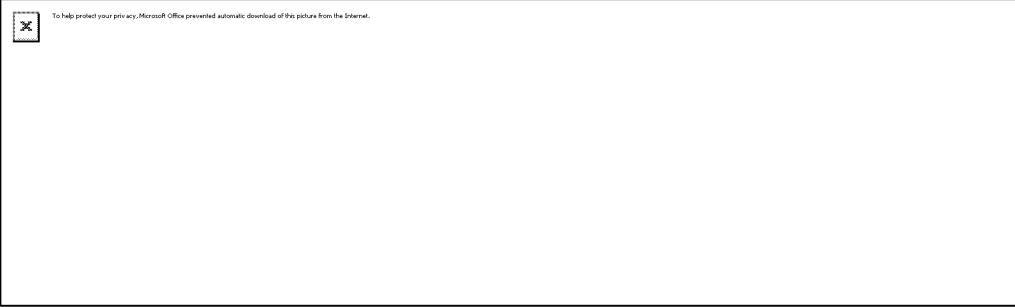


Charlene Way

From: clerk@meridiancity.org
Sent: Friday, July 31, 2020 7:50 AM
To: Charlene Way
Subject: Development Application Transmittals - Skybreak H-2020-0079 ALT, PS, PP, AZ


Development Application Transmittal
Link to Project Application: Skybreak H-2020-0079 ALT, PS, PP, AZ
Transmittal Date: July 31, 2020 Hearing Date: August 17, 2020
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.

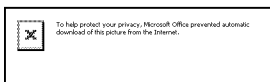
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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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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: Sept. 17, 2020

Planner: Sonya

File No.: H-2020-0079

Project Name: Skybreak

Request:

- Annexation of 80.46 acres of land with an R-8 zoning district; and,
- Preliminary plat consisting of 353 building lots, 40 common lots and 14 other lots (i.e. 12 7common driveway lots, 1 private street lot and 1 lot for the existing home) on 79.7 acres of land in the R-8 zoning district, by Laren Bailey, Conger Group.

Location: The site is located at 3487 E. Adler Hoff Ln., in the south ½ of the NW ¼ of Section 4, Township 2N., Range 1E.

Administrative Applications:

- Private streets in the gated portion of the development serving 121 residential units with 3 gates.
- Alternative Compliance to UDC 11-3F-4A.6, which prohibits common driveways off private streets, to allow such in three locations within the gated area of the subdivision.



Type of Review Requested

Hearing

File number: H-2020-0079
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: SOPHIA DURHAM Phone: _____

Applicant address: 4824 W FAIRVIEW AVE Zip: 83706 Email: sophia@congergroup.com

Owner name: _____ Phone: _____ Fax: _____

Owner address: _____ Zip: _____ Email: _____

Agent name (e.g. architect, engineer, developer, representative): LAREN BAILEY

Firm name: CONGER GROUP Phone: _____ Fax: _____

Address: 4824 W FAIRVIEW AVE Zip: 83706 Email: laren@congergroup.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Zip: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1404233650

Township, range, section: _____

Project Description

Project/Application Name: Skybreak - ALT, AZ, PP, PS

Description of Work: Skybreak Subdivision Annexation, Rezone and Preliminary Plat

Application Information

APPLICATION TYPES	
Alternative Compliance - ALT:	CHECKED
Annexation and Zoning - AZ:	CHECKED
AZ - Staff Prepared Consensual:	No
Preliminary Plat - PP:	CHECKED
Private Street - PS:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0402
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
PROPERTY INFORMATION	
General Location:	7020 S Eagle Rd.
Current Land Use:	RUT
Total Acreage:	79.69
ZONING DISTRICT(S)	
County:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	79.69
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	06/15/2020
Landscape Plan Date (MM/DD/YYYY):	06/16/2020
Percentage of Site Devoted to Landscaping:	18.4
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	New York
Primary Irrigation Source:	Irrigation
Secondary Irrigation Source:	City
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	640,332
Number of Residential Units:	353
Gross Density:	4.44
Net Density:	7.36
In Reclaimed Water Buffer:	No
AZ / RZ ONLY	
R-8:	CHECKED
Acreage - R-8:	79.69
PLATS ONLY	
Number of Building Lots:	353

Number of Common Lots:	40
Total Number of Lots:	407
Minimum Lot Size:	4,000
Average Lot Size:	6,280
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	CHECKED
10' Parkway Along Arterials:	CHECKED
Acres of Qualified Open Space:	14.54
Percentage of Qualified Open Space:	18.3%
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
Dog Owner Facilities:	CHECKED
Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
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:	Laren Bailey
MISC	
Is new record:	No