

**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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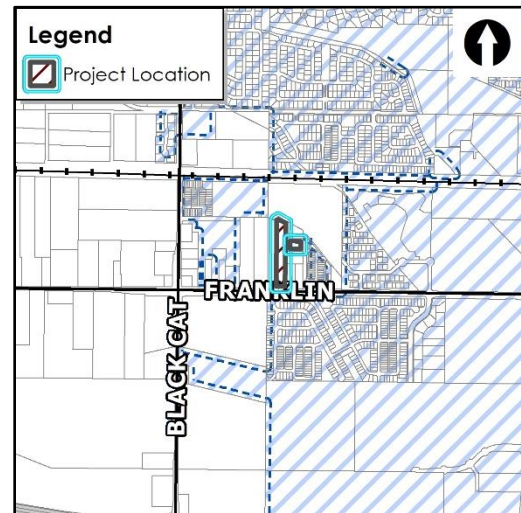
HEARING DATE: 5/7/2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner  
208-884-5533

SUBJECT: FP-2024-0005  
Alamar Subdivision No. 2 FP

LOCATION: 4380 W. Franklin Road, approximately  
1/4 east of N. Black Cat on the north side  
of Franklin, in the SE 1/4 of the SW 1/4  
of Section 10, Township 3N, Range 1W.



**I. PROJECT DESCRIPTION**

Final Plat request for Phase 2 development to include 1 single-family detached building lot, 32 single-family attached building lots, 2 common lots and 2 common driveway lots on approximately 1.91 acres of land in the TN-R zoning district, by Jeff Wrede, Noble Rock Development Inc.

**II. APPLICANT INFORMATION**

A. Owner/Applicant:

Jeff Wrede, Noble Rock Development Inc – 13601 W. McMillan Road, Ste. 102-162, Meridian, ID 83642

B. Representative:

Same as Applicant/Owner

**III. STAFF ANALYSIS**

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0005) as required by UDC 11-6B-3C.2. The submitted plat includes the same number of buildable lots permitted for phase 2 as outlined in the conditions of approval for the preliminary plat. parkways, temporary access to Franklin, and the correct amount of common open space as previously approved for this phase.

