

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



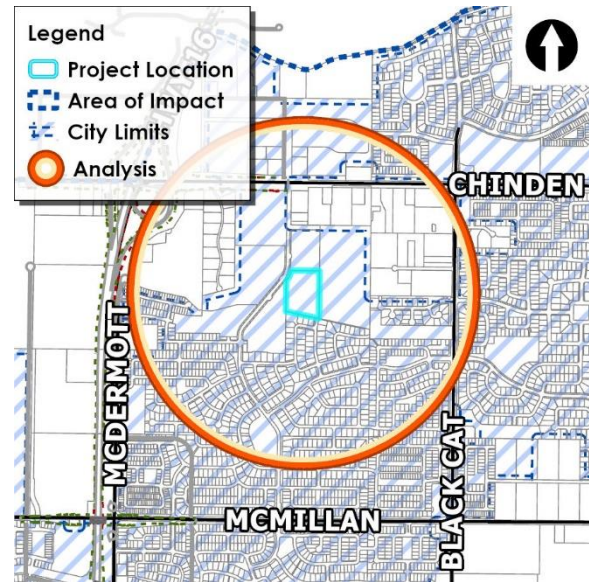
HEARING DATE: 09/17/2024

TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533

SUBJECT: Prescott Ridge Subdivision No. 4
FP-2024-0016

LOCATION: East side of N. Rustic Oak Way,
approximately ¼ mile south of W.
Chinden Blvd./US 20-26, in the NW ¼
of Section 28, Township 4 North.,
Range 1 West.



I. PROJECT DESCRIPTION

Final Plat consisting of 53 residential building lots and five (5) common lots on approximately 8.26 acres of land in the R-8 zoning district by KM Engineering.

II. APPLICANT INFORMATION

A. Applicant

Cheryl Heath, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Prescott Ridge Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

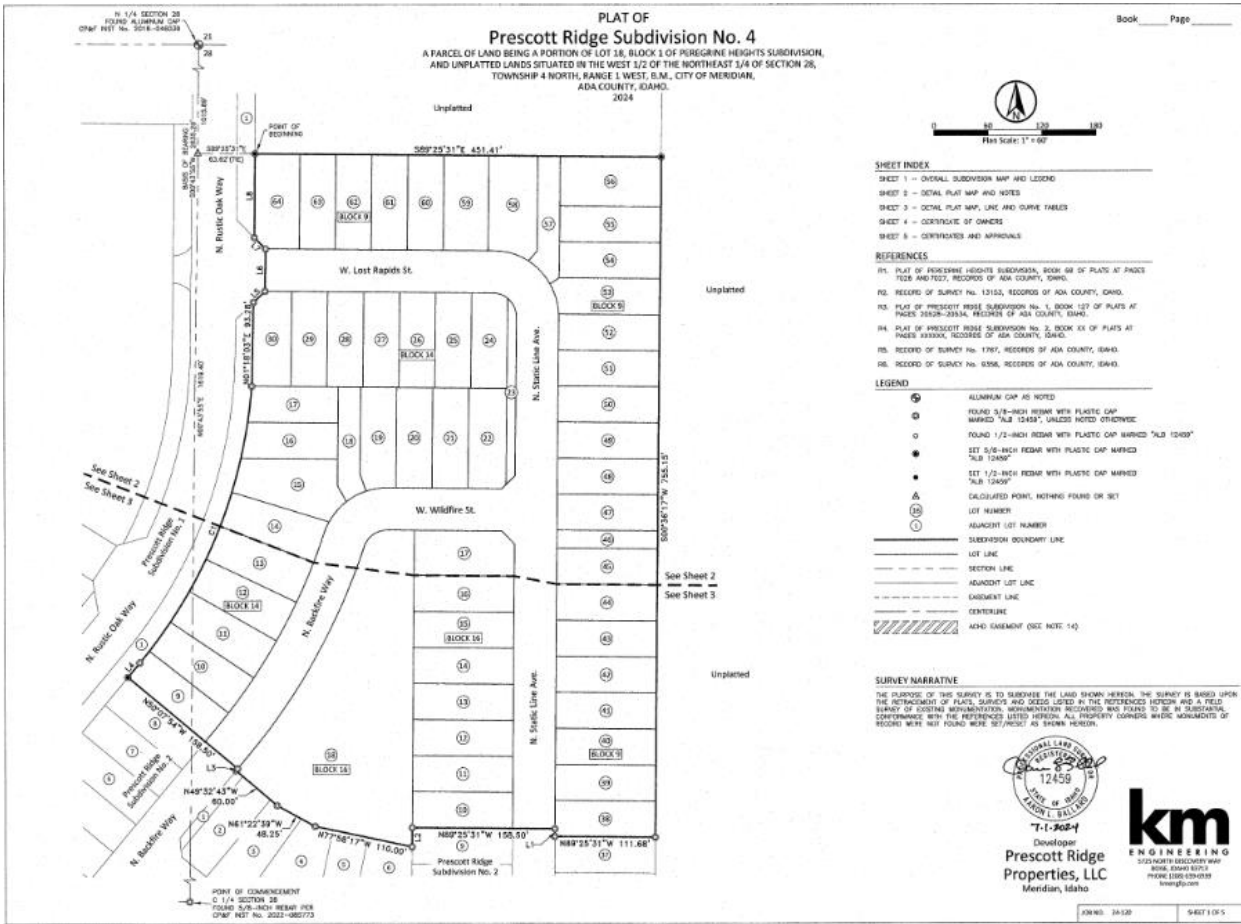
Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2020-0047) in accord with the requirements listed in UDC 11-6B-3C.2.

