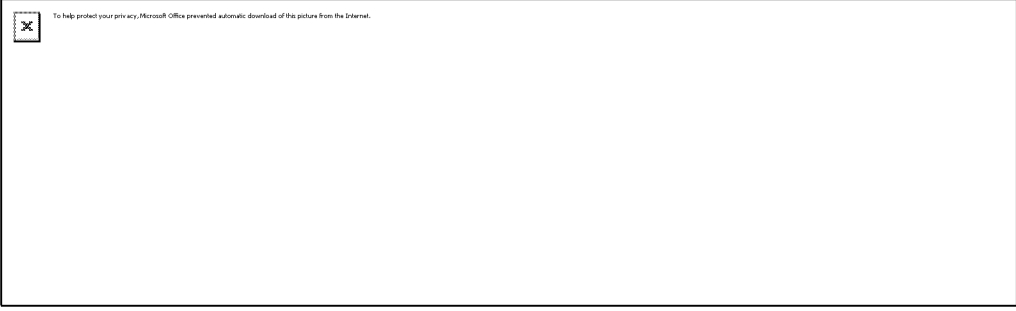


Charlene Way

From: clerk@meridiancity.org
Sent: Wednesday, February 10, 2021 8:03 AM
To: Charlene Way
Subject: Development Application Transmittals - Villagio Subdivision AZ, PP H-2021--0005


Development Application Transmittal
Link to Project Application: Villagio Subdivision AZ,PP H-2021-0005
Hearing Date: April 1st, 2021
Assigned Planner: Alan
<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: April 1, 2021

Planner: Alan

File No.: H-2021-0005

Project Name: Villagio Subdivision

Request:

- Annexation & zoning of 19.61 acres of land with a R-15 zoning district and a preliminary plat consisting of 95 building lots and 9 common lots, by Schultz Development, LLC

Location: The site is located on the west side of N. McDermott Rd, between W. McMillan Rd. and W. Chinden Blvd. in the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 29, Township 4N., Range 1W.



Type of Review Requested

Hearing

File number: H-2021-0005
Assigned Planner: Alan Tiefenbach
Related Files: _____

Applicant Information

Applicant name: MATT SCHULTZ Phone: _____

Applicant address: 8421 S TEN MILE ROAD, MERIDIAN, ID 83642 Email: schultzdevelopment@yahoo.com

Owner name: DAN JOHNSON, MCDERMOTT PROPERTIES LLC Phone: _____ Fax: _____

Owner address: PO BOX 344, MERIDIAN, ID 83642 Email: dan@riverwoodhomes.ocm

Agent name (e.g. architect, engineer, developer, representative): MATT SCHULTZ

Firm name: _____ Phone: _____ Fax: _____

Address: 8421 S TEN MILE ROAD Email: schultzdevelopment@yahoo.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: _____

Assessor's parcel number(s): S0429427300

Township, range, section: 4N1W29

Project Description

Project/Application Name: Villagio Subdivision - AZ, PP

Description of Work: Annexation, Rezone, and Preliminary Plat for 95 Building Lots and 9 Common Lots on 19.61 Acres

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	LDAV-2020-0830
TYPE OF USE PROPOSED	
Residential:	CHECKED
Single-Family Detached:	CHECKED
PROPERTY INFORMATION	
General Location:	West Side of McDermott, North of McMillan
Current Land Use:	AG
Total Acreage:	19.61
Prior Approvals (File Numbers):	none
Traffic Study Required per ACHD:	No
ZONING DISTRICT(S)	
R-15:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	19.61
PROJECT INFORMATION	
Number of Residential Units:	95
Minimum Square Footage of Living Area (Excluding Garage):	1,415
Gross Density:	4.84
Net Density:	9.52
What was the date of your pre-application meeting?:	01/25/2021
What was the date of your neighborhood meeting?:	01/25/2021
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-15:	CHECKED
Acreage - R-15:	19.61
PLATS ONLY	
Number of Building Lots:	95
Number of Common Lots:	9
Total Number of Lots:	104
Minimum Lot Size:	3,617
Average Lot Size:	4,577

