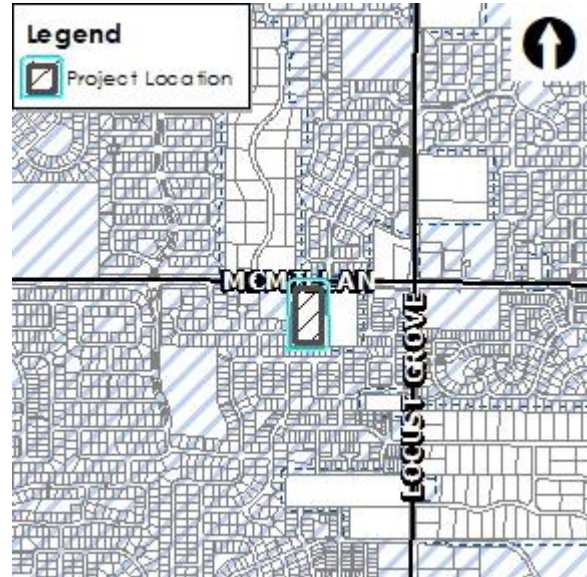


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 1/16/2024
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: [FP-2023-0024](#)
Matador Estates
PROPERTY LOCATION:
1235 E. McMillan Rd., in the NE 1/4 of
Section 31, T.4N., R.1E. (Parcel
#R1608650122)



I. PROJECT DESCRIPTION

Final plat consisting of 14 building lots and two (2) common lots on 4.84 acres of land in the R-4 zoning district.

II. APPLICANT INFORMATION

A. Applicant

Marty Camberlango, Quantum LTD, Inc. – 1110 N. Five Mile Rd., Boise, ID 83713

B. Owner:

Same as Applicant

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat ([H-2022-0079](#)) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same amount of building lots and slightly more common open space (as required) than the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required by UDC 11-6B-3C.

