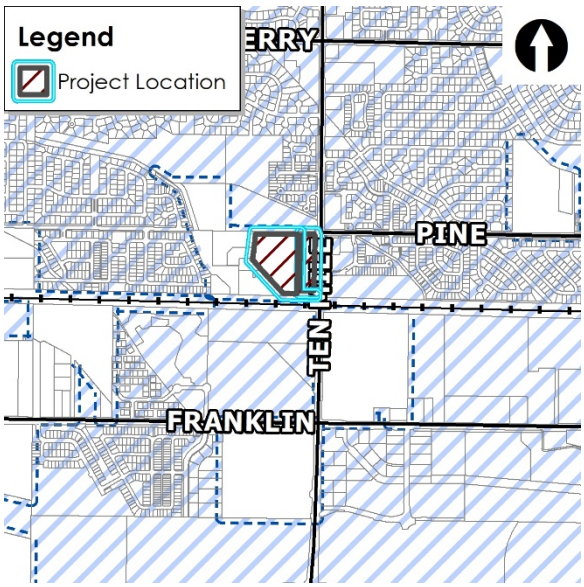
STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

HEARING DATE:	2/9/2021
TO:	Mayor & City Council
FROM:	Joe Dodson, Associate Planner 208-884-5533
SUBJECT:	H-2020-0099 Mile High Pines
LOCATION:	The site is located in the southwest corner of N. Ten Mile Rd. and W. Pine Ave., in the NE ¼ of the SE ¼ of Section 10, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

- Annexation of 17.46 acres of land with a request for C-C (~~6.04~~ 6.02 acres) and R-15 (11.4~~2~~2 acres) zoning districts;
- Preliminary Plat consisting of ~~3~~5 building lots and 1 common lot on 15.95 acres of land in the proposed C-C and R-15 zoning districts;
- Conditional Use Permit for a multi-family development consisting of a total of 135 residential units on 11.42 acres in the proposed R-15 zoning district, by Baron Black Cat, LLC.

Note: The Applicant is also applying for private streets and administrative design review. These applications are reviewed and approved by the Director; Commission action is not required. Analysis of the building and private street design are provided below in section V.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	17.46 (R-15 – 11.42 acres; C-C – 6.04 acres)	
Future Land Use Designation	Mixed Use Community	
Existing Land Use(s)	County residential and farm land	
Proposed Land Use(s)	Multi-Family Residential and Commercial	
Lots (# and type; bldg./common)	4 total lots – 1 multi-family residential; 2 commercial; and 1 common lot.	

Description	Details	Page
Phasing Plan (# of phases)	Proposed as one phase	
Number of Residential Units (type of units)	135 for rent units (detached single-family style cottages, townhome style units, and vertically integrated development with all units on a single lot).	
Density (gross & net)	Gross – 8.2 du/ac.; Net – 10.68 du/ac.	
Open Space (acres, total [%]/buffer/qualified)	3.62 acres of qualified open space overall (approximately 22%) – 2.47 acres for 11-3G requirements (approximately 15%); 1.15 acres (49,928 square feet) proposed for 11-4-3-27 (Multi-Family) standards. 1.22 acres of private open space is proposed (53,028 square feet; approximately 393 square feet per unit) to meet specific use standards.	
Amenities	8 qualifying amenities – 10' multi-use pathway, pool, clubhouse, picnic areas, tot-lot, fitness facilities, enclosed bike storage, and a pedestrian/bicycle circulation system.	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
Neighborhood meeting date; # of attendees:	September 16, 2020 – 2 attendees;	
History (previous approvals)	N/A	

B. Community Metrics

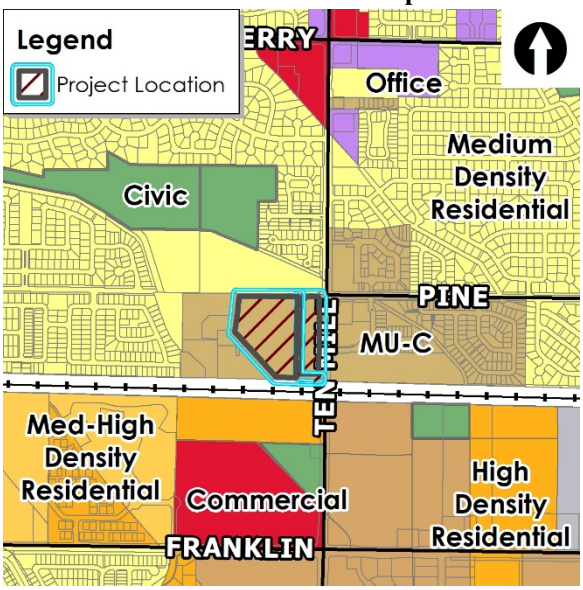
Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes	
• Requires ACHD Commission Action (yes/no)	No	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Access is proposed via one private street connection each to W. Pine Avenue (future collector) and N. Ten Mile Road (arterial). Pine will be extended by this Applicant and the adjacent Applicant on the north side of Pine from the intersection of Pine & Ten Mile west to the Tenmile Creek.	
Traffic Level of Service	Ten Mile Road – Better than "E" (1.474/1,540 VPH) Pine Avenue (existing section only) – Better than "D" (182/425 VPH)	
Stub Street/Interconnectivity/Cross Access	Applicant is proposing private streets throughout the development with one stub street connection proposed to the west property line in the northwest corner of the site to offer a frontage road from the proposed development to the west to the commercial on this site. No other vehicle connections are proposed as the subject site other than an emergency only access near the southwest edge of the site.	
Existing Road Network	No (Ten Mile Road abutting the site is only existing road)	
Existing Arterial Sidewalks / Buffers	There is no existing buffer to Ten Mile Road (the abutting arterial street) but there is existing attached sidewalk along the property's entire frontage on Ten Mile Road. The required landscape buffer will be installed with this project.	
Proposed Road Improvements	The Applicant, in conjunction with the Applicant of the property to the north, is proposing to extend Pine Avenue west from the intersection of Pine and Ten Mile to the Ten Mile Creek. This Applicant is only responsible for the	

Description	Details	Page
	construction of Pine that this property abuts (approximately 885 feet).	
Distance to nearest City Park (+ size)	0.9 miles to Fuller Park (21.9 acres in size) by car; approximately 0.5 miles to Fuller Park via existing and planned pathway and sidewalk connections.	
Fire Service		
• Distance to Fire Station	1.2 miles from Fire Station #2	
• Fire Response Time	This project lies within the Meridian Fire response time goal of 5 minutes.	
• Resource Reliability	Fire Station #2 reliability is 86%.	
• Risk Identification	Risk Factor 2 – residential with hazards (multi-family and railroad tracks)	
• Accessibility	Proposed project meets all required access, road widths, and turnarounds; Fire has signed off on Private Street layout. Addressing for project is very important for emergency responses; Applicant shall work with City Addressing Agent and the Fire Official to have lighted maps wherever necessary.	
Police Service		
• Distance to Station	Approximately 4 miles from Meridian Police Department	
• Response Time	Approximately 4-minute response time to an emergency.	
• Call Data	Between 11/1/2019- 10/31/2020, the Meridian Police Department responded to 1,244 calls for service within a mile of the proposed development. The crime count on the calls for service was 112. See attached documents for details. Between 11/1/2019- 10/31/2020, the Meridian Police Department responded to 32 crashes within a mile of the proposed development. See attached documents for details.	
• Additional Concerns	None	
West Ada School District		
• Distance (elem, ms, hs)	No comments have been received from West Ada School District	
• Capacity of Schools		
• # of Students Enrolled		
Wastewater		
• Distance to Sewer Services	NA	
• Sewer Shed	South Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	14.05	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts/Concerns	• Additional 1,332 gpd of flow is committed • Provide to-and-through to 3515 W. Pine Ave and 3513 W Pine Ave. • Light poles cannot be located inside utility easement. • In multiple areas it looks like the sewer and storm drain lines are too close together. Please provide 4 ft separation between center of storm drain and sewer. This enables repair/replacement of manholes and sewer lines in the future.	

Description	Details	Page
Water		
• Distance to Services	0’	
• Pressure Zone	2	
• Estimated Project Water ERU’s	See application	
• Water Quality Concerns	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	• See the attached water markup for more detail • The water main in Pine Ave needs to be extended east and tied into the existing 12” near Ten Mile. Also, the water main in Pine Ave needs to be extended west to the west property boundary. This will fulfill the to-and-through requirement. • The water main in W. Little Lane needs to be extended to the west property line. • Install water main in N. Side Creek Lane and stub at the property line to provide a future connection to the west parcel. • End the water main in N. Rangeview Lane (at the southeast corner of development) in a fire hydrant • There is an existing water main stub off of Ten Mile at the southeast corner of the development that either needs to be used or abandoned	
COMPASS – Communities in Motion 2040 2.0 Review		
Housing w/in 1 mile	3,710	
Jobs w/in 1 mile	1,350	
• Ratio	0.4 (ratio between 1-1.5 is considered healthy ratio) indicates an employment need.	
Nearest Bus Stop	0.8 miles	
Nearest Public School	0.6 miles	
Nearest Public Park	0.8 miles	
Nearest Grocery Store	0.5 miles	
Recommendations	See agency comment section for link to full file.	Section VIII.F

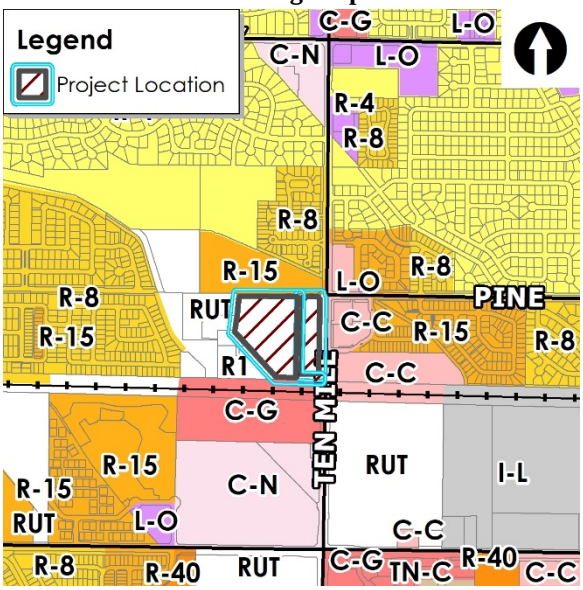
C. Project Area Maps

Future Land Use Map

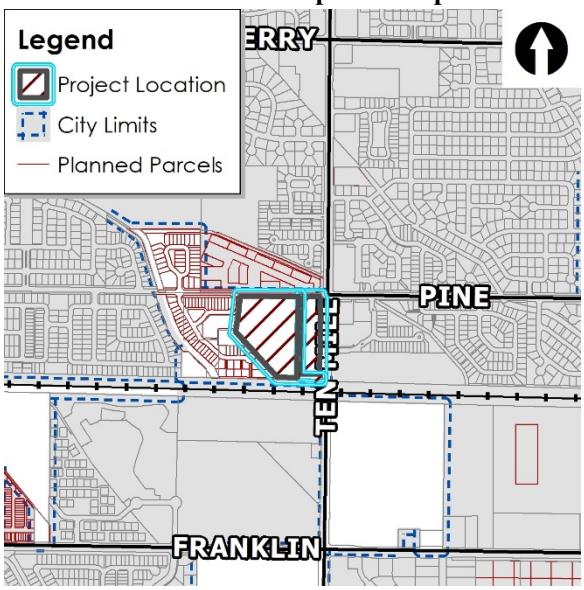


Aerial Map

Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Same as Representative

B. Owner:

Baron Ten Mile LLC – 1401 17th Street, Ste. 700, Denver, CO 80202

C. Representative:

Kent Brown Planning – 3161 E. Springwood Drive, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	11/27/2020	1/22/2021
Radius notification mailed to properties within 500 feet	11/23/2020	1/20/2021
Site Posting	12/7/2020	1/18/2021
Nextdoor posting	11/23/2020	1/19/2021

V. STAFF ANALYSIS

A. Future Land Use Map Designation (*https://www.meridiancity.org/compplan*)

Mixed Use Community – The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged.

The subject site has existing City of Meridian zoning and development to the east and north of the property. Its directly borders to its north and east are or will be streets and the southern boundary abuts the railroad easement for the historic Oregon Short Line RR. Directly to the west of this project is another project that is currently under review by City staff. Across Ten Mile Road is existing commercial zoning and uses as well as a Church use; south of the railroad tracks is a 15-acre self-storage facility.

The proposed land use of multi-family residential (in the form of detached cottages, townhomes, and vertically integrated) and commercial are consistent with the land use types noted in the Future Land Use Map (FLUM) designation definitions and preferred uses. The proposed product type is by definition multi-family (more than 2 units on a single building lot) but the Applicant has designed the units to emulate single-family attached and detached structures that share pedestrian pathways and open space rather than public streets (this is the sister project to the Modern Craftsman at Black Cat development). The proposed unit types also provide more private open space than traditional multi-family development, furthering its feel of single family residential. In addition, certain densities are required to be met for residential projects within the MU-C future land use designation. The proposed project as shown is approximately 8 du/ac, meeting the 6-15 du/ac requirement (see community metrics above). Therefore, Staff finds the density proposed with the annexation and plat is consistent with the Future Land Use Map designation of Mixed-Use Community (MU-C).

Mixed-use designations also require at least three (3) types of land uses. When analyzing projects within the MU-C future land use designation, the approved and/or developed land uses nearby must be considered. Therefore, Staff has taken into account adjacent land uses that can be traveled between with relative ease. The closest development to this property is a commercial development containing a gas station, a bank, and other office uses. East of this commercial node are detached single-family homes and north of it are some attached single-family homes. All of these uses and developments are also part of the MU-C designation abutting and encompassing this site which add to the diversity of uses available within this designated mixed-use area.

The subject development offers 6 acres of commercial zoning according to the proposed rezone exhibit. However, the proposed C-C zoning does not truly reflect the commercial area as it does not reflect the plat boundary. Staff cannot support dual zoning on a property and so the Applicant should revise the rezone exhibit and/or plat boundary to have only the R-15 zoning district on the area of the site containing residential and remove commercial zoning that goes beyond the proposed commercial lots. With revisions requested by Staff within this report, the Applicant will have to make adjustments to the rezone boundary as well; all of these changes should occur prior to the City Council hearing to ensure transparency on the true amount of commercial zoning being proposed.

Regardless of the zoning issues discussed, the proposed commercial areas should accommodate multiple future uses, including the two Vertically Integrated Residential buildings that contain additional leasable commercial area. The commercial acreage of this property is proposed as two commercial lots; one in the very northeast corner of the site containing one building and one more lot that contains the remaining area and buildings, as seen on the submitted preliminary plat. The submitted plat shows two of the three commercial buildings as containing drive-thrus which Staff does not support. Staff supports the use of a singular drive-thru establishment located at the hard corner of the commercial. Despite this opinion, Staff is not willing to specifically limit the number of drive-thru establishments with this application because each drive-thru will require a conditional use permit to implement this use. Therefore, Staff is of the opinion that through our existing process is the best route to determine whether any drive-thru is warranted on this site.