Staff finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

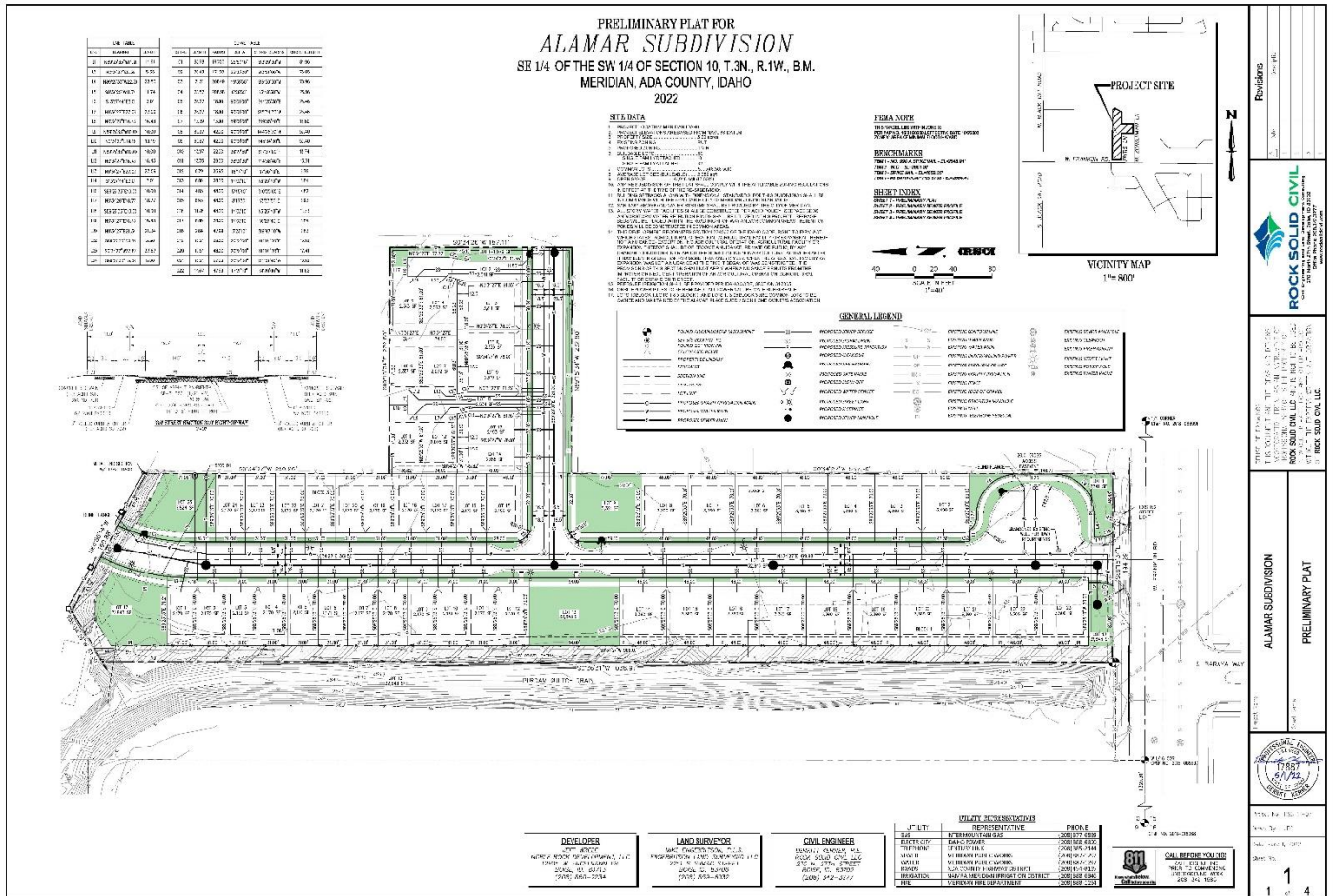
## IV. DECISION

### A. Staff:

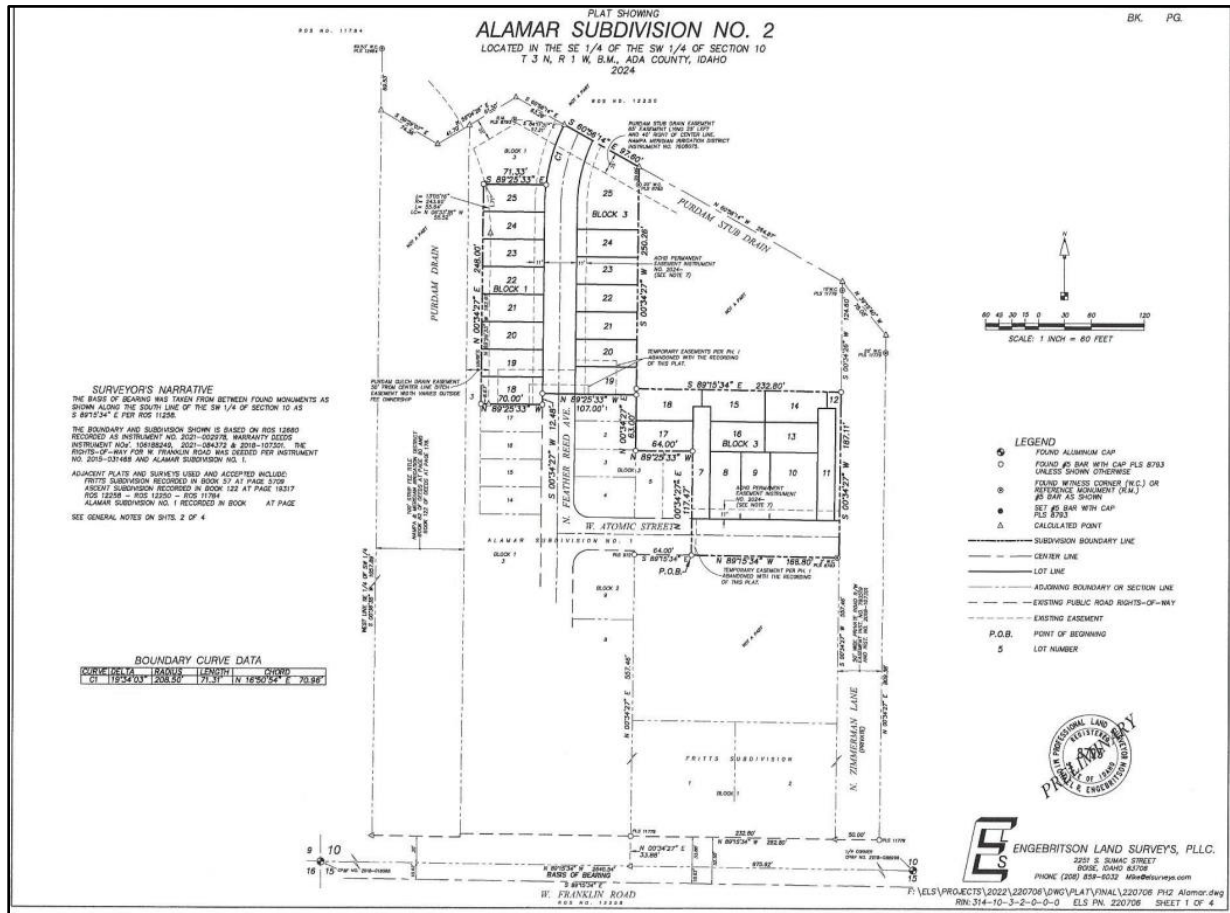
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

