

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

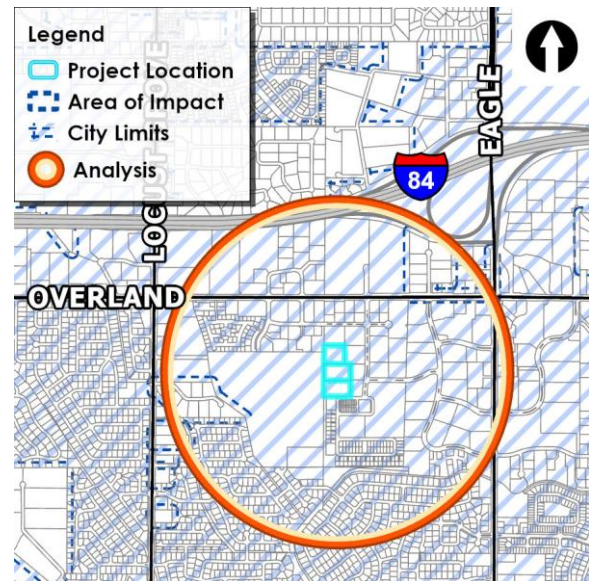


HEARING DATE: 8/19/2025
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: Mike Chidester

SUBJECT: H-2025-0019
Gramercy Townhomes

LOCATION: Located at 1873, 1925, and 2069 Wells Avenue in the NE ¼ of Section 20, T.3N., R1E.



I. PROJECT OVERVIEW

A. Summary

Rezone of 6.98 acres of land from the C-G zone to the TN-R zone, a preliminary plat for 82 buildable lots and 8 common lots, and a development agreement modification to establish a new concept plan and remove the age restriction on the property.

B. Recommendation

Staff: Approval with a development agreement and conditions.

Commission: Approval as presented in staff report.

C. Decision

Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant	-
Proposed Land Use(s)	Residential	-
Existing Zoning	C-G (General Retail and Service Commercial District)	VII.A.2
Proposed Zoning	TN-R (Traditional Neighborhood District)	
Adopted FLUM Designation	MU-R (Mixed Use Regional)	VII.A.3