This phase includes a portion of phase 5 and all of phase 7 as shown on the phasing plan approved with the preliminary plat.

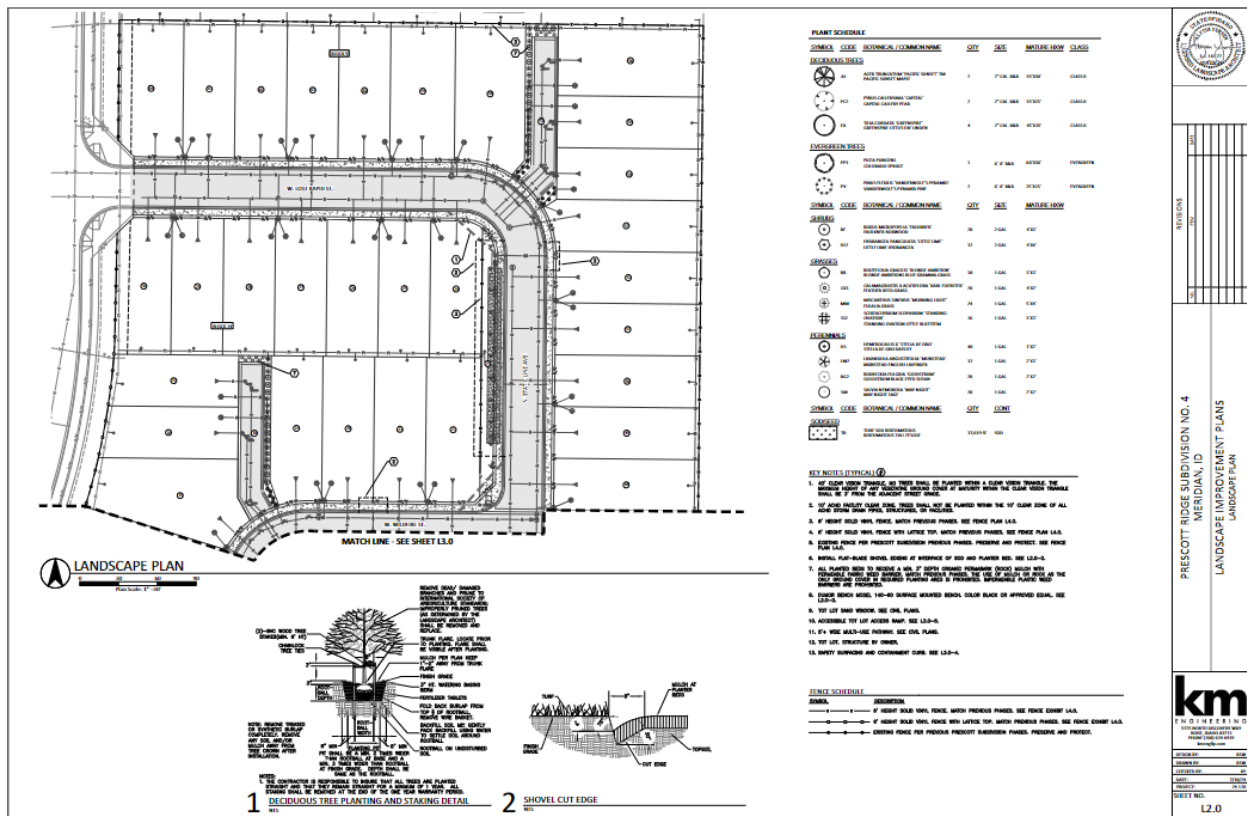
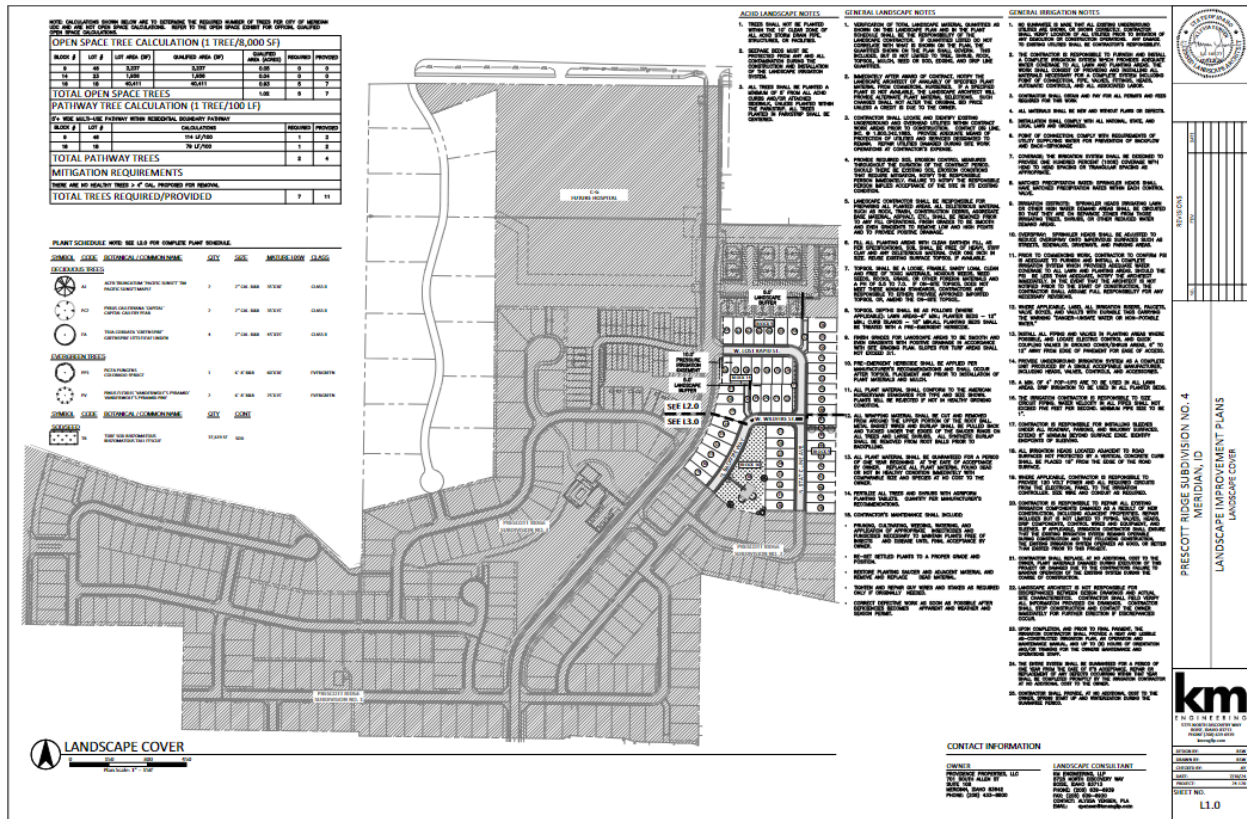
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and