Area of Plat:	19.61 acres
Plat Date (MM/DD/YYYY):	01/22/2021
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Parkways:	CHECKED
Acres of Qualified Open Space:	2.64
Percentage of Qualified Open Space:	17.07
QUALIFYING SITE AMENITIES	
Additional 5% Open Space:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	CHECKED
Other Qualified Site Amenities:	covered sitting area near playground
TIME EXTENSION INFORMATION	
Number of months extension:	24
APPLICATION DISCLAIMER	
I have read and accept the above terms:	CHECKED
Your signature:	Matt Schultz
MISC	
Is new record:	No

January 13, 2021

City of Meridian
Planning and Zoning Commission and City Council
c/o City of Meridian Planning Department
33 E. Broadway Avenue
Meridian, ID 83642

**RE: Villagio Subdivision
Annexation, Rezone, and Preliminary Plat Applications**

Dear Commissioners and City Council Members:

On behalf of Schultz Development, LLC and McDermott Properties LLC, please accept these applications for annexation, rezone, and preliminary plat for the Villagio Subdivision located on the west side of N. McDermott Road approximately ¼ mile north of McMillan Road. We are requesting annexation and rezone from County RUT to R-15 and a preliminary plat for 95 building lots and 9 common lots on 19.61 acres.

Existing Master Plan and Zoning

The property is currently Ada County RUT and shown as Medium Density Residential on the Meridian Comprehensive Plan and Future Land Use Map. The property is adjacent to the following property:

West – Undeveloped County RUT
North – Undeveloped County RUT
East – City R-15 (Gem Academy)
South – Undeveloped County RUT

ITD has reserved the east 4.16 acres of the property (300 feet wide) between proposed Villagio subdivision and McDermott Road for the future I-84 to Hwy 16 Beltway Corridor.

Proposed Annexation and Zoning

The site is contiguous to the Meridian city limits on the east boundary at McDermott Road. In accordance with the Meridian Comprehensive Plan and to allow a diversity of quality housing product in the area, the site is proposed to be zoned R-15 with two styles of single-family detached housing.

Site Statistics

The proposed site statistics are as follows:

Acres	Building Lots	Gross Density	Qualified Open Space
19.61	95	4.84 DU/ac	2.64 ac - 13.5%
-4.16 ac (ITD Reserve Adjust)		6.14 DU/ac	17.1%

Sewer Service

The Villagio Subdivision will be serviced by an 8-inch sewer main in McDermott Road to be constructed in 2021 with Gem Academy project. The sewer has adequate depth to service our project.

Water Service

The Villagio Subdivision will be serviced by a 12-inch water main in McDermott Road. The houses in Villagio Subdivision will be provided with fire sprinklers in lieu of a looped service unless another project develops prior to construction to the north or south of our project with an additional water connection.

Pressure Irrigation

Pressure irrigation will be provided by Settlers Irrigation District (SID) via a pump station and pressure irrigation mains to be constructed utilizes surface irrigation water rights for the property.

Gravity Irrigation

All private irrigation laterals onsite will be piped in accordance with Meridian code and historical delivery points will be maintained.

Roadways and Storm Drainage

The site will be accessible to McDermott Road constructed to off-site standards across the 300-foot-wide ITD reservation (4.16 acres). ITD will construct an alternate access from our southwest corner to McMillan Road when the primary access is eliminated by the beltway construction in the future. Other developments may construct that access prior to ITD. Six (6) stub streets are provided by the Villagio Subdivision to the north, south, and east for ample future vehicular and pedestrian connectivity.

All interior roadways will be 33' back-to-back of curb with detached 5' sidewalks and 8' tree-lined parkstrips.

