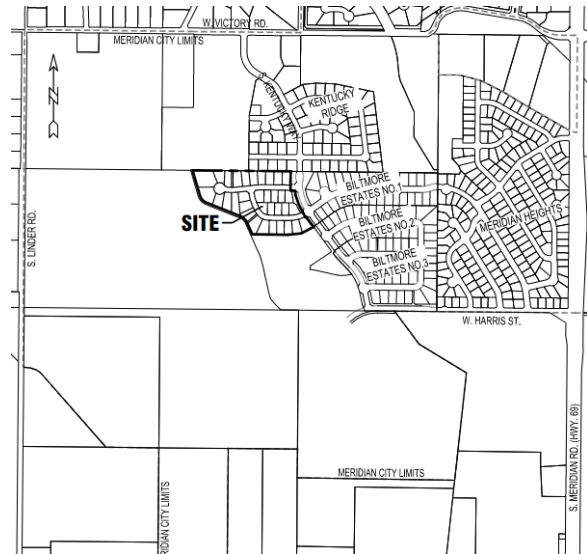


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/27/2023
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Biltmore Estates No. 4
[MFP-2023-0001](#)
LOCATION: Generally located ¼ mile east of S. Linder Rd. and W. Victory Rd., in the north 1/2 of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Modification to the final plat to reduce the number of single-family building lots from 33 to 31 on 10.85 acres of land in the R-4 zoning district for Biltmore Estates Subdivision No. 4.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

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

C. Representative:

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

III. STAFF ANALYSIS

The final plat ([FP-2022-0007](#)) for Phase 4 was approved by City Council on March 22, 2022 but has not yet been recorded. The Applicant proposes to reduce the number of single-family residential building lots by two (2) from 33 to 31 to combine four (4) lots into two (2) lots in order to provide desired lot configurations for planned homes (see affected lots in Exhibit V.A). The amount and location of common open space remains the same as previously approved.

Because the proposed change does not affect the gross density of the overall development, which is 3.63 units per acre, and complies with the dimensional standards of the R-4 district, Staff is amenable to the proposed modification.