Staff notes that the Applicant has taken experiences from the process of obtaining approval of their project that is of the same type of design here in Meridian by incorporating pedestrian connections between shared open spaces and outdoor plazas between the residential and commercial portions of the site. The incorporation of these elements provide a clear answer to a mixed-use goal: "Mixed use areas should be centered around spaces that are well-designed public and quasi- public centers of activity. Spaces should be activated and incorporate permanent design elements and amenities that foster a wide variety of interests ranging from leisure to play. These areas should be thoughtfully integrated into the development and further place-making opportunities considered." Staff finds that with the pedestrian connections and easy access to integrated plazas, the Applicant is meeting this goal.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. *In order to ensure the site develops as proposed with this application, Staff recommends a DA as a provision of annexation with the provisions included in Section VIII.A1. The DA is required to be signed by the property owner(s)/developer and returned to the City within 6 months of the Council granting the annexation for approval by City Council and subsequent recordation. A final plat will not be accepted until the DA is executed and the AZ ordinance is approved by City Council.*

B. Comprehensive Plan Policies (*https://www.meridiancity.org/compplan*):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

"Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City" (2.01.01G). *Mile High Pines (the sister project to Modern Craftsman at Black Cat) is offering a unique type of development within the City of Meridian by proposing single-family attached and detached homes within a multi-family setting. A vast majority of the housing that exists around this development are traditional detached single-family homes. The Applicant hopes to add an additional housing type in this area that will delineate a unique living opportunity in the City and add to the housing diversity available.*

"Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices" (3.07.01A). *The proposed site design incorporates mews, private streets, common open space, and different housing designs within the same parcel. The area directly adjacent to subject site is undeveloped land but is requesting approval for a mix of housing types to include traditional multi-family and detached single-family at a lower density than this project. Despite being in a mixed-use designation, the Applicant has chosen to propose a development that is made up of mostly single-story structures instead of 3 or 4 story apartments. The Applicant did this in order to be more compatible with other nearby residential development and create a sense of place by not having multi-story buildings throughout the site.*

In regards to site design, the Applicant is proposing two-story townhomes along the southwestern boundary and on part of the eastern boundary along Ten Mile with the rest of the site being a majority of single-story structures. The only other two-story structures proposed are those vertically integrated structures located closer to the proposed commercial zone. With the majority of the two-story structures and the commercial being along the periphery of the development, the single-story structures and largest open space areas will be buffered by these structures and landscape buffers. In addition, the townhomes along the western boundary will abut a cul-de-sac and only a few of the larger lots proposed with the adjacent subdivision to the west. These aspects of the site design and buffering are notwithstanding the pedestrian and bicycle pathways that line the entire edge of the proposed project, offering additional recreation opportunities and more buffering from adjacent subdivisions and the adjacent roadways.

The Applicant is only proposing one access to Ten Mile Road that will be a restricted, right-in/right-out only access for safety reasons. The only other direct access proposed is to the proposed extension of Pine Avenue near the northeast corner of the site – this access has been approved by ACHD as a full access because it aligns with an access proposed by the application to the west and north of this project. Reducing access points to arterial streets is a major goal within the City's Comprehensive Plan and helps funnel traffic in appropriate manners.

Staff believes placing the commercial along Ten Mile offers an appropriate buffer between the busy arterial roadway and the single-story structures that make up the center of the development. However, Staff does not agree that placing townhomes along Ten Mile is the best site design practice. Instead, placing the vertically integrated structures along Ten Mile, in place of the two townhome units, may offer a better transition. The Applicant could then re-orient the townhomes along Pine rather than the single-family style cottages as currently proposed, offering a better buffer and transition from Pine Avenue and future development to the north. The townhomes along Pine would front on the large green space proposed here and have the garages facing towards the inside of the site, eliminating the need for parking stalls on side of the northern most east-west street and helping to alleviate some of the utility issues presented by Public Works and discussed in more depth below.

"Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks" (3.02.01G). *All public utilities are available for this project site due to the existing arterial network abutting the site to the east, per Public Works comments. This project also lies within the Fire Department response time goal. Ten Mile Road is currently built at its final width abutting the site (5 lane arterial) and is within one (1) mile of Interstate 84.*

West Ada School District has not offered comments on this project at the time of writing; the school districts standard ratio of potential school aged children would estimate 95 additional school aged children in this development. Chaparral Elementary is the closest school to the subject site and is within walking distance. Staff understands that school enrollment is a major

issue to be dealt with but some relief appears to be on the horizon with new schools opening up soon.

Staff finds that the existing and planned development of the immediate area create conditions for adequate levels of service to and for this proposed project.

"Preserve, protect, and provide open space for recreation, conservation, and aesthetics" (4.05.01F). *The proposed project offers open space that exceeds the minimum requirements in the unified development code (UDC). The Applicant has placed a large area of open space in the center of the development that all units have almost equal access to which improves the overall project. Adjacent to this central open space is the proposed clubhouse and pool and to the east of the residential part of the project are two plazas with outdoor seating that is shared between the residential and commercial areas of the site. In addition, the Applicant is proposing to construct a segment of required multi-use pathway along the south boundary and then tying that into their own pathway system as a continuous loop around the project – these pathways are proposed with multiple connections to sidewalks along streets and those interior to the site offering additional usable open space and areas for recreation.*

See further analysis in Section V.E and V.L.

"Explore development and implementation of architectural and/or landscape standards for geographic areas of the City." (5.01.02F). *The proposed project site is not within a specific area plan for the City but because it is a multi-family product, it is subject to design review. The Applicant has submitted a concurrent administrative design review application for the residential structures that accompanies Staff's review of the conceptual elevations. The architecture proposed throughout the residential portion of the project offers modern design elements that include shed roof combinations and are combined with stucco and stone sidings, finished wood as a siding and accent material, and metal as an accent material. Staff not only finds the submitted elevations to be in compliance with the Architectural Standards Manual but also finds this type of architecture as unique and a welcome addition to the neighborhood.*

"Establish distinct, engaging identities within commercial and mixed-use centers through design standards." (2.09.03A). *As discussed above, the proposed product type and architecture would make Mile High Pines a distinct area within this part of the City. The Applicant has worked with Staff to offer a site design that provides some integration between the commercial and residential product types. In addition, there is a similar look and feel in the development created largely by the inclusion of pedestrian facilities throughout the site and large amounts of private open space provided for multi-family development. The Applicant, as noted above, is incorporating two shared plazas in the development that Staff anticipates will be widely used and helps engage both the future residents and commercial patrons. Therefore, when considering the surrounding area of development, Staff finds that the proposed development meets a majority of the mixed-use policies and objectives.*

Staff finds this development to be generally consistent with the Comprehensive Plan and a majority of the mixed use-policies.

C. Existing Structures/Site Improvements:

The site currently houses two single-family homes and associated accessory buildings. All existing structures will be removed upon development of this site. The Applicant will be responsible for maintaining the existing arterial sidewalks along Ten Mile Road during construction.

D. Proposed Use Analysis:

The proposed use is multi-family residential and commercial; the commercial area makes up roughly 1/3 of the site area, approximately 6 acres compared to 11.5 acres, respectively. Multi-family residential is a conditional use in R-15 zoning district per UDC Table 11-2A-2. Staff is unaware of any tenants being in place for the proposed commercial building suites. Because no tenants are currently known of, Staff cannot review those uses for compliance in the C-C zoning district. However, the submitted site plan depicts two drive-thru establishments next to one another – drive-thru establishments require a Conditional Use Permit when they are within 300 feet of a residential district, as is the case for this commercial area. Commercial buildings require Certificate of Zoning Compliance (CZC) and Design Review so at that time Staff will evaluate uses for compliance with code.

The multi-family development is proposed to be constructed in one phase and incorporate both detached and attached structures, as noted; of the 135 multi-family units, 42 units are townhomes proposed along the western and southeast boundaries of the site and 6 units are part of the vertically integrated structures. Therefore, the remaining 87 units are the single-story cottages that vary in sizes form 1-3-bedroom units. As discussed previously, the multi-family buildings are subject to design review and the Applicant has applied for this concurrently with the conditional use permit application for the residential structures. The Applicant did not provide elevations for the future commercial buildings; upon submittal of the required CZC, the Applicant will be required to submit concurrent design review for the commercial buildings. The Applicant has provided conceptual elevations of the Clubhouse and it shares in similar architecture with the proposed residential units as required by the specific use standards.

The proposed use is not a traditional type of single-family or multi-family development, it is a hybrid of the two. The Applicant could have chosen to plat each one of these buildings individually; the Applicant could also have proposed traditional 4-story garden style apartments. Both potentials have their positives and negatives and the Applicant is proposing a unique product type to the City of Meridian. The proposed units are a majority of single-story one, two, and three-bedroom detached units without garages. The Applicant is proposing more traditional apartment style parking to accompany the units but some units do have attached one-car garages. All of the townhome units also have attached two-car garages on their first floor.

Largely, the proposed buildings in this development look like detached single-family homes but have on-street parking and less private open space than a standard 4,000 or 8,000 square foot lot. However, the Applicant is proposing vastly more private open space than is required by UDC for multi-family development. UDC requires at least 80 square feet per unit and the Applicant is proposing an average of almost 400 square feet per unit via small private yards for every single unit. The design of this can be best seen on the open space exhibit (see Exhibit VII.C) and the fencing plan shown on the last page of the landscape plans (see Exhibit VII.D).

To be clear, the main proposed use is single-family detached structures combined with on-street parking that all reside on one single building lot, making it a multi-family development by definition. There are also traditional style townhome units but are also on the same building lot, making the whole residential product type a multi-family development. Staff has some recommendations regarding the overall site design to better transition from the busy streets and spread out some of the units for better utility delivery – Staff notes that all of the following recommendations are made with the overarching recommendation that no more units be added to the proposed development even if room is available within the site.

First, Staff recommends losing the singular unit near the northwest corner of the site, south of the 4 units along the east/west street to open up this area and remove the potential for CPTED issues created by this odd unit placement. Secondly, as noted within the Comprehensive Plan analysis,

Staff recommends the Applicant replace the townhome units shown along Ten Mile with the Vertically integrated structure proposed near the center of the project. Because of the commercial component of these structures, Staff believes fronting onto Ten Mile will activate the commercial within this building and offer a better buffer along the arterial roadway. The Applicant should replace the vertically integrated structure with the four units currently proposed directly the west of it in order to then spread out the remaining units in this area. By spreading these units out, utility service lines will have more room to be placed and alleviate some of the concerns presented by Public Works in regards to the proximity of buildings in this area of the site. In addition, this recommendation could add additional common open space for the site depending on how the Applicant redesigns this area.

Along Pine Avenue, Staff recommends replacing all of the detached units with townhome units—this would be where the two 6-plexes from the southeast corner of the site could be re-oriented. The townhomes would front on the large open space area proposed along Pine and have the garages face internally to the site. This removes the single-family style product from being adjacent to a major street and removes the need for parking spaces along the north side of W. Littleton Lane (the internal east-west private street). With this recommendation, the entire northern area of the site could be pushed further north to open up the site and allow for more room within the site to accommodate the required utility easements and possibly some additional traffic calming.

E. Specific Use Standards (*UDC 11-4-3*):

The proposed multi-family development use is subject to conditional use permit approval by the Planning and Zoning Commission and subject to specific use standards outlined in UDC 11-4-3-27 and below:

11-4-3-27 – **Multi-Family Development:**

A. Purpose:

1. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
2. To create quality buildings and designs for multi-family development that enhance the visual character of the community.
3. To create building and site design in multi-family development that is sensitive to and well integrated with the surrounding neighborhood.
4. To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.

B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or *title 10* of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *Proposed project shall comply with this requirement.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *The site plan depicts screened trash enclosures that are only visible from the private streets; all proposed transformer/utility vaults shall also comply with this requirement.*

3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section *11-5B-5* of this title. *The private, usable open space provided for each unit varies with each unit type but each one provides more than the required amount. According to the Applicant's open space exhibit, the minimum private open space provided is 80 square feet (for the vertically integrated structures as balconies) and the maximum for any one unit would be approximately 830 square feet with an average size of approximately 400 square feet. Again, this proposed design offers private open space that is more akin to single-family developments but is still a multi-family product and the type of housing that Baron Ten Mile is aiming to provide.*

4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site.*

5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *Applicant shall comply with this requirement.*

6. The parking shall meet the requirements set forth in *chapter 3*, "Regulations Applying to All Districts", of this title. *See analysis in staff report below.*

7. Developments with twenty (20) units or more shall provide the following:

   a. A property management office.

   b. A maintenance storage area.

   c. A central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicular access.

   d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

   Per the submitted plans, the Applicant appears to meet these requirements. Where it is not clear on the submitted plans, the Applicant shall comply with these requirements at the time of CZC submittal.

The site plan submitted with the Certificate of Zoning Compliance application shall depict these items.

C. Common Open Space Design Requirements:

1. A minimum area of outdoor common open space shall be provided as follows:

   a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.

   b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.

   c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.

Note: Open space standards found in UDC 11-3G <u>AND</u> those found in these specific use standards shall apply to this project. Please see the applicability section of both code sections. Staff analysis for both open space requirements is in Section V.L of this staff report instead of splitting the analysis into two parts.

2. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). *Proposed open space submitted as meeting this requirement has been reviewed. All area labeled as qualified common open space on the open space exhibit complies with this requirement except for portions of the areas labeled as "Area 7" and "Area 2." The pieces of these areas that do not appear to meet the 20' minimum width requirement are negligible in the overall site and amount of open space proposed.*

3. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *This project is proposed to be developed in one (1) phase.*

4. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009). *The buffer along W. Pine Avenue, a collector street, and the buffer along N. Ten Mile Road, do not count toward the common open space requirements for the multi-family specific use standards. However, those areas along the arterial and collector roadways do count towards the minimum 10% required open space for the residential development as a whole.*

D. Site Development Amenities:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:

a. Quality of life:

(1) Clubhouse.

(2) Fitness facilities.

(3) Enclosed bike storage.

(4) Public art such as a statue.

b. Open space:

(1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.

(2) Community garden.

(3) Ponds or water features.

(4) Plaza.

c. Recreation:

(1) Pool.

(2) Walking trails.

(3) Children's play structures.

(4) Sports courts.

2. The number of amenities shall depend on the size of multi-family development as follows:

a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.

b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each category.

c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each category.

d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Based on 135 proposed units, a minimum of four (4) amenities are required; however, the decision-making body is authorized to consider other amenities in addition to those provided per the standards listed above in 2.d.

The following amenities are proposed from the quality of life, open space and recreation categories: a clubhouse with offices, a fitness facility, enclosed bike storage, and a pool; a tot-lot, two shared plazas, pedestrian and bicycle circulation, and a segment of multi-use pathway. Therefore, the Applicant is proposing 8 qualifying site amenities. In addition to these amenities, the Applicant is proposing self-storage lockers (each locker is approximately 12 square feet) spread throughout each of the garage buildings so that residents may store small amounts of personal items onsite and near their units. This is also not a qualifying site amenity but Staff finds that these will likely be heavily used even though not all residents will be allowed to participate in it due to the difference in unit count and available lockers.

E. Landscaping Requirements:

1. Development shall meet the minimum landscaping requirements in accord with *chapter 3*, "Regulations Applying to All Districts", of this title.

2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:

a. The landscaped area shall be at least three feet (3') wide.

b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four inches (24") shall be planted.

c. Ground cover plants shall be planted in the remainder of the landscaped area.

The landscape plan provided appears to meet these specific use standard landscape requirements and shall be verified at the time of CZC submittal (see Exhibit VII.D).

F. Dimensional Standards (*UDC 11-2*):

The commercial and multi-family residential lots appear to meet all UDC dimensional standards per the submitted plat. In addition, all private streets appear to meet the minimum UDC dimensional standards per the submitted plans.

In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3). *The proposed preliminary plat and submitted plans*

appear to meet the UDC requirements of this section ***except for subsection 3.e regarding easements – this is of great concern to Staff. The proposed project must comply with the separation requirements for all utilities and storm drainage lines while not having any permanent structure encroachments or overhangs within the easement. Public Works has raised concerns regarding whether the Applicant can comply with their easement requirements. Staff is adding a condition of approval to obtain Public Works approval of their utility plan prior to City Council to ensure any revisions required to the overall site design can be analyzed by Planning Staff for compliance with the UDC.***

In response to Staff's initial discussions with the Applicant regarding this concern, the Applicant has provided a specific exhibit (see Exhibit VIII.L) to address this issue. Staff has done an initial analysis of this exhibit and it does not comply with all of the Public Works requirements. Planning staff also has concerns on whether an alternative compliance request may be needed in order to further revise the utilities for this development. As further revisions occur, the Applicant should also revise any other relevant plans and ensure they maintain compliance with all UDC requirements.