Table 2: Process Facts

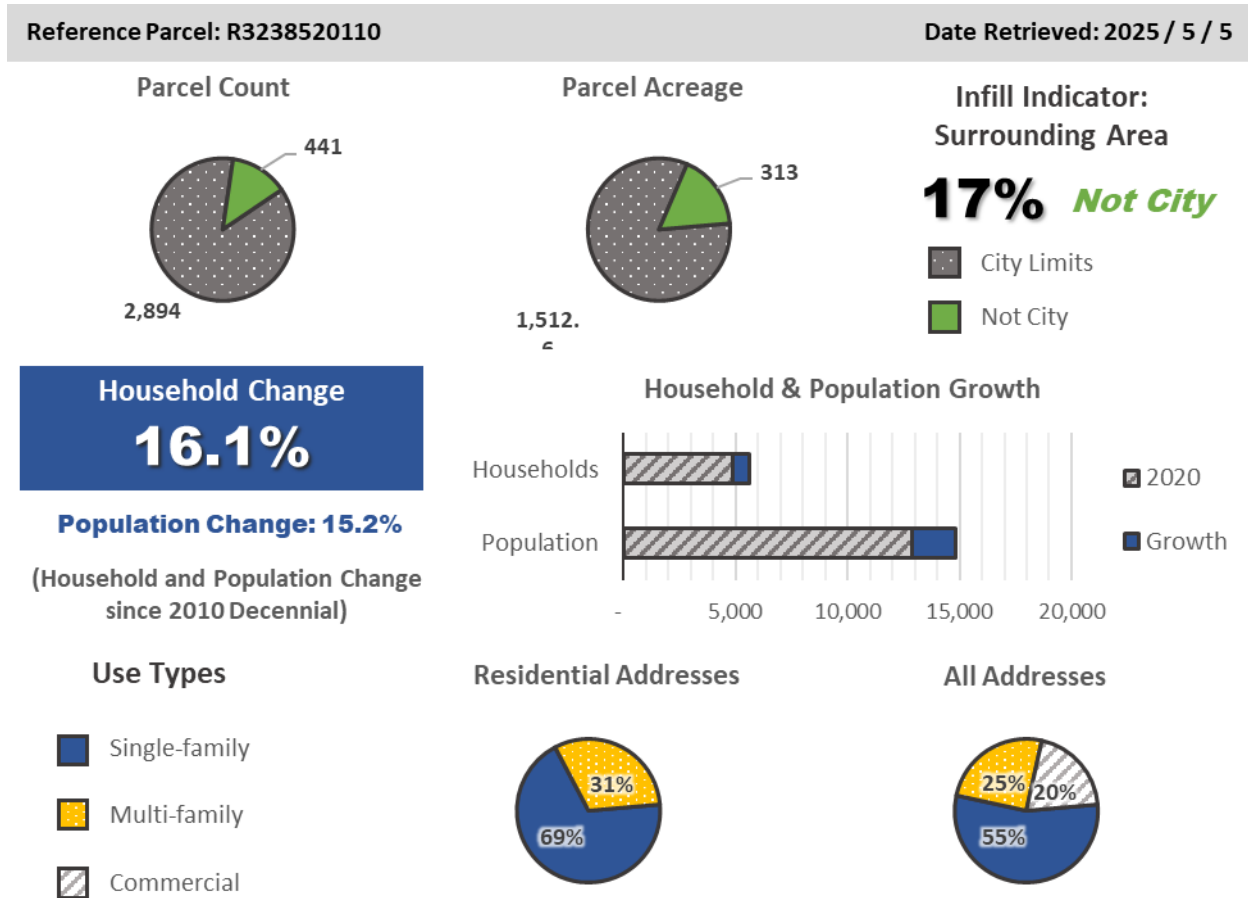
Description	Details
Preapplication Meeting date	11/19/2024
Neighborhood Meeting	2/18/2025
Site posting date	7/31/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Private streets are proposed for the development.	-
ITD Comments Received	Yes; No comment	-
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	Yes, See Public Works Site Specific Conditions	
Meridian Public Works Water		IV.B
• Distance to Mainline	Available at Site	
• Impacts or Concerns	Yes, See Public Works Site Specific Conditions	
School District(s)	West Ada School District	IV.C
• Capacity of Schools	Pepper Ridge Elementary: Architectural 675, Program 575 Lewis and Clark Middle: 1000 Mountain View High: 2175	-
• Number of Students Enrolled	Pepper Ridge Elementary: 471 Lewis and Clark Middle: 899 Mountain View High: 2479	-

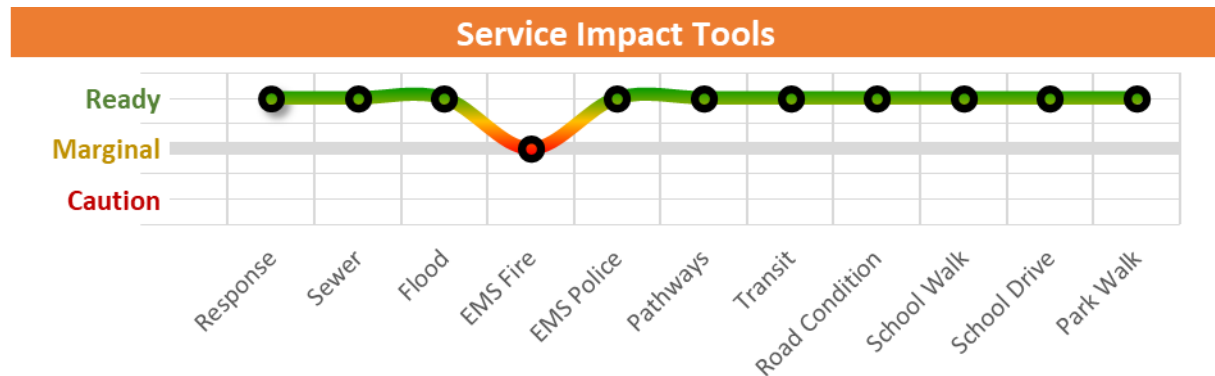
Note: See section IV. City/Agency Comments & Conditions for comments received, or see the public [record](#).