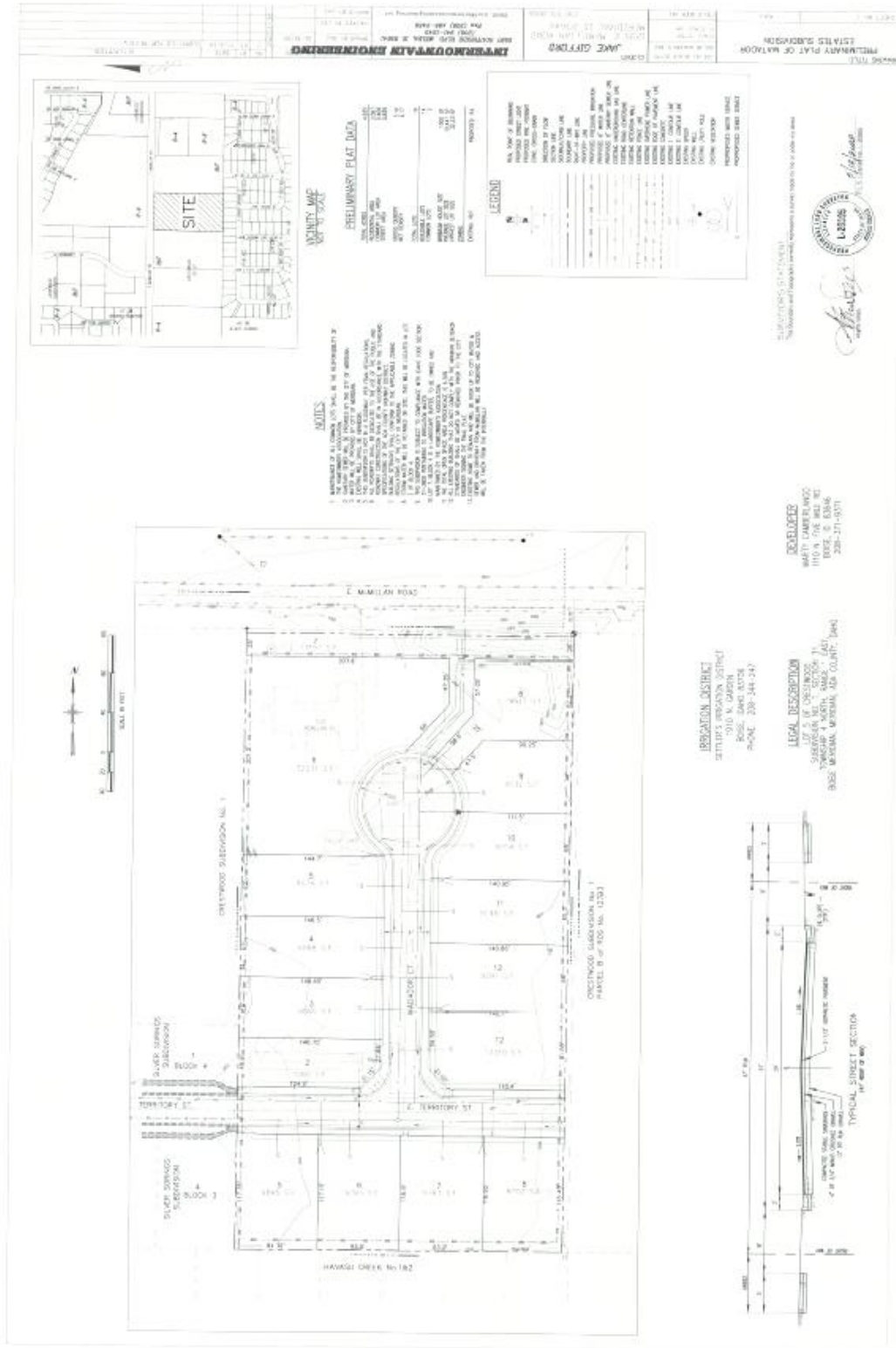
IV. DECISION

A. Staff:

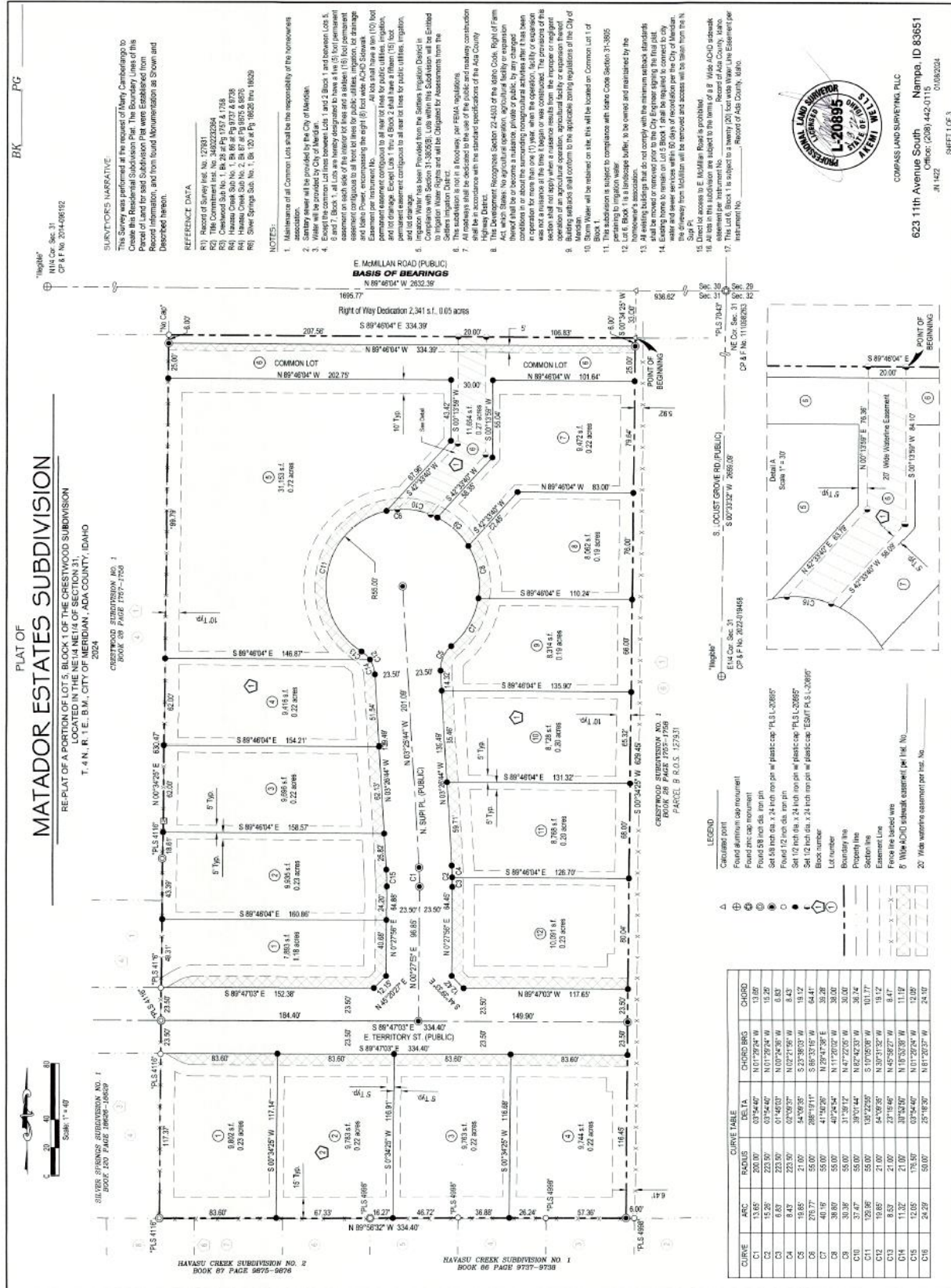
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

