

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



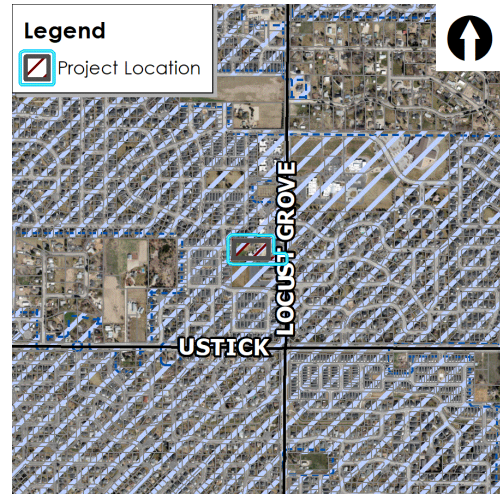
HEARING DATE: November 8, 2023

TO: Mayor & City Council

FROM: Stacy Hersh, Associate Planner
208-884-5533

SUBJECT: Prairiefire Subdivision - FP
[FP-2023-0023](#)

LOCATION: 3539 N. Locust Grove Road, in the Southeast 1/4 of the Southeast 1/4 of Section 31, T.4N., R.1E.



I. PROJECT DESCRIPTION

The Applicant requests approval of a final plat consisting of 21 single-family residential buildable lots and 1 common lot on 3.16 acres of land in the R-8 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Kent Brown, Kent Brown Planning Services – 3161 E. Springwood Drive, Meridian, ID 83642

B. Owner:

Mitch Armuth, Providence Properties, LLC – 701 S. Allen Street, Str. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0053) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed final plat and the number of buildable lots has decreased from 22 buildable lots to 21 buildable lots and the

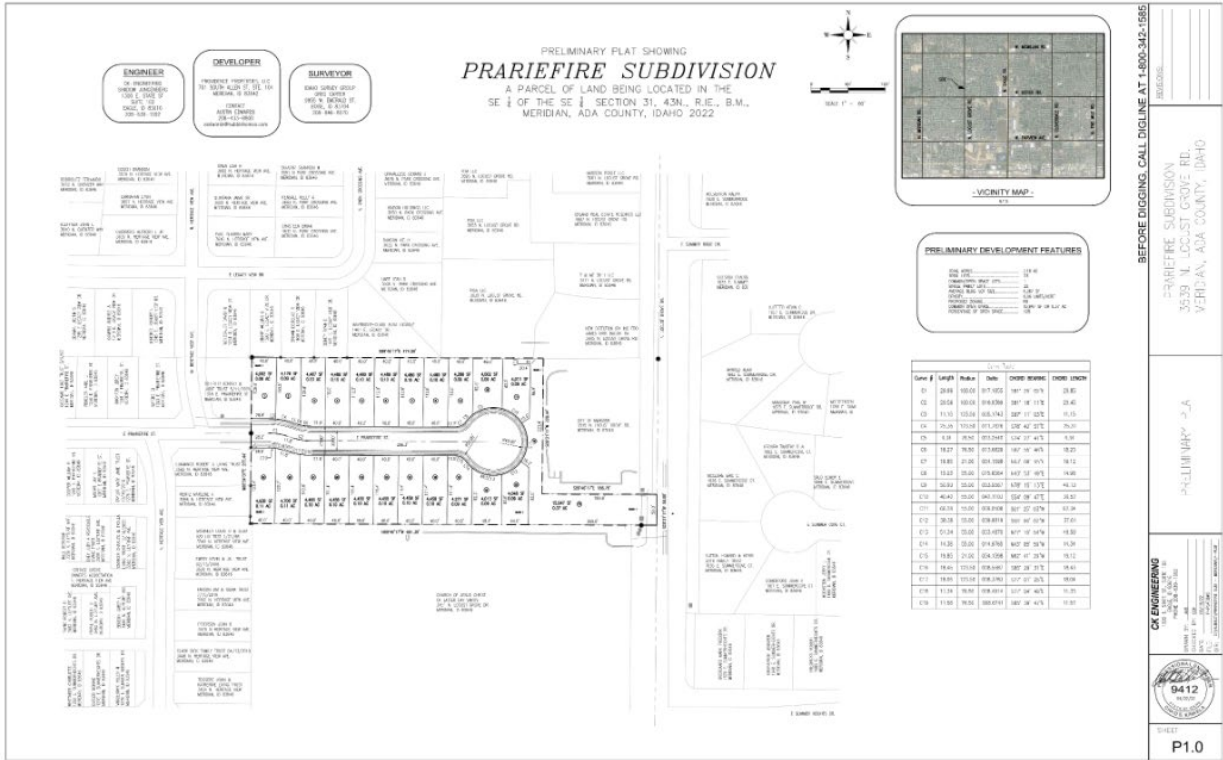
amount of common open space area is the same. Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