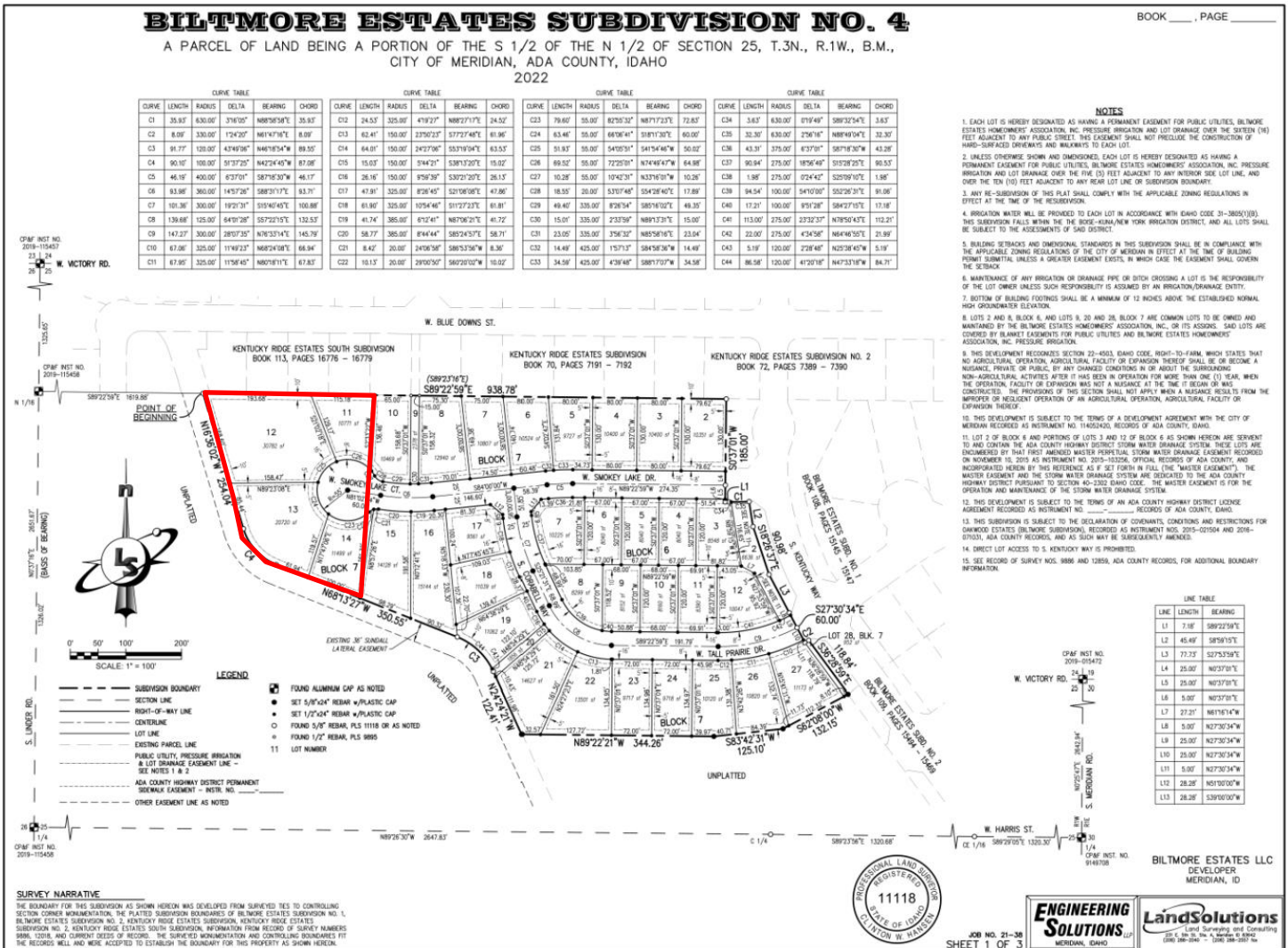
IV. DECISION

A. Staff:

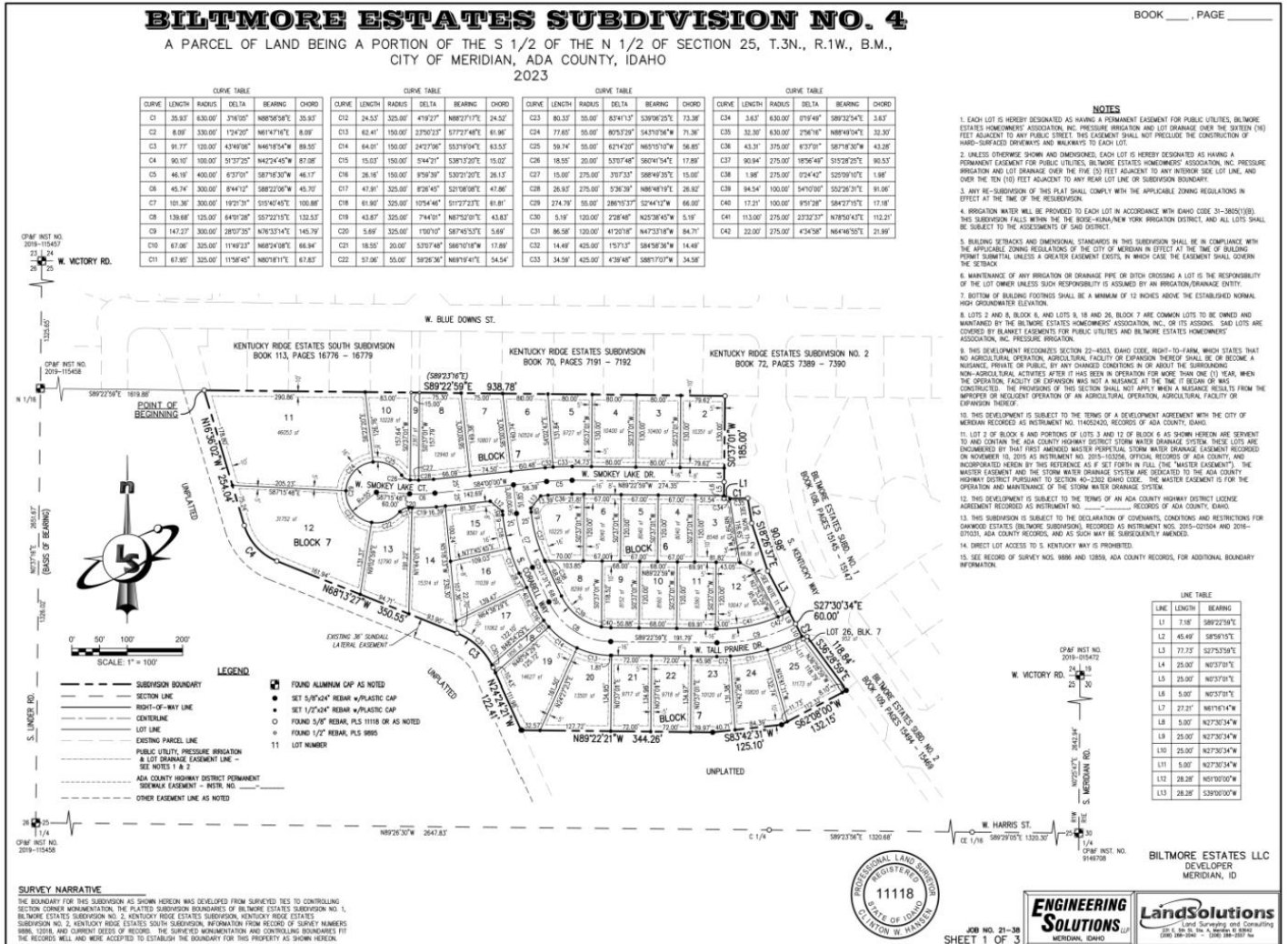
Staff recommends approval of the proposed final plat modification based on the analysis above in Section III.

V. EXHIBITS

A. Approved Final Plat



B. Proposed Final Plat



VI. CITY/AGENCY COMMENTS

A. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=299442&dbid=0&repo=MeridianCity>

B. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=299908&dbid=0&repo=MeridianCity>

C. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=299920&dbid=0&repo=MeridianCity>