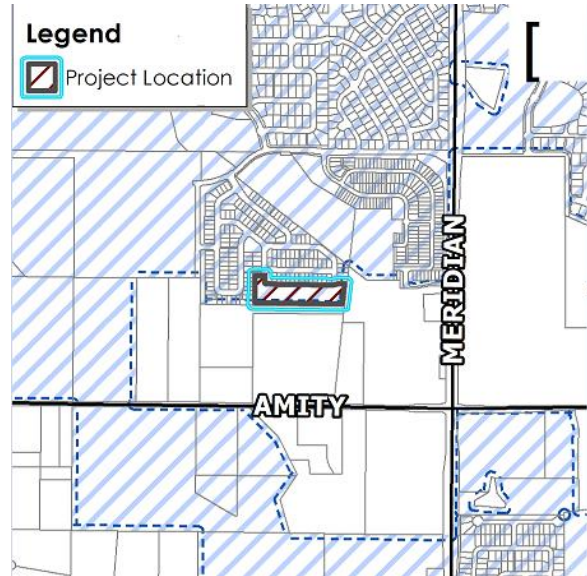


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 7/9/2024
TO: Mayor & City Council
FROM: Nick Napoli, Assistant Planner
208-884-5533
SUBJECT: Graycliff Estates No. 5
MFP-2024-0001
LOCATION: Generally located south of W. Harris St. and west of S. Meridian Rd., in SE ¼ of Section 25, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat modification to add another lot to the fifth and final phase of Graycliff Estates Subdivision No. 5.

II. APPLICANT INFORMATION

A. Applicant:

Sabrina Durtschi, KB Homes – 1414 W. Bannock Street, Boise, ID 83702

B. Owner:

Sabrina Durtschi, KB Homes – 1299 N. Orchard Street, Boise, ID 83706

C. Representative:

Same as applicant

III. STAFF ANALYSIS

The final plat ([FP-2023-0029](#)) for Graycliff Estates Subdivision No. 5 was approved by City Council on February 6, 2024 and has not been recorded. The Applicant proposes to add an additional lot as the preliminary plat was approved for 200 lots and after several phases realized they are only proposed or platted a total of 199 lots. The purpose of this modification is to create the 200th buildable lots that were entitled with the preliminary plat. With the addition of another lot, the applicant was able to reconfigure several lots while still meeting the R-8 dimensional standards. Since the subdivision has not been recorded, there are no modifications needed with the county.

