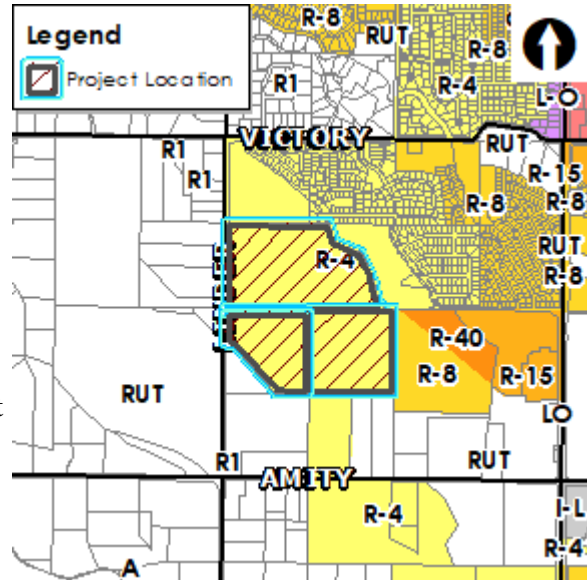


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 8/25/2020
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: TECC-2020-0001
 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.

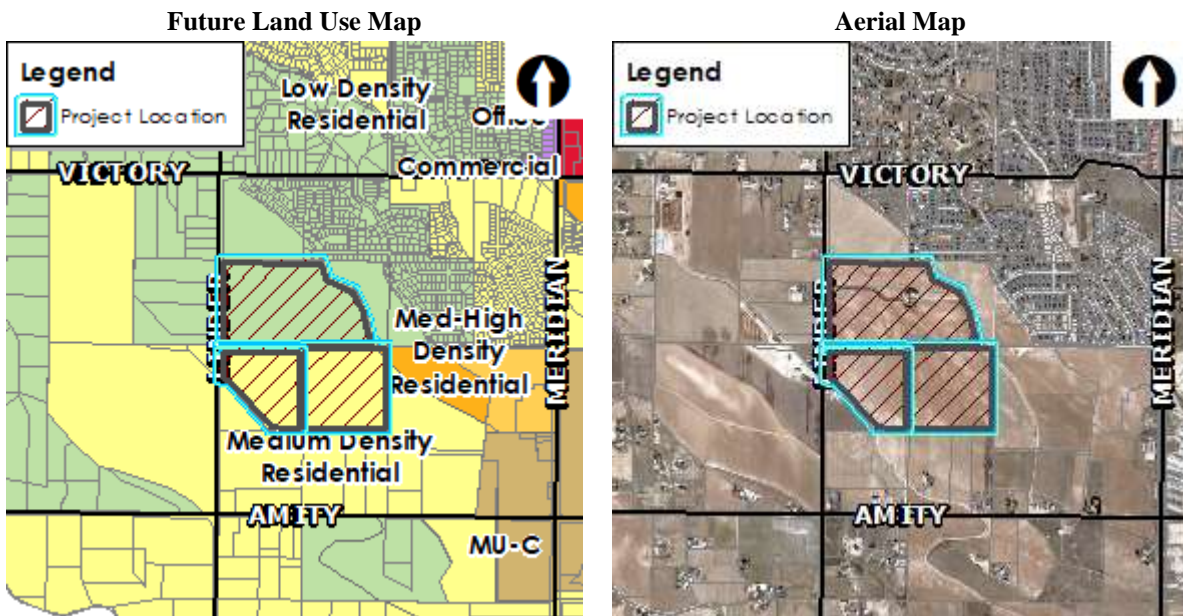
II. SUMMARY OF REPORT

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; # of attendees:	July 16, 2020 (Zoom) – No one RSVP'd for the Zoom meeting but the Applicant did speak via phone to 4 people.	
History (previous approvals)	AZ-13-014 (Ord. 14-1594) Victory South; H-2016-0001 (PP); A-2018-0231 (TED) <i>A 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:

Cody Stoeger, L2 Construction, Inc. – PO Box 1669, Meridian, ID 83680

B. Owner:

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

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	8/7/2020	
Notification mailed to property owners within 300 feet	8/4/2020	
Applicant posted public hearing notice on site	8/13/2020	
Nextdoor posting	8/4/2020	

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 previous 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.

Prior to expiration of the previous time extension, the Applicant submitted a request for a subsequent time extension. The reason for the request per the Applicant’s narrative, is that the Developer has been focusing on development of the adjacent Biltmore Estates (Oakwood) and Graycliff Estates.

Since the preliminary plat and previous time extension were approved, there have not been any code changes that would necessitate new conditions being placed on the subject time extension. Therefore, Staff recommends approval of the Applicant’s request without any new conditions; the Applicant is still required to comply with all previous conditions of approval for this project.

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, 2022.

VII. EXHIBITS

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

