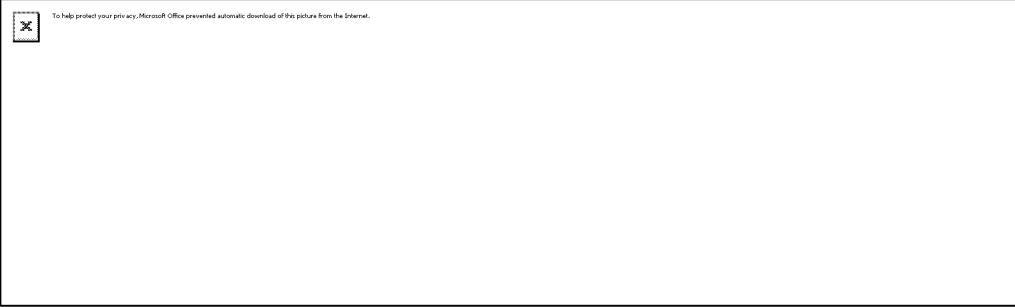


## Charlene Way

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**From:** clerk@meridiancity.org  
**Sent:** Wednesday, July 01, 2020 8:25 AM  
**To:** Charlene Way  
**Subject:** Development Application Transmittals - Victory Apartments CPAM, AZ H-2020-0065

	
<b>Development Application Transmittal</b>	
<b>Link to Project Application: <a href="#">Victory Apartments CPAM, AZ H-2020-0065</a></b>	
<b>Transmittal Date: 7/1/2020</b>	<b>Hearing Date: August 6, 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.

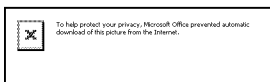
The City of Meridian is requesting comments and recommendations on the application referenced above. To review the application and project information please click on the application link above. The City of Meridian values transparency and makes a variety of information available to the public online 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: August 20, 2020**

**Planner:** Sonya

File No.: H-2020-0065

Project Name: Victory Apartments

Request:

- Amendment to the Future Land Use Map contained in the Comprehensive Plan to change the designation on 18.45 acres of land from Medium Density Residential (MDR) to Medium High Density Residential (MHDR).
- Annexation of 18.45 acres of land with an R-15 zoning district.

by Wendy Shrief, J-U-B Engineers, Inc.

Location: The site is located at the southwest corner of S. Meridian Rd./SH-69 and W. Victory Rd., in the NE  $\frac{1}{4}$  of Section 25, Township 3N., Range 1W. and the SE  $\frac{1}{4}$  of Section 24, Township 3N., Range 1W.

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STAFF USE ONLY:

Project name:
File number(s):
Assigned Planner: Related files:

Type of Review Requested (check all that apply)

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

Applicant Information

Applicant name: J-U-B Engineers, Inc. Phone: 208.376.7330
Applicant address: 250 S. Beechwood Email: wshrief@jub.com
City: Boise, ID 83709 State: Zip:

Applicant's interest in property: Own Rent Optioned Other agent for contract purchaser

Owner name: SW Victory, LLC Phone:
Owner address: PO Box 51298 Email: ctaylor@ballventures.com
City: ID Falls State: ID Zip: 83405

Agent/Contact name (e.g., architect, engineer, developer, representative): Wendy Shrief, Planner

Firm name: J-U-B Engineers, Inc. Phone: 208-376-7660
Agent address: 250 S Beechwood Ave., Ste. 201 Email: wshrief@jub.com
City: Boise State: ID Zip: 83709

Primary contact is: Applicant Owner Agent/Contact

Subject Property Information

Location/street address: Intersection of Victory Rd and Meridian Rd Township, range, section: 3N, 1W, Sections 24&25

Assessor's parcel number(s): S1223339150, S1225110160 Total acreage: 17 ac Zoning district: RUT

S1225110140, S1225110120
S1225110062, S1225110102
Community Development Planning Division 33 E. Broadway Avenue, Ste. 102 Meridian, Idaho 83642

Phone: 208-884-5533 Fax: 208-888-6854 www.meridiancity.org/planning

Project/subdivision name: Victory Apartments

General description of proposed project/request: The proposed development includes a multi-fammily residential subdivision with a clubhouse amenities, parking, and related infrastructure.

Proposed zoning district(s): R-15

Acres of each zone proposed: 17

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? \_\_\_\_\_

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

Primary irrigation source: \_\_\_\_\_ 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: 188 Number of building lots: \_\_\_\_\_

Number of common lots: \_\_\_\_\_ Number of other lots: \_\_\_\_\_

Proposed number of dwelling units and square footage of living area (for multi-family developments only):

1 bedroom: \_\_\_\_\_ 2-3 bedrooms: 188 4 or more bedrooms: \_\_\_\_\_  
(up to: 500 sq. feet) (up to: 250-500 sq. feet) (up to: 500 up to 1200 sq. feet)

Minimum square footage of structure (excl. garage): \_\_\_\_\_ Maximum building height: \_\_\_\_\_

Minimum property size (s.f.): \_\_\_\_\_ Average property size (s.f.): \_\_\_\_\_

Gross density (Per UDC 11-1A-1): 11.05 units/ac Net density (Per UDC 11-1A-1): 14 units/ac

Acreage of qualified open space: \_\_\_\_\_ Percentage of qualified open space: \_\_\_\_\_

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

Amenities provided with this development (if applicable): clubhouse and pool

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: Wendy Shrief, Planner

Applicant signature:  Date: 5/22/20



**Type of Review Requested**

Hearing

File number: H-2020-0065  
Assigned Planner: Sonya Allen  
Related Files: \_\_\_\_\_