G. Access (*UDC 11-3A-3*, *11-3H-4*) & Private Streets *(UDC 11-3F-4)*:

Access is proposed via one private street access off of W. Pine Avenue and one driveway access to N. Ten Mile Road. The Applicant is also proposing to stub a private street (shown as W. Littleton Lane) to the western property line in the northwest area of the site for added vehicular and pedestrian circulation between the two properties. The two proposed access points have been approved by ACHD but typically access to Ten Mile is limited by the City in accord with UDC 11-3A-3 which is why the Applicant is proposing a driveway access meant to better distribute traffic to the future commercial area. ACHD is not limiting the access to Ten Mile to a right-in/right-out only access in order to help alleviate the future traffic load at the Pine/Ten Mile intersection. Commission and Council should evaluate whether they support this access to Ten Mile as a full access located approximately 400 feet north of the railroad crossing. No other direct lot access is proposed or allowed to Ten Mile Road. The Applicant is also proposing an emergency only access through one of the private drives (N. Side Creek Lane) along the western boundary – this access will be accessed via knockdown bollards in line with Meridian Fire preferences. Due to the nature of the proposed use, Staff believes private streets are appropriate in this development.

In general, multi-family projects do not typically have private streets and instead have drive aisles. However, because of the nature of this development, private streets are being used for the purpose of having better addressing for the site. In a project like this adequate and simplified addressing is important in case of an emergency response. Drive aisles cannot be named and addressed which does not lend itself to a development of this kind. Therefore, the private streets will function as drive aisles but incorporate the ability to have street names and better addressing for first responders and should not be analyzed in the same sense as other private street applications, according to Staff.

City code requires that private streets are to be used in either a mew or gated development and this Applicant has proposed mews between the townhome units. In addition, there are sidewalks and open areas between each detached unit that could also be considered mews. The Applicant did propose gates in the project at one point but at the request of Staff, they removed the gates to improve integration and connectivity to and help the project meet more of the mixed-use policies.

Private streets are also required to comply with the design and construction standards listed in UDC 11-3F-4. The proposed private streets are mostly 25 feet wide with attached sidewalks of varying widths on both sides of the street throughout the site. In order to help with some of the

easement issues already discussed the Applicant has widened the private street to 31 feet in width in one small section of the site near the northwest corner. Both open and covered parking is provided along the private streets. Further parking analysis is discussed in the next section, Section V.H. In addition, private streets are required to be on their own common lot or within an easement per UDC 11-3F-3B.3 standards. The submitted plat appears to show compliance with this requirement.

Staff has concern with the street layout at the main entrance to the development off of Pine Avenue where an uncommon 3-way intersection is shown. Albeit the intersection is internal to the private streets, all three roadways that converge on this point allow traffic in both directions and Staff (including Police) have concerns over how traffic will flow and navigate this intersection, especially in inclement weather (i.e. when snow covers the lane striping). This intersection should be redesigned in such a way that traffic can safely and efficiently navigate between the residential and commercial areas of the site from all three directions that converge on this point.

Traffic Impact Study Analysis:

The proposed project proposes more than 100 units and therefore requires a Traffic Impact Study (TIS). The Applicant's traffic impact study has been analyzed by ACHD and specific conditions of approval are outlined in their staff report (see exhibit VIII.J). Despite ACHD analyzing and discussing the TIS in their own report, Staff finds it necessary to highlight the main points of discussion and road improvement requirements, specifically those related to the extension of Pine Avenue.

This Applicant and the Applicant for the proposed project to the north and west of this project have entered into a legally binding "Dedication and Development Agreement" that outlines the potential options for how the Pine Avenue extension will be constructed (see Exhibit VIII.L). In addition, ACHD has outlined different options for how this extension and road improvements can occur. At a minimum, this Applicant will construct the intersection improvements as half of a 3-lane street section (one westbound receiving lane, eastbound left turn lane, and an eastbound thru/right turn lane) with vertical curb, gutter, and sidewalk abutting the site. In addition, the Applicant is, at a minimum, required to extend and construct Pine Avenue outside of the influence area of the Pine/Ten Mile intersection as half of a 36-foot wide collector street section plus 12 additional feet of pavement to total 30 feet, vertical curb, gutter, and 5-foot detached sidewalk. The Applicant's agreement discusses that whoever obtains City approval second is required to dedicate the required amount of right-of-way to ensure Pine Avenue is constructed centered on the section line dividing the two properties. Staff appreciates the forethought of this agreement to ensure correct construction of the Pine Avenue extension. Therefore, Staff recommends a condition of approval in line with this agreement.

In addition, the Applicant is required to enter into a signal agreement for the required signal improvements at the pine/Ten Mile intersection. ACHD is also requiring the Applicant construct a southbound right-turn lane on Ten Mile Road located 580 feet south of the intersection for safer southbound access into the singular access allowed to Ten Mile.

H. Parking (*UDC 11-3C*):

Off-street parking is required to be provided in accord with the standards listed in *UDC Table 11-3C-6* for multi-family dwellings based on the number of bedrooms per unit. *The submitted plan named "Conditional Use Plan" appears to show the proposed parking clearest. This plan shows a total of 442 total spaces for the entire development. 319 are proposed for the residents, 12 are reserved for the 3,500 square foot clubhouse, 30 are shown for the vertically integrated units, and the remaining 81 are for the proposed commercial sites. For the 319 for the residential units,*

a certain number are required to be covered spaces but the numbers shown on the submitted plan do not add up correctly. Staff has counted the proposed covered spaces and they appear to be at 218 covered spaces exceeding the minimum required amount of 123 covered spaces. ***The Applicant should verify their parking counts prior to the City Council hearing to ensure transparency but initial analysis shows the proposed parking counts exceed the minimum UDC requirements.***

The commercial area proposed along Ten Mile Road is shown with three separate buildings totaling approximately 12,441 square feet according to the submitted Conditional Use Plan; the Vertically Integrated structures contain 10,140 square feet of commercial space. For commercial uses, the parking requirement is one space for every 500 square feet and the proposed commercial area requires a minimum of 52 spaces. As noted, the Applicant has proposed 81 spaces for the commercial area, exceeding the minimum amount required by the UDC. Two of the commercial sites show a drive-thru and one appears to be for a restaurant use. Per the UDC, restaurant uses require a parking ratio of 1 space per 250 square feet. Staff cannot fully analyze the commercial parking because uses are not yet known. However, for the standard ratio, the Applicant is proposing parking in excess of the minimum requirements and each commercial pad site will require CZC and Design Review approval prior to obtaining building permit approval. Therefore, Staff will handle these calculations at the time of those submittals.

The Applicant did not submit a separate parking plan for review.

I. Pathways (*UDC 11-3A-8*):

A 10-foot wide multi-use pathway is required and proposed along the property's boundary abutting the railroad easement along the southern boundary. The proposed pathway will be approximately 100-feet from the existing railroad tracks due to the easement width and will be a segment of approximately 480 feet in length and connect to the existing arterial sidewalk along Ten Mile.

This section of multi-use pathway will connect to a proposed micro-path traversing the entire western boundary of the subject site that eventually connects to the sidewalk along Pine Avenue. These connections would allow further safe pedestrian connection along the railroad corridor and will directly help connect this development to Fuller Park should the subdivision to the west also obtain approvals.

The proposed sidewalks in this development are essentially micro-pathways. These pathways connect throughout the entire development and traverse through every mew as well. They offer increased pedestrian connection and give future residents the opportunity to walk rather than drive within the project site to the commercial within this development and the nearby commercial on the east side of Ten Mile Road.

J. Sidewalks (*UDC 11-3A-17*):

Attached sidewalks are proposed along all internal private streets as part of the overall pedestrian circulation, in accord with the standards listed in UDC 11-3A-17.

The sidewalks in this development create connections throughout the project including to and from the commercial portion of the site. The proposed large open space area in the center of the development is easily accessible because of these sidewalks. The sidewalk along Ten Mile is already existing with 7-foot attached sidewalk per ACHD standards for arterials. With the extension and construction of W. Pine Avenue, the Applicant is required to construct a 5-foot wide detached sidewalk within the required landscape buffer. The submitted landscape plans show a 5-foot detached at least 4 feet from the edge of future right-of-way, meeting UDC

standards. Staff supports the sidewalk and pedestrian circulation plan for this development. See Exhibit VII.F.

In consideration of pedestrian safety as well as traffic calming for the site, Staff is recommending that all pedestrian crossings and any main sidewalk that traverses the perimeter of the streets and/or that goes east-west through the main central open space area be constructed as raised crossings out of brick pavers, stamped concrete, or equal.

K. Landscaping (*UDC 11-3B*):

A 25-foot wide street buffer is required adjacent to N. Ten Mile Road, an arterial roadway, landscaped per the standards listed in *UDC 11-3B-7C.* A 25-foot wide common lot is depicted on the plat starting at the back of the existing attached sidewalk along Ten Mile, meeting the UDC requirements. There is also a required 20-foot wide landscape buffer adjacent to W. Pine Avenue, a residential collector roadway; the submitted plat also shows compliance with this requirement. The submitted landscape plans appear to show the correct amount of landscaping per the UDC standards for the landscape buffers.

Landscaping is required along all pathways (including micro-pathways) in accord with the standards listed in *UDC 11-3B-12C.* The total lineal feet of *all* pathways with the required and proposed number of trees are NOT included in the Landscape Calculations table on the submitted landscape plans, sheet L.4. The table contains this data for the multi-use pathway but not the micro-path along the west perimeter of the development **and there does not appear to be trees located on both sides of either pathway segments. The addition of this data in the calculations table and the required trees located on both sides of the pathways will be required as a condition of approval. In addition, there does not appear to be the minimum 5 feet wide planter width on the south side of the multi-use pathway. The submitted landscape plans appear to show an area wide enough for the pathway and 5 feet of landscaping on both sides; the Applicant should revise the landscape plans to show compliance with these standards.**

Common open space is required to be landscaped in accord with the standards listed in *UDC 11-3G-3E*. The total square footage of common open space and the required number of trees to demonstrate compliance with UDC standards is NOT included in the Landscape Calculations table. **The addition of this data in the calculations table will be required as a condition of approval.**

The proposed C-C zoning district requires a 25-foot landscape buffer to any residential district; the submitted plans do not show compliance with this requirement. Because this is a mixed-use development and there is the presence of some landscaping, a sidewalk, and the street between the residential uses and the commercial, Staff does not have particular concern over this discrepancy. However, in order to comply with the UDC, the Applicant will have to request a waiver from City Council to reduce this buffer to the buffer shown on the submitted landscape plans.

L. Qualified Open Space (*UDC 11-3G*):

A minimum of 10% ***qualified*** open space meeting the standards listed in UDC 11-3G-3B is required. Based on the proposed plat of 16.46 acres, a minimum of 1.65 acres of qualified common open space should be provided to satisfy this requirement. In addition, because this is a multi-family development within a residential zoning district, the common open space standards listed within the specific use standards, UDC 11-4-3-27, also apply. **Combined, the required amount of minimum qualifying open space that should be provided is 2.56 acres. The Applicant's open space calculations do not accurately depict the amount of qualified open space for the multi-family specific use standards. There are parts of "Area 2" and "Area 7"**

on the submitted open space exhibit that do not appear to maintain the 20' minimum requirement to continue counting towards qualified open space. However, according to Staff's analysis, these areas are negligible to the overall calculations.

According to the open space exhibit (see Exhibit VII.C), the applicant is proposing a total of 3.62 acres of qualified open space. There are a number of small areas throughout the development that are still green space but are not qualifying open space because of the 20' by 20' minimum dimensional requirement per the multi-family development open space standards. Of the 3.62 acres proposed, 2.47 acres is proposed to meet the overall minimum 10% requirement (2.47 acres equates to approximately 15%). This qualified open space consists of the 10-foot multi-use pathway segment, the required street buffers, and two large common open space areas. This area exceeds the minimum UDC requirements.

The remaining 1.15 acres of common open space is proposed to meet the specific use standards for multi-family development. These areas of open space consist of the mews between the attached products, areas of open space that meet the minimum 20' x 20' multi-family open space dimensions, and the two shared plazas. The open space proposed to meet the specific use standards exceeds the minimum UDC requirements.

As noted above, the common open space provided with this development exceeds the minimum amounts required by code. In addition, the Applicant is proposing private open space well in excess that is required by code. Staff appreciates the incorporation of the two shared plazas between the residential and commercial areas – the easy pedestrian access to these areas add to their usability overall placemaking. In addition, all of the pedestrian pathways throughout the site connect the main areas of open space to the residential units offering fairly equitable access to the proposed open space.

Staff supports the pedestrian network and the connections to open space anchored by usable open space and amenities and the commercial area on the eastside of the site. All in all, Staff finds that the proposed common and private open space are sufficient for a project of this size and proposed use.

M. Qualified Site Amenities (*UDC 11-3G*):

Based on the area of the proposed plat (16.46 acres), a minimum of one (1) qualified site amenity is required to be provided per the standards listed in *UDC 11-3G-3C*.

The applicant proposes one (1) qualified amenity to satisfy the requirements in this section of the UDC, a 10-foot multi-use pathway along the southern boundary. All other site amenities (analyzed in an above section) are meant to satisfy the specific use standard amenity requirements. The proposed multi-use pathway meets the minimum UDC standards.

N. Fencing (*UDC 11-3A-6*, *11-3A-7*):

All fencing is required to comply with the standards listed in UDC 11-3A-7. Fencing is proposed as shown on the landscape plan and meets UDC standards as proposed.

O. Building Elevations (*UDC 11-3A-19* | *Architectural Standards Manual*):

As discussed in the comprehensive plan policies analysis, Staff believes most of the submitted elevations meet the required Architectural Standards. The applicant has submitted a concurrent design review application for the residential structures and staff finds the submitted architecture of the residential portion of the development complies with the ASM. Commercial elevations were not submitted with this application but future buildings should incorporate similar architectural features to ensure a cohesive design as envisioned by the Comprehensive Plan and ASM. A separate DES will be required for the Commercial portion of the development.

The ASM notes that no two multi-family buildings should look the same. To ensure compliance with at least the intent of this requirement, the Applicant should create more differentiation between the units by providing different colors beyond the same earth tones. In addition, adding more of the accent materials (i.e. lap siding and stone) would help to make more of the detached units unique from one another. Staff is recommending a condition of approval to mitigate this.

To help ensure the future commercial buildings integrate with the proposed residential, the Applicant should provide at least conceptual elevations for these buildings. Staff is providing a condition of approval to submit conceptual elevations of the commercial buildings prior to the City Council hearing.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and approval of the requested conditional use permit and preliminary plat applications per the Findings in Section IX of this staff report. The Director approved the private street and administrative design review applications.

B. The Meridian Planning & Zoning Commission heard these items on December 17, 2020 and January 2, 2021. At the public hearings, the Commission moved to recommend approval of the subject Annexation and Zoning, Preliminary Plat, and Conditional Use Permit requests.