Figure 1: One-Mile Radius Existing Condition Metrics



Notes: See Error! Reference source not found.. Error! Reference source not found..

Figure 2: Service Impact Summary



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III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject properties fall within the Mixed-Use Regional (MU-R) Future Land Use Map (FLUM) designation. The intent of the MU-R designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. By integrating a variety of uses together, the goal is to avoid predominantly single-use developments such as a regional retail center with only restaurants and other commercial uses. Development should be anchored by uses that have a regional draw with appropriate supporting uses. This designation supports a diverse and integrated community where residents can live, work, and shop without needing to travel far.

According to the Comprehensive Plan, the MU-R designation should make up between 10% and 30% of the total development area, with gross residential densities ranging from 6 to 40 units per acre. The MU-R area, located at the southwest corner of Eagle Road and Overland Road, encompasses approximately 165.2 acres. Of that total, roughly 41.5 acres are designated for residential use, including the proposed development, accounting for 25.1% of the MU-R area in this quadrant, which aligns with the Comprehensive Plan's vision and density targets.

The proposed development plan depicts eighty-two (82) townhomes with the Traditional Neighborhood Zoning (TN-R) as the single use for the subject properties. While the TN-R zoning requires two different types of housing, staff finds that the surrounding garden-style apartments, single-family detached, and townhomes provide the mix of units desired in the area. The proposed townhomes range in size from 1,650 s.f. and 1,750 s.f. with three (3) and four (4) bedroom units. In addition, TN-R zoning requires detached sidewalks with parkways. While the applicant has provided detached sidewalks along the front of each unit, the sidewalks running north-south are attached. Staff has determined that the combination of detached sidewalks with parkways and on-street parking in front of the units meets the intent of the TN-R zoning. Furthermore, the attached north-south sidewalks are appropriate due to site constraints and are expected to enhance pedestrian connectivity within the development.

The private streets provide accurate and easy to find address points that will be beneficial for Fire, EMS, and Police. In addition to the townhomes, the development plan depicts a 0.60-acre common open space with parkways, on-street parking, and alleys. The applicant has provided an internal pathway to connect with the ten (10) foot multi-use pathway on the southern boundary to help residents connect with Mountain View High School and Gordon Harris Park to the south.

The applicant has indicated that the buildout timeline for the development depends on demand; however, they anticipate developing the project in five (5) phases, with the first phase consisting of the large open space, amenities, and roads.

West Ada School District has indicated that the development is expected to generate approximately nineteen (19) school-aged children across all grade levels. Pepper Ridge Elementary and Lewis and Clark Middle School both have adequate capacity to account for the addition of school-aged children from the development. However, Mountain View High School is over capacity with 2479 students enrolled and a capacity of 2175 students.

Overall, the proposed townhome development is an allowed use within the MU-R designation and contributes to the area's intended mix of residential and commercial activity. Beyond the project boundaries, staff also considered surrounding uses and finds that the site's proximity to commercial/employment areas, a child care facility/charter school, and regional pedestrian infrastructure supports the MU-R designation's broader land use goals.

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed for-sale townhomes will provide additional housing options in the area that will blend in with the surrounding developments. This will provide a townhome product to the area which is in close proximity to Mountain View High School and Gordon Harris Park.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer services are available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

The subject site is already annexed and in a widely developed area. However, the subject sites are undeveloped and have been vacant for more than a decade as commercial only properties. It is one of the last areas of the Gramercy development to be developed and the Applicant believes constructing high-end townhomes will provide needed housing and stimulate the neighboring commercial businesses.

- “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)

Traditional three-story, garden-style apartments are currently under construction throughout the City, which makes the proposed three-story townhome concept desired in this area..

