

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/7/2024
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2024-0007
Biltmore Estates Subdivision No. 5
LOCATION: Generally located at the northwest corner of S. Kentucky Way and W. Harris St., in the northern 1/2 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 36 building lots and four (4) common lots on 11.81 acres of land in the R-4 zoning district for the fifth phase of Biltmore Estates Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

B. Owner:

Lee Centers, Oakwood Estates, LLC – PO Box 518, Meridian, ID 83680

C. Representative:

Shari Stiles, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat (PP-14-004), time extension (TECC-2021-0001) and associated conditions of approval as required by UDC 11-6B-3C.2. Conditions of approval associated with the time extension require 2.35-acres of common open space and site amenities totaling four (4) points to be provided in the last two phases of development (i.e. Phases 4 and 5) in accord with current standards.

A total of 2.74-acres of qualified open space is provided in Phases 4 and 5 that meets and exceeds the common open space requirement consisting of 8-foot wide parkways (0.83-acre); a pocket park (Lot 8, Block 6, Biltmore #4) (0.19-acre); collector street buffer along Harris St., multi-use pathway, micro-path and open space (1.05-acre); collector street buffer along Kentucky Way (0.36-acre); and

There is the same number of buildable lots and additional common open space proposed in this final plat phase than shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat and subsequent time extension as required.