A street parking plan has been provided with the application to show "guest" parking of 105 spaces on the public roads. The guest parking is in addition to the 2 garage spaces and 2 driveway spaces per house.

Storm drainage for the interior roadways will be mitigated by underground seepage beds within landscape areas as shown on the attached preliminary utility plan

Open Space and Amenities

The site has 2,200 feet of meandering 5' pathways within landscaped common lots with a playground and covered sitting area centrally located in the middle of the site at the intersection of the pathways. In addition, the site has 5,700 feet of detached 5' sidewalk along the roadways with 8' landscape parkstrips. As designed, the site has 2.64 acres of qualified open space which is 13.5% (gross) or 17.1% (gross ITD adjusted).

Lot Size and Architecture

The site has been designed in accordance with R-15 dimensional standards with lot sizes ranging from 3,546 SF to 5,755 SF, with an average lot size of 4,577 SF.

The homes will all be a mix of single-story and two-story products with 2-car garages and homes ranging from 1,450 SF to 1,820 SF similar to the renderings provided in the application. The site has approximately 50% common driveway "quad" lots and 50% standard front garage lots.

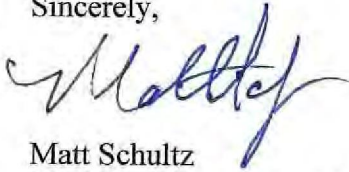
Variances

The site design for the Villagio Subdivision exceeds the minimum requirements of the R-15 zoning ordinance and no variances are requested with this application.

Summary

The proposed annexation, rezone, and preliminary plat applications for the Villagio Subdivision carefully considered all aspects of the Meridian Zoning Ordinance, the Meridian Comprehensive Plan, site location, surrounding neighborhoods, and the housing market in Meridian to develop a high-quality residential development that exceeds the minimum development standards and provides compatible design characteristics with the surrounding neighborhood. We respectfully request your approval of these applications.

Sincerely,

A handwritten signature in blue ink that reads "Matt Schultz". The signature is fluid and cursive, with the first name "Matt" being more prominent.

Matt Schultz
Schultz Development LLC

AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO)

COUNTY OF ADA)

I, Daniel Johnson
McDermott Properties, LLC, 2463 E. Gala St., Suite 120
(name) (address)
Meridian, Idaho
(city) (state)

being first duly sworn upon, oath, depose and say:

- 1. That I am the record owner of the property described on the attached, and I grant my permission to:

Schultz Development, LLC PO Box 1115, Meridian, ID 83680
(name) (address)

to submit the accompanying application(s) pertaining to that property.

- 2. I agree to indemnify, defend and hold the City of Meridian and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.
- 3. I hereby grant permission to City of Meridian staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 22nd day of December, 2020

[Signature]
(Signature)

SUBSCRIBED AND SWORN to before me the day and year first above written.



[Signature]
(Notary Public for Idaho)

Residing at: Kuna, ID

My Commission Expires: 12/30/2023

RE: TIS required email for Meridian - Villagio Subdivision

From: Mindy Wallace (mwallace@achdidaho.org)

To: schultzdevelopment@yahoo.com; mmunger@whpacific.com

Date: Tuesday, January 5, 2021, 01:48 PM MST

Matt,

A traffic impact study is not required for this application.

Mindy

Mindy Wallace, AICP

Planning Review Supervisor

Ada County Highway District

208-387-6178

ACHD Development Services is open for business at our new location at 1301 N. Orchard Street, Suite 200 in the CSC building. Parking and building entrance are located on west side of building.