[illegible]

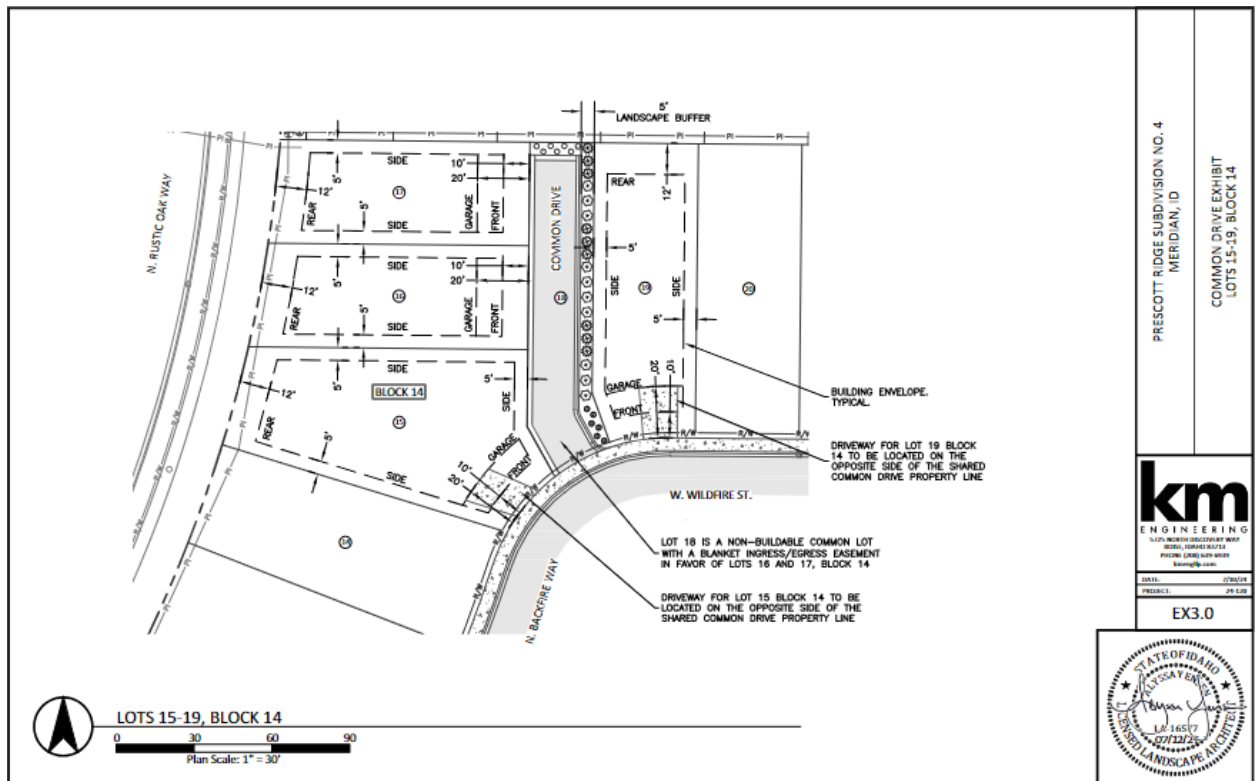
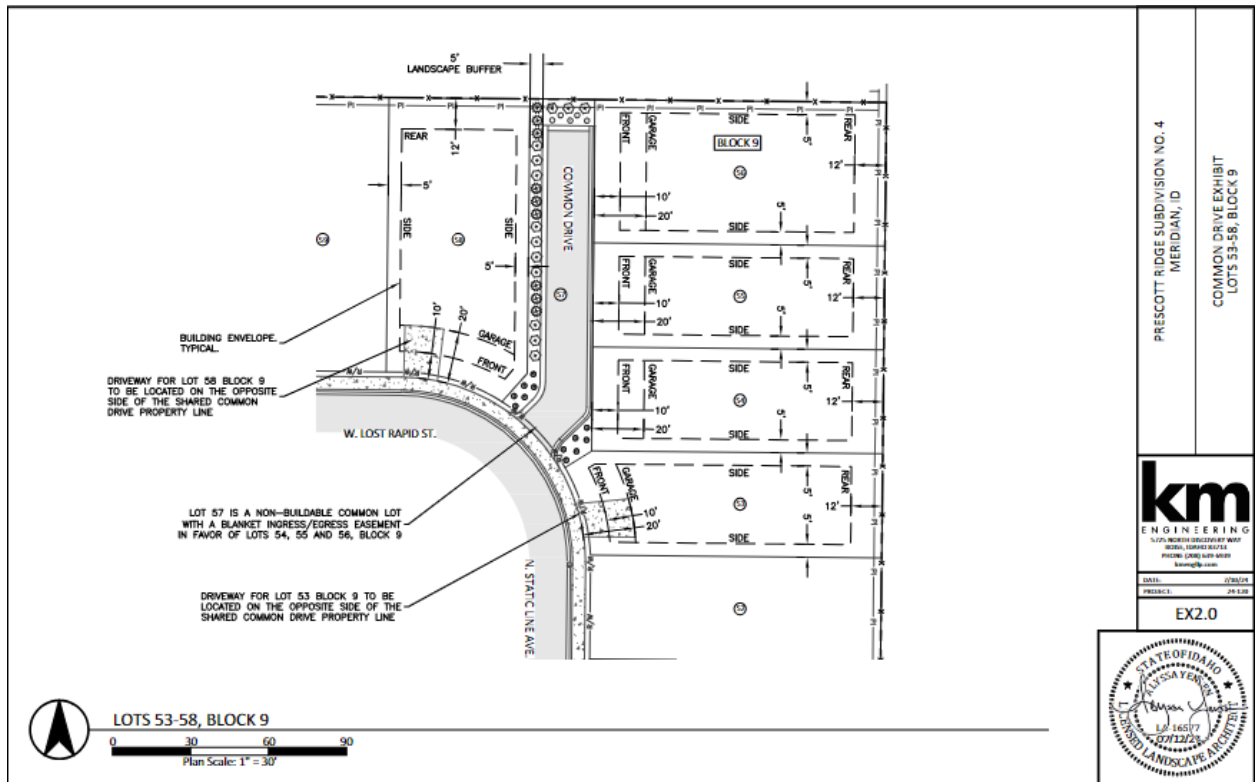
B. Final Plat (dated: 07/01/24)



