

BEFORE THE MERIDIAN CITY COUNCIL

**HEARING DATE: JUNE 27, 2023
ORDER APPROVAL DATE: JULY 11, 2023**

**IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
MODIFICATION TO REDUCE THE)
NUMBER OF BUILDING LOTS)
FROM 33 TO 31 ON 10.85-ACRES)
OF LAND IN THE R-4 ZONING)
DISTRICT FOR BILTMORE)
ESTATES SUBDIVISION NO. 4.)
)
**BY: ENGINEERING SOLUTIONS)
APPLICANT)**
_____)
)**

CASE NO. MFP-2023-0001

**ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT**

This matter coming before the City Council on June 27, 2023 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING BILTMORE ESTATES SUBDIVISION NO. 4, LOCATED IN A PORTION OF THE S ½ OF THE N ¼ OF SECTION 25, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2023, STAMPED BY CLINTON W. HANSEN, PLS, SHEET 1 OF 3,” is conditionally

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR BILTMORE ESTATES NO. 4 MFP-2023-0001

approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated June 27, 2023, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an

interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2023.

By:

Robert Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 6/27/2023

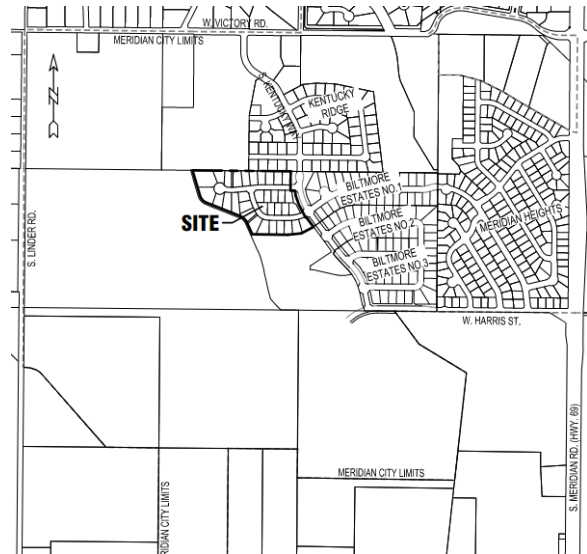
DATE:

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:

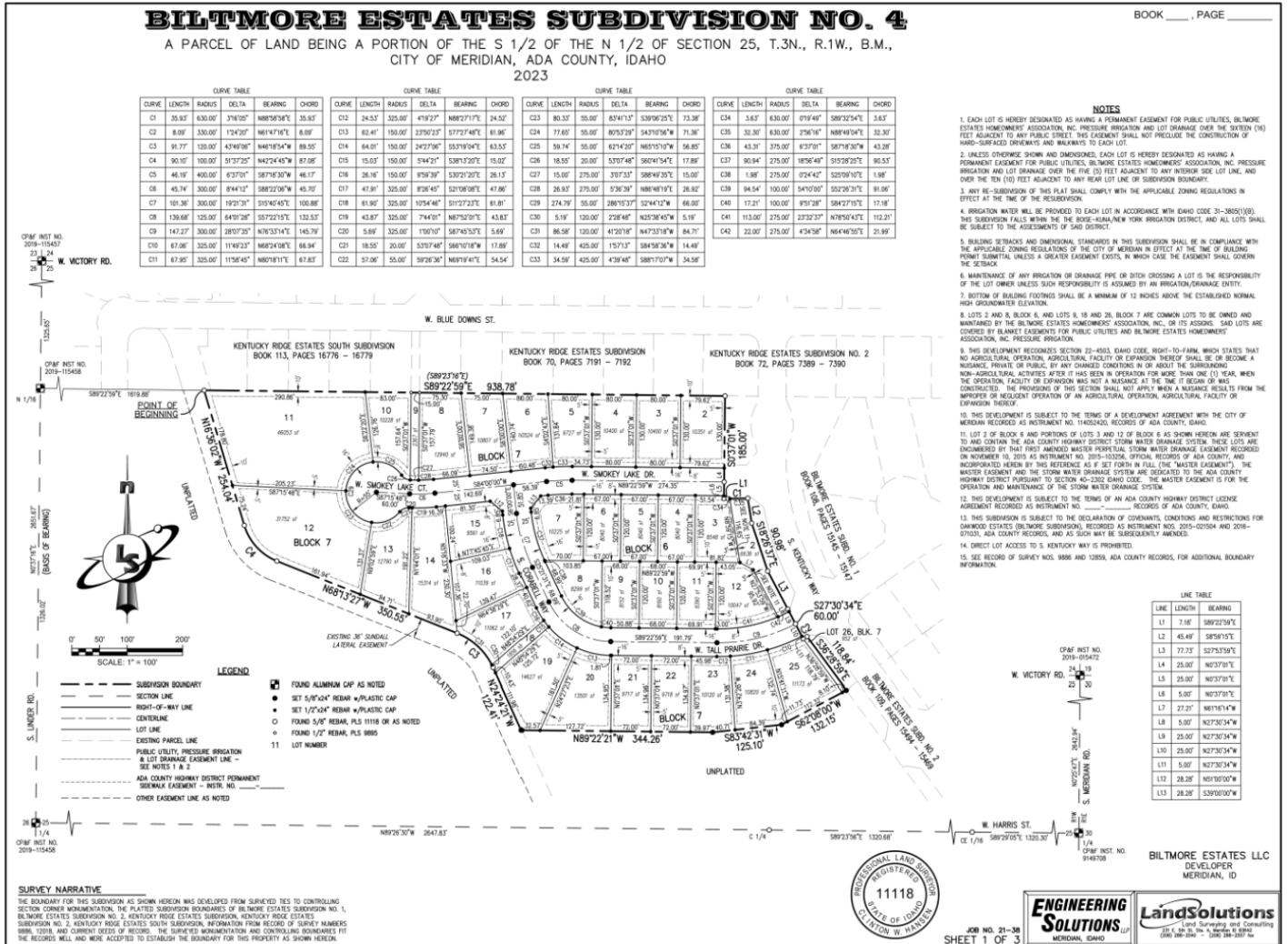
Becky McKay, Engineering Solutions – 1029 N. Rosario St., Ste. 100, Meridian, ID 83642

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.

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>