From: Matt Schultz <schultzdevelopment@yahoo.com>

Sent: Monday, January 04, 2021 8:50 PM

To: Mindy Wallace <Mwallace@achdidaho.org>; Matt Munger <mmunger@whpacific.com>

Subject: TIS required email for Meridian - Villagio Subdivision

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Hi Mindy,

we have 95 building lots in NW Meridian (19.6 acres) we are submitting for the Villagio Subdivision...4.2 acres of that is an ITD reservation parallel to McDermott. We are going to do a

CITY OF MERIDIAN

PRE-APPLICATION MEETING NOTES

Project/Subdivision Name: Villagio Subdivision _____ **Date:** 9/8/20
Applicant(s)/Contact(s): Meredith Pond – Owner; Matt Schultz – Applicant; Dan Johnson – Developer
City Staff: Alan, Bill, Amanda, Caleb, Brian, Tom Walsh, Codee, Scott Colaianni, Joe Bongiorno, Cameron Arial
Location: Parcel S0429427300, N McDermott Road, north of McMillan _____ **Size of Property:** 20 ac
Comprehensive Plan FLUM Designation: Medium Density Residential (MDR) _____
Existing Use: Ag/Vacant _____ **Existing Zoning:** RUT
Proposed Use: Single Family Detached / Townhomes _____ **Proposed Zoning:** R-15
Surrounding Uses: RUT/Residential to the North, R-15 and Gem Innovation School to the East; RUT/Ag to the West and South
Street Buffer(s) and/or Land Use Buffer(s): 50' buffer to future SH16; 20' buffer to future collector street at West boundary. Noise abatement shall be constructed along buffer of future SH16 expansion (refer to UDC 11-3H-4). _____
Open Space/Amenities/Pathways: Min. 10% qualified open space; Minimum 1 site amenity required.
Access/Stub Streets/Street System: Access to McDermott will be temporary until SH 16 project cuts that access off. A secondary access at west boundary will be required.
Waterways/Topography/Flood Plain: N/A _____
Sewer/Water: Property is subject to Oaks lift station and pressure sewer reimbursement agreement for infrastructure enhancement. Infrastructure being extended to Gem Innovation School across the street. Applicant will be required to bring water and sewer across N. McDermott Rd and will need to stub to properties bordering subject property.
History: Earlier Pre-App Meeting held on February 25, 2020 (Johnson-McDermott)

Additional Meeting Notes:

- Improvement timing will be key due to SH 16 expansion project. Work with ITD regarding their latest plans and phasing. 300' for future SH16 (270' ROW, plus 30' easement, measured from centerline of existing McDermott Road).
- Access will only be temporary from N. McDermott Road until SH 16 is constructed. At that point, alternate access will be necessary.
- ITD plans to build access road on western side of parcels that currently take access off of McDermott; this road will only be built when ITD begins construction on this portion of the highway. It is unknown if this alternate road will be adequate for the project as proposed, applicant will need to coordinate with ITD and ACHD. Proof of sufficient access, including possibly curb, gutter and sidewalk, will be required for staff support of the proposal.
- Staff believes Coal Valley Christian School is contemplating purchase of the western parcel (S0429427800) for a new campus. The applicant should coordinate with this property owner in regard to access and infrastructure. Please contact John Bottles with Mark Bottles Real Estate Services at 208.377.5700 or jbottles@markbottles.com for details.
- Noise abatement shall be constructed along buffer of future SH16 expansion (refer to UDC 11-3H-4). These walls should be sufficient for sound dampening on adjacent properties. Several sound walls have been approved with the Gander Creek South Subdivision (FP H-2019-0108) and Chukar Ridge (PP-H-2020-0025).
- Currently sewer is not available. Sewer will be available on the East side of McDermott once Gem Innovation project is completed.
- Water is currently not available. Water will be available on the East side of McDermott once Gem Innovation project is completed. Contact Kyle Radek in Public Works for information on flow requirements and if a single connection on McDermott is sufficient for flow.
- Surface water must be utilized for irrigation. A backup source is required. A single point connection to City water may be used as a backup (shoulder season use only).
- All public roadways within the development will require streetlights. Contact Al Christy in Public Works verify if additional lights are required along McDermott.
- Water/Sewer must be stubbed to and through your project to serve the adjacent parcels.
- W&S connections will need to be provided to each individual lot.

