amenities:	Park Benches
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Dan Lardie
MISC	
Is new record:	No



Structural / Civil / Materials Handling / Planners / Surveyors

July 23, 2021

City of Meridian
Community Development, Planning Division
33 E. Broadway Avenue, Suite 102
Meridian, Idaho 83642

RE: Annexation, Zoning and Preliminary Plat approval of parcels R0982010025, R0982010050, and S0427325702

Dear Planning and Zoning Commissioners,

We are requesting Annexation, Zoning and Preliminary Plat approval for parcels R0982010025, R0982010050, and S0427325702 consisting of approximately 16.61 acres. The site is currently zoned R-4 and county RUT (Rural Urban Transition) and we are requesting annexation with a zoning designation of R-8 medium density residential. This project abuts county RUT property along its eastern and southern boundaries, an approved preliminary plat "Brody Square Subdivision" (zoned R-8) along its western boundary and "Vicenza Commons Subdivision" (Zoned R-4) along its northern boundary.

The Future Land Use Map designates this area as medium density residential. Pera Place will take access from W. Daphne Street, N. Sepino Avenue and an extension of Avilla Drive which are classified as local roadways according to Ada County Highway District master plan. Internal roadways are proposed to be 33' wide back of curb to back of curb with 5' wide attached sidewalks within 47' of public right of way. These roadways are to be paved with either asphalt pavement or permeable pavement. Sewer and water will be provided via extensions of the existing infrastructure in W. Daphne Street and N. Sepino Avenue. Pressure irrigation will be provided via a new pump station supplied with a surface water right from Settlers irrigation stored in on site ponds. We are providing stubs for city services to the Poorman's property along with a future access from the proposed cul-de-sac when their property annexes into the city. Pera Place will consist of 64 residential lots and 7 common lots with a gross density of 3.85 dwellings per acre and a net density of 4.74 dwellings per acre. Pera Place boasts 18.26% open space with proposed amenities of a Pergola and picnic table, benches along a couple of walking paths, and Tot lot/playground, large grassy play areas, and protecting and grooming a large area of existing mature trees.

Engineering the World / Licensed in all 50 States

1324 1st Street So., Nampa, ID 83651
208.463.0333 Fax: 208.463.9040
leavittengineers.com

We held a neighborhood meeting on June 30, 2021 at City Hall with 12 attendees. Concerns of the neighbors were the preservation of the existing trees along Black Cat adjacent to the Vincenza Commons Subdivisions. Which we are attempting to preserve and groom for continued enjoyment. Some discussion was had concerning the depth of the lots 2 – 7, block 1. Our concession to the depth of the lots was to protect as many of the existing trees as possible while still providing future access to the Poorman's parcel south of lot 8, block 1.

Pera Place Subdivision should complement the surrounding subdivisions and provide some transition from the R-4 zone to the R-8 zone.

We look forward to your approval for annexation, rezone and preliminary plat.

Kind regards,

A handwritten signature in blue ink, appearing to read 'Dan Lardie', written in a cursive style.

Dan Lardie