


Charlene Way

From: clerk@meridiancity.org
Sent: Thursday, January 07, 2021 11:42 AM
To: Charlene Way
Subject: Development Application Transmittals - Shafer View Terrace AZ PP H-2020-0117

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Development Application Transmittal
Link to Project Application: Shafer View Terrace AZ, PP H-2020-0117
Hearing Date: February 4, 2021
Assigned Planner: Sonya Allen
<i>To view the City of Meridian Public Records Repository, Click Here</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



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Commission Hearing Date: February 4, 2021

Planner: Sonya

File No.: H-2020-0117

Project Name: Shafer View Terrace

Request:

- Annexation of a total of 40.48 acres of land with R-2 (10.66 acres) and R-4 (29.82 acres) zoning districts; and
- Preliminary plat consisting of 50 buildable lots and 10 common lots on 39.01 acres of land in the R-2 and R-4 zoning districts.

by Breckon Land Design.

Location: The site is located on the east side of S. Meridian Rd./SH 69, midway between E. Amity Rd. and E. Lake Hazel Rd., in the SW $\frac{1}{4}$ of Section 31, Township 3N., Range 1E.



Type of Review Requested

Hearing

File number: H-2020-0117
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: MARY WALL, BRECKON LAND DESIGN Phone: _____

Applicant address: P.O. BOX 44465, BOISE, ID 83711 Email: mwall@breckonld.com

Owner name: JAMES CHAMBERS, 39, LLC Phone: _____ Fax: _____

Owner address: 5356 N TROON PLACE, BOISE, ID 83713 Email: _____

Agent name (e.g. architect, engineer, developer, representative): MARY WALL

Firm name: BRECKON LAND DESIGN Phone: _____ Fax: _____

Address: P.O. BOX 44465 Email: mwall@breckonld.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): R7824220044

Township, range, section: 3N1E31

Project Description

Project/Application Name: Shafer View Terrace Subdivision - AZ, PP

Description of Work: Please see attached narrative.

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	UNCHECKED
Annexation and Zoning - AZ:	CHECKED
Comprehensive Plan Map Amendment - CPAM:	UNCHECKED
Comprehensive Plan Text Amendment - CPAT:	UNCHECKED
Conditional Use Permit - CUP:	UNCHECKED
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-2020-0738
TYPE OF USE PROPOSED	
Residential:	CHECKED
Office:	UNCHECKED
Commercial:	UNCHECKED
Employment:	UNCHECKED
Industrial:	UNCHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	UNCHECKED
Townhouse:	UNCHECKED
Duplex:	UNCHECKED
Multi-Family:	UNCHECKED
Vertically Integrated:	UNCHECKED
PROPERTY INFORMATION	
General Location:	S. Meridian Rd. between Lake Hazel and Amity
Current Land Use:	Agricultural
Total Acreage:	28.35
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-2:	CHECKED
R-4:	CHECKED
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
County:	UNCHECKED
FLUM DESIGNATION(S)	
Low Density Residential:	CHECKED
Acreage - Low Density Res:	28.35 (additional 10.66 future phase)
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
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	n/a
Landscape Plan Date (MM/DD/YYYY):	11/24/2020
Elevations Date (MM/DD/YYYY):	forthcoming

Percentage of Site Devoted to Building:	n/a
Percentage of Site Devoted to Landscaping:	16.86
Percentage of Site Devoted to Paving:	11.80
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	Nampa and Meridian & Boise Project
Primary Irrigation Source:	McBirney Lateral
Secondary Irrigation Source:	n/a
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	0
Minimum Square Footage of Ground Floor Area for Multi-Story Units:	tbd
Proposed Building Height:	tbd
Existing Floor Area (If Applicable):	n/a
Gross Floor Area Proposed:	n/a
Hours of Operation (Days and Hours):	n/a
Number of Standard Parking Spaces Provided:	n/a
Number of Compact Parking Spaces Provided:	n/a
Number of Residential Units:	50
Minimum Square Footage of Living Area (Excluding Garage):	2500
Gross Density:	1.76
Net Density:	3.30
What was the date of your pre-application meeting?:	09/22/2020
What was the date of your neighborhood meeting?:	10/13/2020
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:	CHECKED
Acreage - R-2:	10.66
R-4:	CHECKED
Acreage - R-4:	28.35
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
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High Density Employment:	UNCHECKED
Mixed Employment:	UNCHECKED
Mixed Use Residential:	UNCHECKED
Mixed Use Commercial:	UNCHECKED
Lifestyle Center:	UNCHECKED
PLATS ONLY	
Number of Building Lots:	50
Number of Common Lots:	10
Total Number of Lots:	60
Minimum Lot Size:	10000
Average Lot Size:	13444
Area of Plat:	39.01
Plat Date (MM/DD/YYYY):	11/18/2020
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Community Garden:	UNCHECKED
Ponds or Water Features:	UNCHECKED
Plaza(s):	CHECKED
Additions to Public Park:	UNCHECKED