Table 4: Project Overview

Description	Details
History	H-2021-0023; H-2021-0022; A-2019-0200; A-2021-0238; TED-2023-0006
Phasing Plan	5 Phases (Depending on Demand)
Residential Units	82 Single Family Attached Units
Open Space	1.31 Acres; 18.8%
Amenities	Dog Waste Station (.05) and Open Space Commons (3)
Acreage	6.98 acres
Lots	82 Building Lots and 8 Common Lots
Density	Gross Density: 11.74 units/acre Net Density: 19.04 units/acre

B. History/Development Agreement Modification

In 2021, the subject properties were approved for a multi-family development consisting of 164 age-restricted units on 5.24 acres of land. The applicant then filed for a time extension in 2023 to extend the CUP, however, the applicant did not move forward with the project as the market changed, and demand was no longer there for age restricted units. Currently, the development agreement from this application governs the site. The existing development agreement restricts the site to the previous concept plan and age restricted units. The applicant is requesting an addendum to the existing DA to remove the age restriction and amend the concept plan in favor of the proposed townhome development.

The new development proposes 82 townhomes, which is approximately half of the units proposed in the previous application. The applicant is not proposing an age restriction for the new development and will be constructing it in five (5) phases. Additionally, the applicant has proposed open space exceeding the 15% required by the UDC and amenities meeting the UDC

requirements. Staff is supportive of this change to the concept plan and development agreement as it provides another housing type to the area.

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

The subject properties are annexed into the city with the C-G zoning and have utilities stubbed to the site. The site currently sits vacant.

2. Proposed Use Analysis (UDC 11-2):

The applicant is seeking a rezone and proposing eighty-two (82) townhomes, which are listed as a principally permitted use in the UDC Table 11-2D-2 for the TN-R zoning district. As mentioned above, the TN-R zoning requires a minimum of two (2) housing types. Since the subject development lies within the MU-R FLUM designation, staff finds that the surrounding mix of housing types (multifamily, single-family detached, townhomes) provides the mix of housing the city envisioned for this area. In addition to this, the design of the development varies from those of the neighboring uses as the development is anchored by a 0.60-acre common open space with on-street parking and parkways. Staff finds the proposed subdivision to be in compliance with the TN-R zoning district and FLUM.

Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities. The larger MU-R area provides different housing types, lot sizes, and densities in close proximity to commercial, employment, schools, and parks.

Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.

The larger MU-R area has a mix of different housing types in the form of single-family detached, single-family attached, and garden-style apartments (multifamily).

Comprehensive Plan policy 2.06.02D encourages a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.

The proposed subdivision provides a unique design that provides the traditional neighborhood feel that the TN-R zoning district calls for. With the neighboring commercial, schools, and regional parks in close proximity, it will allow future residents to live, work, and play in the immediate area.

3. Dimensional Standards (UDC 11-2):

The preliminary plat and future development are required to comply with the dimensional standards listed in UDC Table 11-2D-6 for the TN-R zoning district.

All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes lot sizes ranging from approximately 1,461 to 1935 square feet. The subdivision is proposed to develop in five (5) phases with the central open space being developed with phase one (1) as depicted in Exhibit VII. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

D. Design Standards Analysis

1. Qualified Open Space & Amenities (Comp Plan, UDC 11-3G):

Based on the standards in UDC Table 11-3G-3, a minimum of 15% (or 1.05 acres) of qualified open space is required to be provided within the development. An open space

exhibit was submitted as shown in Section VII.G, which depicts 18.8% (or 1.31 acres) of open space that meets the required quality and qualified open space standards. In addition to the open space provided in the development, the subject development is within approximately 850 feet of Gordon Harris Park and directly abuts Mountain View High School's ball fields. All common open space areas are required to be landscaped with one deciduous shade tree for every 5,000 square feet of area and include a variety of trees, shrubs, lawn or other vegetative groundcover per UDC 11-3G-5B.3.