V. EXHIBITS

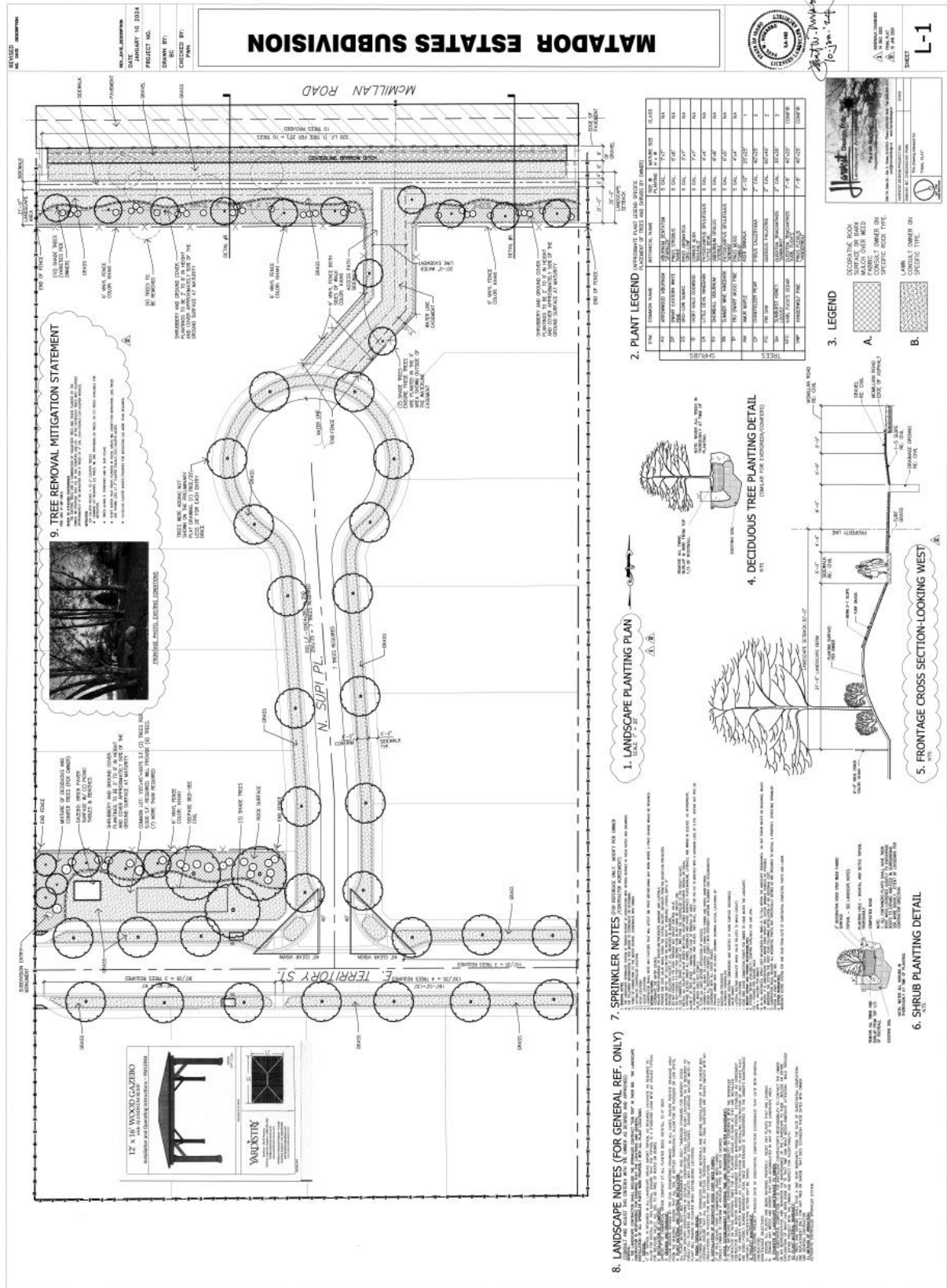
A. Preliminary Plat (dated: 5/12/22)



B. Final Plat (dated: 1/8/2024)



C. Landscape Plan (dated: 1/10/24)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [[H-2022-0043](#), DA Inst. #[2023-015392](#)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of the date of approval of the preliminary plat (by November 9, 2024), or apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Akemi Wells, Compass Land Surveying, PLLC, included in Section V.B, dated 1/8/24, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Note #4: Include the recorded instrument number of the ACHD sidewalk easement.
 - b. Note #16: Include the recorded instrument number of the ACHD sidewalk easement.
 - c. Note #17: Include the recorded instrument number of the City water line easement.
5. The landscape plan prepared by Harvest Design, dated 1/10/24 included in Section V.C, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Depict shrubs along with the proposed trees and vegetative groundcover along the pathway on Lot 6, Block 1 in accord with the standards listed in UDC [11-3B-12C](#).
6. The existing home proposed to remain on Lot 5, Block 1 shall be required to connect to City water and sewer service within 60 days of it becoming available and disconnect from private service, as set forth in MCC [9-1-4](#) and [9-4-8](#).
7. The address for the existing home on Lot 5, Block 1 is required to change since access will no longer be provided from McMillan Rd. The Applicant should coordinate the new address with the Land Development Dept. (kjohnston@meridiancity.org).
8. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=329545&dbid=0&repo=MeridianCity>

C. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=321955&dbid=0&repo=MeridianCity>

D. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=317460&dbid=0&repo=MeridianCity>