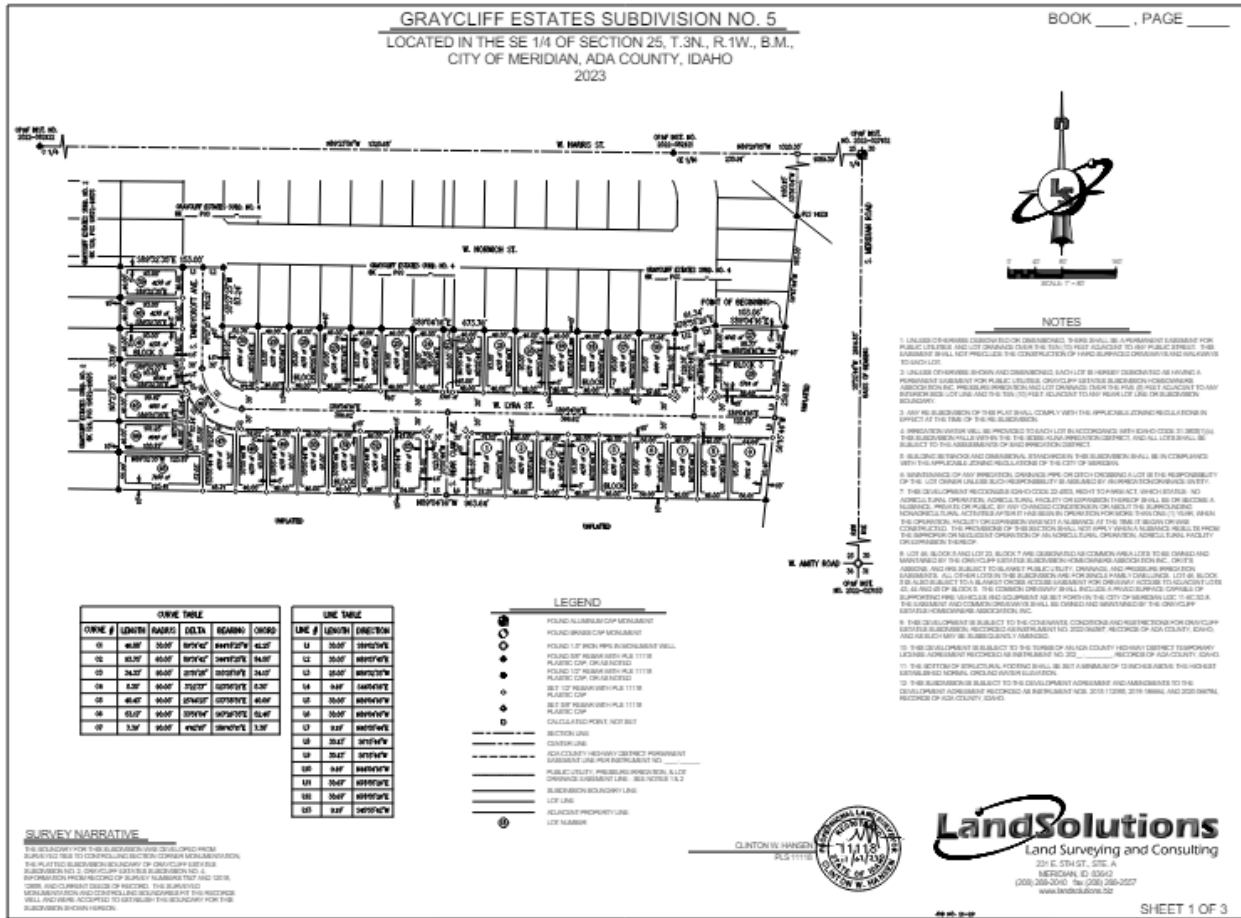
DECISION

A. Staff:

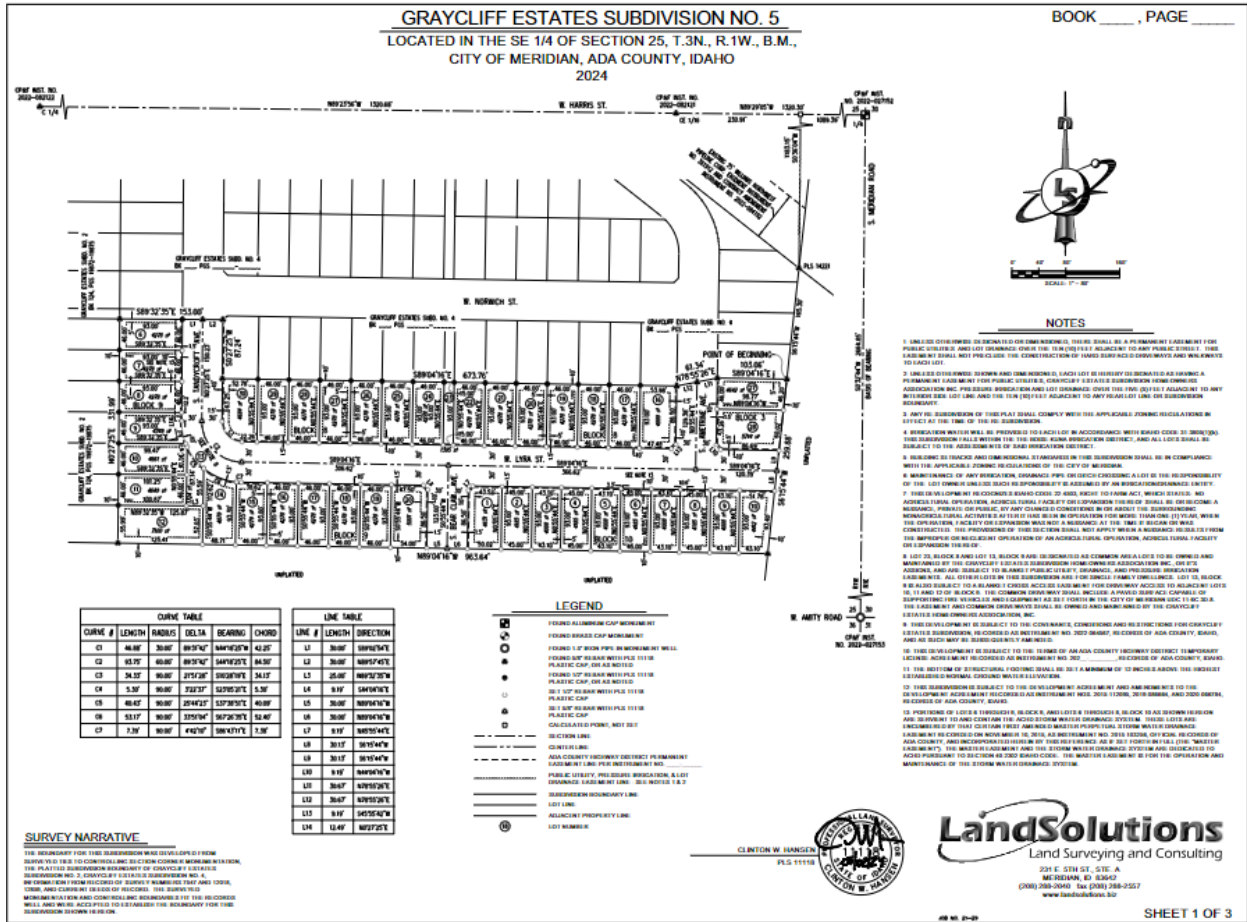
Staff recommends approval of the proposed final plat modification based on the analysis above in Section III.

IV. EXHIBITS

A. Approved Final Plat



B. Amended Final Plat with an additional lot



V. CITY/AGENCY COMMENTS

A. PLANNING DIVISION

1. Applicant shall meet all terms of the approved final plat applications approved for this site (FP-2023-0029, DA Instrument #2020-066784).