

Hearing Date: October 19, 2023

Request: Modification to the existing Development Agreement (Inst. #108131100) to change the development plan from commercial to a mix of residential uses; Rezone of 38.47 acres of land from the C-G to the R-8 (10.13 acres), R-15 (12.20 acres) and R-40 (16.14 acres) zoning districts; Preliminary Plat consisting of 130 building lots (83 single-family, 45 townhome & 2 multi-family) and 20 common lots on 37.87 acres of land in the R-8, R-15 and R-40 zoning districts; and Conditional Use Permit for a multi-family development consisting of 280 dwelling units on 15.84 acres of land in the R-40 zoning district, by Engineering Solutions, LLP.

Location: Generally located 1/4 mile west of S. Meridian Rd. on the south side of W. Waltman Ln., in the SE 1/4 of Section 13, T.3N., R.1W.



Type of Review Requested

Hearing

File number: H-2022-0048
Assigned Planner: Sonya Allen
Related Files: _____

Applicant Information

Applicant name: BECKY MCKAY, ENGINEERING SOLUTIONS, LLP Phone: _____

Applicant address: 1029 N. ROSARIO, MERIDIAN, ID 83642 Email: beckym@engsol.org

Owner name: COREY BARTON Phone: _____ Fax: _____

Owner address: 1977 E OVERLAND ROAD, MERIDIAN, ID 83642 Email: cbarton@cbhhomes.com

Agent name (e.g. architect, engineer, developer, representative): BECKY MCKAY

Firm name: ENGINEERING SOLUTIONS, LLP Phone: _____ Fax: _____

Address: 1029 N. ROSARIO Email: beckym@engsol.org

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 505 W WALTMAN LN

Assessor's parcel number(s): S1213427860

Township, range, section: 3N1W13

Project Description

Project/Application Name: Tanner Creek Subdivision - CUP, MDA, PP, RZ

Description of Work: Hearing Date:
 Planner: Sonya Allen
 Request: Modification to the existing Development Agreement (Inst. #108131100) to change the development plan from commercial to a mix of residential uses; Rezone of 38.47 acres of land from the C-G to the R-8 (10.13 acres), R-15 (12.20 acres) and R-40 (16.14 acres) zoning districts; Preliminary Plat consisting of 129 building lots and 17 common lots on 37.87 acres of land in the R-8, R-15 and R-40 zoning districts; and Conditional Use Permit for a multi-family development consisting of 272 dwelling units on 15.84 acres of land in the R-40 zoning district, by Engineering Solutions, LLP.
 Location: Generally located 1/4 mile west of S. Meridian Rd. on the south side of W. Waltman Ln., in the SE 1/4 of Section 13, T.3N., R.1W.

Application Information

APPLICATION TYPES	
Conditional Use Permit - CUP:	CHECKED
Development Agreement Modification - MDA:	CHECKED
Preliminary Plat - PP:	CHECKED
Rezone - RZ:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2022-0500
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
Single-Family Attached:	CHECKED
Multi-Family:	CHECKED
PROPERTY INFORMATION	
General Location:	Waltman Lane West of Meridian Road
Current Land Use:	C-G
Total Acreage:	37.87 acres
Prior Approvals (File Numbers):	AZ-06-063, PP-08-001, DA #108131100
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-8:	CHECKED
R-15:	CHECKED
R-40:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	3.5 acres
Mixed Use Community:	CHECKED
Acreage - Mixed Use Community:	35 acres
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	2/28/22
Landscape Plan Date (MM/DD/YYYY):	5/11/22
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:	384,500 sf
Number of Single Family Residential Units:	128
Minimum Square Footage of Living Area (Excluding Garage):	1400

Gross Density:	10.56
Net Density:	13.30
What was the date of your pre-application meeting?:	05/10/2022
What was the date of your neighborhood meeting?:	06/30/2022
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-8:	CHECKED
Acreage - R-8:	10.13 acres
R-15:	CHECKED
Acreage - R-15:	12.20 acres
R-40:	CHECKED
Acreage - R-40:	16.14 acres
MULTI-FAMILY	
Total Number of Units:	272
Number of 1 Bedroom Units:	92
Number of 2-3 Bedroom Units:	142
Number of 4+ Bedroom Units:	38
PLATS ONLY	
Number of Building Lots:	129
Number of Common Lots:	16
Total Number of Lots:	145
Minimum Lot Size:	2,400 sf
Average Lot Size:	4,293 sf
Area of Plat:	37.87 acres
Plat Date (MM/DD/YYYY):	6/7/22
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Parkways:	CHECKED
Acres of Qualified Open Space:	7.88
Percentage of Qualified Open Space:	20.80%
QUALIFYING SITE AMENITIES	
Clubhouse:	CHECKED
Picnic Area:	CHECKED
Additional 5% Open Space:	CHECKED
Dog Owner Facilities:	CHECKED
Swimming Pool:	CHECKED

Children's Play Structure:	CHECKED
Sports Courts:	CHECKED
Pedestrian or Bicycle Circulation System:	CHECKED
Walking Trails:	CHECKED
Open Grassy Area (min. 50' x 100') - Multi-Family:	CHECKED
TIME EXTENSION INFORMATION	
Number of months extension:	24
PLAN REVIEW	
Verified submittal standards and checklist items:	CHECKED
Verify that all drawings/documents will be uploaded in Project Dox as Individual PDF's:	CHECKED
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Matt Schultz
MISC	
Is new record:	No