



**Development Application Transmittal**

**Link to Project Application: [Sagewood West AZ, PP H-2020-0038](#)**

**Transmittal Date: 4-21-2020 Hearing Date: 5-28-2020**

*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](mailto: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](mailto:cityclerk@meridiancity.org)



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## **Hearing Date: May 28, 2020**

File No.: H-2020-0038

Project Name: Sagewood West Subdivision

Request: Annexation & zoning of 10.41 acres of land with an R-8 zoning district and preliminary plat consisting of 53 building lots and 7 common lots, by Southpoint Estates, LLC

Location: The site is located at 1335 W. Overland Road, between S. Linder Road and S. Stoddard Road, in the NW ¼ of the NW ¼ of Section 24, Township 3N., Range 1W.

Assigned Planner: Joseph Dodson

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STAFF USE ONLY:

Project name:
File number(s):
Assigned Planner: Related files:

Type of Review Requested (check all that apply)

- Accessory Use (check only 1)
Annexation and Zoning
Final Plat
Final Plat Modification
Landscape Plan Modification
Preliminary Plat
Private Street
Property Boundary Adjustment
Rezone
Short Plat
Time Extension (check only 1)
Director
Commission
Council
UDC Text Amendment
Vacation (check only 1)
Director
Commission
Variance
Other

Applicant Information

Applicant name: Southpoint Estates LLC Phone: 801-647-9290
Applicant address: P. O. Box 6385 Email: southpointoverland@gmail.com
City: Boise State: ID Zip: 83707
Applicant's interest in property: Other Representative
Owner name: Corey Barton Phone: 801-647-9290
Owner address: 1977 W. Overland Road Email: southpointoverland@gmail.com
City: Meridian State: ID Zip: 83642
Agent/Contact name (e.g., architect, engineer, developer, representative): Developer
Firm name: Josh Beach Phone: 801-647-9290
Agent address: P. O. Box 6385 Email: southpointoverland@gmail.com
City: Boise State: ID Zip: 83707
Primary contact is: Agent/Contact

Subject Property Information

Location/street address: 1335 W. Overland Road Meridian ID, 83642 Township, range, section: Section 24, T. 3N., R. 1W.
Assessor's parcel number(s): S1224223190; S1224223240 Total acreage: 10.41 Annexation Zoning district: R-8
10.38 Pre Plat



Project/subdivision name: Sagewood West Subdivision

General description of proposed project/request: We are proposing to annex 10.41 acres of land with and R-8 zoning district, and a preliminary plat consisting of 53 single-family residential lots and 7 common lots.

Proposed zoning district(s): R-8

Acres of each zone proposed: 10.41 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? NMID

Which irrigation district does this property lie within? NMID

Primary irrigation source: Groundwater Secondary: City

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 58,371 sq. ft.

**Residential Project Summary (if applicable)**

Number of residential units: 53 Number of building lots: 53

Number of common lots: 7 Number of other lots: \_\_\_\_\_

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): 1800 Maximum building height: 35'

Minimum property size (s.f.): 4,914 Average property size (s.f.): 5,548

Gross density (Per UDC 11-1A-1): 5.11 Net density (Per UDC 11-1A-1): 7.86

Acreage of qualified open space: 1.25 acres Percentage of qualified open space: 12.04

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): We are providing a combination of linear open space, common lots with seating areas, a pathway, and other common lots with sufficient amenities to count towards the qualified open space calculation.

Amenities provided with this development (if applicable): 2 Pedestrian pathways, common area art, multiple seating areas, plaza, and climbing boulders

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: Josh Beyer

Applicant signature: \_\_\_\_\_ Date: \_\_\_\_\_



# Sagewood West

## Narrative

Attached for your review and favorable consideration are the applications for the Sagewood West Residential Community located near the SEC of S. Linder and W. Overland Roads, at 1335 W. Overland Road. We respectfully request approval of our Annexation and Preliminary Plat applications for this infill development property.

