

Project Name: Rockwell Greens AZ, PP, ALT

Hearing Date: April 18, 2024

Assigned Planner: Stacy Hersh

Request(s): Annexation of 30.63 acres of land from RUT to the R-15 (Medium high-density residential) zoning district, Preliminary Plat consisting of 205 buildable lots and 18 common lots on 23.63 acres of land in the proposed R-15 zone, AND Alternative Compliance to deviate from the noise abatement standards set forth in UDC 11-3H-4D, by Conger Group.

Location: The property is located north of McMillan Road and west of McDermott Road in the NE 1/4 of the SE 1/4 of Section 29, Township 4N, Range 1W.



**Type of Review Requested**

Hearing

File number: H-2024-0001  
Assigned Planner: Stacy Hersh  
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, CONGER GROUP Phone: 208-336-5355 Fax: \_\_\_\_\_

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

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): S0429417400

Township, range, section: 4N1W29

**Project Description**

Project/Application Name: Rockwell Greens - ALT, AZ, PP

Description of Work: 25.14 Acre Residential Community

**Application Information**

<b>APPLICATION TYPES</b>	
<b>Alternative Compliance - ALT:</b>	CHECKED
<b>Annexation and Zoning - AZ:</b>	CHECKED
<b>Preliminary Plat - PP:</b>	CHECKED
<b>ADDRESS VERIFICATION</b>	
<b>Address Verification Permit Number:</b>	LDAV-2023-0854
<b>TYPE OF USE PROPOSED</b>	
<b>Residential:</b>	CHECKED
<b>PROPERTY INFORMATION</b>	
<b>General Location:</b>	MCMillian and McDermott
<b>Current Land Use:</b>	Ag
<b>Total Acreage:</b>	25.14
<b>Prior Approvals (File Numbers):</b>	N/A
<b>Traffic Study Required per ACHD:</b>	Yes
<b>Has a traffic study been accepted by ACHD:</b>	Yes
<b>ZONING DISTRICT(S)</b>	
<b>R-15:</b>	CHECKED
<b>FLUM DESIGNATION(S)</b>	
<b>Medium Density Residential:</b>	CHECKED
<b>Acreage - Medium Density Res:</b>	25.14
<b>PROJECT INFORMATION</b>	
<b>Site Plan Date (MM/DD/YYYY):</b>	8/7/2023
<b>Landscape Plan Date (MM/DD/YYYY):</b>	11/28/2023
<b>Elevations Date (MM/DD/YYYY):</b>	8/7/2023
<b>Percentage of Site Devoted to Building:</b>	58
<b>Percentage of Site Devoted to Landscaping:</b>	15.87
<b>Percentage of Site Devoted to Paving:</b>	26.1
<b>Who will own and Maintain the Pressurized Irrigation System in this Development:</b>	HOA
<b>Irrigation District:</b>	Boise Project Board
<b>Primary Irrigation Source:</b>	Boise Project Board
<b>Secondary Irrigation Source:</b>	City of Meridian
<b>Square Footage of Landscaped Areas to be Irrigated by City Water Connection:</b>	691297.2
<b>Number of Single Family Residential Units:</b>	205
<b>Minimum Square Footage of Living Area (Excluding Garage):</b>	1,400
<b>Gross Density:</b>	8.15
<b>Net Density:</b>	14
<b>What was the date of your pre-application meeting?:</b>	12/19/2023
<b>Pre-Application Permit Number (ex PREAPP-2021-0001):</b>	PREAPP-2023-0186

What was the date of your neighborhood meeting?:	12/13/2023
In Reclaimed Water Buffer:	No
<b>PROPERTY POSTING</b>	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
<b>AZ / RZ ONLY</b>	
R-15:	CHECKED
Acreage - R-15:	25.14
<b>PROPOSED FLUM DESIGNATION(S)</b>	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	25.14
<b>PLATS ONLY</b>	
Number of Building Lots:	205
Number of Common Lots:	18
Total Number of Lots:	223
Minimum Lot Size:	7,227
Average Lot Size:	4,258
Area of Plat:	25.14
Plat Date (MM/DD/YYYY):	8/2/2023
<b>QUALIFYING OPEN SPACE</b>	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	CHECKED
Acres of Qualified Open Space:	3.99
Percentage of Qualified Open Space:	15.87
<b>QUALIFYING SITE AMENITIES</b>	
Dog Owner Facilities:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
<b>TIME EXTENSION INFORMATION</b>	
Number of months extension:	24
<b>PLAN REVIEW</b>	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
<b>APPLICATION DISCLAIMER</b>	
I have read and accept the above terms:	CHECKED
Your signature:	Laren Bailey

<b>MISC</b>	
<b>Is new record:</b>	<b>No</b>