

Project Name: Rolling Hill

Hearing Date: August 15, 2024

Planner: Stacy Hersh

Request: Annexation of approximately 6.90 acres of land with R-40 zoning and Conditional Use Permit for a multi-family residential development consisting of 154 dwelling units on 5.89 acres of land in the R-40 zoning district, by JD Planning & Consulting.

Location: 1560 Rolling Hill Drive (Parcel # R7555000032), 1520 Rolling Hill Drive (Parcel #R7555000041), 1480 Rolling Hill Drive (Parcel #R7555000050), 4270 Rolling Hill Drive(Parcel #R7555000015) and Parcel #R7555000025 in the SW 1/4 of the SE 1/4 of Section 16, T.3N., R.1E.



Type of Review Requested

Hearing

File number: H-2023-0070
Assigned Planner: Stacy Hersh
Related Files: _____

Applicant Information

Applicant name: JORRE DELGADO, JD PLANNING & CONSULTING Phone: _____

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

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Email: _____

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

Firm name: JD PLANNING & CONSULTING Phone: _____ Fax: _____

Address: 1109 W MAIN ST STE 700 Email: Jorre@jdplanningandconsulting.com

Contact name: JORRE DELGADO Phone: _____ Fax: _____

Contact address: 1109 W MAIN ST STE 700 Email: Jorre@jdplanningandconsulting.com

Subject Property Information

Location/street address: 1560 S ROLLING HILL DR

Assessor's parcel number(s): R7555000032

Township, range, section: 3N1E16

Project Description

Project/Application Name: Rolling Hill - AZ, CUP

Please see uploaded narrative

Description of Work: Project covers all of the following lots:
1560 ROLLING HILL DR MERIDIAN, ID 83642 R7555000032
1520 ROLLING HILL DR MERIDIAN, ID 83642 R7555000041
1480 ROLLING HILL DR MERIDIAN, ID 83642 R7555000050
4270 E OVERLAND RD MERIDIAN, ID 83642 R7555000015
One property doesn't have an address R7555000025

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Conditional Use Permit - CUP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2023-0742
TYPE OF USE PROPOSED	
Multi-Family:	CHECKED
PROPERTY INFORMATION	
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
County:	CHECKED
PROJECT INFORMATION	
Percentage of Site Devoted to Building:	17%
Percentage of Site Devoted to Landscaping:	28%
Irrigation District:	Nampa Meridian Irrigation District
Proposed Building Height:	47'
Number of Standard Parking Spaces Provided:	321
Number of Compact Parking Spaces Provided:	0
What was the date of your pre-application meeting?:	11/14/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2023-0123
What was the date of your neighborhood meeting?:	10/25/2023
In Reclaimed Water Buffer:	No
PROPERTY POSTING	
I agree to comply with the Commitment of Property Posting regulations per UDC 11-5A-6D:	CHECKED
AZ / RZ ONLY	
R-40:	CHECKED
Acreage - R-40:	5.89
PROPOSED FLUM DESIGNATION(S)	
Mixed Use Regional:	CHECKED
Acreage - Mixed Use Regional:	5.89
MULTI-FAMILY	
Total Number of Units:	175
Number of 1 Bedroom Units:	104
Number of 2-3 Bedroom Units:	71
Number of 4+ Bedroom Units:	0
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED

QUALIFYING SITE AMENITIES	
Fitness Facilities:	CHECKED
Picnic Area:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	CHECKED
Other Qualified Site Amenities:	Bike repair station, maintenance storage, property management office, central mailroom
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