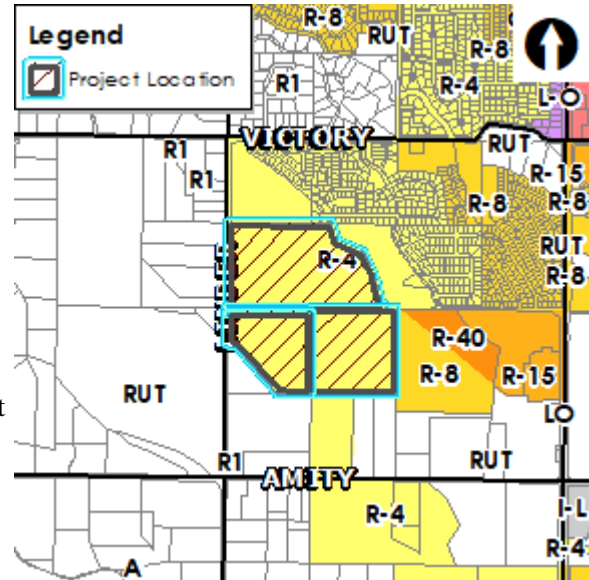


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/6/2020
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: TECC-2022-0001
 Brundage Estates
 LOCATION: East of S. Linder Rd. between W. Victory Rd. & W. Amity Rd., in the west ½ of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Request for a 2-year time extension on the preliminary plat in order to obtain the City Engineer’s signature on a final plat.

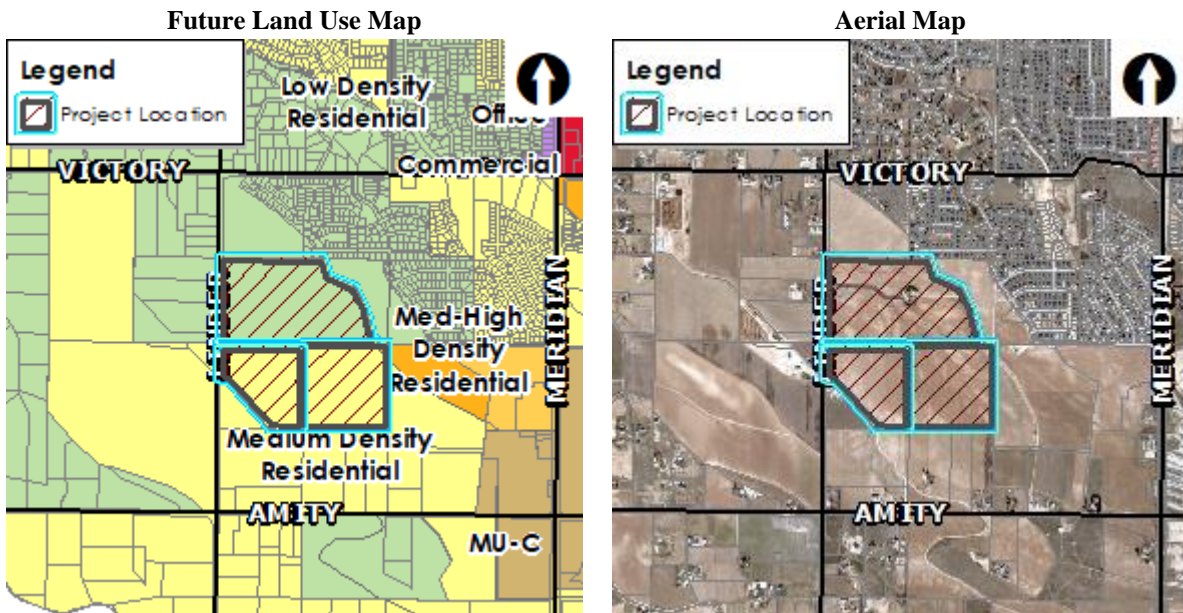
II. SUMMARY OF REPORT

A. Project Summary

| Description | Details | Page |
|--|--|------|
| Acreage | 136.63 | |
| Existing/Proposed Zoning | R-4 | |
| Future Land Use Designation | Low Density Residential (LDR) 64+/- acres & Medium Density Residential (MDR) 73+/- acres | |
| Existing Land Use(s) | Rural residential/agricultural | |
| Proposed Land Use(s) | Single-family residential | |
| Lots (# and type; bldg./common) | 366 buildable lots, 20 common lots and 1 other lot | |
| Phasing Plan (# of phases) | 11 | |
| Number of Residential Units (type of units) | 366 single-family detached | |
| Density (gross & net) | 2.68 units/acre (gross)/3.5 units/acre (net) | |
| Open Space (acres, total [%]/buffer/qualified) | 20.48 acres (or 14.99%) consisting of an 8.24 acre City neighborhood park, 2 pocket parks, a linear open space area where the William’s Pipeline is located, ½ the street buffer along Linder Rd., street buffers along collector streets and parkways along internal streets. | |
| Amenities | Tot lot with children’s play structure and a park bench, a multi-use pathway within the William’s pipeline easement and along the Calkins Lateral, micro-paths and a gazebo. | |