## V. EXHIBITS

### A. Preliminary Plat (date: 6/1/2022)

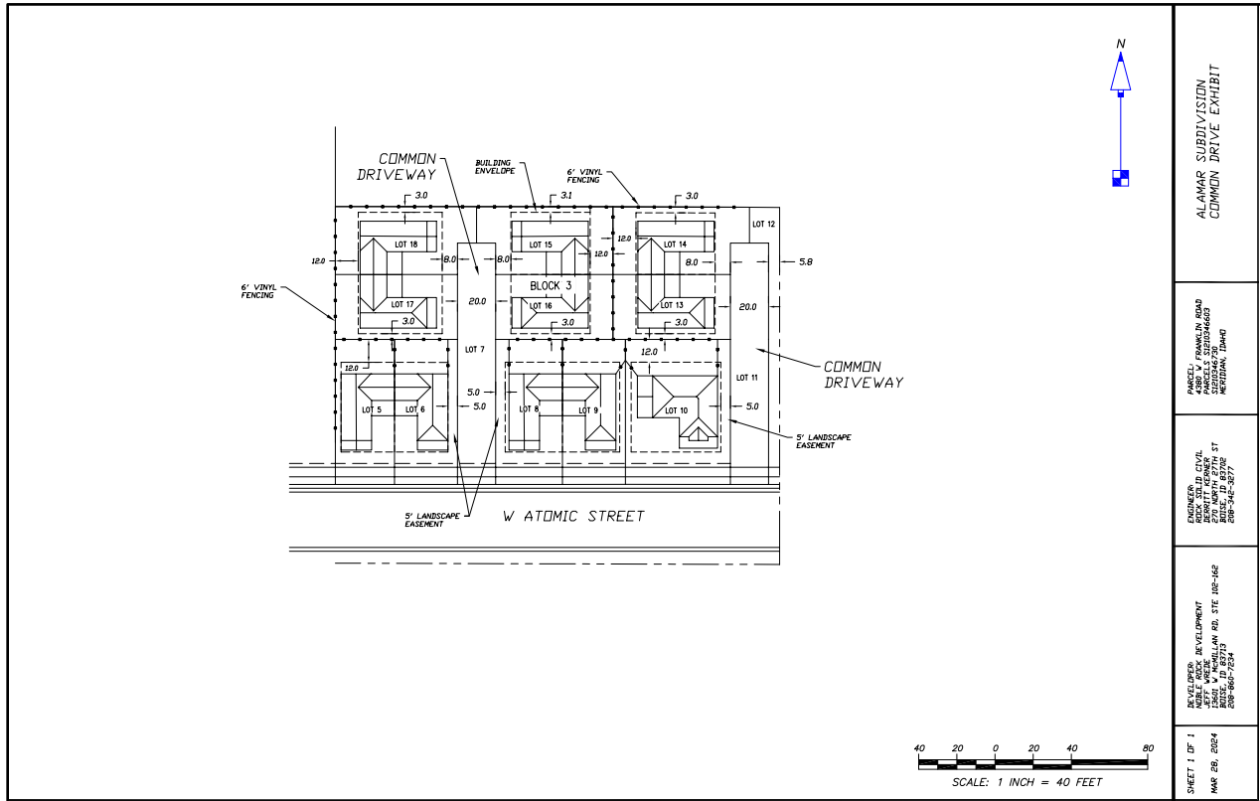


B. Final Plat (date: 3/8/2024)



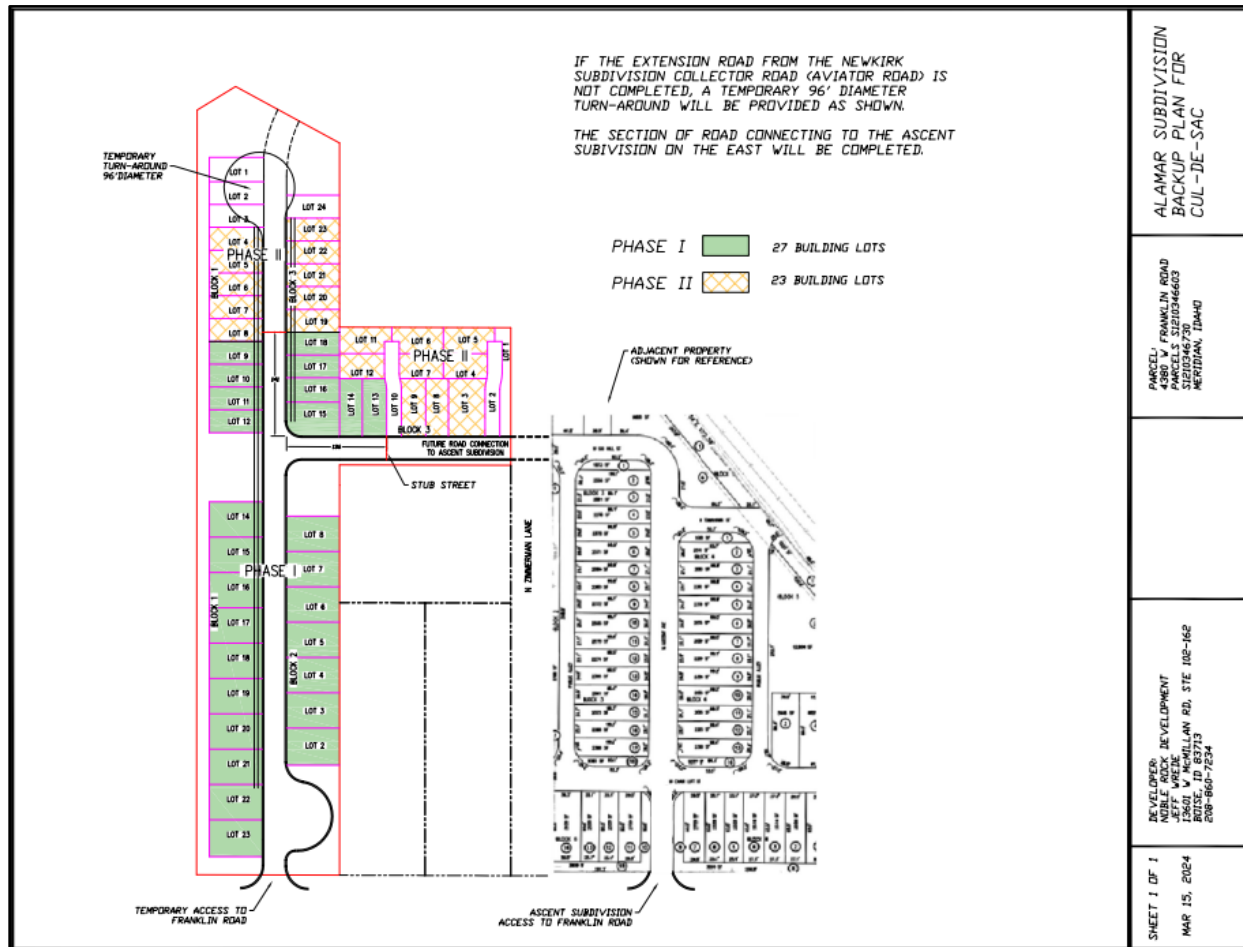
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D. Common Drive Exhibit (date: 3/28/2024)





E. Temporary Fire Turnaround (date: 3/15/2024)



## **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-2022-0004 (AZ, PP, DA Inst. #2022-065010).
2. The applicant shall obtain the City Engineer's signature on the final plat by June 21, 2024, within two (2) years of the date of approval of the preliminary plat findings (June 21, 2022), in accord with 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. Prior to building permit submittal, Administrative Design Review approval is required for the single-family attached lots within this phase of development (Lots 18-25, Block 1, & Lots 7-25, Block 3).
5. The final plat shown in Section V.B, prepared by Engerbritson Land Surveys, stamped on 3/28/24 by Michael R. Engerbritson, is approved with the following conditions to be completed at the time of Final Plat Signature:
  - a. Plat note #7: add recorded instrument number.
  - b. Plat note #12: add recorded instrument number.
6. The submitted landscape plans, as shown in Section V.C, prepared by Rock Solid Civil, dated 8/8/23, is approved as submitted.
7. 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=342872&dbid=0&repo=MeridianCity&cr=1>

### **C. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343055&dbid=0&repo=MeridianCity>

### **D. IDAHO DEPARTMENT OF TRANSPORTATION (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=343171&dbid=0&repo=MeridianCity&cr=1>