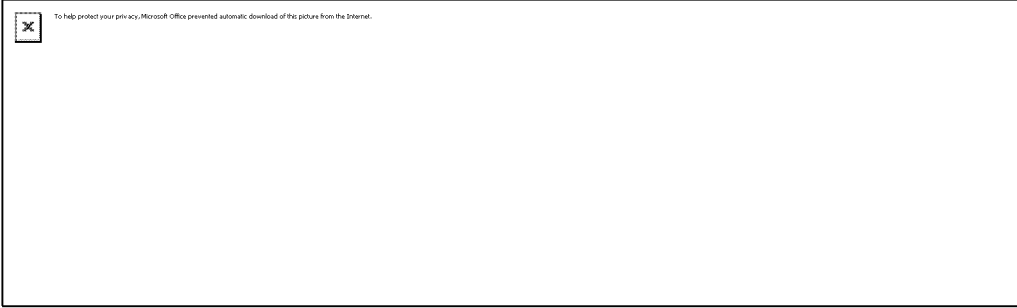


## Charlene Way

---

**From:** clerk@meridiancity.org  
**Sent:** Wednesday, April 15, 2020 12:19 PM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Villas at Twelve Oaks East AZ, MDA H-2020-0014


<b>Development Application Transmittal</b>
<b>Link to Project Application: <a href="#">Villas at Twelve Oaks East AZ, MDA H-2020-0014</a></b>
<b>Transmittal Date: 4-15-2020    Hearing Date: 5-28-2020</b>
<b>Assigned Planner: Sonya Allen</b>
<i>To view the City of Meridian Public Records Repository, <a href="#">Click Here</a></i>

The above "Link to Project Application" will provide you with any further information on the project.

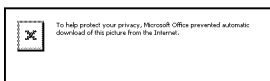
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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](mailto: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](mailto: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: May 28, 2020**

File No.: H-2020-0014

Project Name: Villas at Twelve Oaks East

Request:

- Annexation of 6.63 acres of land with a TN-R zoning district.

by Jim Jewett.

Location: The site is located at 115 S. Linder Rd., in the NE ¼ of Section 14, Township 3N., Range 1W.

---

## **Council Hearing Date: TBD** *(MDA should run concurrent with AZ at Council)*

- Modification to the existing Development Agreement (Inst. #2016-095715) to include the subject property and proposed development plan in the agreement, and removal of the provision requiring an 8-foot tall concrete fence to be constructed.





**STAFF USE ONLY:**  
 Project name: Villas at Twelve Oaks East  
 File number(s): H-2020-0014  
 Assigned Planner: Sonya Allen Related files: \_\_\_\_\_

**Type of Review Requested (check all that apply)**

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

**Applicant Information**

Applicant name: Jim Jewett Phone: 208.794.0070  
 Applicant address: 776 Riverside Dr, Ste 204 Email: me@mauijim.realtor  
 City: Eagle State: ID Zip: 83616

Applicant's interest in property:  Own  Rent  Optioned  Other \_\_\_\_\_

Owner name: Jim Jewett Phone: 208.794.0070  
 Owner address: 776 Riverside Dr, Ste 204 Email: me@mauijim.realtor  
 City: Eagle State: ID Zip: 83616

Agent/Contact name (e.g., architect, engineer, developer, representative): Surveyor  
 Firm name: Sawtooth Land Surveying Phone: 208.398.8104  
 Agent address: 2030 S Washington Ave Email: molly@sawtoothls.com  
 City: Emmett State: ID Zip: 83617

Primary contact is:  Applicant  Owner  Agent/Contact

**Subject Property Information**

Location/street address: 115 S Linder Rd Township, range, section: 3N, 1W, 14  
 Assessor's parcel number(s): R8956000210 Total acreage: 4.59 Zoning district: R1



Project/subdivision name: Villas at Twelve Oaks

General description of proposed project/request: annexing parcel into City of Meridian for a proposed apartments

Proposed zoning district(s): TN-R

Acres of each zone proposed: 4.59

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? HOA

Which irrigation district does this property lie within? Nampa Meridian Irrigation District

Primary irrigation source: Ten Mile Drain Secondary: \_\_\_\_\_

Square footage of landscaped areas to be irrigated (if primary or secondary point of connection is City water): \_\_\_\_\_

**Residential Project Summary (if applicable)**

Number of residential units: 64 Number of building lots: 2

Number of common lots: 0 Number of other lots: 0

Proposed number of dwelling units (for multi-family developments only):  
1 bedroom: 0 2-3 bedrooms: 64 4 or more bedrooms: 0

Minimum square footage of structure (excl. garage): N/A Maximum building height: N/A

Minimum property size (s.f.): N/A Average property size (s.f.): N/A

Gross density (Per UDC 11-1A-1): 13.943 Net density (Per UDC 11-1A-1): 14.115

Acreage of qualified open space: 1.59 Percentage of qualified open space: 34.59

Type and calculations of qualified open space provided in acres (Per UDC 11-3G-3B): 1.59 grass

Amenities provided with this development (if applicable): 10ft paved bike path

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: JAMES JEWETT

Applicant signature: [Signature] Date: 12/23/19





## Sawtooth Land Surveying, LLC

P: (208) 398-8104 F: (208) 398-8105  
2030 S. Washington Ave., Emmett, ID 83617

March 10, 2020

Development Services

RE: Annexation/Rezone and DA Modification

To whom it may concern,

On behalf of Open Door Rentals, LLC., we are submitting this Narrative requesting the annexation of 4.59 acres with a TN-R zoning district, and Modification of the existing Twelve Oaks DA, recorded Oct. 5, 2016, instrument number 2016-095715.

<u>Address</u>	<u>Parcel Number</u>	<u>Acreage</u>
115 S. Linder Rd	R895600210	4.59

This new phase will join the existing Twelve Oaks and will share in the pool, clubhouse, and common areas. The addition of this phase will make Twelve Oaks a stronger and more viable project, as well as providing added benefits of additional access and cross access of parking.

It will include the addition of 8 buildings with 8 residential units per building, for a total of 64 new residential units. We will adhere to the same design guidelines and plans as the original phase to ensure the quality of the project. The existing home on the property will remain standing and shall be used as an additional rental/managers unit. In addition to the 64 new residential units, there will be a new bike path, and an additional 69,159 square feet of open space.

This property is currently in Ada County and carries the R-1 zoning. We are requesting this property to be annexed in to the city of Meridian and rezoned to the TN-R zoning district.

Please contact us should you have any questions or if we can be of any assistance with your processing of these applications.

Sincerely,

*Nicholai Bennett*

Nicholai Bennett





*Real Estate Planning and Development Company*

Dated 2/5/2020

This application is for Annexation, zoning and modification of the Twelve Oaks DA. This new phase will join the existing Twelve oaks and will share in the Pool, Clubhouse and common areas. The addition of this phase will make Twelve a stronger and more viable project and provide added benefits of additional access and cross access of parking. We will adhere to the same design guidelines and plans as the original phase to ensure the quality of the project.

Sincerely,

A handwritten signature in black ink, appearing to read 'James L Jewett', with a large, stylized flourish that loops back to the left.

James L Jewett

Its President