1. Summary of Commission public hearing:
   a. In favor: Deborah Nelson, Applicant Legal Rep.; Dave Bailey, Applicant Engineer
   b. In opposition: None
   c. Commenting: Deborah Nelson; Dave Bailey
   d. Written testimony: None
   e. Staff presenting application: Joseph Dodson, Associate Planner
   f. Other Staff commenting on application: Bill Parsons, Planning Supervisor
2. Key issue(s) of public testimony:
   a. None
3. Key issue(s) of discussion by Commission:
   a. Amount of Commercial versus Residential in both zoning and commercial square footage;
   b. Viability of Staff's recommended conditions and layout changes – Staff and Commission went through each recommended change and discussed items with the Applicant following testimony from the Applicant;
   c. Timeline of Pine Avenue extension from Ten Mile to existing section of Pine;
   d. Importance of Public Works standards for utility mains within private streets and whether proposed plan can work – Staff received a memo from Public Works before the second Commission hearing for this project outlining preliminary support of utility plans;
   e. Discussed the changes made by the Applicant following the continuance and any Staff concerns – no concerns by Staff.
4. Commission change(s) to Staff recommendation:
   a. Revise the staff report to reflect the changes and strike specific conditions as outlined in the Staff Memo to the Commission dated December 31, 2020 – i.e. remove all of Staff's recommended changes except for the one regarding the revised internal 3-way intersection off of Pine Avenue.
5. Outstanding issue(s) for City Council:
   a. The Applicant did not submit a parking plan in line with a condition of approval.

C. City Council:

To be heard at future date.

VII. EXHIBITS

A. Annexation and Zoning Legal Descriptions and Exhibit Maps (Revised)

Legal Description
Modern Craftsman at Ten Mile Subdivision - Annexation

An annexation parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said SE ¼ S 0°51'58" W a distance of 899.42 feet to a point on the northerly right-of-way of the Oregon Short Line Railroad;

Thence N 88°29'39" W along said northerly right-of-way a distance of 528.42 feet to a 5/8 inch diameter rebar;

Thence N 42°27'06" W a distance of 659.08 feet to a 5/8 inch diameter rebar;

Thence N 6°32'24" E a distance of 415.20 feet to a 5/8 inch diameter rebar on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 939.50 feet to the **POINT OF BEGINNING.**

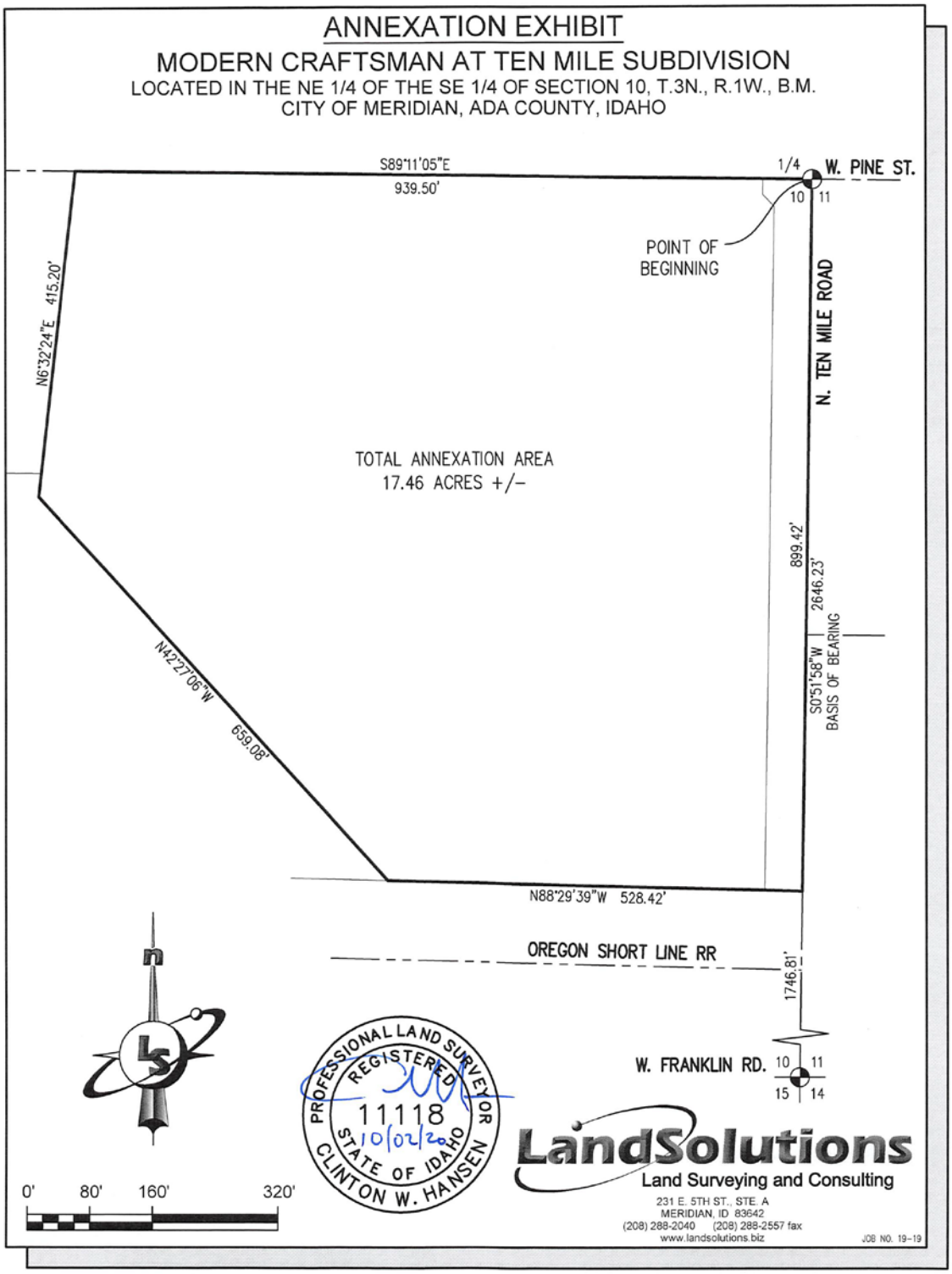
This parcel contains 17.46 acres and is subject to any easements existing or in use.

Clinton W. Hansen, PLS
Land Solutions, PC
October 2, 2020

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
10/02/20
STATE OF IDAHO
CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting

Pine Ave and Ten Mile Rd Property
Job No. 19-19


ANNEXATION EXHIBIT
MODERN CRAFTSMAN AT TEN MILE SUBDIVISION
LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T.3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO
S89°11'05"E
939.50'
1/4
W. PINE ST.
10
11
POINT OF BEGINNING
N6°32'24"E 415.20'
N. TEN MILE ROAD
TOTAL ANNEXATION AREA
17.46 ACRES +/-
899.42'
2646.23'
S0°51'58"W
BASIS OF BEARING
N42°27'06"W
659.08'
N88°29'39"W 528.42'
OREGON SHORT LINE RR
1746.81'
W. FRANKLIN RD.
10
11
15
14
PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
10/02/20
STATE OF IDAHO
CLINTON W. HANSEN
0'
80'
160'
320'
LandSolutions
Land Surveying and Consulting
231 E. 5TH ST., STE. A
MERIDIAN, ID 83642
(208) 288-2040 (208) 288-2557 fax
www.landsolutions.biz
JOB NO. 19-19

Legal Description
Proposed C-C Zone
Modern Craftsman at Ten Mile Subdivision

A parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

BEGINNING at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said NE ¼ of the SE ¼ S 0°51'58" W a distance of 576.86 feet to a point;

Thence leaving said boundary N 88°29'39" W a distance of 129.67 feet to a point of curvature;

Thence a distance of 31.60 feet along the arc of a 100.00 foot radius curve left, said curve having a central angle of 18°06'18" and a long chord bearing S 82°27'12" W a distance of 31.47 feet to a point;

Thence S 73°24'03" W a distance of 20.16 feet to a point;

Thence S 87°30'58" W a distance of 103.99 feet to a point;

Thence N 38°33'21" W a distance of 239.06 feet to a point;

Thence N 0°48'55" E a distance of 198.32 feet to a point;

Thence N 89°11'05" W a distance of 101.84 feet to a point;

Thence N 0°48'55" E a distance of 208.77 feet to a point on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 537.85 feet to the **POINT OF BEGINNING.**

This parcel contains 6.02 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
January 5, 2021

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
01/05/21
STATE OF IDAHO
CLINTON W. HANSEN

LandSolutions
Land Surveying and Consulting

C-C Zone - Pine and 10 Mile
Job No. 19-19
Page 1 of 1

Legal Description
Proposed R-15 Zone
Modern Craftsman at Ten Mile Subdivision

A parcel located in the NE ¼ of the SE ¼ of Section 10, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northeast corner of said NE ¼ of the SE ¼, from which a Brass Cap monument marking the southeast corner of the SE ¼ of said Section 10 bears S 0°51'58" W a distance of 2646.23 feet;

Thence along the easterly boundary of said NE ¼ of the SE ¼ S 0°51'58" W a distance of 576.86 feet to the **POINT OF BEGINNING;**

Thence continuing along said easterly boundary S 0°51'58" W a distance of 322.56 feet to a point on the northerly right-of-way of the Oregon Short Line Railroad;

Thence leaving said boundary and along said northerly right-of-way N 88°29'39" W a distance of 528.42 feet to a point;

Thence leaving said right-of-way N 42°27'06" W a distance of 659.08 feet to a point;

Thence N 6°32'24" E a distance of 415.20 feet to a point on the northerly boundary of said NE ¼ of the SE ¼;

Thence S 89°11'05" E along said northerly boundary a distance of 401.65 feet to a point;

Thence leaving said boundary S 0°48'55" W a distance of 208.77 feet to a point;

Thence S 89°11'05" E a distance of 101.84 feet to a point;

Thence S 0°48'55" W a distance of 198.32 feet to a point;

Thence S 38°33'21" E a distance of 239.06 feet to a point;

Thence N 87°30'58" E a distance of 103.99 feet to a point;

Thence N 73°24'03" E a distance of 20.16 feet to a point on a curve;

Thence a distance of 31.60 feet along the arc of a 100.00 foot radius curve right, said curve having a central angle of 18°06'18" and a long chord bearing N 82°27'12" E a distance of 31.47 feet to a point of tangency;

Thence S 88°29'39" E a distance of 129.67 feet to the **POINT OF BEGINNING.**

This parcel contains 11.44 acres more or less.

Clinton W. Hansen, PLS
Land Solutions, PC
January 5, 2021

PROFESSIONAL LAND SURVEYOR
REGISTERED
11118
01/05/21
STATE OF IDAHO
CLINTON W. HANSEN

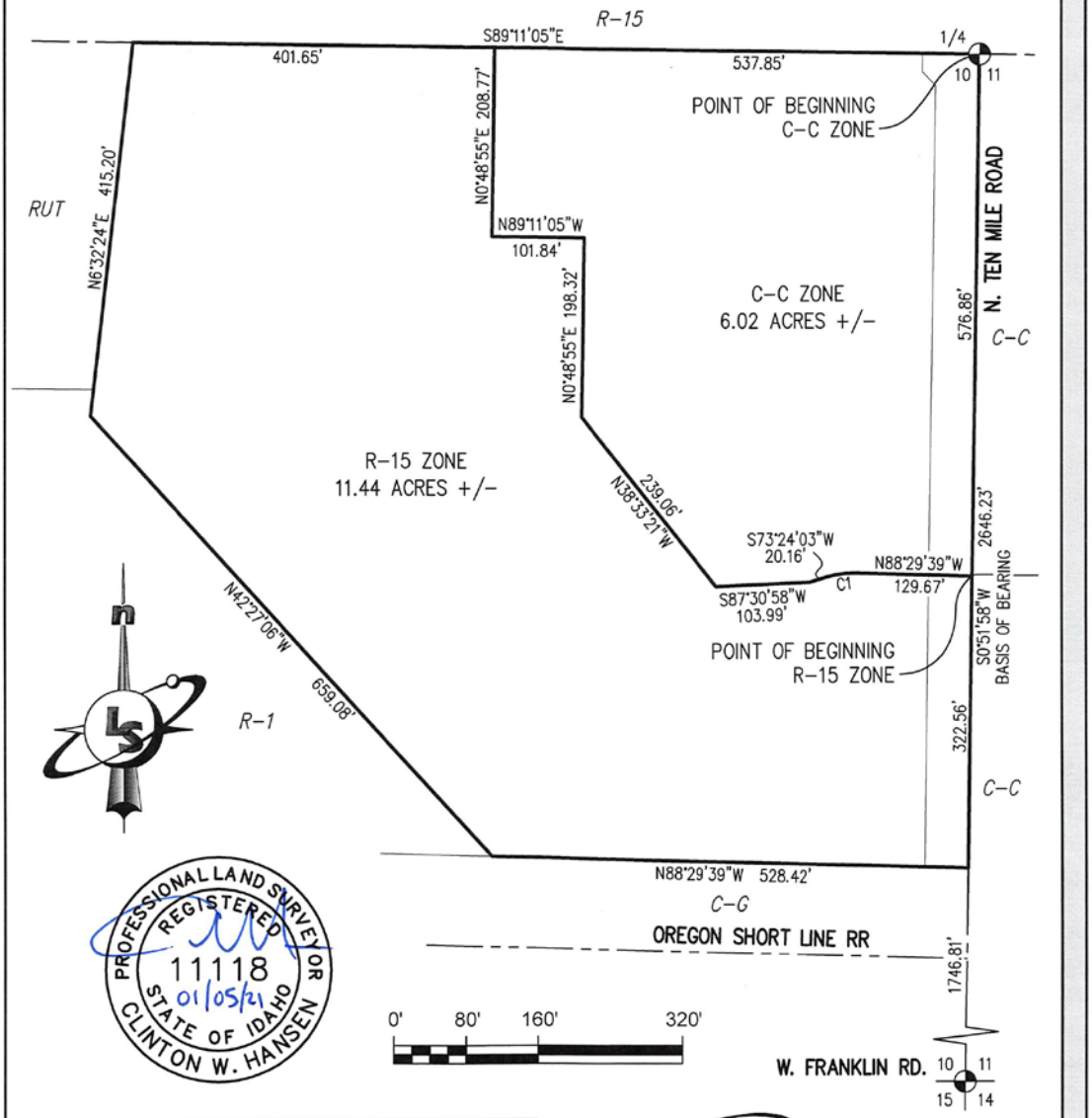
LandSolutions
Land Surveying and Consulting

R-15 Zone - Pine and 10 Mile
Job No. 19-19
Page 1 of 1

ZONING EXHIBIT

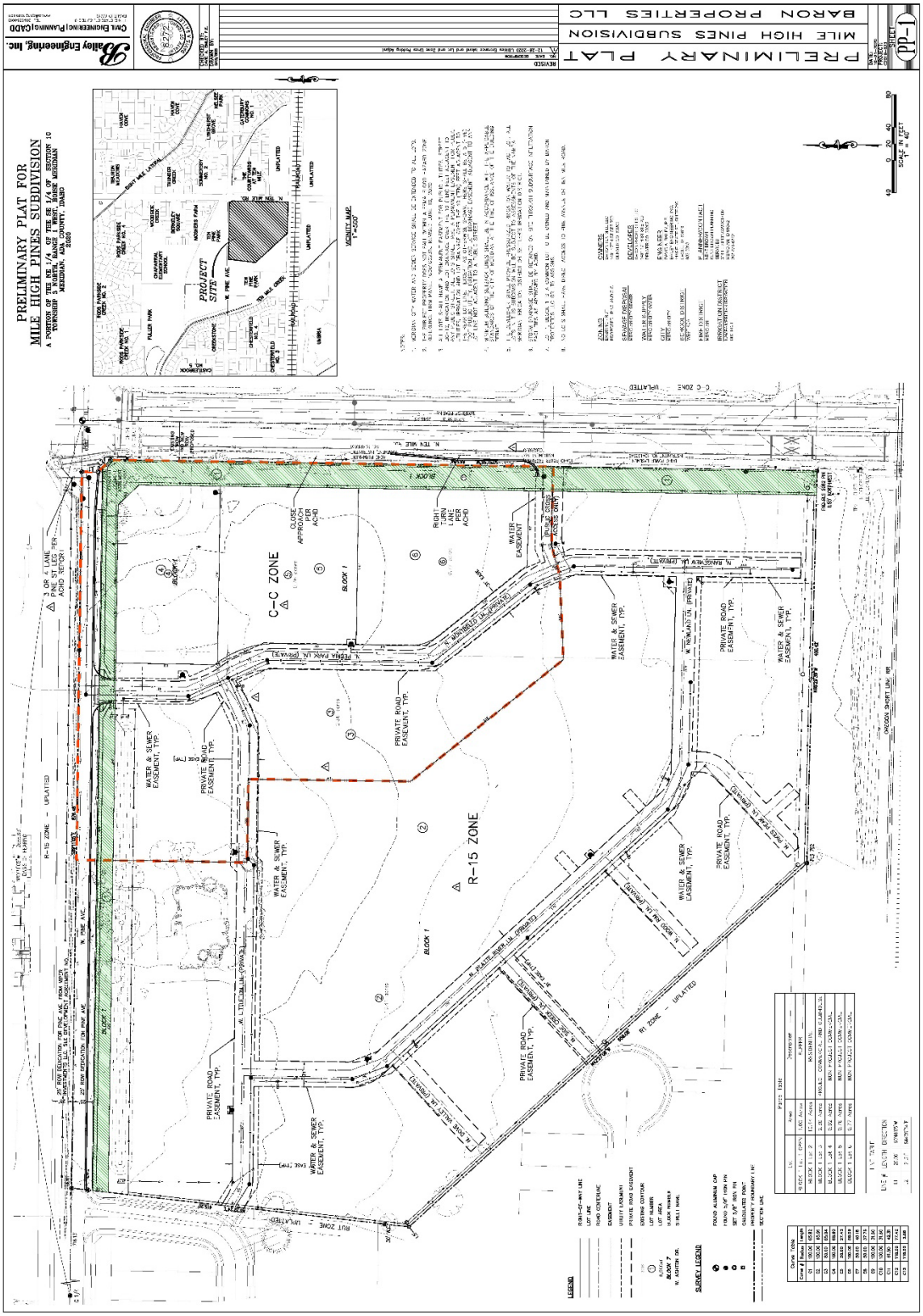
MODERN CRAFTSMAN AT TEN MILE SUBDIVISION

