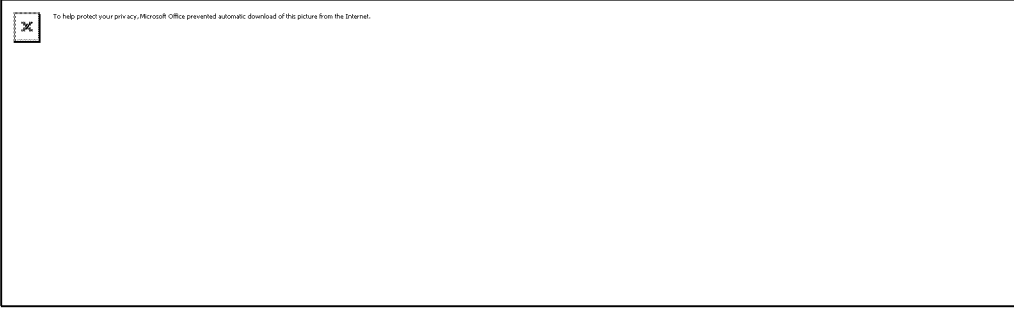


Charlene Way

From: clerk@meridiancity.org
Sent: Wednesday, February 24, 2021 12:06 PM
To: Charlene Way
Subject: Development Application Transmittals - Seasons at Meridian Winco Wells Subdivision CUP, PP H-2021-0007

 <small>To help protect your privacy, Microsoft Office prevented automatic download of the picture from the Internet.</small>
Development Application Transmittal
Link to Project Application: <u>Seasons At Meridian/Winco Wells Subdivision CUP, PP H-2021-0007</u>
Hearing Date: April 1st, 2021
Assigned Planner: Sonya Allen
<i>To view the City of Meridian Public Records Repository, <u>Click Here</u></i>

The above "Link to Project Application" will provide you with any further information on the project.

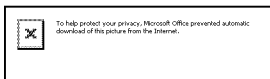
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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



Built for Business, Designed for Living

All e-mail messages sent to or received by City of Meridian e-mail accounts are subject to the Idaho law, in regards to both release and retention, and may be released upon request, unless exempt from disclosure by law.

Commission Hearing Date: April 1, 2021

Planner: Sonya

File No.: H-2021-0007

Project Name: Seasons at Meridian

Request: Conditional Use Permit for a multi-family development consisting of 360 dwelling units on 15.89 acres of land in the C-G zoning district, located at 2700 E. Overland Rd.; and,

Project Name: Winco Wells Subdivision

Request: Preliminary plat consisting of 3 buildable lots on 34.62 acres of land in the C-G zoning district, located at 2600 and 2700 E. Overland Rd.

Council Hearing Date: TBD (after Commission hearing)

File No.: H-2020-0118

Project Name: Volante Investments

Request: Modification to the existing Development Agreement (Inst. #2016-060157) to include a conceptual development plan for the eastern 15.89-acre portion of the subject property that is consistent with the Mixed Use – Regional (MU-R) Future Land Use Map designation in the Comprehensive Plan, located at 2600 and 2700 E. Overland Rd.;

by The Land Group.

Location: SE ¼ of Section 17, Township 3N., Range 1E.



Type of Review Requested

Hearing

File number: H-2021-0007
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: TAMARA THOMPSON, THE LAND GROUP, INC. Phone: _____

Applicant address: 462 E. SHORE DRIVE, STE 100, EAGLE, ID 83616 Email: tamara@thelandgroupinc.com

Owner name: GREG GOINS, WINCO FOODS, LLC Phone: _____ Fax: _____

Owner address: 650 N. ARMSTRONG PL, BOISE, ID 83704 Email: greg.goins@wincofoods.com

Agent name (e.g. architect, engineer, developer, representative): JONATHAN FRAGOSO

Firm name: STONEHILL MORGAN Phone: _____ Fax: _____

Address: 7301 PEAK DR, STE 200 Email: jonathan@stonehillam.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 2700 E OVERLAND RD

Assessor's parcel number(s): S1117438451

Township, range, section: 3N1E17

Project Description

Project/Application Name: Seasons at Meridian - CUP, PP

Description of Work: Preliminary plat to create 3 lots, CUP for a multi-family community in the C-G zone. Please see narrative.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	UNCHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	CHECKED
Design Review - DR:	UNCHECKED
Development Agreement Modification - MDA:	UNCHECKED
Planned Unit Development - PUD:	UNCHECKED
Preliminary Plat - PP:	CHECKED
Preliminary Final Plat - PFP:	UNCHECKED
Private Street - PS:	UNCHECKED
Rezone - RZ:	UNCHECKED
Vacation - VAC:	UNCHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0752
TYPE OF USE PROPOSED	
Residential:	UNCHECKED
Office:	UNCHECKED
Commercial:	CHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	UNCHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	CHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	NEC & NWC OVERLAND AND WELLS
Current Land Use:	VACANT
Total Acreage:	34.64
Prior Approvals (File Numbers):	H-2016-0056
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED

R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	CHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED
TN-C:	UNCHECKED
TN-R:	UNCHECKED
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	CHECKED
Acreage - Mixed Use Regional:	34.64
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	11/24/2020

Landscape Plan Date (MM/DD/YYYY):	11/24/2020
Elevations Date (MM/DD/YYYY):	11/24/2020
Percentage of Site Devoted to Building:	24.8
Percentage of Site Devoted to Landscaping:	36.8
Percentage of Site Devoted to Paving:	38.4
Who will own and Maintain the Pressurized Irrigation System in this Development:	NMID
Irrigation District:	NMID
Primary Irrigation Source:	NMID
Secondary Irrigation Source:	CITY
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	254390
Proposed Building Height:	35
Existing Floor Area (If Applicable):	0
Gross Floor Area Proposed:	435980
Hours of Operation (Days and Hours):	24 /7
Number of Standard Parking Spaces Provided:	672
Number of Compact Parking Spaces Provided:	0
Number of Residential Units:	360
Minimum Square Footage of Living Area (Excluding Garage):	488
Gross Density:	22.6
Net Density:	23
What was the date of your pre-application meeting?:	11/05/2020
What was the date of your neighborhood meeting?:	01/12/2021
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-2:	UNCHECKED
R-4:	UNCHECKED
R-8:	UNCHECKED
R-15:	UNCHECKED
R-40:	UNCHECKED
C-N:	UNCHECKED
C-C:	UNCHECKED
C-G:	UNCHECKED
L-O:	UNCHECKED
M-E:	UNCHECKED
H-E:	UNCHECKED
I-L:	UNCHECKED
I-H:	UNCHECKED
O-T:	UNCHECKED

TN-C:	UNCHECKED
TN-R:	UNCHECKED
PROPOSED FLUM DESIGNATION(S)	
Low Density Residential:	UNCHECKED
Medium Density Residential:	UNCHECKED
Medium-High Density Residential:	UNCHECKED
High Density Residential:	UNCHECKED
Commercial:	UNCHECKED
Office:	UNCHECKED
Industrial:	UNCHECKED
Civic:	UNCHECKED
Green Space Parks, Pathways, and Open Space:	UNCHECKED
Old Town:	UNCHECKED
Mixed Use Neighborhood:	UNCHECKED
Mixed Use Neighborhood with N.C.:	UNCHECKED
Mixed Use Community:	UNCHECKED
Mixed Use Community with N.C.:	UNCHECKED
Mixed Use Regional:	UNCHECKED
Mixed Use Non-Residential:	UNCHECKED
Mixed Use Interchange:	UNCHECKED
Low Density Employment:	UNCHECKED
High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
MULTI-FAMILY	
Total Number of Units:	360
Number of 1 Bedroom Units:	180
Number of 2-3 Bedroom Units:	180
Number of 4+ Bedroom Units:	0
Number of Units Containing 500 sq. ft. or Less:	15
Number of Units Containing 500-1,200 sq. ft.:	315
Number of Units Containing 1,200+ sq. ft.:	30
PLATS ONLY	
Number of Building Lots:	3
Number of Common Lots:	0
Total Number of Lots:	3
Minimum Lot Size:	5.6
Average Lot Size:	11.05
Area of Plat:	34.64

Plat Date (MM/DD/YYYY):	01/15/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	CHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	CHECKED
Additions to Public Park:	UNCHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	UNCHECKED
10' Parkway Along Arterials:	UNCHECKED
Stormwater Detention Facilities:	UNCHECKED
Open Water Ponds:	UNCHECKED
Other Qualified Open Space:	dog park
Acres of Qualified Open Space:	4.14
Percentage of Qualified Open Space:	19
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Fitness Facilities:	CHECKED
Enclosed Bike Storage:	UNCHECKED
Public Art:	CHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	UNCHECKED
Communication Infrastructure:	UNCHECKED
Dog Owner Facilities:	CHECKED
Neighborhood Business Center:	CHECKED
Swimming Pool:	CHECKED
Children's Play Structure:	UNCHECKED
Sports Courts:	UNCHECKED
Pedestrian or Bicycle Circulation System:	UNCHECKED
Transit Stop:	UNCHECKED
Park and Ride Lot:	UNCHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Tamara Thompson

MISC	
Is new record:	No