IV. DECISION

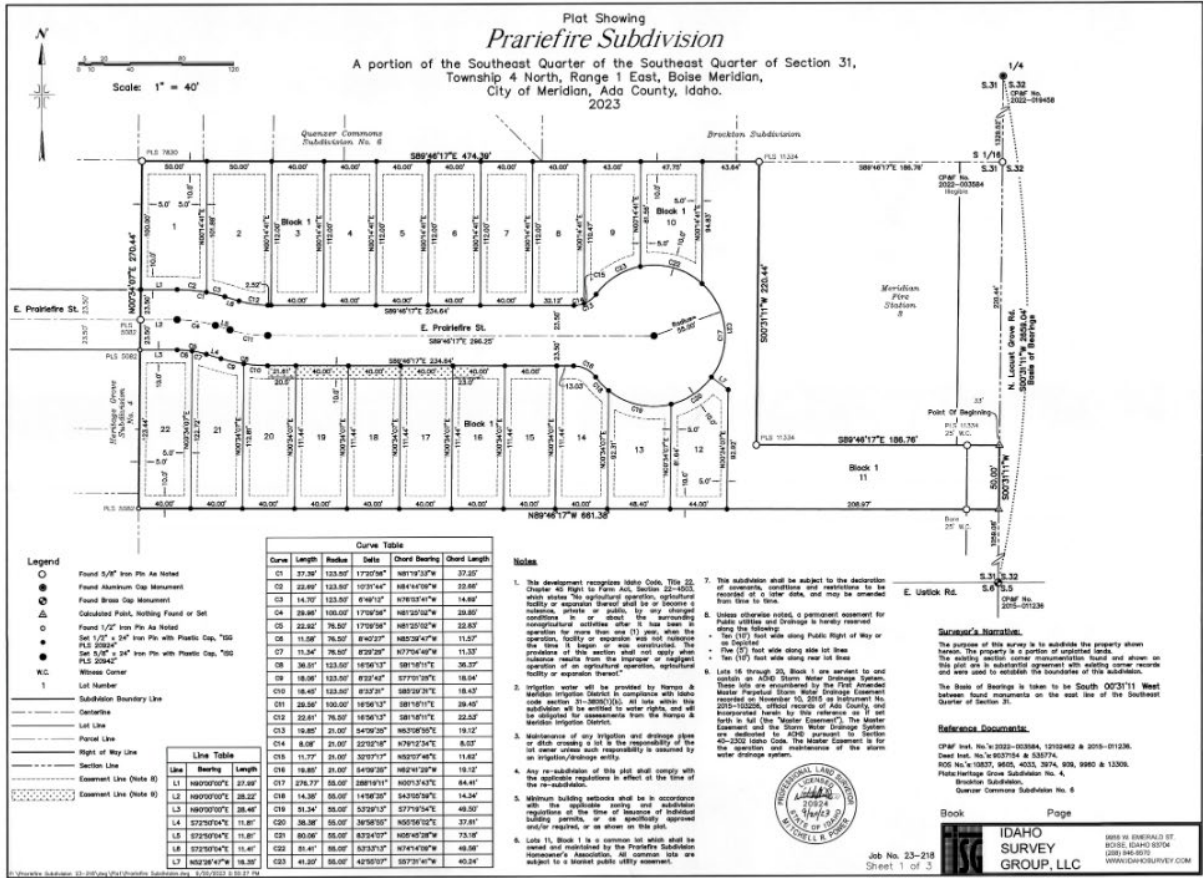
Staff recommends approval of the proposed final plat per the conditions noted in Section VI of this report.

