

Project Name: Windrow Neighborhood AZ, PP (H-2023-0031)

Hearing Date: August 17, 2023

Assigned Planner: Stacy Hersh

Request: Annexation of 46.133 acres of land with an R-8 zoning district and an additional 19.967 acres already annexed as R-8 (66.1 acres), Preliminary Plat consisting of 251 residential single-family residential building lots, one (1) existing home, and 40 common lots, by Conger Group.

Location: The annexation site is located at the northwest corner of S. Linder Road and W, Amity Road (Parcels #S1225347078, #S1225325700, #S1225336520, #S1225336505) in the Southwest 1/4 of Section 25, Township 3N, Range 1W.



Type of Review Requested

Hearing

File number: H-2023-0031
Assigned Planner: Stacy Hersh
Related Files: _____

Applicant Information

Applicant name: LAREN BAILEY, CONGER GROUP Phone: 208-336-5355

Applicant address: 4824 W FARIVIEW AVE, BOISE, ID 83706 Email: laren@congergroup.com

Owner name: LAREN BAILEY, CONGER GROUP Phone: 208-336-5355 Fax: _____

Owner address: 4824 W FARIVIEW AVE, BOISE, ID 83706 Email: laren@congergroup.com

Agent name (e.g. architect, engineer, developer, representative): LAREN BAILEY

Firm name: CONGER GROUP Phone: 208-336-5355 Fax: _____

Address: 4824 W FARIVIEW AVE Email: laren@congergroup.com

Contact name: _____ Phone: _____ Fax: _____

Contact address: _____ Email: _____

Subject Property Information

Location/street address: 1100 W AMITY RD

Assessor's parcel number(s): S1225347078

Township, range, section: 3N1W25

Project Description

Project/Application Name: Windrow Neighborhood - AZ, PP

Description of Work: 65 Ac Residential Development with 251 Homes requesting an R8 zone

Application Information

APPLICATION TYPES	
Annexation and Zoning - AZ:	CHECKED
Preliminary Plat - PP:	CHECKED
ADDRESS VERIFICATION	
Address Verification Permit Number:	ldav-2023-0183
TYPE OF USE PROPOSED	
Residential:	CHECKED
PROPERTY INFORMATION	
General Location:	Amity and Linder
Current Land Use:	Ag
Total Acreage:	65.10
Prior Approvals (File Numbers):	N/A
Traffic Study Required per ACHD:	Yes
Has a traffic study been accepted by ACHD:	Yes
ZONING DISTRICT(S)	
R-8:	CHECKED
FLUM DESIGNATION(S)	
Medium Density Residential:	CHECKED
Acreage - Medium Density Res:	65.10
PROJECT INFORMATION	
Site Plan Date (MM/DD/YYYY):	5/23/2023
Landscape Plan Date (MM/DD/YYYY):	5/25/2023
Elevations Date (MM/DD/YYYY):	5/23/2023
Percentage of Site Devoted to Landscaping:	16
Who will own and Maintain the Pressurized Irrigation System in this Development:	HOA
Irrigation District:	Boise Kuna
Primary Irrigation Source:	Boise Kuna
Secondary Irrigation Source:	City of Meridian
Square Footage of Landscaped Areas to be Irrigated by City Water Connection:	513,136.80
Number of Single Family Residential Units:	251
Minimum Square Footage of Living Area (Excluding Garage):	1,200
Gross Density:	3.87
Net Density:	6.88
What was the date of your pre-application meeting?:	03/28/2023
Pre-Application Permit Number (ex PREAPP-2021-0001):	PREAPP-2023-0054
What was the date of your neighborhood meeting?:	03/30/2023
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:	65.10
PLATS ONLY	
Number of Building Lots:	251
Number of Common Lots:	35
Total Number of Lots:	291
Minimum Lot Size:	4,342
Average Lot Size:	6,329
Area of Plat:	65.10
Plat Date (MM/DD/YYYY):	5.23.2023
QUALIFYING OPEN SPACE	
Open Grassy Area (min. 50' x 100'):	CHECKED
Collector Street Buffer(s):	CHECKED
Arterial Street Buffer(s):	CHECKED
Parkways:	CHECKED
10' Parkway Along Arterials:	CHECKED
Acres of Qualified Open Space:	11.78
Percentage of Qualified Open Space:	16
QUALIFYING SITE AMENITIES	
Picnic Area:	CHECKED
Dog Owner Facilities:	CHECKED
Children's Play Structure:	CHECKED
Walking Trails:	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:	Laren Bailey
MISC	
Is new record:	No