| Description | Details | Page |
|---|---|------|
| Physical Features (waterways, hazards, flood plain, hillside) | The Williams Northwest Gas Pipeline crosses this site & lies within a 75' wide easement; the Calkins Lateral runs along the southwest corner of the site & the Sundall Lateral runs along the northeast corner of the site; another small irrigation ditch also crosses the site. | |
| Neighborhood meeting date: History (previous approvals) | 7/11/22 AZ-13-014 (Ord. 14-1594) Victory South; H-2016-0001 (PP); A-2018-0231 (TED); TECC-2020-0001 A <i>Development Agreement is required to be executed prior to submittal of the first final plat application; the specific provisions of the DA are included in the Findings for the preliminary plat.</i> | |

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

Centers Farm, LLC – PO Box 518, Meridian, ID 83680

C. Representative:

Same as Applicant

IV. NOTICING

| | City Council Posting Date |
|--|----------------------------------|
| Notification published in newspaper | 8/21/2022 |
| Notification mailed to property owners within 300 feet | 8/18/2022 |
| Applicant posted public hearing notice on site | 8/27/2022 |
| Nextdoor posting | 8/18/2022 |

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

Per UDC 11-6B-7C, “Upon written request and filing by the applicant prior to the termination of the period in accord with subsections A and B of this section, the director may authorize a single extension of time to obtain the city engineer’s signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the city council may be granted. With all extensions, the director or city council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.”

The preliminary plat for this project was approved by City Council on July 26, 2016 and was valid for 2 years. Prior to the expiration date, an administrative time extension (A-2018-0231) was requested and approved by the Director on July 16, 2018, which granted an additional 2 year period of time until July 26, 2020 in order to obtain the City Engineer’s signature on a final plat. The reason for the time extension was due to incomplete sewer and water line extensions as well as upcoming improvements to Harris Street. No new conditions were placed on the application with the time extension. Another 2-year time extension was approved by City Council on September 8, 2020, which expired on July 26, 2022; the subject time extension request was received prior to the expiration date.

The reason for the request per the Applicant’s narrative, is that the Developer has been focusing on development of the adjacent Biltmore Estates and Graycliff Estates and needs additional time to submit a final plat application for Brundage Estates. Construction plans are in the process of being completed for Phase I and the Applicant anticipates design completion of the first phase later this year. Sewer and water lines have been extended in Linder Road to serve this property and improvements to Harris St. with turn lanes on SH-69 are currently under construction.

With all extensions, the City Council may require the preliminary plat to comply with current UDC provisions as set forth in UDC 11-6B-7C. Since the preliminary plat and previous time extensions were approved, the qualified open space & site amenity standards have been updated in the UDC to require a minimum of 12% qualified open space (up from 10%) and a minimum of 27 points (pts.) of site amenities (6 site amenities were previously required). *See UDC [11-3G-3](#) for more information.*

A total of 14.99% (or 20.48 acres) qualified open space was provided with the preliminary plat consisting of an 8.24-acre City neighborhood park, 2 pocket parks consisting of 0.8 and 1.3 acres, a linear open space area where the William’s Pipeline is located containing a multi-use pathway, ½ the street buffer along S. Linder Rd., all of the street buffers along collector streets (Harris, Oakbriar and Smokey Lake), and the parkways along internal streets within the development.

Amenities approved with the preliminary plat consist of the following: a tot lot with a children’s play structure and seating area (4 pts.); multi-use pathways within the William’s pipeline easement and along the Calkins Lateral (0.8+/- miles = 6 pts.); open space commons, including a City park

(450,410+/- s.f. = 23 pts.); a gazebo/shelter (3 pts.); and a basketball court with benches (4 pts.), which total 40 pts., which meet and exceed the updated standards.

Approval of the subject time extension will allow the Applicant to obtain the City Engineer's signature on a final plat and proceed with development of the property. If City Council does *not* approve the requested time extension, the preliminary plat will expire and a new preliminary plat application will be required.

