



Development Application Transmittal

Link to Project Application: [Pura Vida Ridge Ranch AZ, PUD, PP H-2020-0064](#)

Transmittal Date: 6/26/2020 Hearing Date: August 6, 2020

Assigned Planner: Sonya Allen

To view the City of Meridian Public Records Repository, [Click Here](#)

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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Commission Hearing Date: August 6, 2020

Planner: Sonya

File No.: H-2020-0064

Project Name: Pura Vida Ridge Ranch

Request:

- Annexation of 26.34 acres of land with R-8 (6.64 acres) and R-15 (19.69 acres) zoning districts;
- Preliminary plat consisting of 157 buildable lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts; and,
- Planned Unit Development with a request for a deviation from the dimensional standards listed in UDC Table 11-2A-7 to allow reduced building setbacks in the R-15 zoning district.

by Jay Gibbons, South Beck & Baird.

Location: The site is located at 3727 E. Lake Hazel Rd., in the NW $\frac{1}{4}$ of Section 4, Township 2N., Range 1E.



STAFF USE ONLY:
Project name: _____
File number(s): _____
Assigned Planner: _____ **Related files:** _____

Type of Review Requested (check all that apply)

- | | |
|---|---|
| <input type="checkbox"/> Accessory Use (check only 1) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Daycare | <input type="checkbox"/> Final Plat Modification |
| <input type="checkbox"/> Home Occupation | <input type="checkbox"/> Landscape Plan Modification |
| <input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input checked="" type="checkbox"/> Preliminary Plat |
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Private Street |
| <input type="checkbox"/> DR Modification | <input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Rezone |
| <input checked="" type="checkbox"/> Annexation and Zoning | <input type="checkbox"/> Short Plat |
| <input type="checkbox"/> Certificate of Zoning Compliance | <input type="checkbox"/> Time Extension (check only 1) |
| <input type="checkbox"/> CZC Modification | <input type="checkbox"/> Director |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Comprehensive Plan Map Amendment | <input type="checkbox"/> Council |
| <input type="checkbox"/> Comprehensive Plan Text Amendment | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Vacation (check only 1) |
| <input type="checkbox"/> Conditional Use Permit Modification (<input checked="" type="checkbox"/> ✓only 1) | <input type="checkbox"/> Director |
| <input type="checkbox"/> Director | <input type="checkbox"/> Commission |
| <input type="checkbox"/> Commission | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Development Agreement Modification | <input checked="" type="checkbox"/> Other <u>Planned Unit Development</u> |

Applicant Information

Applicant name: Jay A. Gibbons Phone: 208-869-0747

Applicant address: 2002 S. Vista Ave. Email: gibbons@sbbgo.com

City: Boise State: Idaho Zip: 83705

Applicant's interest in property: Own Rent Optioned Other Owner's Representative

Owner name: Sunrise Rim LLC - Justin Griffin Phone: 208-867-8700

Owner address: 4450 W. Saddle Ridge Dr. Email: adorazio@goldfinancial.com

City: Nampa State: Idaho Zip: 83687

Agent/Contact name (e.g., architect, engineer, developer, representative): Jay A. Gibbons

Firm name: South Beck & Baird Phone: 208-342-2999

Agent address: 2002 S. Vista Ave. Email: gibbons@sbbgo.com

City: Boise State: Idaho Zip: 83705

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 3727 E. Lake Hazel Road Township, range, section: T2N R1E Sec 4

Assessor's parcel number(s): S1404212550 & S1404212750 Total acreage: 26.063 Zoning district: RUT

Project/subdivision name: Pura Vida Ridge Ranch Subdivision
 General description of proposed project/request: A subdivision consisting of 157 single family building lots and 35 common lots, annexation and rezone to R-8 & R-15, planned unit development for SF-attached & SF-detached homes
 Proposed zoning district(s): R-8 & R-15
 Acres of each zone proposed: R-8 = 6.644 acres, R-15 = 19.693 acres
 Type of use proposed (check all that apply):
 Residential Office Commercial Employment Industrial Other _____
 Who will own & maintain the pressurized irrigation system in this development? Homeowner's Association
 Which irrigation district does this property lie within? New York Irrigation District/Boise Project Board of Control
 Primary irrigation source: surface water rights Ten Mile Drain Secondary: City Water
 Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 191,870 SF


Residential Project Summary (if applicable)