For design and planning purposes, our design team used the City of Meridian Pre-application Meeting, Comprehensive Plan, and Zoning Code as the basis for the design of the Sagewood West Neighborhood. We have thoughtfully designed 53 detached single-family residential dwellings on 10.38 acres that will add to the surrounding neighborhood. Located east of S. Linder Road and south of W. Overland Road, the Sagewood West neighborhood will add to the mix of Meridian’s available housing opportunities. Offsite amenities include a short distance to a grocery store, home improvement store, restaurants and other services located at the corner of S. Meridian and W. Overland Roads. This Project will provide much needed housing near retail services and public opportunities.

### SUMMARY OF APPLICATIONS

- Annexation
- Preliminary Plat

### ZONING INFORMATION

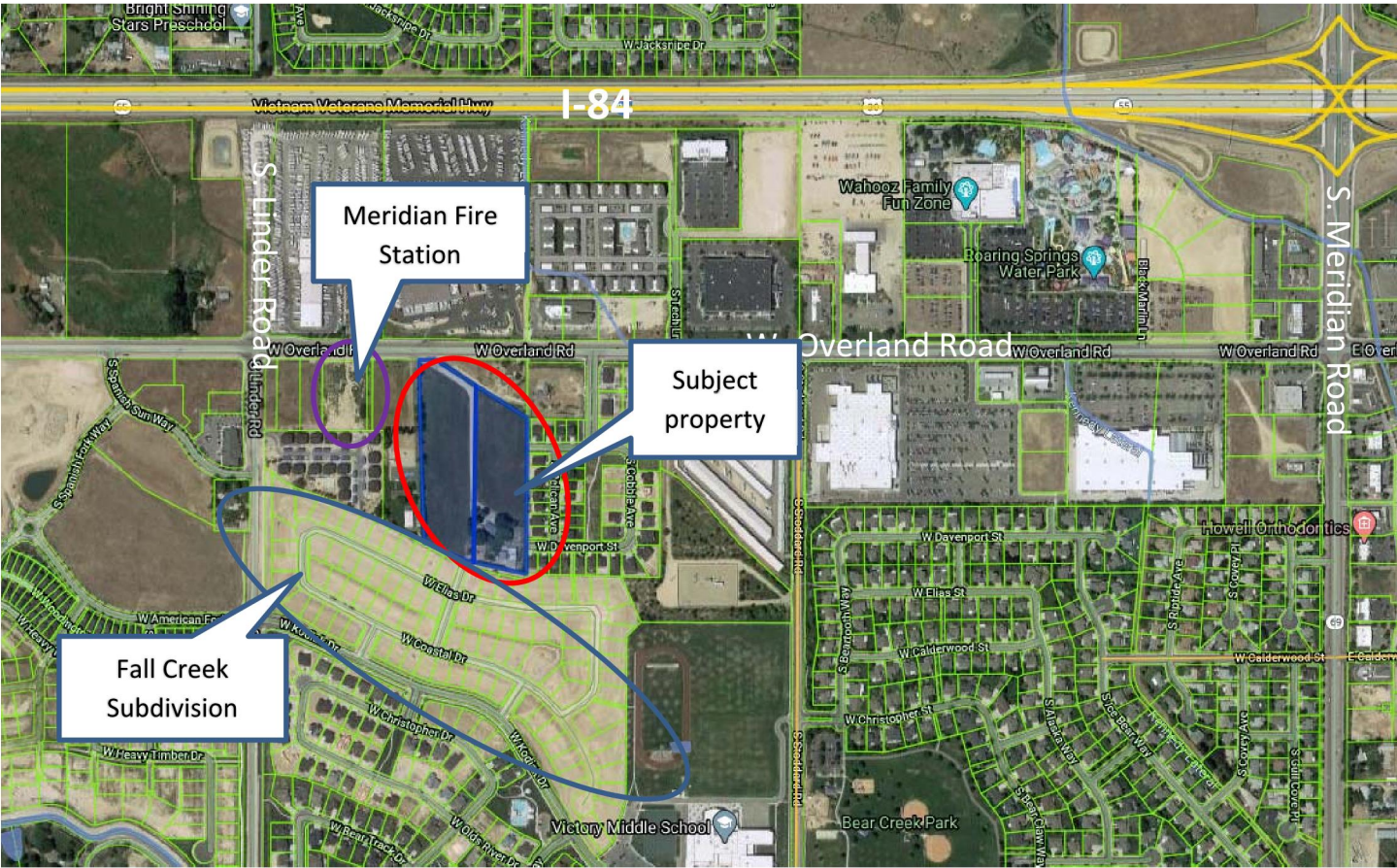
- Current Zone – RUT (Ada County)
- Proposed Zone – R-8