LOCATED IN THE NE 1/4 OF THE SE 1/4 OF SECTION 10, T.3N., R.1W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO

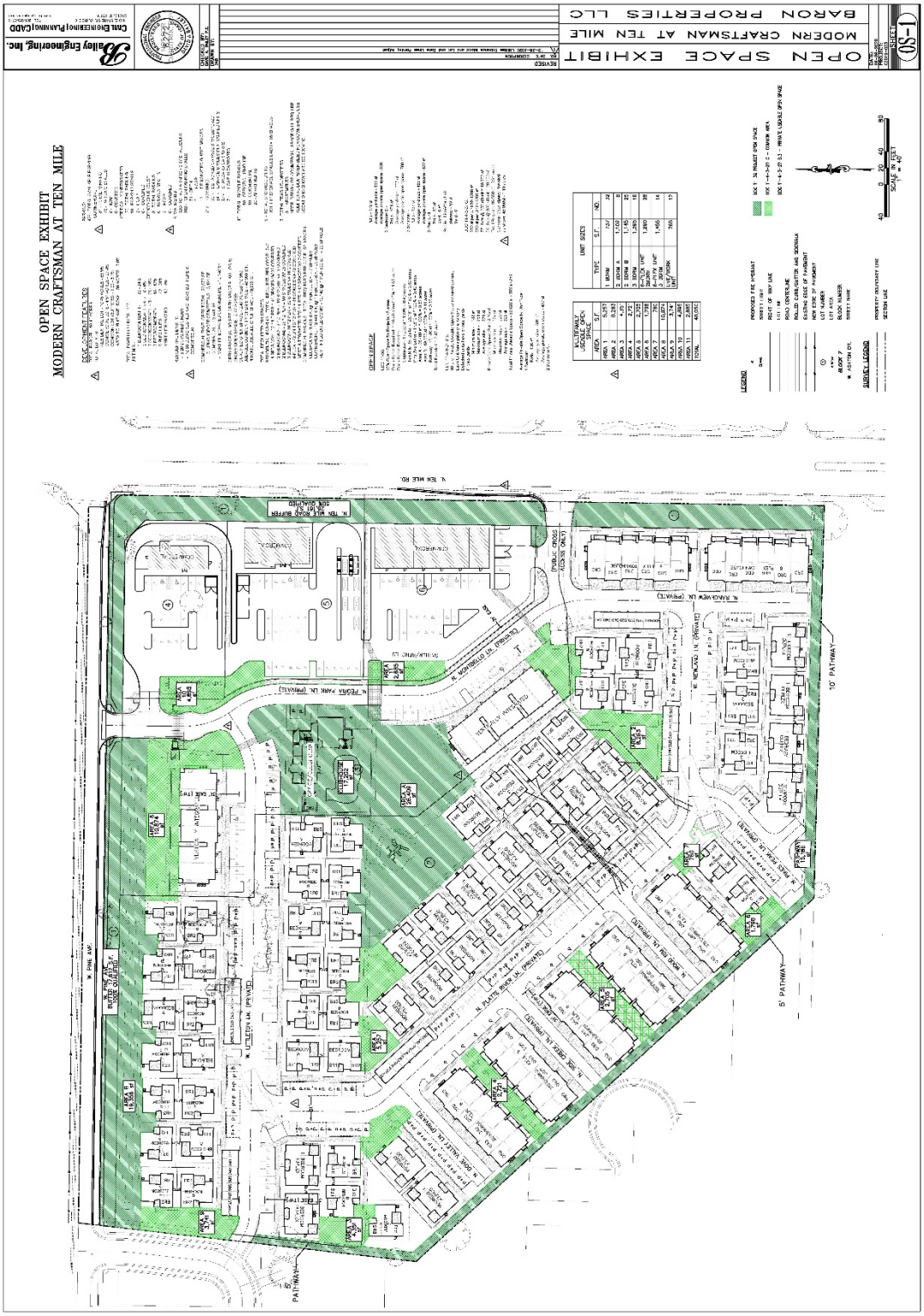


CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	31.60'	100.00'	18°06'18"	S82°27'12"W	31.47'

B. Preliminary Plat (dated: ~~10/21/2020~~ 12/28/2020)

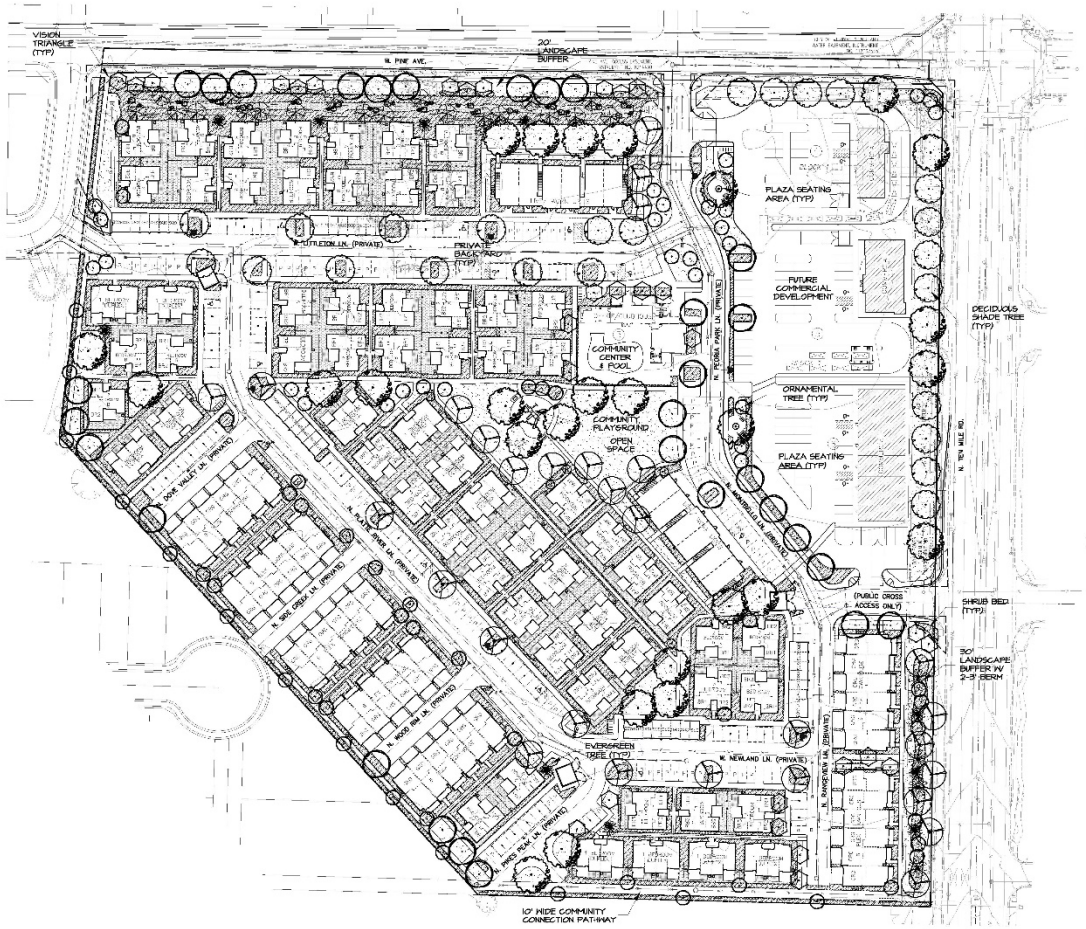


C. Open Space Exhibit (date: ~~9/28/2020~~ 12/28/2020)



W. PINE AVE.
W. LITTLETON LN. (PRIVATE)
N. PLATTE RIVER LN. (PRIVATE)
N. ROCKY MOUNTAIN LN. (PRIVATE)
W. NEWLAND LN. (PRIVATE)
5' PATHWAY
10' PATHWAY

D. Landscape Plans (date: ~~9/29/2020~~ 12/30/2020)



MODERN CRAFTSMAN AT TEN MILE

MERIDIAN, ID

CONCEPT LANDSCAPE PLAN

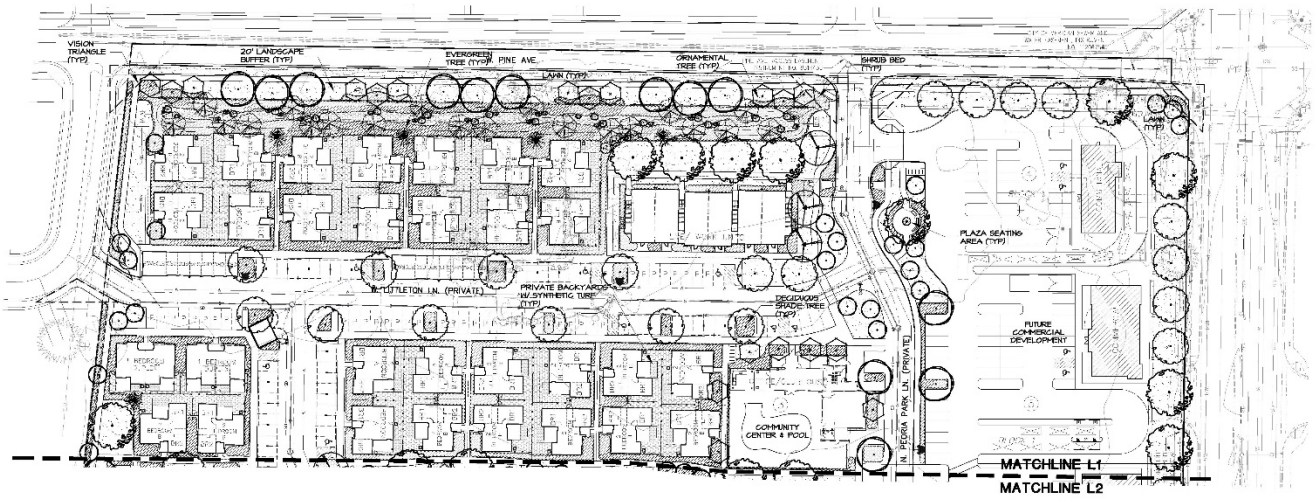
NORTH

DECEMBER 30, 2020

SCALE 1" = 50'

DEVELOPER

JENSENBELTS ASSOCIATES



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME	SYM	COMMON NAME	SYM	COMMON NAME
	EVERGREEN TREES		**SHRUBS/ORNAMENTAL GRASSES/PERENNIALS**		LAWN
	DOUGLAS FIR		AUTUMN JOY SEDUM		
	COLORADO BLUE SPRUCE		ARIZONA SUN BLANKET FLOWER		
	KARL FUCHS HIMALAYAN CEDAR		BLACK EYED SUSAN		
	VACINI SCHIRAS SPRUCE		DWARF GLOBE BLUE SPRUCE		
	VANDERWOLFS PINE		FEATHER REED GRASS		
	WESTERN WHITE SPRUCE		GOLDEN MOP FALSE CYPRESS		
	SHADE TREES (CLASS III)		GOLDEN RAY CONEFLOWER		
	BLOODGOOD LONDON PLANETREE		HEAVENLY BAMBOO		
	SWAMP OAK		IVORY HALO DOGWOOD		
	SHADE/STREET TREES (CLASS II)		KARL FOERSTER REED GRASS		
	CRIMSON SUNSET MAPLE		MAIDEN GRASS		
	LESLIE PAGE BIRCH		MEXICAN ORANGE		
	PYRAMIDAL EUROPEAN HORNBEAM		PEE WEE OAKLEAF HYDRANGEA		
	SKYLINE HONEYLOCUST		ORANGE ROCKET BARBERRY		
	TULIP TREE		PURPLE PALACE CORAL BELLS		
	ORNAMENTAL TREES (CLASS I)		ROYAL BURGUNDY BARBERRY		
	DOGWOOD JAPANESE MAPLE		SILVERBLUE NINEBARK		
	GAMBOLE RED OAK CULTIVAR		BLUE STAR JUNIPER		
	GREEN GLITCH HAWTHORN		ZAGREB GOLDSTURM		
	HOLLY WAY SLIM LOCUST				
	RED JEWEL CRABAPPLE				
	RUNDOM PILLAR SERVICEBERRY				

NOTES

1. REFER TO SHEET L3 FOR PLANTING PLAN AND DETAILS.
2. REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.

DEVELOPER

BARON PROPERTIES

NORTH

SCALE 1" = 40'

