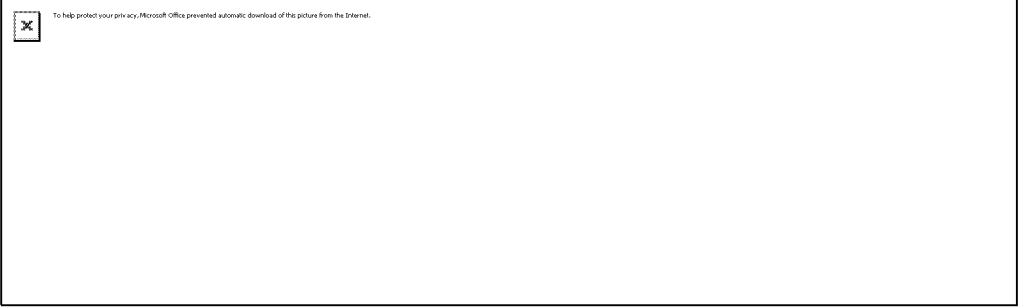


Charlene Way

From: clerk@meridiancity.org
Sent: Wednesday, August 25, 2021 12:30 PM
To: Charlene Way
Subject: Development Application Transmittals- Southridge Apartments Phase 3 CUP H-2021-0055

| |
|---|
|  |
| Development Application Transmittal |
| Link to Project Application: Southridge Apartments Phase 3 CUP H-2021-0055 |
| Hearing Date: October 7, 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



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: October 7, 2021 **Planner: Sonya**

File No.: H-2021-0055

Project Name: Southridge Apartments #3

Request: Conditional Use Permit for a multi-family development consisting of 164 units on 9.07 acres of land in the R-15 zoning district, by The Land Group, Inc.

Location: The site is generally located south of W. Overland Rd. and east of S. Ten Mile Rd., in the north ½ of Section 23, Township 3N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0055
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: KRISTEN MCNEILL, THE LAND GROUP, INC. Phone: _____

Applicant address: 462 E SHORE DR SUITE 100, EAGLE, ID 83616 Email: kmcneill@thelandgroupinc.com

Owner name: TIMOTHY ECK, SOUTHRIDGE FARM, LLC Phone: 2082860520 Fax: _____

Owner address: 6152 W. HALF MOON LANE, EAGLE, ID 83616 Email: _____

Agent name (e.g. architect, engineer, developer, representative): KRISTEN MCNEILL

Firm name: THE LAND GROUP, INC. Phone: _____ Fax: _____

Address: 462 E SHORE DR SUITE 100 Email: kmcneill@thelandgroupinc.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S1223120955

Township, range, section: 3N1W23

Project Description

Project/Application Name: Southridge Apartments (Phase 3) - CUP

Description of Work: Conditional Use Permit for Southridge Apartments Ph 3 for permitting multi-family residential within the R-15 zone.

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: | UNCHECKED |
| Preliminary Final Plat - PFP: | UNCHECKED |
| Private Street - PS: | UNCHECKED |
| Rezone - RZ: | UNCHECKED |
| Vacation - VAC: | UNCHECKED |
| ADDRESS VERIFICATION | |
| Address Verification Permit Number: | LDAV-2020-0652 |
| TYPE OF USE PROPOSED | |
| Residential: | CHECKED |
| Office: | UNCHECKED |
| Commercial: | UNCHECKED |
| Employment: | UNCHECKED |
| Industrial: | UNCHECKED |
| Single-Family Detached: | UNCHECKED |
| Single-Family Attached: | UNCHECKED |
| Townhouse: | UNCHECKED |
| Duplex: | UNCHECKED |
| Multi-Family: | UNCHECKED |
| Vertically Integrated: | UNCHECKED |
| PROPERTY INFORMATION | |
| General Location: | south of Overland Road |
| Current Land Use: | vacant |
| Total Acreage: | 9.07 |
| Prior Approvals (File Numbers): | H-2020-010; |
| Traffic Study Required per ACHD: | No |
| ZONING DISTRICT(S) | |
| R-2: | UNCHECKED |
| R-4: | UNCHECKED |
| R-8: | UNCHECKED |

| | |
|---|-----------|
| R-15: | CHECKED |
| 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: | UNCHECKED |
| Medium Density Residential: | UNCHECKED |
| Medium-High Density Residential: | CHECKED |
| Acreage - Medium-High Density Res: | 8.61 |
| 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): | 08/04/2021 |
| Landscape Plan Date (MM/DD/YYYY): | 08/04/2021 |
| Elevations Date (MM/DD/YYYY): | 08/18/2017 |
| Percentage of Site Devoted to Building: | 16.29% |
| Percentage of Site Devoted to Landscaping: | 41.01% |
| Percentage of Site Devoted to Paving: | 27.63% |
| Who will own and Maintain the Pressurized Irrigation System in this Development: | Irrigation District |
| Irrigation District: | Nampa Meridian Irrigation District |
| Primary Irrigation Source: | NMID |
| Secondary Irrigation Source: | City of Meridian |
| Square Footage of Landscaped Areas to be Irrigated by City Water Connection: | +/- 162,198 sf |
| Proposed Building Height: | 30-40ft |
| Existing Floor Area (If Applicable): | n/a |
| Hours of Operation (Days and Hours): | 24/7 |
| Number of Standard Parking Spaces Provided: | 331 |
| Number of Compact Parking Spaces Provided: | n/a |
| Number of Residential Units: | 164 |
| Gross Density: | 18.08 |
| Net Density: | 19.05 |
| What was the date of your pre-application meeting?: | 04/20/2021 |
| What was the date of your neighborhood meeting?: | 05/11/2021 |
| 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 |
| QUALIFYING OPEN SPACE | |
| Open Grassy Area (min. 50' x 100'): | UNCHECKED |
| Community Garden: | UNCHECKED |
| Ponds or Water Features: | UNCHECKED |
| Plaza(s): | UNCHECKED |
| Additions to Public Park: | UNCHECKED |
| Collector Street Buffer(s): | UNCHECKED |
| Arterial Street Buffer(s): | UNCHECKED |
| Parkways: | UNCHECKED |
| 10' Parkway Along Arterials: | UNCHECKED |
| Stormwater Detention Facilities: | UNCHECKED |
| Open Water Ponds: | UNCHECKED |
| QUALIFYING SITE AMENITIES | |
| Clubhouse: | UNCHECKED |

| | |
|---|-----------------|
| Fitness Facilities: | UNCHECKED |
| Enclosed Bike Storage: | UNCHECKED |
| Public Art: | UNCHECKED |
| Picnic Area: | UNCHECKED |
| Additional 5% Open Space: | UNCHECKED |
| Communication Infrastructure: | UNCHECKED |
| Dog Owner Facilities: | UNCHECKED |
| Neighborhood Business Center: | UNCHECKED |
| Swimming Pool: | UNCHECKED |
| Children's Play Structure: | UNCHECKED |
| Sports Courts: | UNCHECKED |
| Pedestrian or Bicycle Circulation System: | UNCHECKED |
| Transit Stop: | UNCHECKED |
| Park and Ride Lot: | UNCHECKED |
| Walking Trails: | UNCHECKED |
| Open Grassy Area (min. 50' x 100') - Multi-Family: | UNCHECKED |
| APPLICATION DISCLAIMER | |
| I have read and accept the above terms: | CHECKED |
| Your signature: | Kristen McNeill |
| MISC | |
| Is new record: | No |