V. EXHIBITS

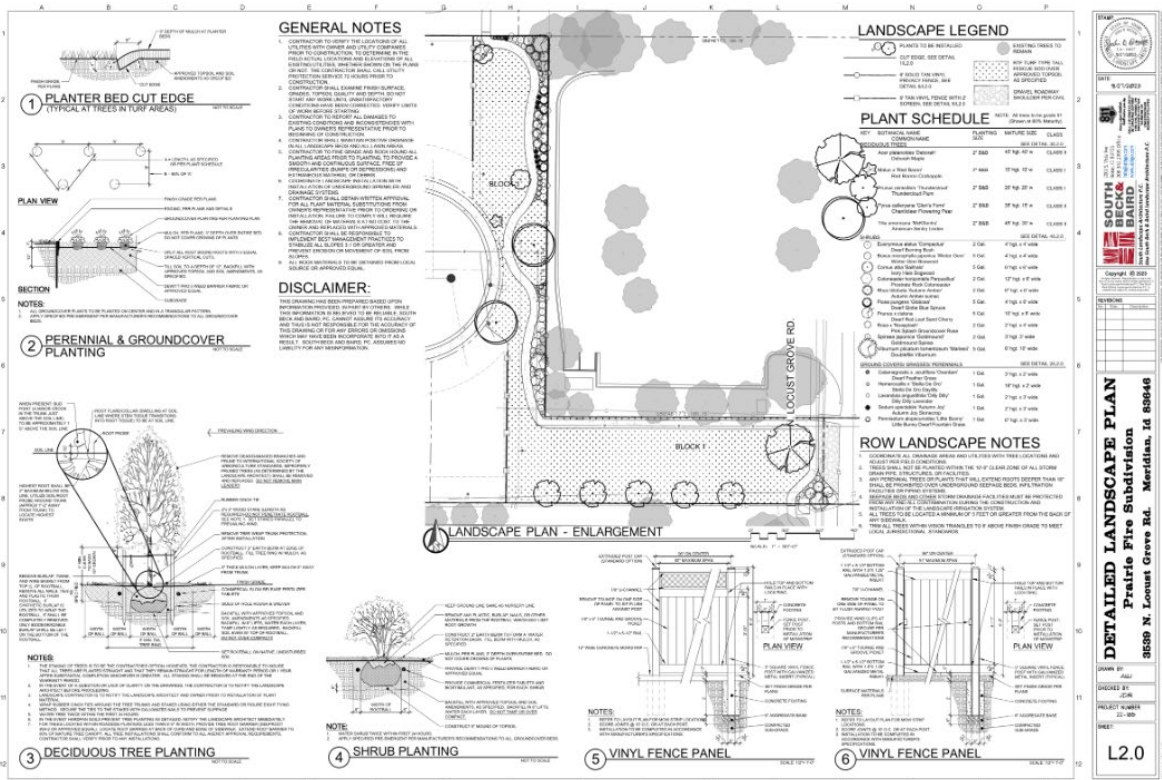
A. Preliminary Plat (dated: 4/22/2022)



