



Mayor Tammy de Weerd

City Council Members:

Luke Cavener
Ty Palmer
Treg Bernt

Joe Borton
Genesis Milam
Anne Little Roberts

TRANSMITTAL TO AGENCIES FOR COMMENTS ON DEVELOPMENT PROJECTS WITH THE CITY OF MERIDIAN

To ensure that your comments and recommendation will be considered by the Meridian Planning and Zoning Commission/City Council, Please submit your comments and recommendations to cityclerk@meridiancity.org, attention C.Jay Coles, City Clerk by **November 9th, 2018**

Transmittal Date: October 10, 2018

Hearing Date: November 15, 2018

Project Name & File Number: Shelburne East H-2018-0112 AZ, PP

Applicant: Shelburne Properties, LLC

Property Location: 4080, 4115, 4205, 4301 and 4330 Bott Lane

Application Request:

1. Request: Annexation and Zoning of 35.09 acres of land with R-4 (23.58 acres) and R-8 (11.52 acres) zoning districts
2. Request: Preliminary Plat consisting of 101 building lots and 21 common lots on 34.62 acres of land in the proposed R-4 and R-8 zoning districts

City Council / Planning and Zoning Commission	Valley Transit
Mayor	Idaho DEQ
Sanitary Services	West Ada School District
Building Department & Community Development	Meridian Post Office
Fire Department	Ada County Highway District
Police Department	Ada County Development Services
City Attorney	Central District Health
City Public Works	Compass
City Planner	Nampa Meridian Irrigation District
Parks Departments	Settlers Irrigation District
Economic Development	Idaho Power, Intermountain Gas, Century Link
Historic Preservation Commission	Idaho Transportation Department
New York Irrigation District	South or RR/SW Meridian
Boise Project Board of Control	NW Pipeline
Boise-Kuna Irrigation District	Ada County Associate Land Records
Downtown Projects	Meridian Development Corporation

Hearing Date: November 15, 2018

File No.: H-2018-0112

Project Name: Shelburne East

Request:

Annexation & zoning of 35.09 acres of land with R-4 (23.58 acres) and R-8 (11.52 acres) zoning districts; and,
Preliminary Plat consisting of 101 building lots and 21 common lots on 34.62 acres of land in the proposed R-4 and R-8 zoning districts.

by Shelburne Properties, LLC.

Location: The site is located at 4080, 4115, 4205, 4301 & 4330 Bott Ln., in the SE ¼ of Section 28, Township 3N., Range 1E.



Planning Division

DEVELOPMENT REVIEW APPLICATION

STAFF USE ONLY:
Project name: Shelburne East
File number(s): H-2018-0112
Assigned Planner: Sonya Allen **Related files:** _____

Type of Review Requested (check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Accessory Use (check only 1)
<input type="checkbox"/> Daycare
<input type="checkbox"/> Home Occupation
<input type="checkbox"/> Home Occupation/Instruction for 7 or more | <input type="checkbox"/> Final Plat Modification
<input type="checkbox"/> Landscape Plan Modification
<input checked="" type="checkbox"/> Preliminary Plat
<input type="checkbox"/> Private Street
<input type="checkbox"/> Property Boundary Adjustment |
| <input type="checkbox"/> Administrative Design Review
<input type="checkbox"/> Alternative Compliance
<input checked="" type="checkbox"/> Annexation and Zoning
<input type="checkbox"/> Certificate of Zoning Compliance
<input type="checkbox"/> City Council Review
<input type="checkbox"/> Comprehensive Plan Map Amendment
<input type="checkbox"/> Comprehensive Plan Text Amendment
<input type="checkbox"/> Conditional Use Permit
<input type="checkbox"/> Conditional Use Modification (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission | <input checked="" type="checkbox"/> Rezone
<input type="checkbox"/> Short Plat
<input type="checkbox"/> Time Extension (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission |
| <input type="checkbox"/> Development Agreement Modification
<input type="checkbox"/> Final Plat | <input type="checkbox"/> UDC Text Amendment
<input type="checkbox"/> Vacation (check only 1)
<input type="checkbox"/> Director
<input type="checkbox"/> Commission
<input type="checkbox"/> Variance
<input type="checkbox"/> Other _____ |

Applicant Information

Applicant name: Shelburne Properties LLC Phone: 480-401-0800
 Applicant address: 7440 E. Pinnacle Peak Rd., Suite 142 Email: randy@criterionland.com
 City: Scottsdale State: AZ Zip: 85255

Applicant's interest in property: Own Rent Optioned Other Developer / Planner

Owner name: Shelburne Properties LLC Phone: 480-401-0800
 Owner address: 7440 E. Pinnacle Peak Rd., Suite 142 Email: randy@criterionland.com
 City: Scottsdale State: AZ Zip: 85255

*See Attached for Additional Owners
 Agent/Contact name (e.g., architect, engineer, developer, representative): John Carpenter, P.E.

Firm name: T-O Engineers Phone: 208-442-6300 *Ext. # 103*
 Agent address: 332 N. Broadmore Way, Suite 101 Email: jcarpenter@to-engineers.com
 City: Nampa State: ID Zip: 83687

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: 4080, 4115, 4205, 4301, & 4330 Bott Ln. Township, range, section: 3N 1E 28
 Assessor's parcel number(s): S1128427900, S1128427980, S1128428010, S1128428210, S1128427860 and S1128428100 Total acreage: 35.09 Zoning district: RUT

Project/subdivision name: Shelburne East Subdivision
General description of proposed project/request: Single family residential development

Proposed zoning district(s): R-4, R-8
Acres of each zone proposed: R-4 (23.58 acres) and R-8 (11.52 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? New York Irrigation District
Which irrigation district does this property lie within? New York Irrigation District
Primary irrigation source: Tenmile Feeder Canal Secondary: City of Meridian Water
Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): 182,675 SF


Residential Project Summary (if applicable)

Number of residential units: 101 Number of building lots: 101
Number of common lots: 21 Number of other lots: _____
Proposed number of dwelling units (for multi-family developments only):
1 bedroom: _____ 2-3 bedrooms: _____ 4 or more bedrooms: _____
Minimum square footage of structure (excl. garage): 1800 sq. ft. Maximum building height: 35 feet
Minimum property size (s.f.): 6,896 SF Average property size (s.f.): 9,033 SF
Gross density (Per UDC 11-1A-1): 3.10 DU/AC Net density (Per UDC 11-1A-1): 4.81 DU/AC
Acreage of qualified open space: 5.25 Acres Percentage of qualified open space: 16.0%
Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): Collector area buffer, open grassy area, community garden, parkway along collector, open water pond
Amenities provided with this development (if applicable): Orchard, shade structures/picnic areas, tot lot, sports court, and regional pathway
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: Shelburne Properties LLC
Applicant signature:  Date: 9/10/18