**Applicant Information**

Applicant name: WENDY SHRIEF, JUB ENGINEERS, INC. Phone: 208-376-7330

Applicant address: 250 S BEECHWOOD AVE STE 201 Zip: 83709 Email: wshrief@jub.com

Owner name: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_

Owner address: \_\_\_\_\_ Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Agent name (e.g. architect, engineer, developer, representative): WENDY SHRIEF

Firm name: JUB ENGINEERS, INC. Phone: 208-376-7330 Fax: \_\_\_\_\_

Address: 250 S BEECHWOOD AVE STE 201 Zip: 83709 Email: wshrief@jub.com

Contact name: WENDY SHRIEF Phone: 208-376-7330 Fax: \_\_\_\_\_

Contact address: 250 S BEECHWOOD AVE STE 201 Zip: 83709 Email: wshrief@jub.com

**Subject Property Information**

Location/street address: \_\_\_\_\_

Assessor's parcel number(s): S1225110160

Township, range, section: \_\_\_\_\_

**Project Description**

Project/Application Name: Victory Apartments - AZ, CPAM

Description of Work: \_\_\_\_\_

## Application Information

APPLICATION TYPES	
Is this application exempt from fees?:	No
Annexation and Zoning - AZ:	CHECKED
AZ - Staff Prepared Consensual:	No
Comprehensive Plan Map Amendment - CPAM:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0296
PROPERTY INFORMATION	
Total Acreage:	17
ZONING DISTRICT(S)	
County:	CHECKED
PROJECT INFORMATION	
In Reclaimed Water Buffer:	No
TIME EXTENSION INFORMATION	
Number of months extension:	24



Project name: Victory Apartments	File #:
Applicant/agent: J-U-B Engineers, Inc. / Wendy Shrief, Planner	

**APPLICATIONS WILL NOT BE ACCEPTED**

**UNLESS ALL APPLICABLE ITEMS ON THE CHECKLIST ARE SUBMITTED ELECTRONICALLY.**

All applications are required to contain one electronic copy of each of the following with the applicable naming convention:

Applicant (√)	Description	Document Naming Convention	Staff (√)
X	Completed and signed Development Review Application	Development Review Application	
X	Narrative fully describing the proposed project	Narrative	
X	<p>Legal description of the property to be annexed and/or rezoned</p> <ul style="list-style-type: none"> <li>• Include a metes and bounds description commencing at a section corner or quarter corner to the section line (when applicable) or center-line of all adjacent roadways, stamped and signed by a registered professional land surveyor, (please also provide a basis-of-bearing from a section corner to an adjacent quarter-corner to allow for accurate input into our GIS system)</li> <li>• Scaled exhibit map showing the boundaries of the legal description in compliance w/ the requirements of the Idaho State Tax Commission Property Tax Administrative Rules IDAPA 35.01.03.225.01.h</li> <li>• If requesting more than one zoning designation, include a legal description for each zone along with an overall annexation/rezone boundary description. Also include the boundaries of each different zone on the map</li> </ul> <p><i>*Note: When also submitting a Preliminary Plat application, a separate legal description is required for the boundaries of the plat, excluding property to the section line or center-line as required for annexations/rezone</i></p>	<p>AZ Exhibit</p> <p>RZ Exhibit</p>	
X	Recorded warranty deed for the subject property	Warranty Deed	
X	Affidavit of Legal Interest signed and notarized by the property owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)	Affidavit of Legal Interest	
X	Scaled vicinity map showing the location of the subject property	Vicinity Map	
X	Pre-application meeting notes (All applications that require a public hearing are required to conduct a pre-application meeting with the Planning Division)	Pre-app Notes	
X	Neighborhood meeting sign-in sheet (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application)	Neighborhood Mtg	
X	Commitment of Property Posting form signed by the applicant/agent	Commitment of Property Posting	
√	<p>Address/Parcel Verification Request must be submitted via the following URL:  <a href="https://citizenportal.meridiancity.org/CitizenAccess/Default.aspx">https://citizenportal.meridiancity.org/CitizenAccess/Default.aspx</a>            Once verified, insert the Address Verification Record ID (LDAV #) here</p>	LDAV	
	<p>Fee The fees will be assessed once all checklist items are verified.)            (Please call the Planning Division to calculate correct fee.)</p>		

	<i>Applications with incorrect fees will not be accepted.)</i>		
	For new public utility construction (water, sewer, reclaimed water) applicants are required to submit:		
N/A	Submit a PDF copy of the conceptual engineering plans, including pipe sizes and profiles	Public Utility Plan	
N/A	AutoCad version of the conceptual engineering plans in a format that complies with the specifications for project Drawings found at: <a href="https://meridiancity.org/land/Auto%20CAD%20Standards%202018.pdf">https://meridiancity.org/land/Auto%20CAD%20Standards%202018.pdf</a>	Autocad file	

*Note: Only one electronic copy of the above items need be submitted when submitting multiple applications*

**Additional Requirements for Annexation/Rezone Applications:**

Applicant (√)	Description	Document Naming Convention	Staff (√)
	If this application is not accompanied by a plat, conditional use permit, or planned unit development application, submit a conceptual development plan and elevations for the property (also submit an electronic version of the plan(s) in pdf format on a disk with the file named with project name and plan type [i.e. conceptual development plan, elevations]).	Concept Plan and Elevations	