Issue Description	Date
ISSUE	2-20-20

JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

1509 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175

www.jensenbelts.com

MODERN CRAFTSMAN AT TEN MILE

BARON DEVELOPMENT

PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2004

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

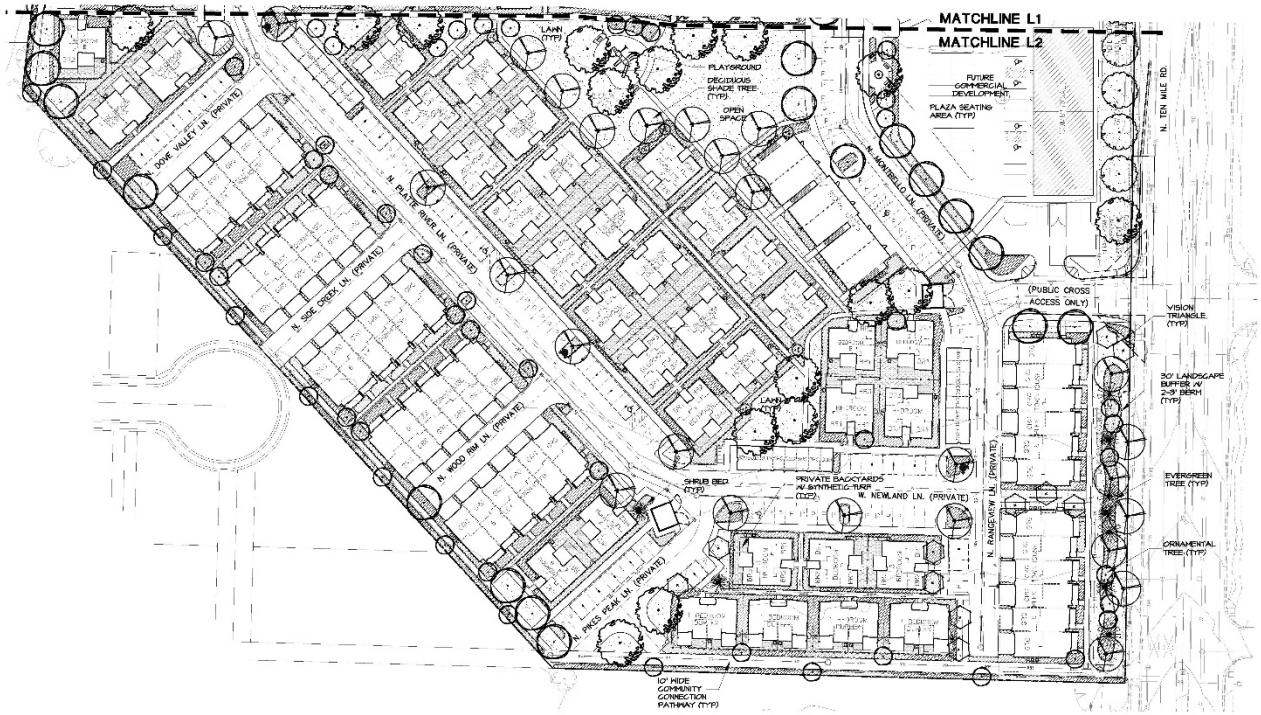
Sheet Title

LANDSCAPE PLAN

Sheet Number

L1

1 of 4 Sheets



PLANT PALETTE

(REFERENCE SHEET L3)

SYM	COMMON NAME
	EVERGREEN TREES
	BOSNIAN PINE
	GOLDSTRIKE JUNIPER
	KARL FOERSTER HIMALAYAN CEDAR
	HIKIMA SERBIAN SPRUCE
	VANDERWOLF'S PINE
	KEENPACK WHITE SPRUCE
	SHADE TREES (CLASS III)
	BLOODGOOD LONDON PLANETREE
	SWAMP OAK
	SHADE/STREET TREES (CLASS II)
	CRIMSON SUNSET MAPLE
	HERITAGE BIRCH
	PYRAMIDAL EUROPEAN HORNBEAM
	SKYLINE HONEYLOCUST
	TULIP TREE
	ORNAMENTAL TREES (CLASS I)
	BLOODGOOD JAPANESE MAPLE
	CANADA RED CHOKECHERRY
	CHANTICLEER PEAR
	MILKY WAY SELECT DOGWOOD
	RED JEWEL CRABAPPLE
	RAINBOW BLACK CHERRY CHERRY

SYM	COMMON NAME
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS
	AUTUMN JOY SEDUM
	ARIZONA SUN BLANKET FLOWER
	BLACK EYED SUSAN
	DWARF GLOBE BLUE SPRUCE
	HALLISS LOKEN MINI
	RED FLOWER CARPET ROSE
	STELLA DE ORO DAYLILY
	EMERALD 'N GOLD EUONYMUS
	FAMILY MONTA
	GOLDFLAME SPIREA
	GREO LOW SPIRAEA
	GOLDEN MOP FALSE CYPRESS
	HENRY'S GARNET SHEETSPIRE
	KODIE HALO DOGWOOD
	KARL FOERSTER REED GRASS
	MAIDEN GRASS
	SLOWPOKE MUGO PINE
	PEE WEE OAKLEAF HYDRANGEA
	ORANGE NUGGET BARBERRY
	POPPY PAPAVER ORIENTALE
	ROYAL DIRMACTY DWARF KIST
	SUNSHINE NINEBARK
	BLUE SWAN WHITE PINE
	ZAGREB COREOPSIS

SYM	COMMON NAME
	LAWN

NOTES

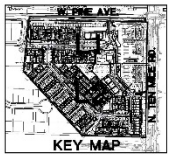
1. REFER TO SHEET L3 FOR RENDERED PLAN AND DETAILS.
2. REFER TO SHEET L4 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS AND CALCULATIONS.

DEVELOPER

BARON DEVELOPERS
[illegible]
DENVER, CO 80230

NORTH

SCALE 1" = 40'



KEY MAP

Issue Description	Date
ISSUE	12-30-20

JENSEN BELTS ASSOCIATES

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Landscape Architecture

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MODERN CRAFTSMAN AT TEN MILE

BARON DEVELOPMENT PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2004

Drawn	Checked
KCS	KCS

Scale AS SHOWN

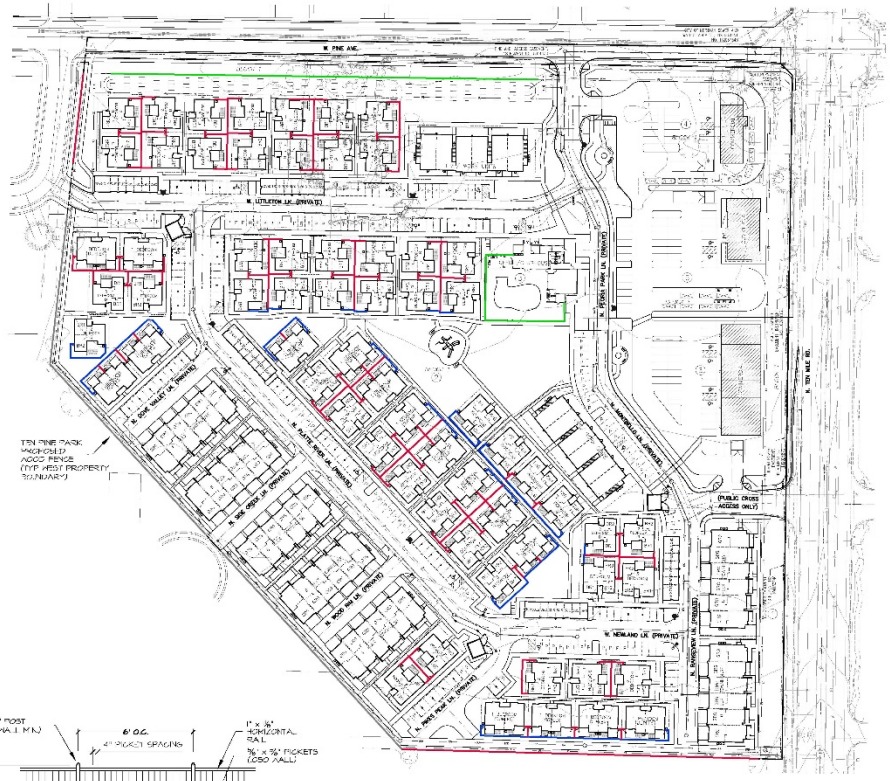
Sheet Title

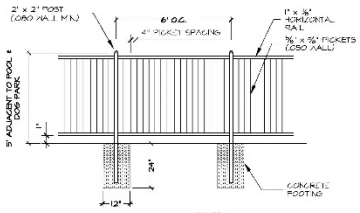
LANDSCAPE PLAN

Sheet Number

L2

2 of 4 Sheets





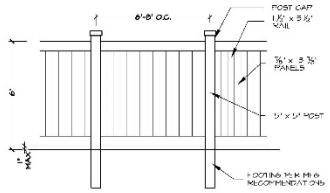
REPRESENTED ON PLAN AS COLOR: GREEN

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE STYLE MAY VARY.
3. IRON TO BE POWDER COATED BLACK.

FENCE PANEL SAMPLE PHOTO

① BLACK IRON OPEN VISION FENCE

NOT TO SCALE



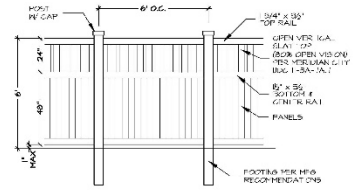
FENCE PANEL SAMPLE PHOTO
COLOR: TO BE DETERMINED

REPRESENTED ON PLAN AS COLOR: RED

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE STYLE MAY VARY.
3. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
4. COLOR: TO BE DETERMINED.

② 6' SOLID VINYL PRIVACY FENCE

NOT TO SCALE



FENCE PANEL SAMPLE PHOTO
COLOR: TO BE DETERMINED

REPRESENTED ON PLAN AS COLOR: BLUE

NOTES:
1. INSTALL PER MANUFACTURERS RECOMMENDATIONS/REQUIREMENTS.
2. FENCE STYLE MAY VARY.
3. FENCE TO STEP DOWN TO 3' HEIGHT 20' FROM ROW.
4. COLOR: TO BE DETERMINED.

③ 6' OPEN VISION SLAT TOP FENCE

NOT TO SCALE

NORTH

0 10 20 40

SCALE 1" = 60'

DEVELOPER
BARON PROPERTIES
[illegible]
DENVER, CO 80202

Issue Description	Date
ISSUE	2-20-20

JENSEN BELTS ASSOCIATES

Site Planning
Landscape Architecture

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Boise, Idaho 83706
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MODERN CRAFTSMAN AT TEN MILE

BARON DEVELOPMENT
PRELIMINARY PLAT LANDSCAPE PLAN

Job Number 2004

Drawn	Checked
KCS	KCS
Scale	AS SHOWN

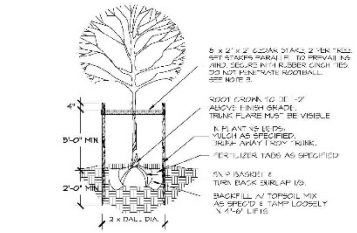
Sheet Title

LANDSCAPE FENCING

Sheet Number

L3

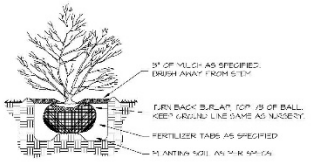
3 of 4 Sheets



NOTES:
1. REMOVE ALL TWINE, ROPE, OR BINDINGS FROM ALL TRUNKS.
2. REMOVE BURLAP AND WIRE BASKETS FROM THE TOP 1/3 OF A.L. ROOT BALLS AFTER PLANTING. IF SYNTHETIC MATERIAL IS USED, IT MUST BE COMPLETELY REMOVED.
3. STAKING OF TREES TO BE THE CONTRACTOR'S OPTION. HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREES AND PLANTS REMAIN PLUMB AND UPRIGHT STRAIGHT FOR A MIN OF 1 YEAR. ALL STAKING SHALL BE REMOVED AT THE END OF THE 1 YEAR WARRANTY PERIOD.
4. TREES PLANTED IN TURF AREAS. REMOVE TURF 3' DIA. FROM TREE TRUNK.

1 TREE PLANTING/STAKING

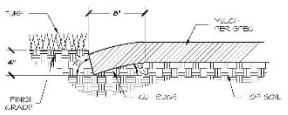
NOT TO SCALE



NOTE: DIG HOLE TWICE THE SIZE OF ROOTBALL

2 SHRUB PLANTING

NOT TO SCALE



3 PLANTER CUT BED EDGE

NOT TO SCALE

PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	BOSNIAN PINE	PINUS LEUCODERMIS	6-8' HT B&B
	GOLDGREEN JUNIPER	JUNIPERUS SCOPULORUM 'GOLDGREEN'	6-8' HT B&B
	KARL FUCHS HIMALAYAN CEDAR	CEDRUS DEODARA 'KARL FUCHS'	6-8' HT B&B
	DALLAS GREEN SPRUCE	PICEA ORIENTALIS 'DARDY'	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B&B
	WITTMANN ART SPRUCE	PICEA GLAUCA 'PENDULA'	6-8' HT B&B
	SHADE TREES (CLASS II)		
	BLOODGOOD LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
	SHADE/STREET TREES (CLASS II)		
	CRIMSON SUNSET MAPLE	ACER TRUNCATUM x PLATANOIDES 'CRIMSON SUNSET'	2" CAL B&B
	HERITAGE BIRCH	BETULA NIGRA 'CULTIVAR'	10' HT MULTI CLUMP
	HORNBEAM, EUROPEAN HORNBEAM	CARPINUS BETULUS 'FASTIGIATA'	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS 'SKYLINE'	2" CAL B&B
	TULIP TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	BLOODGOOD JAPANESE MAPLE	ACER PALMATUM ATROPURPUREUM 'BLOODGOOD'	10-12' HT B&B CLUMP
	CANADA RED CHOKECHERRY	PRUNUS VIRGINIANA 'CANADA RED'	10' 10' HT B&B CLUMP
	CHANTICLEER PEAR	PYRUS CALLERYANA 'CLONE FORM'	2" CAL B&B
	MILES KAY SELECT DOGWOOD	CORNUS KOUSA MILES KAY SELECT	2" CAL B&B
	RED JEWEL CRABAPPLE	MALUS x 'RED JEWEL'	2" CAL B&B
	RAINBOW PLANT SERVICEBERRY	AMELANCHIER CANADENSIS 'CLONEFORM'	10-12' HT B&B CLUMP
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	AUTUMN JOY SEDUM	SEDUM SPECTABILE 'AUTUMN JOY'	1 GAL
	ARIZONA SUN BLANKET FLOWER	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA x HIRTA 'SOUTHNOLL'	1 GAL, 24" O.C.
	DWARF GLOBE BLUE SPRUCE	PICEA PUNGENS 'GLOBOSA'	5 GAL
	MALLERS LOW CATMINT	NEPETA x FAASSENII 'MALLERS LOW'	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'TUCSON KOMPACT' 'KONAKTI'	3 GAL
	STELLA D'ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	EMERALD 'N' GOLD EUONYMUS	EUONYMUS FORTUNEI 'EMERALD 'N' GOLD'	2 GAL
	FRANCEE HOSTA	HOSTA 'FRANCEE'	1 GAL
	GOLDFLAME SPIREA	SPIRAEA x BUMALDA 'GOLDFLAME'	3 GAL
	GRO-LOW SUMAC	RHUS AROMATICA 'GRO-LOW'	5 GAL
	GOLDEN MOP FALSE CYPRESS	CHAMAECYPARIS PISIFERA 'GOLDEN MOP'	5 GAL
	HENRY'S GARNET SAGE GRASS	TEA VERONICA 'HENRY'S GARNET'	5 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BAILHALO'	5 GAL
	KARL FOERSTER REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL FOERSTER'	1 GAL
	MALEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	SLOWGROWING MUGO PINE	PINUS MUGO 'SLOWMOUND'	5 GAL
	TREE FORM OREGON GRAPE	MAHONIA AQUIFOLIUM 'TREE FORM'	5 GAL
	ORANGE ROCKET BARBERRY	BERBERIS THUNBERGII 'ORANGE ROCKET'	5 GAL
	PURPLE PALACE CORAL BELLS	HEUCHERA MICRANTHA 'PALACE PURPLE'	1 GAL
	KOREAN BOXWOOD DWARF BARBERRY	BERBERIS THUNBERGII 'KORTY'	3 GAL
	SUMMER WINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL
	BLUE VIRGINIA PINE	PINUS STROBUS 'BLUE SHAG'	5 GAL
	ZAGREB COREOPSIS	COREOPSIS VERTICILLATA 'ZAGREB'	1 GAL
	LAWN		

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
N. PINE AVE.	20'	850' (3) =	25 TREES	27 TREES
NORTH MILE ROAD	30'	620' (3) =	24 TREES	38 TREES
10' WIDE COMMUNITY CONNECTION PATHWAY (SOUTH BOUNDARY)		490' / 100 =	5 TREES	8 TREES
WEST SIDE CONNECTION PATHWAY		930' / 100 =	5 TREES	0 TREES
INTERNAL TREES				58 TREES
TOTAL NUMBER OF TREES			63 TREES	231 TREES

SEVENTY TREES EXISTING TREES TO BE REMOVED, MERIDIAN CITY CONSTRUCTION HAS CONFIRMED IN EMAIL TO LANDSCAPE ARCHITECT THE TOTAL CALIPER INCHES OF EXISTING TREES TO BE REMOVED ARE TO BE MITIGATED 1:2%, SIXTY THREE (63) ADDITIONAL 2" CALIPER TREES ALL BE PROVIDED ON-SITE IN THE LANDSCAPE BUFFERS AND COMMON OPEN SPACES FOR TREE REMOVAL MITIGATION.