C. Landscape Plan (dated: 7/12/2024)



D. Common Drive Exhibits



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2020-0047, H-2022-0058, Development Agreement Inst. #2023-025443, Development Agreement Inst. #2021-132713, FP-2022-0033, FP-2022-0029, FP-2021-0053].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the second phase final plat on August 26th, 2024 as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.
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 shown in Section V.B prepared by KM Engineering, stamped on 07/01/2024 by Aaron L. Ballard, shall be revised as follows:
 - a. Note #15: Include the recorded instrument number for the ACHD permanent easement.
 - b. Under References, R4 – include the Book and Page numbers of Prescott Ridge Subdivision No. 2.

An electronic copy of the revised plat shall be submitted prior to signature on the final plat by the City Engineer.

5. The landscape plan shown in Section V.C, dated 07/12/24, shall be revised as follows:

Revise the fencing along Lot 46, Block 5 to be 4 feet of closed vision and 2 feet of open vision.
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC *Table 11-2A-6*.
8. Address signage shall be provided at the public street for homes accessed via the common driveway for emergency wayfinding purposes.
9. Common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D.
10. Structures on Lots 54, 55, and 56, Block 9 and Lots 15, 16, and 17, Block 14 shall comply with the common driveway exhibit in Section V.D above.
11. The rear and/or side of structures on Lots 9-17 and 30, Block 14 and Lot 64, Block 9 along N. Rustic Oak Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
12. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
13. 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