Note: A Traffic Impact Study (TIS) will be required by ACHD for large commercial projects and any residential development with over 100 units. To avoid unnecessary delays & expedite the hearing process, applicants are encouraged to submit the TIS to ACHD prior to submitting their application to the City. Not having ACHD comments and/or conditions on large projects may delay hearing(s) at the City. Please contact Mindy Wallace at 387-6178 at ACHD for information in regard to a TIS, conditions, impact fees and process.

Other Agencies/Departments to Contact:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Ada County Highway Dist. (ACHD) | <input type="checkbox"/> Nampa Meridian Irrigation Dist. (NMID) | <input checked="" type="checkbox"/> Public Works Department |
| <input checked="" type="checkbox"/> Idaho Transportation Dept. (ITD) | <input type="checkbox"/> Settler's Irrigation District (SID) | <input type="checkbox"/> Building Department |
| <input checked="" type="checkbox"/> Republic Services | <input type="checkbox"/> Police Department | <input type="checkbox"/> Parks Department |
| <input type="checkbox"/> Central District Health Department | <input checked="" type="checkbox"/> Fire Department | <input type="checkbox"/> Other: _____ |

Application(s) Required:

- | | | |
|--|---|---|
| <input type="checkbox"/> Administrative Design Review | <input type="checkbox"/> Conditional Use Permit Modification/Transfer | <input type="checkbox"/> Rezone |
| <input type="checkbox"/> Alternative Compliance | <input type="checkbox"/> Development Agreement Modification | <input type="checkbox"/> Short Plat |
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Final Plat | <input type="checkbox"/> Time Extension – Council |
| <input type="checkbox"/> City Council Review | <input type="checkbox"/> Final Plat Modification | <input type="checkbox"/> UDC Text Amendment |
| <input type="checkbox"/> Comprehensive Plan Amendment – Map | <input type="checkbox"/> Planned Unit Development | <input type="checkbox"/> Vacation |
| <input type="checkbox"/> Comprehensive Plan Amendment – Text | <input checked="" type="checkbox"/> Preliminary Plat | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Private Street | <input type="checkbox"/> Other |

Notes: 1) Applicants are required to hold a neighborhood meeting in accord with UDC 11-5A-6C prior to submittal of an application requiring a public hearing (except for a vacation or short plat); and 2) All applicants for permits requiring a public hearing shall post the site with a public hearing notice in accord with UDC 11-5A-5D.3 (except for UDC text amendments, Comp Plan text amendments, and vacations). The information provided during this meeting is based on current UDC requirements and the Comprehensive Plan. Any subsequent changes to the UDC and/or Comp Plan may affect your submittal and/or application. This pre-application meeting shall be valid for four (4) months.

NEIGHBORHOOD MEETING
VILLAGIO SUBDIVISION
ANNEXATION, REZONE, AND PRELIMINARY PLAT
ZOOM VIDEO CONFERENCE
JANUARY 25, 2021 at 6:00 PM

	<u>Name</u>	<u>Address</u>	<u>Phone #</u>	<u>E-mail</u>
1.	Matt Schultz	PO Box 1115 Meridian 53630	(209) 550-1695	Schultzdevelopment @yahoo.com
2.	Daniel Johnson		(208) 805-2983	danielriverwood homes.com
3.	Nanette Lehman/Merrill		(208) 740-0102	NanetteMerrill @smprep.org
4.				
5.				
6.				
7.				
8.				

RE: Villagio Subdivision Name Reservation

From: Sub Name Mail (subnamemail@adacounty.id.gov)

To: schultzdevelopment@yahoo.com

Cc: tfoster@whpacific.com

Date: Monday, March 2, 2020, 09:41 AM MST

March 2, 2020

Travis Foster, WHPacific

Matt Schultz, Schultz Development

RE: Subdivision Name Reservation: **VILLAGIO SUBDIVISION**

At your request, I will reserve the name **Villagio Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,