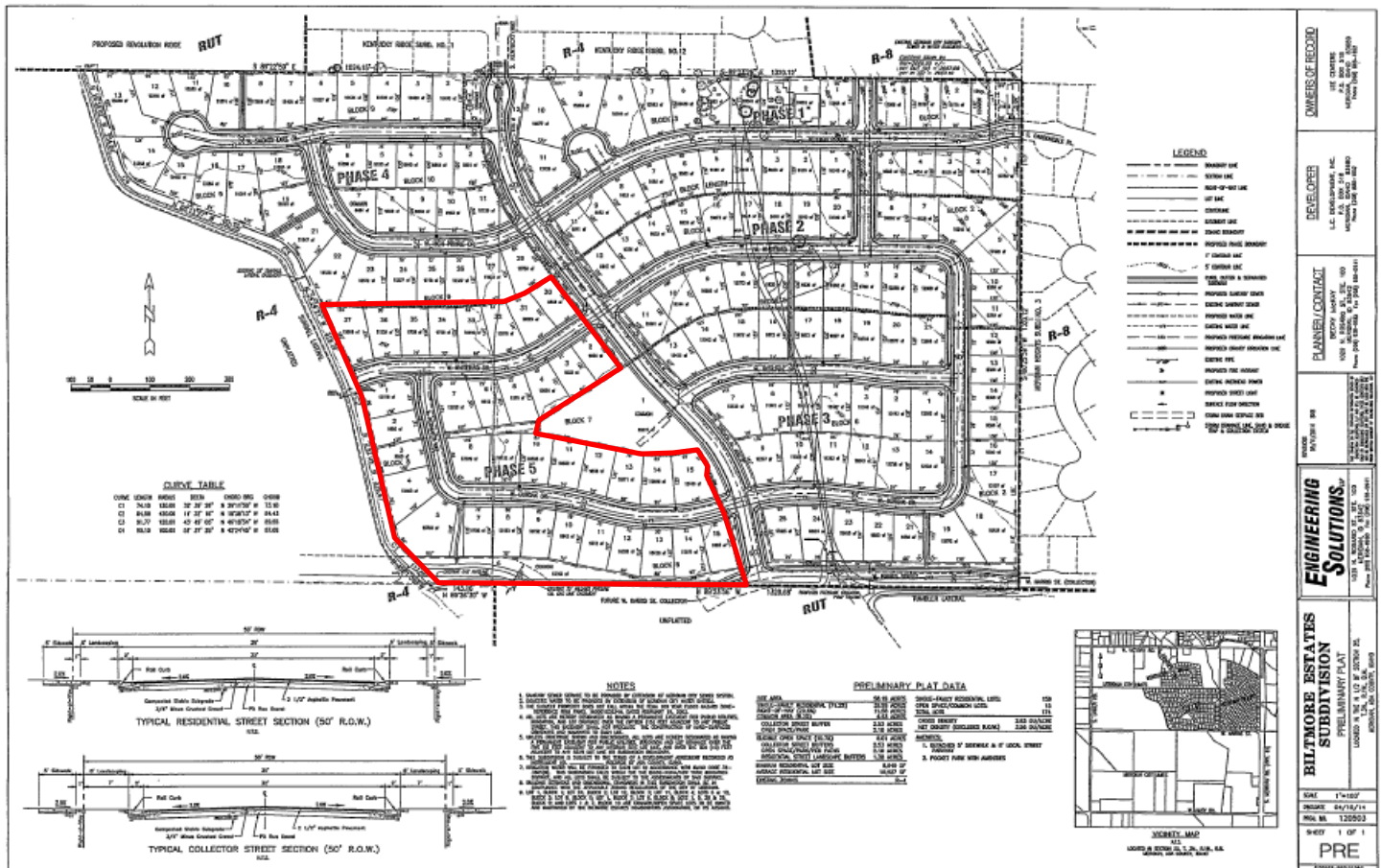
IV. DECISION

A. Staff:

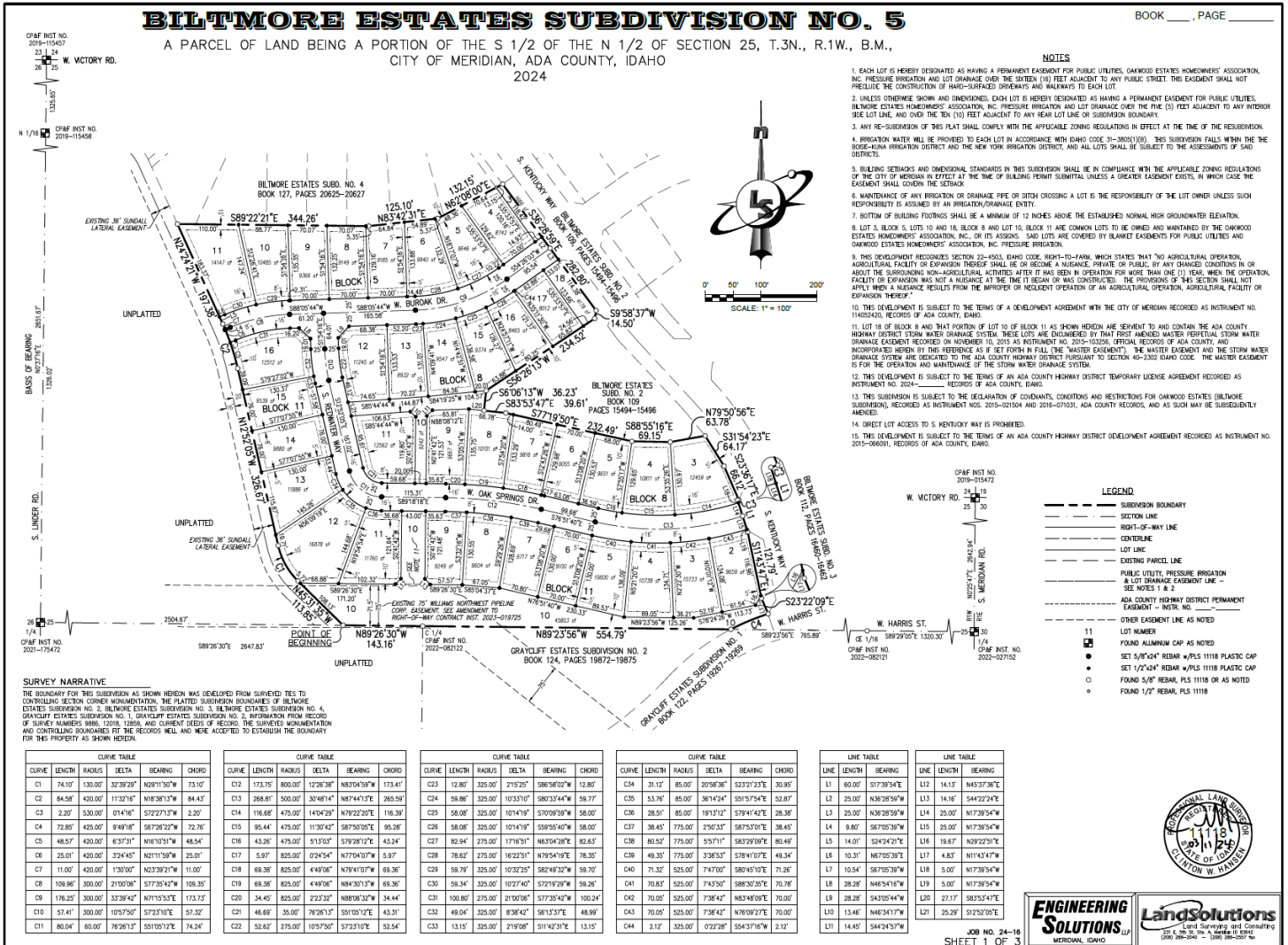
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