Number of residential units: 157 Number of building lots: 157
 Number of common lots: 35 Number of other lots: 0
 Proposed number of dwelling units and square footage of living area (for multi-family developments only):
 1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
 (up to: 500 sq. feet) (up to: 250-500 sq. feet) (up to: 500 up to 1200 sq. feet)
 Minimum square footage of structure (excl. garage): 1750 Maximum building height: 35
 Minimum property size (s.f.): R-8= 4710sf R-15= 1400sf Average property size (s.f.): 5970 & 2000
 Gross density (Per UDC 11-1A-1): 5.96 Net density (Per UDC 11-1A-1): 15.77
 Acreage of qualified open space: 4.89 acres Percentage of qualified open space: 18.57%
 Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): _____
Linear open spaces (mews), open water (ten mile drain with pathway), 50% of buffer on Lake Hazel (See exhibit)
 Amenities provided with this development (if applicable): multi-use pathway, trails, benches, shelter/table & arbor/benches
 Type of dwelling(s) proposed: Single-family Detached Single-family Attached Townhouse
 Duplex Multi-family Vertically Integrated Other _____

Non-residential Project Summary (if applicable)

Number of building lots: _____ Common lots: _____ Other lots: _____
 Gross floor area proposed: _____ Existing (if applicable): _____
 Hours of operation (days and hours): _____ Building height: _____
 Total number of parking spaces provided: _____ Number of compact spaces provided: _____

Authorization

Print applicant name: Jay A. Gibbons
 Applicant signature:  Date: 4-30-2020



April 30, 2020

City of Meridian
Community Development Department
33 E. Broadway Avenue, Ste 102
Meridian, ID 83642

City Staff and Commissioners,

Thank you for the opportunity to submit this development application for Pura Vida Ridge Ranch Subdivision. The proposed development is located at 3727 E. Lake Hazel Road and encompasses Assessor's parcels S1404212550 & S1404212750. The application consists of a request for annexation and rezone, a preliminary plat, and a planned unit development. This narrative will describe and define each application in depth as follows:

Annexation and Rezone

We propose to annex the 26.337 acre property into the City of Meridian as the current City limits extend to Lake Hazel Road via Turf Farm Subdivision No. 2 (fka Hills' Century Farm No. 12). The subject property's northern boundary is the south side of Lake Hazel Road. The City of Meridian Comprehensive Plan's Future Land Use Map designates the subject development property as Medium High-Density Residential with a density of 8- 15 units per acre. Utilizing the City's planned unit development process in conjunction with the preliminary plat, we are able to preserve the slopes and Ten Mile Drain and incorporate these spaces as useful open space, helping us achieve the density required. The gross density for the project, as proposed is 5.96 du/acre (net density 15.89 du/acre).

Due to the unique topography of the subject property, we propose to rezone from RUT to R-15 (lower valley) and R-8 (upper rim). The purpose of the split zoning is to meet the City's expectation of medium high density home sites on the lower valley portion of the property, taking access from Lake Hazel and while matching our rim property to potential zoning on development property abutting to the south which will require access from the property to the south. Our topography presents a challenge to provide access from top to bottom of the existing slope and coordinating our development plan with the properties adjoining the subject property is the least intrusive option.

Preliminary Plat

We propose a subdivision consisting of 157 buildable lots and 35 common lots. Subdivision access is off the south side of Lake Hazel Road approximately 1378 feet east of Eagle Road and 387 feet west of S. Arable Way, the southern entrance to the Turf Farm Sub. We have commissioned a traffic impact study and have submitted it to ACHD for review and acceptance. We will dedicate right of way to ACHD for the widening of Lake Hazel.



Specific roadway improvements will be in compliance with ACHD requirements. Secondary access will be provided via a bridge crossing the Ten Mile Drain, connecting to Lake Hazel Road through the development property to the east. This bridge crossing will provide secondary access for both development properties.

The R-15 portion of the subdivision will be comprised of 127 single-family attached homes, each on individual lots that average approximately 1500 sq. ft. The housing type is rear-loaded with two-car garages, providing parking in compliance with Meridian's unified development code. The R-8 portion of the subdivision consists of 30 lots located on the rim, with lots that average 5773 sq. ft. These lots will be a single-family detached product. Access to the rim lots will be via a coordinated connection with the development property to the south, which will take access off S. Eagle Road. The R-8 zoning designation will correspond with the zoning designation for the development property to the south.

There are two distinct types of homes, with the majority, (ninety-six (96)), are 2 bedroom homes, taking access off private service drives and looped public streets (24' wide). These homes will have front doors taking pedestrian access on a common mew. Thirty-one (31) lots will have homes with 3-4 bedrooms, requiring four parking spaces. The required parking spaces will be two in the garage and two on a 20x18 driveway. These homes will have front-doors facing public streets. All service drives and public streets will meet fire department standards for emergency access.

In addition to the required parking for the homeowners, there are 159 guest parking spaces throughout the development. Approximately 71 are off-street parking and 88 are on-street. See parking plan for data and locations.