DEVELOPMENT DATA

TOTAL AREA	16.46 ACRES
TOTAL LOTS	4
RESIDENTIAL	12.83 ACRES (78.1%)
COMMERCIAL	3.33 ACRES (7.3%)
COMMON OPEN SPACE	1.00 ACRES (6.1%)
AREA TO BE ANNEXED	0.50 ACRES (3.0%)
TOTAL DWELLING UNITS	85
TOTAL AVAILABLE PARKING	442
GROSS OPEN SPACE	2.11 ACRES
QUALIFIED OPEN SPACE	2.47 ACRES (12.1%)
USABLE COMMUNITY OPEN SPACE	50,486 S.F.
EXISTING ZONING	RUT
PROPOSED ZONING	R-15 AND MU-C

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH MERIDIAN CITY LANDSCAPE ORDINANCE.
2. ALL PLANTING AREAS TO BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN THE 10-FOOT ZONE OF ALL ACHD STORM DRAIN PIPE, STRUCTURES, OR FACILITIES. NO TRANSFORMERS, VAULTS, PEDESTALS, KIOSKS AND ALL CONTAMINATION DURING THE CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.
4. NO TREES SHALL IMPEDE THE 40' STREET AND DEPARTURE VISION TRIANGLES AT ALL INTERSECTIONS. NO CONTEROUS TREES OR SHRUBS OVER 3' HIGH AT MATURITY WILL BE LOCATED WITHIN VISION TRIANGLE OR ACHD ROW. AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN 40' STREET AND DEPARTURE VISION TRIANGLES.
5. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM STOP SIGNS.
6. TREES SHALL NOT BE PLANTED WITHIN 10' OF WATER METERS OR UTILITY LINES.
7. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO SUBSTITUTION OR SIMILAR SPECIES BY OWNER, SUBJECT TO CITY FORESTER'S PRE-APPROVAL. BURLAP AND WIRE BASKETS TO BE REMOVED FROM ROOT BALL AS MUCH AS POSSIBLE, AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL VINYL ROPES TO BE COMPLETELY REMOVED FROM TREES.
8. ALL EXISTING TREES TO BE REMOVED - SEVENTY TOTAL MERIDIAN CITY FORESTER HAS CONFIRMED IN EMAIL TO LANDSCAPE ARCHITECT 281 TOTAL CALIPER INCHES OF EXISTING TREES TO BE REMOVED ARE TO BE MITIGATED FOR. TREES TO BE REMOVED WILL BE MITIGATED FOR IN THE LANDSCAPE BUFFERS AND COMMON OPEN SPACES WITHIN THE DEVELOPMENT.
9. REFER TO SHEET L5 FOR FENCING PLAN AND FENCING DETAILS.

DEVELOPER
SIMON PROPERTIES
1412 1ST AVE STE 700
DENVER, CO 80202

Issue Description	Date
ISSUE	2-20-20

JENSEN BELTS ASSOCIATES
Site Planning
Landscape Architecture
1500 Tyrell Lane, Ste 130
Boise, Idaho 83706
Ph. (208) 343-7175
www.jensenbelts.com