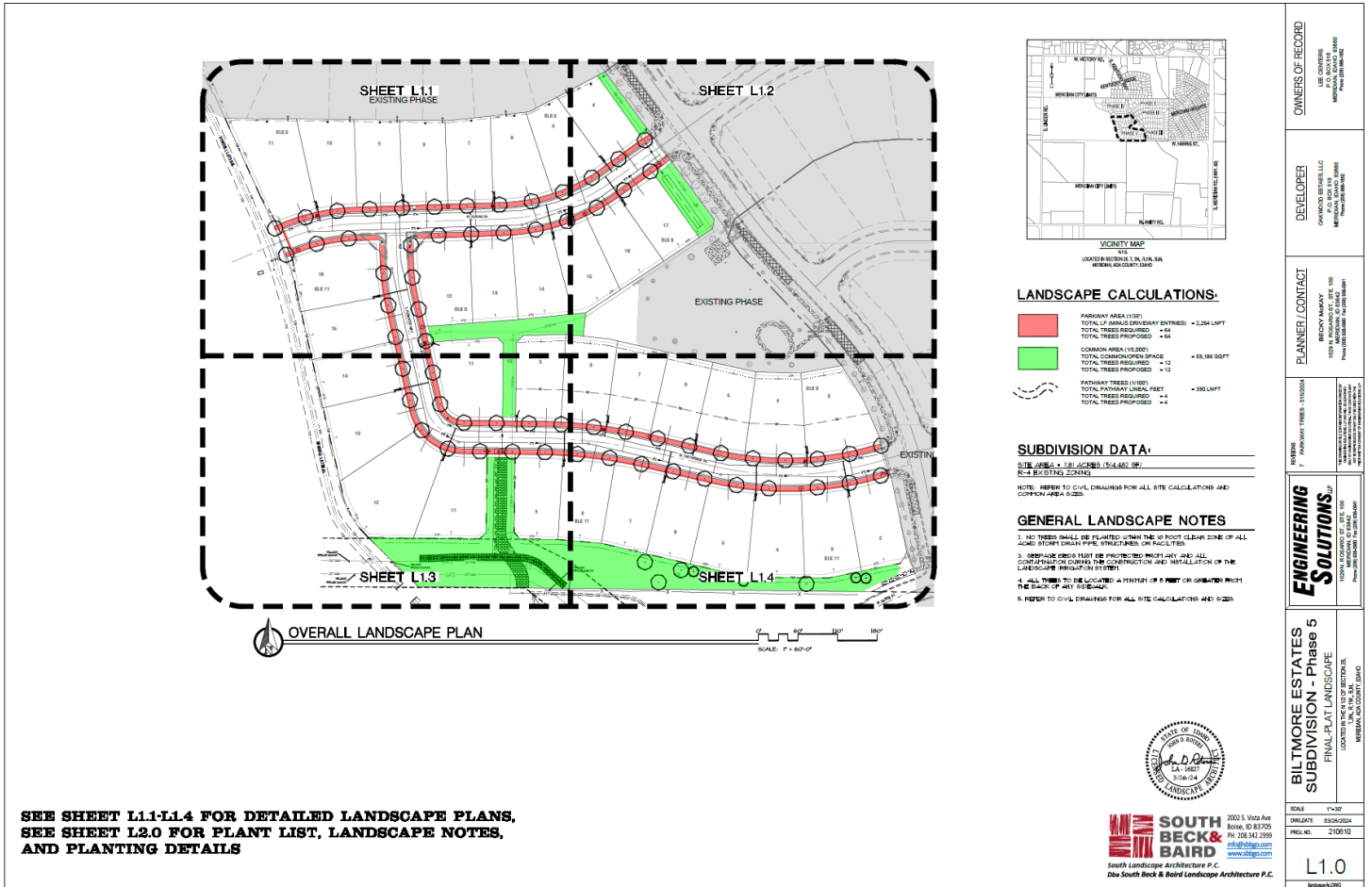
A. Preliminary Plat (date: 4/15/2014) - Revised