The subdivision is very pedestrian oriented and will include a multi-use pathway along the west side of Ten Mile Drain, sidewalks along the street, sidewalks through the mews connecting street to street, pathway and trails between upper rim and lower valley homes (See pedestrian connectivity plan). The mews connecting the lots east of Roads 2 & 3 will all have direct access to the multi-use pathway. Amenities are located along pedestrian corridors with a pergola/shelter structure & picnic table, 6 benches located at critical pathway junctures, timber arbor structures with benches located on the south end of the development and in the common lot on the rim. The development also includes an abundance of qualified and natural open space. See open space exhibit.

The proposed medium high density residential housing product is illustrated in the attached exhibits. It is a popular product type here in the valley, but somewhat unique to what exists in the City of Meridian. In order to comply with the city's vision & definition of medium high density, the subdivision showcases the value of an attached product. It is a single-family attached product, not multi-family. It is intended to fulfil the need for a diverse housing type in price ranges suited for young professionals and older empty-nesters. It is an affordable first home or down-sizing option for those type of users, and located within a quarter mile of a public golf course and half a mile from the South Meridian YMCA, perfect for an all-age recreational pursuit.



Irrigation for the subdivision will be via a pressurized irrigation system accessing existing water rights within Ten Mile Drain. The pump station will be located at the south end of the development and will be sized in coordination with the neighboring property to the east.

Floodplain issues with Ten Mile Drain currently impact the lots between the drain and Roads 2 & 3. A LOMR will be issued once the improvements on Lake Hazel are completed. Once the improvements, including a larger culvert are in place, the projected floodplain will be within the banks of the drain. We are coordinating and participating in the LOMR effort.

Planned Unit Development (PUD)

The purpose of this planned unit development is two-fold; the development property contains significant topography, which precludes utilizing over 25% of the property for buildable lots and secondly, to allow minor deviations from setback requirements for attached single-family housing types. The existing topography presents a 28 foot height difference between the valley floor and the rim. The average slope of this topographic difference is approximately 40%. Preserving this natural slope meets the purpose statement of the planned unit development code. It is proposed that this set-aside provide a trail access-pedestrian linkage between the lower portion of the development and the rim lots, moving this from passive to active open space status. This will provide connections between the Ten Mile Drain multi-use pathway and the rim lots. Further, in order to meet the city’s desired density, through the PUD application, this natural slope area can be deducted from developable area, resulting in a development net density more in-line with the City’s 8-15 dwelling units per acre.

We are requesting, through the PUD application, lot sizes in the R-15 zoning district to be an average of 1500 sq. ft. Currently, the minimum lot size in the R-15 district is 2000 sq. ft. In addition, setbacks are proposed to be as follows (the setbacks match the easements quantified in Note 7 (7.1 – 7.8) on the preliminary plat):

	Front	Side	Rear
R-15 Setbacks Required	10	3	5
Proposed Setbacks (on 33 foot streets)	10 (street frontage)	0 (common walls) 2 (bldg. end lots)	5 (garage)
Proposed Setbacks (on 24 foot streets)	3 (garage street frontage)	0 (common walls) 2 (bldg. end lots)	2 (mew)
Proposed Setbacks (on alleys (Roads 9 & 10))	10 (street frontage)	0 (common walls) 10 (bldg. end lots)	10 (garage)
Proposed Setbacks (Shared driveways)	10 (street frontage)	0 (common walls) 2 (bldg. end lots)	5 (garage)

Justification for the reduced setbacks is that the front of the home (the front door) opens onto a mew, a common lot providing pedestrian access to the front of each residence. The rear setback varies by the type of



access to the garage, 33 foot roadway, 24 foot roadway, 20 foot alley or 20 shared driveway. The reduced side setback allows for an attached housing product. The reduced rear setback provides for a utility easement and precludes street parking across the garage access on each residence. The proposed utility easements effectively become setbacks (See note 7 on the preliminary plat). It should be noted that the minimum home size will be in excess of 2000 sf, including the 2 car garage.

All lots in the proposed R-8 zone will comply with setbacks per the R-8 district.

As stated above, the development is providing two distinct housing types along with 41.35% (10.87 acres) total open space, of which, 33.64% (8.84 acres) is considered qualified open space. In compliance with City Code, each residential unit includes 80 sq. ft. of private open space in the form of a front stoop or porch. A site amenities plan has been included with this application.

Thank you for considering our applications. If you have any questions, please contact us.

Sincerely,

A handwritten signature in black ink that reads "Jay A. Gibbons". The signature is fluid and cursive, written over a light red background that is part of a larger graphic element on the right side of the page.

Jay A. Gibbons, PLA, ASLA
Senior Landscape Architect/Planner
South Beck & Baird