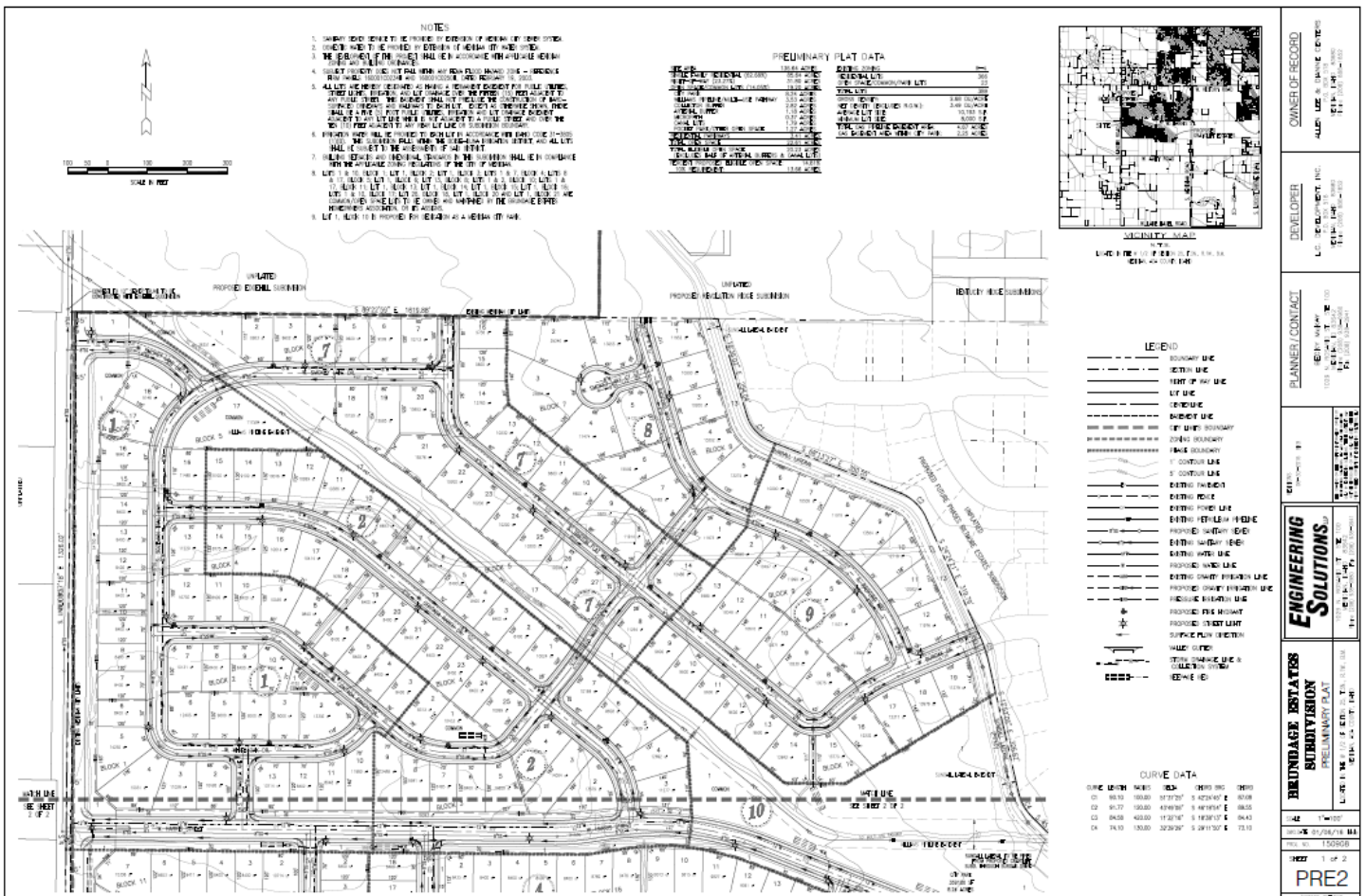
VI. DECISION

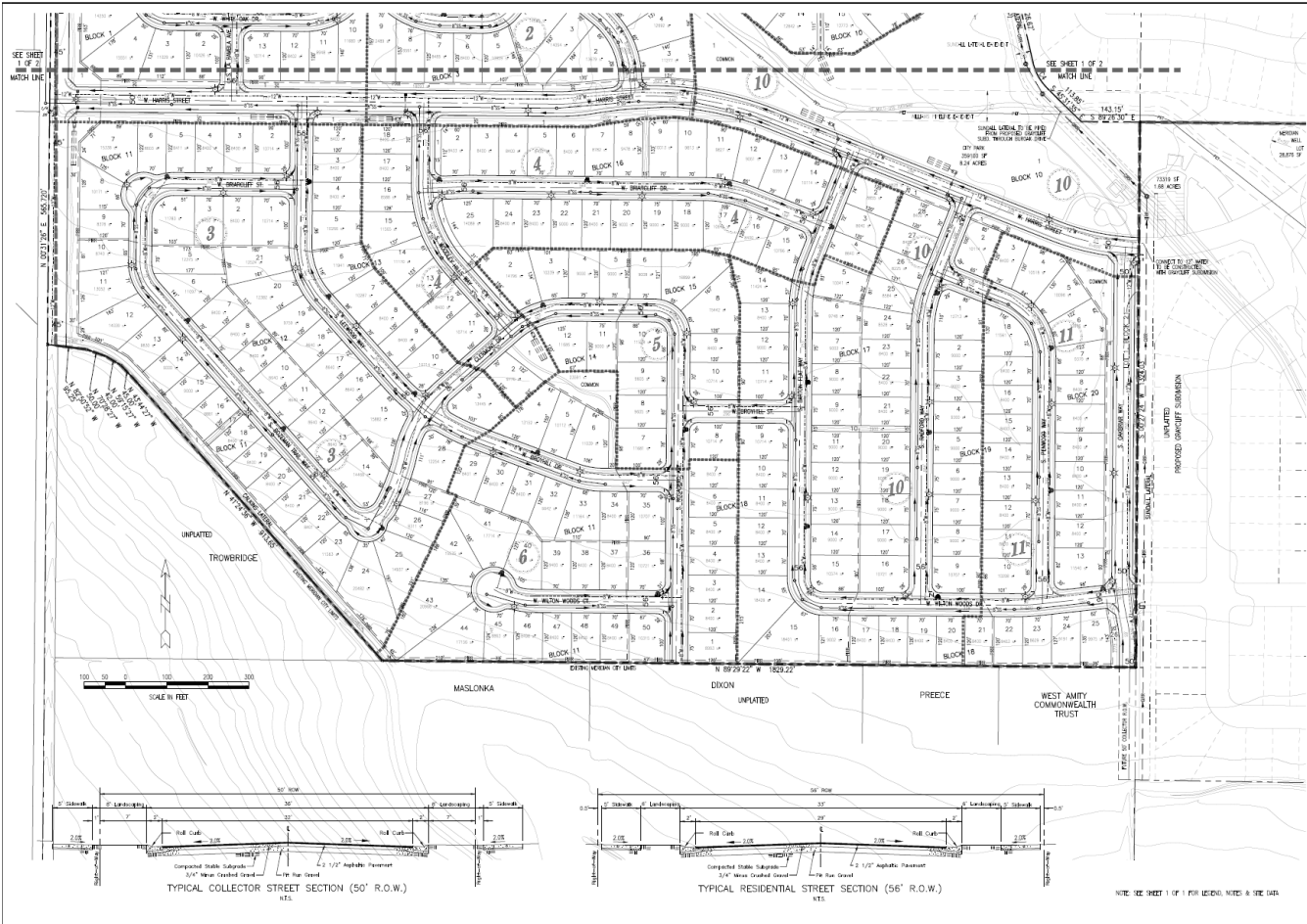
A. Staff:

Staff recommends approval of the proposed time extension for a time period of 2 years as requested to expire on July 26, 2024. The Applicant is still required to comply with all previous conditions of approval for this project.

VII. EXHIBITS

A. Preliminary Plat (date: 1/6/2016)





| | |
|--|---|
| OWNER OF RECORD | ALLEN LEE & MARIE GENTERS |
| DEVELOPER | LC DEVELOPMENT, INC. 1625 N. 10TH ST., SUITE 100 DENVER, CO 80202 |
| PLANNING CONTACT | BECKY MURRAY 1625 N. 10TH ST., SUITE 100 DENVER, CO 80202 |
| ENGINEERING | ENGINEERING SOLUTIONS 1625 N. 10TH ST., SUITE 100 DENVER, CO 80202 |
| BRUNDAGE ESTATES SUBDIVISION PRELIMINARY PLAN | DATE: 01/26/16 SCALE: 1"=100' |
| SHEET 2 OF 2 | |