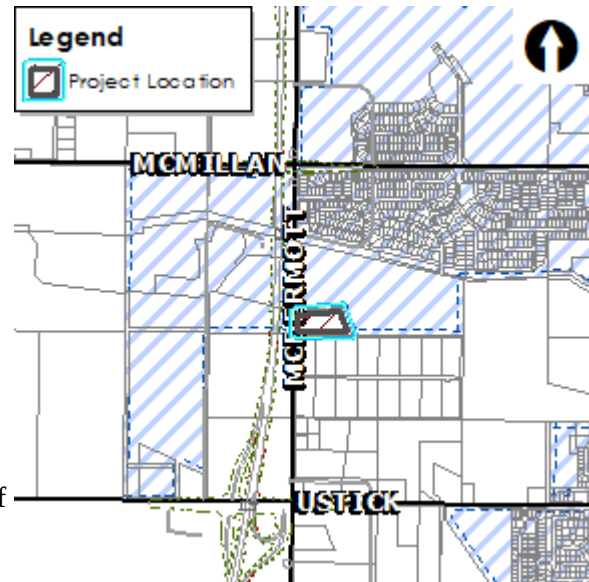


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING 4/27/2020
DATE:
TO: Mayor & City Council
FROM: Alan Tiefenbach, Associate Planner
208-884-5533
Bruce Freckleton, Development
Services Manager
208-887-2211
SUBJECT: MFP-2021-0004
Lupine Cove - MFP
LOCATION: 4000 N. McDermott Rd., in the NW ¼ of
Section 33, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Modification to the final plat for Lupine Cove to shift northern stub street (N. Patmos Ave) approximately 50 feet to the east.

II. APPLICANT INFORMATION

A. Applicant

Matt Schultz, Schultz Development – 8421 S. Ten Mile Rd., Meridian, ID 83642

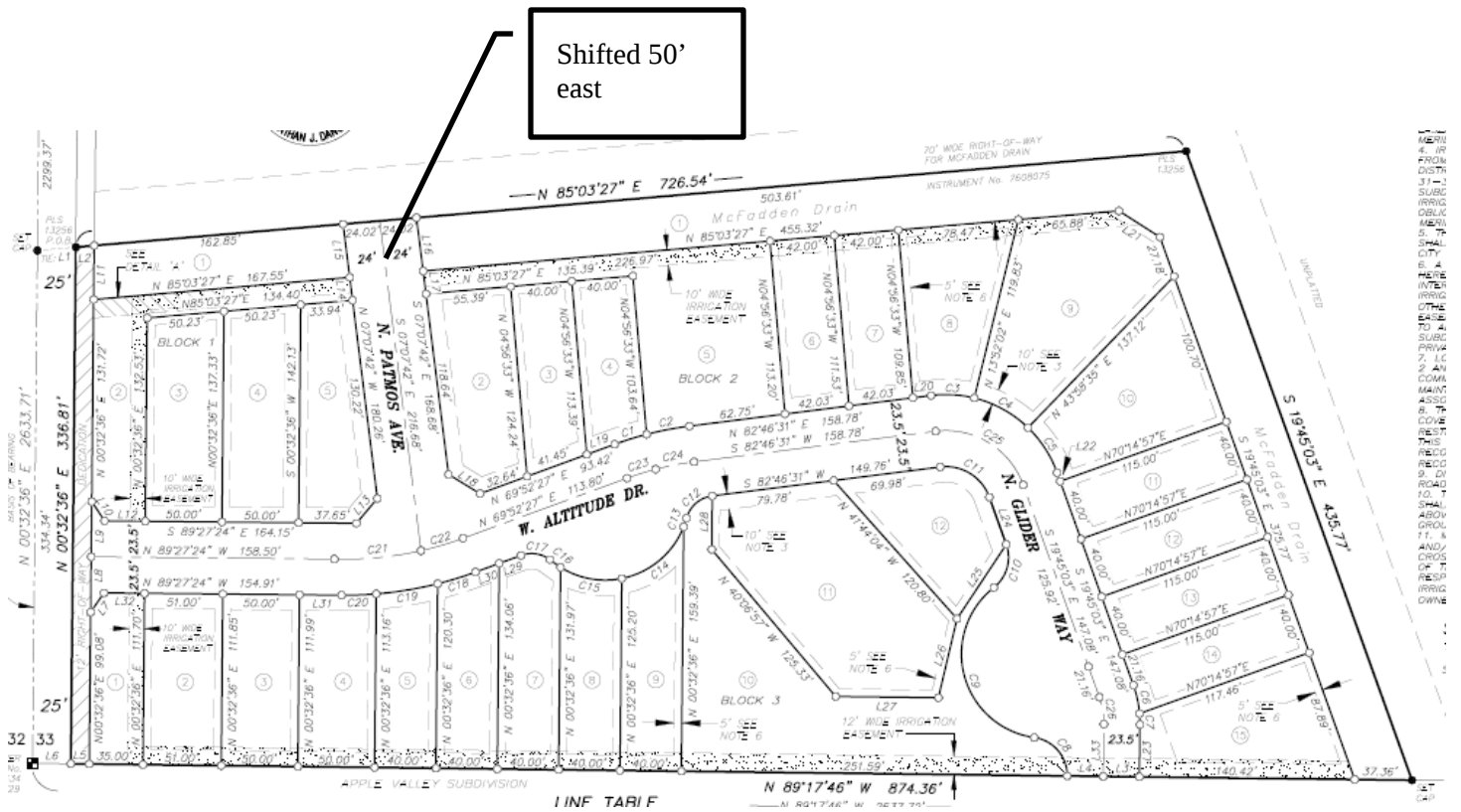
B. Representative:

Kerry Angelos, Lupine Cove LLC – 372 S. Eagle Rd., Ste 107, Eagle, ID 83616

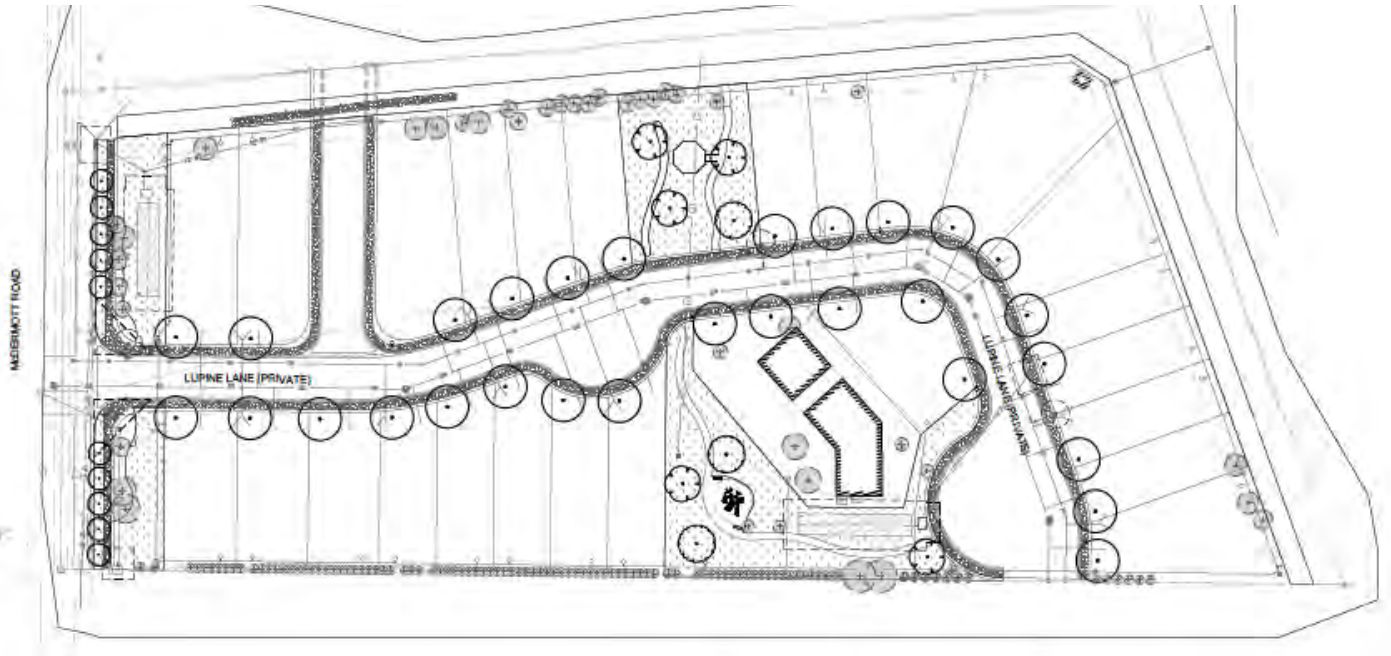
III. STAFF ANALYSIS

This is a request for a modification to the final plat of Lupine Cove to shift the northern stub street (N. Patmos Ave) approximately 50 feet to the east. This final plat for 26 buildable lots and 6 common lots on 6.89 acres of land in the R-8 zoning district was approved by the City Council on February 9, 2021. Following the City Council meeting, ACHD requested for N. Patmos Ave to be shifted to the east to align with a stub street from the Aegean Subdivision to the north and increase the offset to McDermott Rd.