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# Exhibit A –Vicinity Map



- North: W. Overland Road
- East: Sagewood Sub. Zoned R-8
- South: Fall Creek Sub. Zoned R-8
- West: Single family home and Event Venue Zoned R-8

# Exhibit B – Site plan



## **Exhibit C –Annexation**

The attached applications are for Annexation and Preliminary Plat. The property is currently zoned RUT in Ada County. We are requesting to annex 10.41 acres into the City and proposing an R-8 (Medium-Density Residential District). The property is designated Medium Density Residential and allows for a maximum gross density of 8 homes per acre. Our proposal falls well short of the maximum allowed gross density at 5.11 homes per acre. The proposed detached single-family homes will provide additional single-family housing in this area of Meridian that has recently seen a large influx of multifamily projects. This project is in conformance with the City’s Comprehensive Plan and vision.

## **Exhibit D –Preliminary Plat**

The Sagewood West neighborhood includes 53 single-family homes. The subject property is adjacent to W. Overland Road considered a “transit corridor” and the water and sewer utilities can be utilized with no additional burden to the City or taxpayers.

**DENSITY:** The Medium Density Comprehensive Plan designation allows for up to 8 units per acre. At 10.38 acres, the maximum density allowed is 83 lots. The Sagewood West neighborhood proposes 53 single family homes at 5.11 dwelling units per acre.

**PRODUCT / LOT SIZES:** We evaluated the area, market conditions, schools, services and nearby recreation to establish the housing product and associated site plan. Consistent with the existing community and the Comprehensive Plan, we have designed a site plan that consists of detached single-family residential lots. The housing renderings included in Exhibit D are representative of what is anticipated to be constructed in the Sagewood West neighborhood.

**RESIDENTIAL DESIGN:** The Sagewood West Neighborhood consists of detached single-family homes that will be a mixture of one and two-stories. Home sizes will range from approximately 1,800 square feet to approximately 2,200 square feet. Lots range in sizes from 4,914 to 8,562 square feet, with an average of 5,545 square feet.

## **Exhibit E –School Capacity**

In terms of school capacity, the assigned school for this neighborhood will be the following Mary McPherson Elementary School, Victory Middle School, and Meridian High School. Based on published data from October 2019, there is capacity at all three of the assigned school.



## Exhibit F – Open Space

As the developer we have a large investment in this property, and we have researched and followed the city ordinance to plan the most productive open space and amenities for this development. The open space and amenity package also meet the requirements of Section 11-3G-3 of Meridian's Unified Development Code which requires that the application have a minimum of 10% of the gross acreage as open space and one amenity amenities from the approved list. We are proposing 1.25 acres or 12% landscaped qualified open space for the development. The open space will be accessible to all residents of the development.

The following breaks down the qualified open space per lot:

1. Lot 11, Block 1 (25,892 sq. ft. (including ½ of landscape buffer along Overland Road))
  - Linear Open Space with seating areas.
    - We are proposing linear open space and a pedestrian pathway along Lot 11, Block 1. The pathway will extend from Overland road at our north boundary along the Hardin Drain to the east side of the development.
    - We are also proposing a pedestrian pathway from Flower Garden Street to Overland Road.
2. Lot 27, Block 1 (8,951 sq. ft.)
  - Plaza with public art and seating area
    - We are proposing an open space lot in the southwest corner of the development. This lot will contain a seating area and public art.
3. Lot 10, Block 2 (10,567 sq. ft.)
  - Linear Open Space
    - This lot will contain linear open space as defined in UDC section 11-3G-3 and will provide valuable open space to the development.
4. Lot 1, Block 2 (10,655 sq. ft.)
  - Climbing Boulders
    - We are proposing climbing boulders and benches on Lot 1, Block 2 of the development. The play structure will be accessible to all residents.



Sagewood West Neighborhood – Narrative

03/24/2020

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