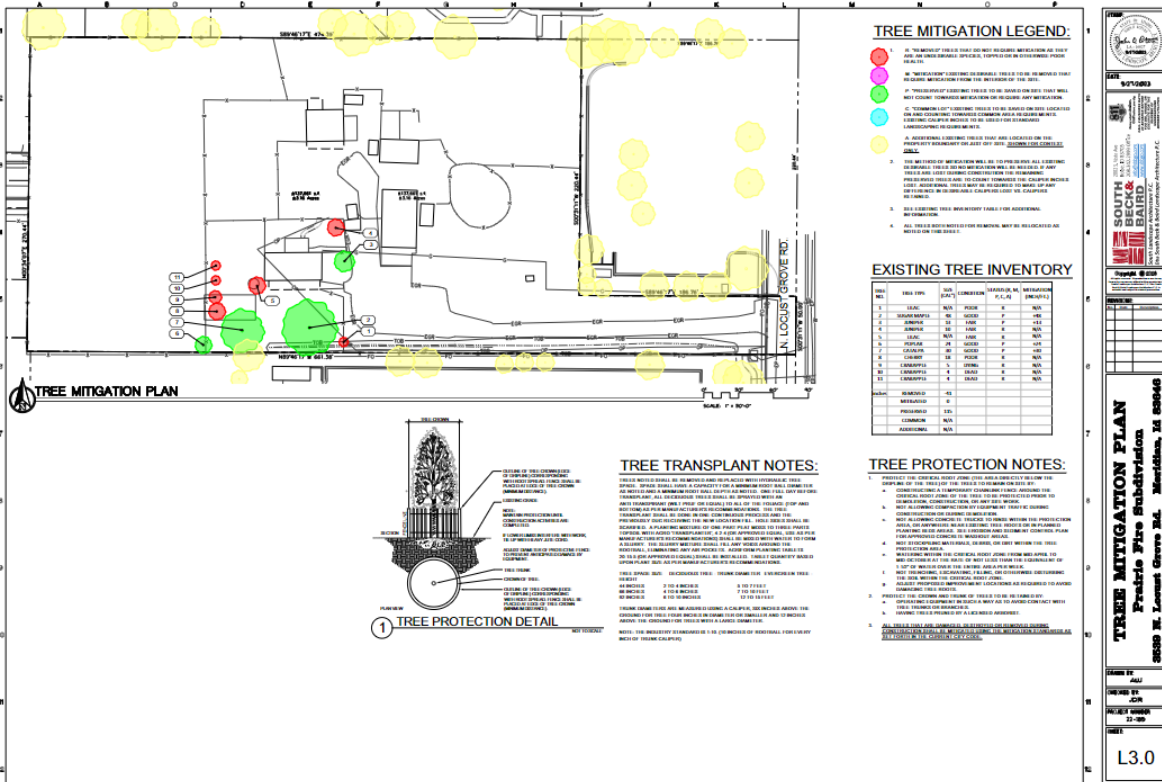
B. Final Plat (dated: 9/20/23)



C. Landscape Plan (dated: 9/27/23)



DETAILED LANDSCAPE PLAN
Prairie Fire Subdivision
3839 N. Locust Grove Rd., Meridian, ID 83846
L2.0



TREE MITIGATION PLAN
Prairie Fire Subdivision
3839 N. Locust Grove Rd., Meridian, ID 83846
L3.0

D. Conceptual Elevations

Preliminary Prairiefire Home Elevation Examples



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-2022-0053 (Development Agreement Inst. #2023-033829)].
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council's approval of the preliminary plat (December 20, 2024) in order for the preliminary plat to remain valid; *or* apply for a time extension, in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgment signed and notarized.
4. The final plat prepared by Idaho Survey Group, LLC. stamped by Mitchell R. Power, dated: 9/20/2023, included in Section V.B shall be revised as follows:
 - a. Note #7: Include the recorded instrument of the Prairiefire Subdivision Homeowners' Association Master Declaration of Covenants, Conditions, and Restrictions on the recorded plat.
 - b. Add a Note: "The subdivision is subject to the existing Development Agreement and include the DA instrument number (DA Inst. #2023-033829)."
5. The landscape plan prepared by Olivia Landscape Design dated: 1/20/2023, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping along the micropath in accord with the standards listed in [UDC 11-3B-12C](#); the landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.
 - b. Depict a 25-foot landscape buffer adjacent to N. Locust Grove Road (commercial arterial) in accordance with [UDC 11-3B-7C.3](#); the landscape strips shall be planted with a mix of trees, shrubs, lawn, and/or other vegetative ground cover.
 - c. Revise the fencing detail along the common lot and micro path to include a 4-foot solid vinyl fence with 2-feet of open vision pickets in accordance with UDC 11-3A-7.
6. Direct lot access to N. Locust Grove Road is prohibited in accordance with UDC 11-3A-3.
7. Homes with bonus rooms constructed on Lots 1-10, Block 1 abutting the Quenzer Commons Subdivision along the north boundary shall only have second-story windows on the street-facing elevations.
8. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2a-6 for the R-8 zoning district.
9. Off-street parking is required to be provided for all residential units in accordance with the standards listed in [UDC Table 11-3C-6](#) based on the number of bedrooms per unit.
10. 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, Sue Prescott, at 887-1620 for more information.
11. Off-street parking is required to be provided for residential uses in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.

12. The Applicant shall comply with all conditions of ACHD.
13. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B.
14. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309402&dbid=0&repo=MeridianCity>