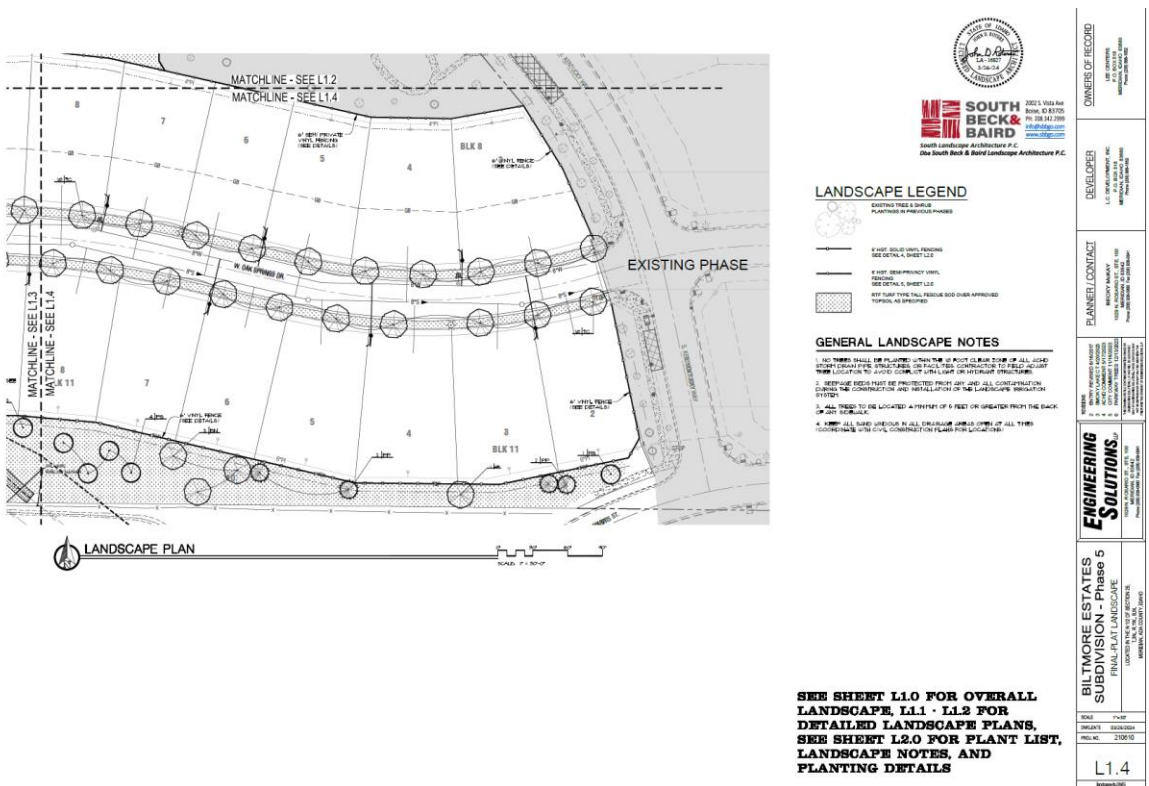
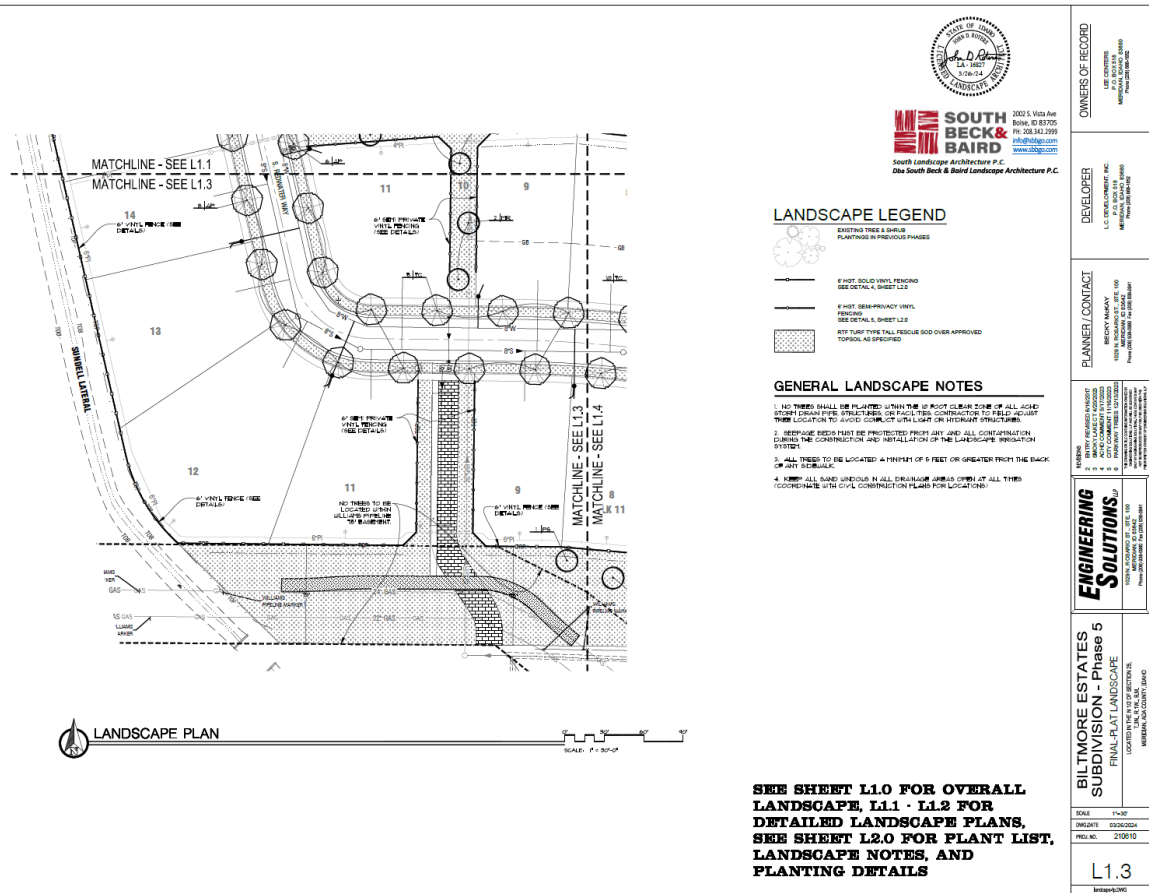


