

**Public Hearing for Bordeaux Estates Subdivision (H-2022-0062) by
J.J. Howard, LLC., located at 5665 N. Meridian Rd.**

- A. Request: Annexation of 2 acres of land with an R-8 zoning district.
- B. Request: Combined Preliminary and Final Plat consisting of 4 building lots and 1 common lot on 2 acres of land in the R-8 zoning district

Seal: All right. I would like to open File No. H-2022-0062 for the Bordeaux Estates Subdivision and we will begin with the staff report.

Allen: Thank you, Mr. Chair, Members of the Commission. The first applications before you tonight are a request for annexation and zoning and a preliminary plat. This site consists of two parcels of land totaling two acres, zoned RUT in Ada county and it's located at 5665 North Meridian Road at the northwest corner of Meridian Road and West Producer Drive. A record of survey was approved on this property back in 1980 on the northern parcel. The southern parcel was annexed in 2012 and included as a lot in Paramount North Subdivision. The Comprehensive Plan future land use map designation is medium density residential, which calls for three to eight units per acre. The applicant is proposing to annex two acres of land with an R-8 zoning district for the development of three single family residential detached dwellings with retention of the existing home for a total of four homes on the site at a gross density of 1.8 units per acre, which by itself is below the desired density of the medium density designation. Staff is supportive of the density proposed and deems that in general conformance with the Comprehensive Plan without an amendment to the future land use map for the following reasons -- and the property is part of a larger undeveloped enclave to the north also designated medium density residential that is anticipated to develop at a density within the desired range for the overall area and this property has limited access via a common driveway from West Producer Drive through an easement over land owned by the Paramount Owners Association. A maximum of four homes are allowed to have access through the easement and the UDC allows a maximum of four homes to have access via a common driveway, thus preventing a greater density on this site. A combined preliminary and final plat is proposed consisting of four building lots and one common lot on 2.22 acres of land in the R-8 zoning district. The southern portion of the site is a resubdivision of Lot 5, Block 49, Paramount Subdivision No. 21. Proposed lots range in size from .33 to .56 acre, with home sizes consisting of 2,500 to 5,558 square feet. The subdivision is proposed to develop in one phase. There is an existing home with an attached garage and several outbuildings on this property. The existing home is proposed to remain. The attached garage and other structures are proposed to be removed. A new detached garage will be constructed for the existing home accessible via the internal common driveway. The existing driveway via Meridian Road will be removed. As mentioned, access is proposed via a common driveway from West Producer Drive, a residential collector street, at the southern boundary of the site. A minimum 35 foot wide landscape street buffer, with a ten foot wide multi-use pathway, is required along Meridian Road. Because the site is below five acres in size common open space and site amenities are not required and this

is a common driveway exhibit there on the left and the landscape plan that's proposed is on the right. One conceptual building elevation for Lots 2, 3 and 5 and one conceptual elevation for the remodeled existing home on Lot 1 is proposed with a new addition and detached garage and a modern farmhouse design as shown. Building materials consist of Hardie or LP board and batten siding, mixed with eight inch lap siding, stone veneer and natural wood accents and architectural asphalt shingles with standing seam metal roof accents. Design review is not required for single family residential detached structures. However, because the rear and/or sides of homes facing North Meridian Road and West Producer Drive will be highly visible, those elevations should incorporate articulation through changes in two or more of the following. Modulation. For example, projections, recesses, step backs or pop outs, bays, banding, porches, balconies, material types or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the adjacent public streets. There was no written testimony submitted on this application and staff is recommending approval with a development agreement per the provisions in the staff report. Staff will stand for any questions.

Seal: Thank you, Sonya. Would the applicant like to come forward? Good evening, sir. We will just need your name and address for the record and the floor is yours.

Jobes: Good evening. Michael Jobes. 2 North Homes. 5120 North Backwater Avenue, Boise. 83714.

Seal: Thank you, sir.

Jobes: Well, first off, thank you for considering our application, Commission Members, and just kind of wanted to give a little background on this project. It has constraints because we are surrounded by Paramount on the one side. We had limited access off Meridian Road. So, our -- our really crush to the whole thing was getting approval through Paramount to have access off West Producer and through negotiations we were able to secure getting four homes for that. So, that's how this kind of transpired. Any questions?

Seal: Does Commission have any questions for the applicant or staff at this point? No? None? I will just ask real quick. Do we have anybody signed up to testify?

Hall: Mr. Chair, we do not.

Seal: Anybody in the audience here to testify on this application? Okay. With that if you have nothing further to add, then, we thank you for your application and --

Jobes: Okay.

Seal: -- we will close the public hearing and move on with it.

Jobes: Thank you.

Seal: Thank you, sir. One more time. Anybody in the audience if you want to testify? We don't have anybody online do we? Okay. I didn't think so. All right. If somebody would like to make a motion to close the public hearing on File No. H-2022-0062.

Smith: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public -- public testimony for File No. H-2022-0062 for the Bordeaux Estates Subdivision. All in favor say aye. None opposed. Motion carries.

MOTION CARRIED: FIVE AYES. TWO ABSENT.

Seal: Who would like to go first?

Grace: Mr. Chairman?

Seal: Go right ahead.

Grace: I just want to declare to the Commission and to the -- the members of the public that I'm actually a board member on the Paramount Owners Association, so I have been kind of privy to some information regarding some of the easements and the negotiations with this applicant. So, I think out of just -- just some caution I'm going to recuse myself from this -- this application. This agenda item I should say.

Seal: Thank you, Commissioner Grace. Appreciate that.

Lorcher: Mr. Chair?

Seal: Commissioner Lorcher, go ahead.

Lorcher: This seems pretty straight forward. I mean we appreciate -- or I appreciate that -- seeing lot -- lot sizes between a third and a half acre. It looks like everybody's got enough space in here, but it also is a good in-fill project as well. It sounds like that the developer worked with the homeowners association to come with an agreement for easements and did everything that he needed to do to be able to fill in the space with what looks like will be some very nice homes. Commissioner Smith, I see you reaching.

Smith: I agree. It seems to be the Commission is generally happy with this. I will --

Seal: Before a motion just real quick, Sonya. Was there anything that was not in an agreement? I'm pretty sure that everything was agreed upon and we were good to go on that, but I just want to verify.

Allen: I did not get a response from the applicant in agreement with the staff report, but I -- they didn't mention anything that they were not in agreement with, so --

Seal: I understood.

Allen: Thank you.

Seal: Go right ahead.

Smith: So after considering all staff, applicant, and public testimony, I move to recommend approval to the City Council of File No. H-2022-0062 as presented in the staff report for the hearing of May 4th, 2023. Do I need to include the inclusion of a DA mod to that or is that -- as presented in the staff report.

Seal: Do I have a second?

Rivera: I will second.

Seal: It's been moved and seconded to approve File No. H-2022-0062 for Bordeaux Estates Subdivision. All in favor, please, say aye. And no opposed? Motion carries. Thank you very much.

MOTION CARRIED: FIVE AYES. TWO ABSENT.