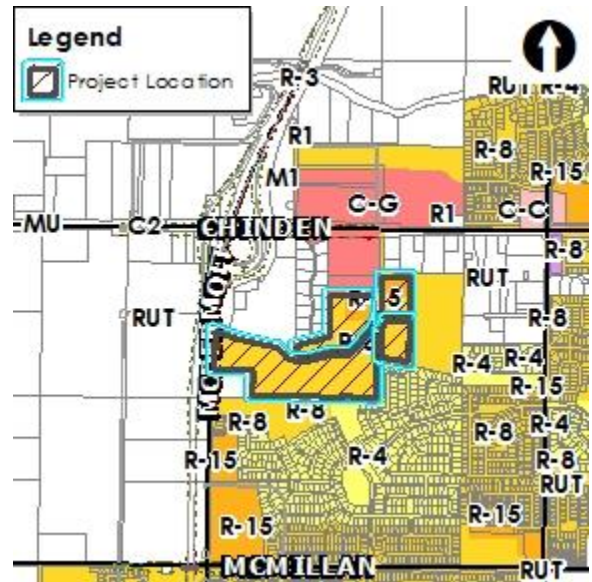


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: November 15, 2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: H-2022-0058
Prescott Ridge Residential
LOCATION: East of N. McDermott Rd.,
approximately 1/4 mile south of W.
Chinden Blvd., in the north 1/2 of
Section 28, T.4N., R.1W.



This project was heard by City Council on September 27, 2022 and approved. When preparing the amended DA, it came to the attention of the City Attorney’s office that the address used in the public hearing notice was incorrect. Therefore, this item is required to be re-noticed and re-heard by the City Council in order to remedy the noticing error.

I. PROJECT DESCRIPTION

Modification to the existing Development Agreement (Inst. [2021-132713](#)) for the residential portion of Prescott Ridge Subdivision to update the phasing plan.

II. SUMMARY OF REPORT

A. Applicant:

Patrick Connor, Providence Properties, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

B. Owners:

Lionwood Properties, LLC – 1513 E. Rivers End Ct., Eagle, ID 83616

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

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Notification published in newspaper	9/11/2022 & 10/30/2022
Notification mailed to property owners within 300 feet	9/8/2022 & 10/27/2022
Applicant posted public hearing notice on site	9/13/2022 & 10/27/2022
Nextdoor posting	9/8/2022 & 10/28/2022

IV. STAFF ANALYSIS

The Applicant proposes to modify the existing Development Agreement (Inst. [2021-132713](#)) for the residential portion of Prescott Ridge Subdivision to update the phasing plan for the development. See existing phase plan and proposed phasing plan in Section VI.

Since the time of annexation, the phasing plan for the overall development has changed. The northern 15-acre medical campus portion of the site was shown on the phasing plan as Phase I in order to create a “legal lot” to convey to the purchaser of that property. Acquiring the out-parcel at the northeast corner of the medical campus enabled the Applicant to do a property boundary adjustment to create a legal lot for development purposes to convey to the new owner so that they can develop their site separately at their own timing. The proposed modification will remove the medical campus from the phasing plan of the residential development.

Other changes to the phasing plan include the following: 1) Phase 1 was expanded to include the location of the pressurized irrigation pump house; 2) the large green space in the center of the development is now part of Phase 3 instead of Phase 6, which will allow the large park and associated amenities to develop sooner; and 3) the updated phasing plan shows larger phases overall to expediate the development process. Phase 1 still includes construction of the collector street (Rustic Oak) from Chinden Blvd. to the southern boundary of the property which is important for emergency access.

No changes to the text of the development agreement are proposed.

V. DECISION

A. Staff:

Staff recommends approval of the proposed modification to the DA with the change to the phasing plan described above as shown in Section VI.B.

B. The Meridian City Council heard this item on 9/27/22 and 11/15/22. At the public hearing, the Council moved to approve the subject MDA request.