B. Final Plat (date: 3/11/2024)

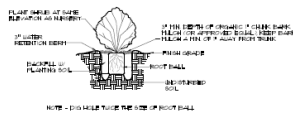


C. Landscape Plan (date: 3/26/2024)





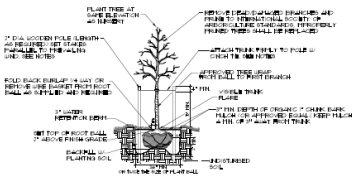
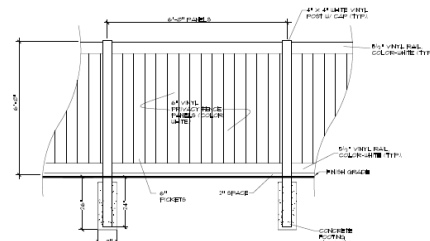
KEY	BOTANICAL NAME (COMMON NAME) (NOTE: ALL THREE TO BE GROWN)	PLANTING SIZE	HARVEST SIZE	CLASS
	HERBS			
AA	<i>Acet. pratensis</i> "Culinary" Common Noddy Poppy	2" B/B	20" hgt. 8" wide	CLAS
AP	<i>Acet. officinale</i> "Culinary" Parsley Poppy	2" B/B	40" hgt. 18" wide	CLAS
AR	<i>Quercus macrocarpa</i> "var. 'Bayou'" White Heartnut	2" B/B	40" hgt. 35" wide	CLAS
FP	<i>Phase. vulgaris</i> "Giant" Common Blue Spruce	6" B/B	35" hgt. 18" wide	CON
FC	<i>Thymus</i> "Culinary" Bovine Leaf	2" B/B	35" hgt. 30" wide	CLAS



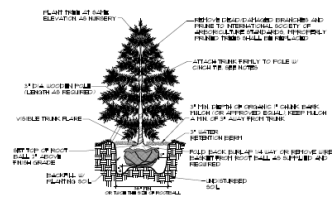
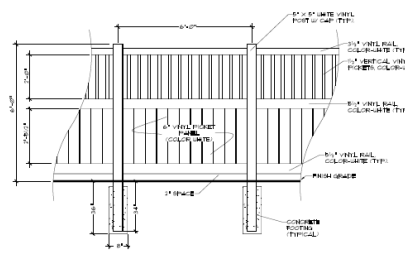
AROUND COVERED AREAS: <i>Arundo donax</i> L.		
CV	<i>Corchorus verticillatus</i> "Zigzag" "Zigzag Three-sided" Tallseed	2 Gal. + 36" O.C. 12" Hgt. x 18" wide
PA	<i>Pennisetum alopecuroides</i> "Little Bury" "Little Bury Plant" Fountain Grass	2 Gal. + 36" O.C. 2' Hgt. x 3' wide