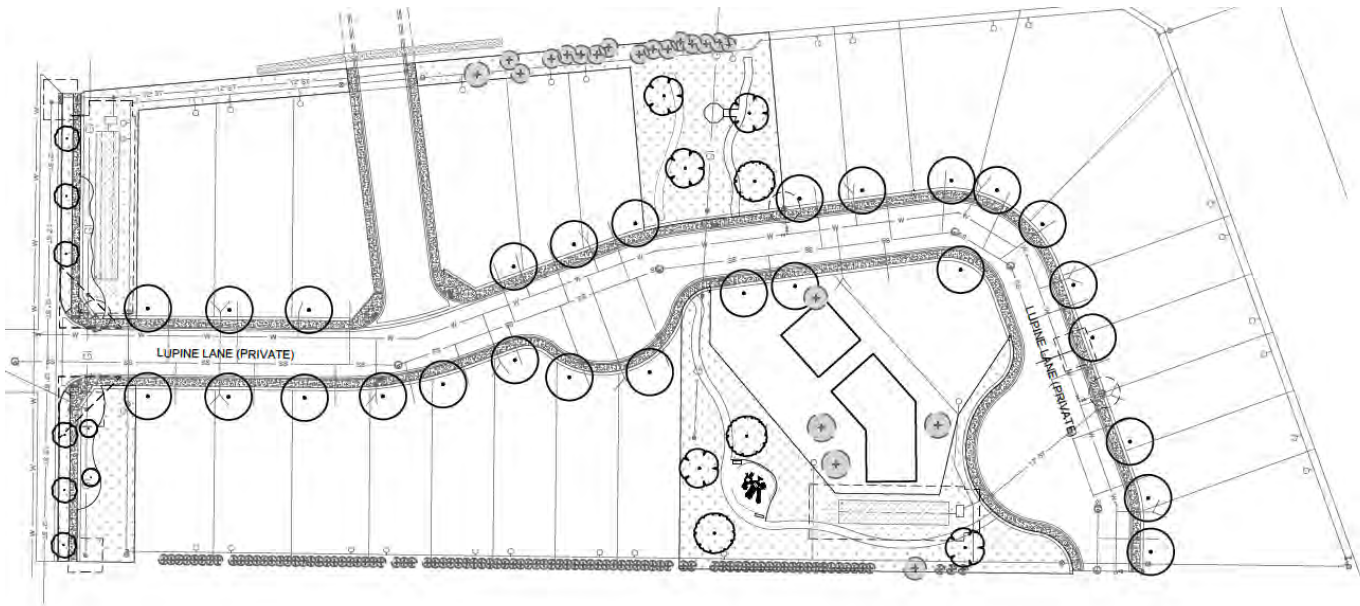
B. Modified Final Plat for Lupine Cove Subdivision – MFP-2021-0004 (date: 4/5/2020)



C. Approved Landscape Plan (date: 1/22/2020)



D. Modified Landscape Plan (date: 2/19/2021)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved annexation (Development Agreement – Inst # 2020-138110), preliminary plat (H-2019-0133), and final plat (FP-2020-0017) applications approved for this site.
2. Prior to City Engineer signature on the final plat, the final plat prepared by Accurate Surveying & Mapping, stamped by Nathan J. Dang, dated: 4/5/2021, included in Section V.B shall be revised as follows:
 - a. Add Lot 5, Block 2 to note #7.
3. Prior to City Engineer signature on the final plat, the landscape plan prepared by Stack Rock Group and stamped by Willet C. Howard on February 19, 2021 shall be revised to account for any existing trees shown on the approved final plat landscape plan that qualify for mitigation that are proposed for removal and how they will be mitigated as set forth in UDC 11-3B-10C.