1. Summary of the City Council public hearing:

- a. In favor: Patrick Connor, Applicant’s Representative**
- b. In opposition: None**
- c. Commenting: None**
- d. Written testimony: Patrick Connor, Applicant’s Representative**
- e. Staff presenting application: Sonya Allen, Bill Parsons**
- f. Other Staff commenting on application: None**

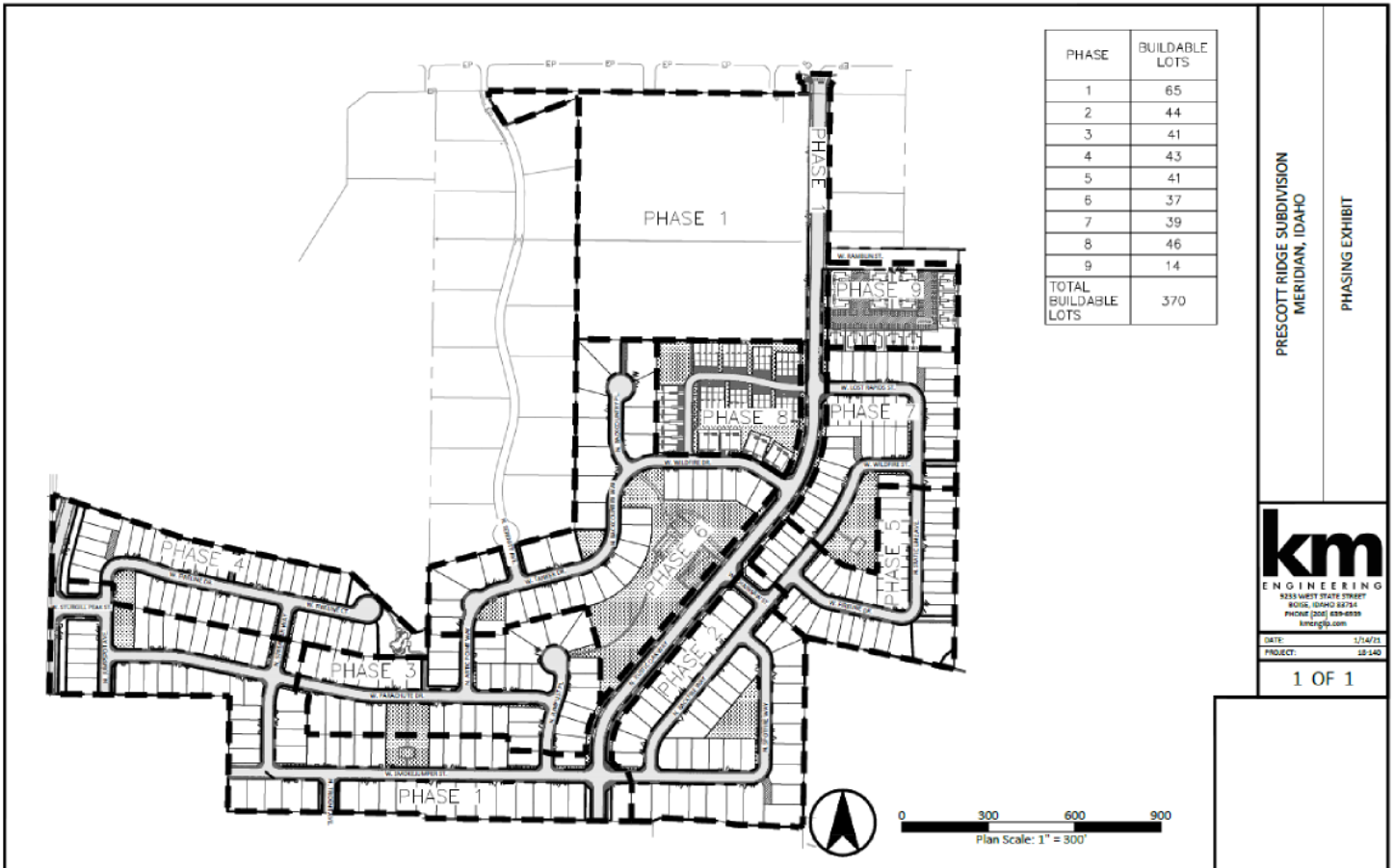
2. Key issue(s) of public testimony:

- a. None**

3. Key issue(s) of discussion by City Council:
 - a. None
4. City Council change(s) to Commission recommendation:
 - a. None

VI. Exhibits

A. Existing Phasing Plan



B. Proposed Phasing Plan