1. All plant material shall conform to the American Nurseryman Standards for type and size shown. Plants will be

- [illegible]

 Springer

NOTE: DURATEC VINYL FENCE
BT: SILVER CREEK WOODS LLC
CONTACT: CASEY CLARK 208-463-

 Springer

NOTE: MERCHANTS INITIALS
AT 5/19/17

NOTE: MERCHANTS MUST LOG
ON TO THE SYSTEM
BY: MID-POSSIBLE COMPANY
100 WEST TAYLOR AVE.
MERIDIAN, IDAHO 83642
CONTACT: CHID BOLAN 208.546.8366

SOUTH BECK & BAIRD
2002 S. Vista Ave.
Boise, ID 83705
PH: 208.342.2999
info@sbbg.com
www.sbbg.com

South Landscape Architecture P.C.
Dba South Beck & Baird Landscape Architecture P.C.

LIFE CENTERS
P.O. BOX 518
MURFreesboro, TN 37130
Phone (615) 896-1052

DEVELOPER
C. DEVELOPMENT, INC.
P.O. BOX 518
BIRMIAN, IDAHO 83608
(Phone) (208) 666-1852

PLANNER / CONTACT

BECKY MCKAY
1029 N. ROSARIO ST., STE. 100
MENDOTA, IL 61842
Phone (268) 334-0880 Fax (268) 336-0441

ENTREPRENEUR

**ENGINEERING
SOLUTIONS^{LLP}**

ELTMORE ESTATES
3RD DIVISION - Phase 5
FINAL-FLAT LANDSCAPE
 LOCATED IN THE N 1/2 OF SECTION 26,
 T4N, R17W, S4M,
 MISSOURI, USA
 MISSOURI, USA

SCALE	1"=30'
DWG. DATE	03/26/2024
PROJ. NO.	210610
L2.0	

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 [AZ-13-014 (Ord. #14-1594) – Victory South; PP-14-0004, Development Agreement Inst. #[114052420](#) – Biltmore Estates; A-2019-0366; [TECC-2021-0001](#)).
2. The applicant shall obtain the City Engineer's signature on the final plat by December 15, 2025; 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 Engineering Solutions, LLP, stamped on 2/7/2022 by Clinton W. Hansen, shall be revised as follows:
 - a. Note #12: Include the recorded instrument number of the ACHD temporary license agreement.
 - b. Include the recorded instrument number of the ACHD permanent sidewalk easement in the Legend.

An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan shown in Section V.C, dated 3/26/24, shall be revised as follows:
 - a. The total linear feet of parkways (excluding 26' for each driveway) shall be included in the calculations table along with the required vs. proposed number of trees.

An electronic copy of the revised plat shall be submitted with the final plat for City Engineer signature.

6. All development shall comply with the dimensional standards for the R-4 zoning districts listed in UDC [Table 11-2A-5](#). *In the case where a wider easement exists, a greater setback may be required (i.e. a 16-foot wide PUDI easement is depicted on the plat adjacent to any public street).*
7. The rear and/or sides of homes on lots that face or back up to S. Kentucky Way (**i.e. Lot 4, Block 5; Lots 3 and 17, Block 8; and Lot 2, Block 11**) shall incorporate articulation through changes in materials, color, modulation, and architectural elements (horizontal and vertical) to break up monotonous wall planes and roof lines.
8. Submit a revised landscape plan for Biltmore Estates Subdivision No. 2 that includes a pickleball court on Lot 1, Block 8.
9. Submit a copy of the Ada County Street Name Review letter for the final plat with the final plat submittal for City Engineer signature.
10. All ditches are required to be piped in accord with UDC 11-3A-6A unless waived by City Council or used as a water amenity or linear open space.
11. This phase shall comply with the most recently adopted Public Works standards and specifications as required with the most recent time extension (TECC-2021-0001).
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 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.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345078&dbid=0&repo=MeridianCity>

C. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345654&dbid=0&repo=MeridianCity>

D. Boise-Kuna Irrigation District

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345154&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=345300&dbid=0&repo=MeridianCity>