MODERN CRAFTSMAN AT TEN MILE
BARON DEVELOPMENT
PRELIMINARY PLAT LANDSCAPE PLAN

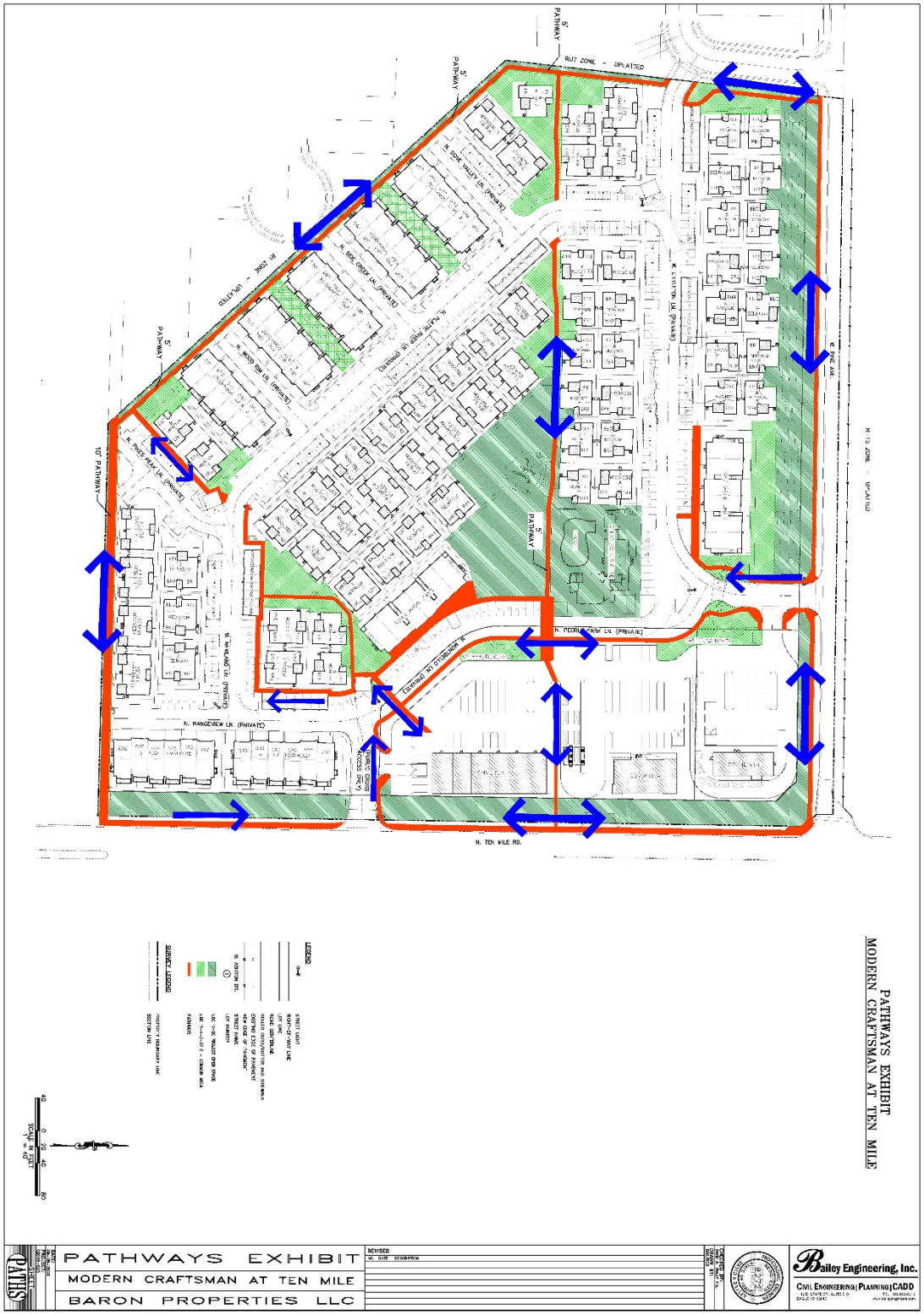
Job Number 2004

Drawn KCS | Checked KCS
Scale AS SHOWN

Sheet Title
LANDSCAPE DETAILS

Sheet Number
L4
4 of 4 Sheets

E. Pedestrian Circulation Plan



F. Conceptual Building Elevations

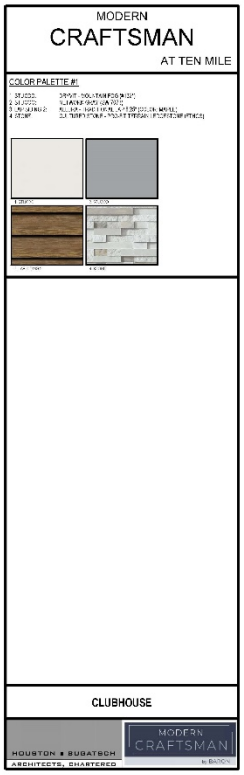
Clubhouse Elevations

COVERED PATIO - SHADE STRUCTURE

SOUTHEAST CORNER - MAILBOXES

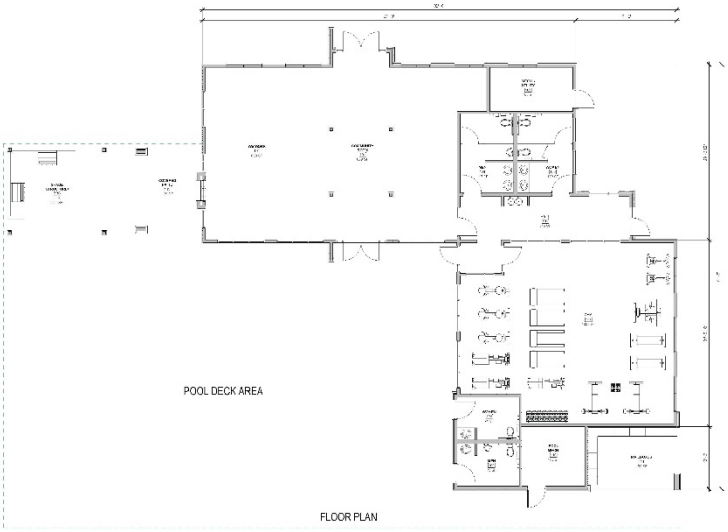
SOUTHWEST CORNER - POOL DECK VIEW

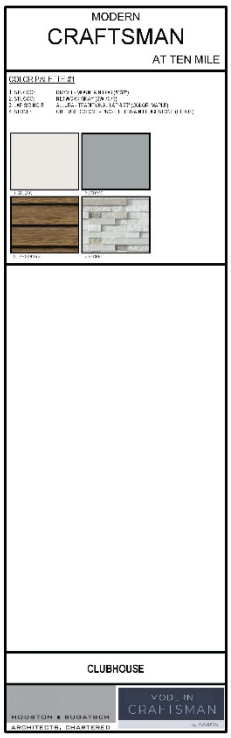
NORTHEAST CORNER - MAIN ENTRY VIEW



NORTHEAST CORNER - MAIN ENTRY VIEW

SOUTHWEST CORNER - POOL DECK VIEW





SINGLE SLOPE ROOF - FRONT VIEW

HIP ROOF - FRONT VIEW

FLOOR PLAN

BUILDING GROSS AREA 1,449 SF

SINGLE SLOPE ROOF - BACK VIEW

HIP ROOF - BACK VIEW

SINGLE SLOPE ROOF - FRONT VIEW

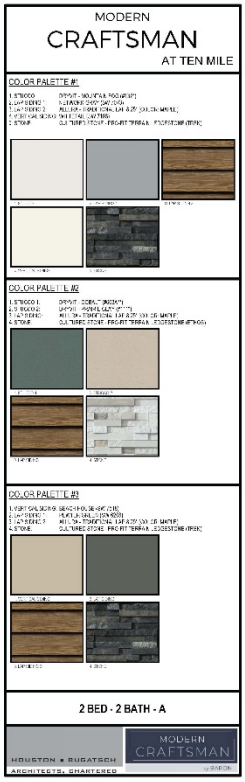
HIP ROOF - FRONT VIEW

FLOOR PLAN

BUILDING GROSS AREA 1,102 SF

SINGLE SLOPE ROOF - BACK VIEW

HIP ROOF - BACK VIEW



SINGLE SLOPE ROOF - FRONT VIEW

HIP ROOF - FRONT VIEW

FLOOR PLAN

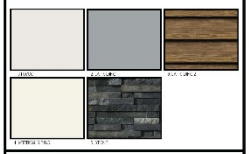
BUILDING GROSS AREA: 1,145 SF

SINGLE SLOPE ROOF - BACK VIEW

HIP ROOF - BACK VIEW

MODERN
CRAFTSMAN
AT TEN MILE

COLOR PALETTE #1



COLOR PALETTE #2

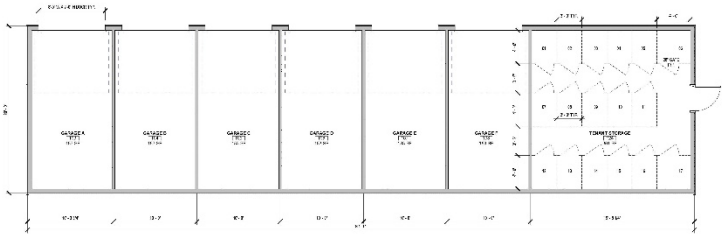
COLOR PALETTE #3

2 BED - 2 BATH - B

HOUSTON + BUGATSCH
ARCHITECTS, CHARTERED

MODERN CRAFTSMAN

FRONT VIEW



FLOOR PLAN

BUILDING GROSS AREA: 1,000 SF

MODERN
CRAFTSMAN
AT BLACK CAT

COLOR PALETTE #1

GARAGE - STORAGE BUILDING

HOUSTON + BUGATSCH
ARCHITECTS, CHARTERED

MODERN CRAFTSMAN

SINGLE SLOPE ROOF - FRONT VIEW

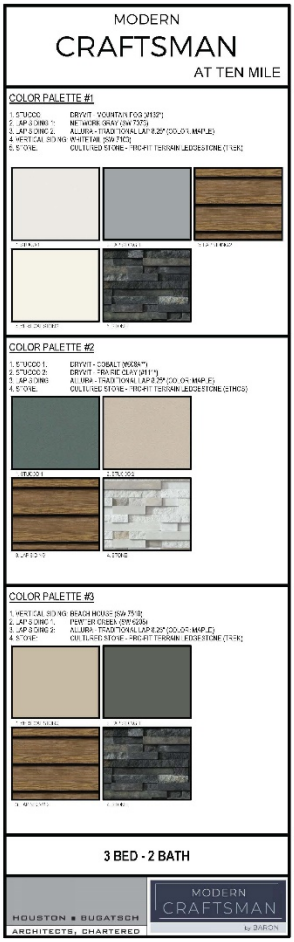
HIP ROOF - FRONT VIEW

FLOOR PLAN

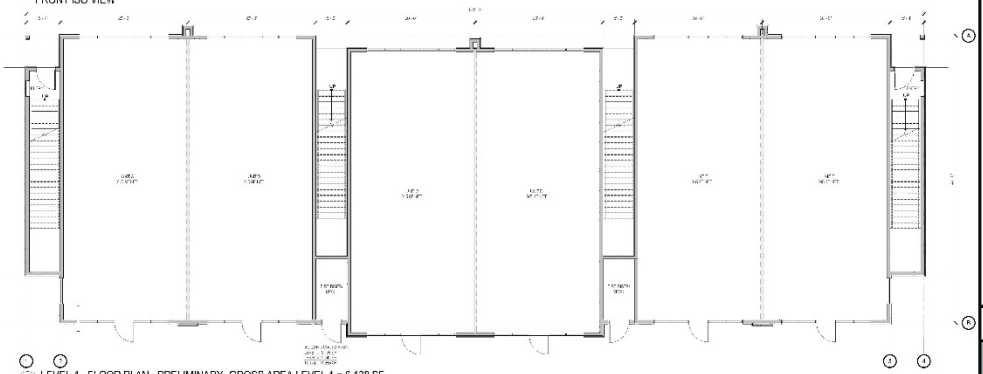
BUILDING GROSS AREA: 1,396 SF

SINGLE SLOPE ROOF - BACK VIEW

HIP ROOF - BACK VIEW



FRONT ISO VIEW



LEVEL 1 - FLOOR PLAN - PRELIMINARY- GROSS AREA LEVEL 1 = 6,138 SF

MODERN
CRAFTSMAN
AT TEN MILE

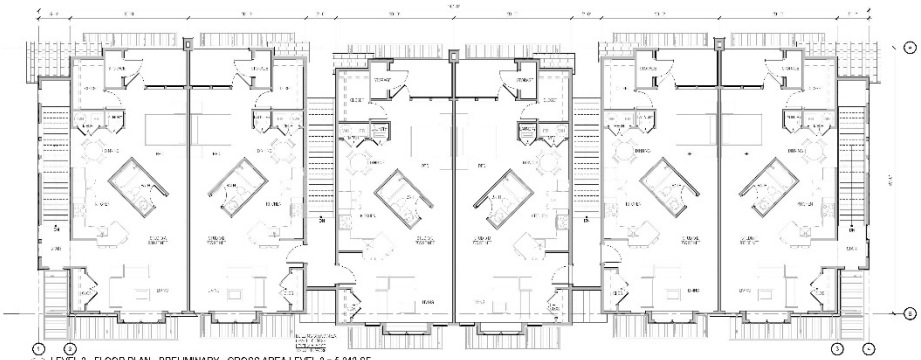
COLOR PALETTE #1

VERTICALLY-INTEGRATED
COMMERCIAL - RESIDENTIAL

HOUSTON ▪ BUGATSCH
ARCHITECTS, CHARTERED

MODERN
CRAFTSMAN

REAR ISO VIEW



LEVEL 2 - FLOOR PLAN - PRELIMINARY - GROSS AREA LEVEL 2 = 5,242 SF

MODERN
CRAFTSMAN
AT TEN MILE

COLOR PALETTE #1

VERTICALLY-INTEGRATED
COMMERCIAL - RESIDENTIAL

HOUSTON ▪ BUGATSCH
ARCHITECTS, CHARTERED

MODERN
CRAFTSMAN

G. Conceptual Commercial Elevations

BARON
TEN MILE & PINE
SCHEMATIC COMMERCIAL CONCEPTS
HOUSTON · BUGATSCH
ARCHITECTS, CHARTERED
BANK One
THE COFFEE HOUSE

BARON
TEN MILE & PINE
SCHEMATIC COMMERCIAL CONCEPTS
HOUSTON · BUGATSCH
ARCHITECTS, CHARTERED
BANK One
BANK One

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

   Currently, a fee of $303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

   a. Future development of this site shall be generally consistent with the approved plat, site plan, landscape plan, open space exhibit, and conceptual building elevations included in Section VII and the provisions contained herein.

   b. The 10-foot multi-use pathway along the south boundary shall be constructed with Phase 1 of the development.

   c. The existing accesses onto N. Ten Mile Road shall be closed upon development of the subject site except for the access located approximately 580 feet south of the Pine/Ten Mile intersection – this southern access is the only approved access to N. Ten Mile Road.

   d. With the first phase of development, the Applicant shall construct a dedicated southbound right-turn lane for the one approved access to Ten Mile, as outlined

by ACHD and the Traffic Impact Study; dedicate additional right-of-way for this requirement as needed.

e. All pedestrian crossings within the site shall be constructed as raised crossings; crossings and the main pedestrian paths shall be constructed with brick pavers, stamped concrete, or equal.

f. With the first phase of development, the Applicant shall construct and/or dedicate the required right-of-way for the extension of Pine Avenue and the Pine/Ten Mile intersections in accord with ACHD requirements and in line with the signed "Dedication and Development Agreement," as seen in exhibit VIII.L.

g. The required landscape street buffers shall be constructed and vegetated along the entire perimeter (along N. Ten Mile and Pine Avenue) with the first phase of development.

h. An entry feature is allowed and desired to create a sense of place for the development but no gates are allowed except for the emergency only access along the western boundary, labeled as N. Side Creek Lane on the submitted plans.

i. Future Commercial elevations shall be generally consistent with the submitted concept elevations in size, form, scale, and roof lines; at a minimum, future commercial buildings on this site shall have at least one (1) field material and color that matches the residential portion of the site.

~~2. At least ten (10) days prior to the City Council hearing, the Applicant shall provide revised Rezone exhibits and legal descriptions of the requested R-15 and C-C zoning districts to eliminate any split-zoning and to reflect Staff's recommended changes to the site layout.~~

3. The preliminary plat included in Section VII.B, dated ~~October 21~~ December 28, 2020, shall be revised ~~as follows at least ten (10) days prior to the City Council hearing~~ prior to final plat submittal:

   a. If any changes must be made to the submitted plans to accommodate Public Works easement requirements, the Applicant shall submit all relevant and revised plans to the City of Meridian Planning Division for review.

   ~~b. Verify the submitted parking data noted on the "Conditional Use Plan."~~

   c. Stamped and signed by the licensed land surveyor.

4. The landscape plan included in Section VII.D, dated September 29, 2020, shall be revised as follows prior to submittal of the Final Plat application:

   ~~a. The Landscape Calculations/Requirements table shall include the following: 1) the total linear feet of all pathways and the required number of trees per UDC 11-3B-12); the total square footage of common open space and required number of trees per UDC 11-3G-3E.~~

   ~~b. Revise the landscape plans to add a 5-foot wide landscape buffer along both sides of the pathways located along the perimeter of the site (including the multi-use pathway), landscaped in accord with UDC 11-3B-12.~~

   c. Show the required 25-foot landscape buffer between the C-C zoning district and the R-15 zoning district as required by UDC 11-3B-9C unless otherwise reduced by City Council waiver.

5. ~~The residential elevations included in Section VII.F, shall be revised as follows at least 10 days prior to the City Council hearing:~~

    a. ~~Add additional area of a secondary field material to all residential structures to help create more unique buildings; OR,~~

    b. ~~Create at least two (2) more design palettes for the proposed detached units to include at the least different color palettes and field material combinations.~~

6. ~~The Applicant shall revise all appropriate plans to comply with the following changes to the site layout at least ten (10) days prior to the City Council hearing:~~

    a. ~~Remove the detached units from along Pine Avenue;~~

    b. ~~Remove the singular unit located within the labeled "Area 3" of the open space exhibit, near the northwest corner of site;~~

    c. ~~Rearrange the townhome units located in the southeast corner of the site to be located along Pine Avenue;~~

    d. ~~Move the centrally located Vertically Integrated building to the southeast corner along N. Ten Mile Road; incorporate any additional parking that is needed to the south side of the building to add to the buffer along the railroad tracks;~~

    e. ~~Rearrange the central detached units to be more spread out within this central area to accommodate adequate building separation for utility service lines; and~~

    f. ~~Rearrange the street layout as necessary to accommodate the required utility easements, provide traffic calming, and provide adequate parking.~~

7. ~~**At least ten (10) days prior to the City Council hearing, the Applicant shall obtain Public Works approval of their utility plan to ensure any revisions required to the overall site design can be analyzed by Planning Staff for compliance with the UDC.**~~

8. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-7, UDC Table 11-2B-3, and those listed in the specific use standards for multi-family development, UDC 11-4-3-27.

9. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for multi-family dwellings based on the number of bedrooms per unit.

10. With the Final Plat submittal, the Applicant shall correct the applicable plans to show all pedestrian crossings as raised crossings and show the main pedestrian sidewalks that traverse through the development to be constructed with pavers or colored and stamped concrete (or equal) to further delineate the pedestrian pathways.

11. ~~At least ten (10) days prior to the City Council hearing, the Applicant shall revise the proposed 3-way internal intersection between the residential and commercial area in the northeast portion of the site and submit the relevant revised plans to Planning Staff. The Applicant should work with all relevant departments to ensure the intersection design can operate safely for both pedestrians and vehicles.~~

12. The Applicant shall comply with all ACHD conditions of approval.

13. The Applicant shall obtain Administrative Design Review approval for the future commercial buildings with the submittal of the Certificate of Zoning Compliance for ~~the entire~~ <u>each commercial</u> site.

~~14. The Applicant shall provide conceptual elevations for the proposed commercial buildings at least ten (10) days prior to the City Council hearing.~~

15. The Applicant shall obtain Certificate of Zoning Compliance approval for the ~~entire~~ applicable (within the R-15 and C-C zoning districts) portion of the subject site prior to applying for any building permit in either zoning district.

16. Comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.

17. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.

18. At least ten (10) days prior to the City Council hearing, the Applicant shall submit a parking plan for the proposed development to better show the proposed parking following any revisions made to accommodate Public Works easement requirements.

19. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.

20. The applicant and/or assigns shall comply with the private street standards as set forth in UDC 11-3F-3 and 11-3F-4.

21. The conditional use approval shall become null and void unless otherwise approved by the City if the applicant fails to 1) commence the use, satisfy the requirements, acquire building permits and commence construction within two years as set forth in UDC 11-5B-6F.1; or 2) obtain approval of a time extension as set forth in UDC 11-5B-6F.4.

22. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.

23. Prior to issuance of Certificate of Occupancy on any building, the applicant shall submit a public access easement for the multi-use pathway along the southern boundary of the site to the Planning Division for approval by City Council and subsequent recordation.

24. Business hours of operation within the C-C zoning district shall be limited from 6 am to 11 pm as set forth in UDC 11-2B-3A.4.

25. Any drive-thru establishment use shall require Conditional Use Permit approval in accord with UDC 11-4-3-11.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

1.1 Provide sanitary sewer to-and-through to 3515 W. Pine Ave and 3513 W Pine Ave.

1.2 Light poles cannot be located inside utility easement.

1.3 In multiple areas it looks like the sewer and storm drain lines are too close together. Please provide 4 ft separation between center of storm drain and sewer. This enables repair/replacement of manholes and sewer lines in the future.

1.4 The water main in Pine Ave needs to be extended east and tied into the existing 12” near Ten Mile. Also, the water main in Pine Ave needs to be extended west to the west property boundary. This will fulfill the to-and-through requirement.

1.5 The water main in W. Little Lane needs to be extended to the west property line.

1.6 Install water main in N. Side Creek Lane and stub at the property line to provide a future connection to the west parcel.

1.7 End the water main in N. Rangeview Lane (at the southeast corner of development) in a fire hydrant.

1.8 There is an existing water main stub to this property off of Ten Mile at the southeast corner of the development that either needs to be used or abandoned.

1.9 Sanitary sewer mainlines are not allowed within common drives, only sewer services (reminder that a maximum of three services are allowed into a manhole, with a minimum 30-degrees of angle separation).

1.10 All sanitary sewer and water easement areas must remain free of any permanent structures, trees, brush, or perennial shrubs or flowers within the area described for the easement.

1.11 Sanitary sewer and water service lines cannot run under carports.

1.12 Minimum distance between service lines must be maintained, 6-feet between potable/non-potable service lines, 5-feet between each sewer stub off the mainline.

1.13 Any sewer service lines greater than 100-feet will need cleanouts that are accessible for cleaning; contact plumbing inspector for specific details.

1.14 A street light plan will need to be included in the final plat application. Street light plan requirements are listed in section 6-7 of the City's Design Standards. A future installation agreement is required for the streetlights on Pine Avenue and Ten Mile Road. Contact the Meridian Transportation and Utility Coordinator for additional information.

2. General Conditions of Approval

2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.

2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.

2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 81/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.

2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to prior to receiving development plan approval.

2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.

2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.

2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be ~~recorded~~ approved, prior to applying for building permits.

2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.

2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.

2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.

2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.

2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.

2.17 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.

2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.

2.19 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

2.20 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.

2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.

2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=215786&dbid=0&repo=MeridianCity

D. POLICE DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216635&dbid=0&repo=MeridianCity

E. PARK'S DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217427&dbid=0&repo=MeridianCity

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216793&dbid=0&repo=MeridianCity

G. ADA COUNTY DEVELOPMENT SERVICES

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=215839&dbid=0&repo=MeridianCity

H. CENTRAL DISTRICT HEALTH DEPARTMENT (CDH)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=215845&dbid=0&repo=MeridianCity

I. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216377&dbid=0&repo=MeridianCity

J. ADA COUNTY HIGHWAY DISTRICT (ACHD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217317&dbid=0&repo=MeridianCity

K. COMMUNITY DEVELOPMENT SCHOOL IMPACT TABLE

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=216462&dbid=0&repo=MeridianCity&cr=1

L. DEDICATION AND DEVELOPMENT AGREEMENT – BARON & VIPER

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218118&dbid=0&repo=MeridianCity

IX. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. **The map amendment complies with the applicable provisions of the comprehensive plan;**

   Commission finds the proposed zoning map amendment to annex the property into the City of Meridian with R-15 and C-C zoning districts and subsequent development is consistent with the Comprehensive Plan, if all conditions of approval are met.

2. **The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;**

   Commission finds the proposed zoning map amendment and request for the development of multi-family residential will contribute to the range of housing opportunities available within the City and within this area. Commission finds the proposed addition of commercial within the development is generally consistent with the purpose statement of the commercial district and consistent with the future land use designation of Mixed-Use Community.

3. **The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

   Commission finds the proposed zoning map amendment should not be detrimental to the public health, safety and welfare.

4. **The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and**

   Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

5. **The annexation (as applicable) is in the best interest of city.**

   Because of the unique housing type proposed, the proposed addition of more commercial zoning, and the construction of a needed road extension, Commission finds the annexation is in the best interest of the City.

B. Preliminary Plat Findings:

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. **The plat is in conformance with the Comprehensive Plan;**

   Commission finds that the proposed plat, with Staff's recommendations, is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

2. **Public services are available or can be made available and are adequate to accommodate the proposed development;**

   Commission finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

3. **The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;**

   Because City water and sewer and any other utilities will be provided by the development at their own cost, Commission finds that the subdivision will not require the expenditure of capital improvement funds.

4. **There is public financial capability of supporting services for the proposed development;**

   Commission finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)

5. **The development will not be detrimental to the public health, safety or general welfare; and,**

   Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis but has not provided comments at this time.

6. **The development preserves significant natural, scenic or historic features.**

   Commission is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.

C. Conditional Use Permit Findings:

The commission shall base its determination on the conditional use permit request upon the following:

1. **That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.**

   Commission finds that the submitted conditional use plat appears to meet all dimensional and development regulations in the R-15 zoning district in which it resides.

2. **That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.**

   Commission finds the proposed use of multi-family residential and commercial are harmonious with the comprehensive plan designation of Mixed-Use Community and the requirements of this title.

3. **That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.**

   Despite the proposed use being different than the residential uses closest to the subject site, Commission finds the design, construction, and proposed operation and maintenance will be compatible with other uses in the general neighborhood and should not adversely change the essential character of the same area.

4. **That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.**

   Commission finds the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other property in the vicinity.

5. **That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.**

   Commission finds the proposed use will be served adequately by essential public facilities and services as all services are readily available, the nearby arterial street is widened to its full width, and the Applicant is required to construct a new public road extension to accommodate additional traffic flow.

6. **That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.**

   All public facilities and services are readily available for the subject site so Commission finds that the proposed use will not be detrimental to the economic welfare of the community or create excessive additional costs for public facilities and services.

7. **That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

   Although traffic will likely increase in the vicinity with the proposed use, all major roadways adjacent to the site are already at their full width and the Applicant is required to extend Pine Avenue as a collector street adjacent to their site. Therefore, Commission finds the proposed use will not be detrimental to any persons, property, or the general welfare.

8. **That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

   Commission is not aware of any such features; the proposed use should not result in damage of any such features.

D. Private Street Findings:

In order to approve the application, the director shall find the following:

1. **The design of the private street meets the requirements of this article;**

   The Director finds that the proposed private street design meets the requirements.

2. **Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and**

   The Director finds that the proposed private streets would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity if all conditions of approval are met.

3. **The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

   The Director finds the use and location of the private streets do not conflict with the comprehensive plan or the regional transportation plan because the proposed design meets all requirements.

4. **The proposed residential development (if applicable) is a mew or gated development. (Ord. 10-1463, 11-3-2010, eff. 11-8-2010)**

   N/A