Based on the standards in UDC 11-3G-4A, a minimum of one (1) amenity point is required to be provided. The amenities proposed are a dog waste station and open space commons as the central open space exceeds 20,000 square feet. The applicant's amenity points total is 3.5 exceeding the UDC requirements. In addition to the amenities proposed, the subject development abuts Mountain View High School's ball fields and is approximately 850 feet from Gordon Harris Park.

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

i. Landscape buffers along streets

UDC Table 11-2D-6 requires eight (8) foot parkways with class II trees along local streets for the TN-R zoning district. The applicant is proposing private streets built to local street standards with eight (8)-foot parkways and class II trees in compliance with the UDC standards.

ii. Parking lot landscaping

The landscaping for parking on Lot 2, Block 1, abutting the central open space shall meet the standards listed in UDC 11-3B-8. This includes a planter island with a minimum square footage of fifty (50) and a minimum of five (5) feet wide. In addition, a tree is required at each end of the parking rows inside a planter island. Alternative Compliance can be applied for to relocate these trees. *The applicant shall either revise the plan to incorporate planter islands with trees or apply for alternative compliance to relocate these trees, this shall be done with the final plat application.*

iii. Tree preservation

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

The applicant shall provide mitigation calculations with submittal of the final plat if any trees are being removed from the property.

iv. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

v. Pathway landscaping

Pathway landscaping shall comply with the requirements outlined in UDC 11-3B-12. The applicant must provide a landscape strip at least five (5) feet wide along both sides of the

pathway. To enhance design flexibility, variations in the strip's width are encouraged to allow trees to be planted farther from the pathway, reducing the risk of root damage. However, the landscape strip must maintain a minimum width of two (2) feet to ensure proper pathway maintenance. The strips shall be landscaped with a combination of trees, shrubs, lawn, and/or other vegetative ground cover.

The applicant is not proposing a multi-use pathway; however, they are proposing a central micro-pathway to connect with the existing multi-use pathway on the south boundary of the site. It appears the applicant has provided five (5) feet of landscaping on both sides of the pathway.

3. Parking (UDC 11-3C):

i. Residential parking analysis

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on portions of the proposed streets.

The townhomes consist of three (3) and four (4) bedroom units that require four (4) parking spaces to be in compliance with UDC Table 11-3C-6.

The applicant has indicated each townhome has four (4) parking spaces, two (2) inside a garage and two (2) on the parking pad. In addition to the 328 parking spaces for the townhomes, the applicant has provided forty-six (46) parking spaces along the streets and near the common space for guests.

The applicant is requesting to reduce the parking pad width to eighteen (18) feet for all parking spaces outside of the garage for the townhomes. The reason for the reduction is to provide a break in the concrete plane in the form of planters as depicted on the site plan. Additional overflow parking is being provided throughout the development to offset the width of the parking pad. This was at the request of city staff. **The applicant shall apply for an alternative compliance application to request this reduction with the submittal of the design review application.**

ii. Bicycle parking analysis

The UDC does not require bicycle parking in single-family attached, detached, and townhomes developments. However, the applicant is proposing five (5) bicycle parking spaces at the eastern end of the central common open space.

4. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Goal 5.01.02D of the Comprehensive Plan highlights the need for effective building design and landscaping to buffer, screen, beautify, and integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the applicant has submitted a conceptual elevation package. The materials included in the elevations are brick, board and batten, fiber cement, vinyl windows, standing seam metal roofs, and asphalt shingles. The applicant has provided varied setbacks to provide different unit profiles on the attached units and has incorporated architectural elements such as gable roofs, pedestrian-scale lighting, and awnings.

The buildings are proposed to be approximately thirty-nine (39) feet in height with variations in unit counts, such as a five-plex, six-plex, seven-plex, and eight-plex.

The townhomes require design review approval and are subject to the traditional neighborhood design standards in the Architectural Standards Manual. This shall be submitted prior to submitting for a building permit.

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

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

No fencing appears to be proposed; any future fencing shall comply with UDC 11-3A-7. Alternative compliance shall be submitted for the standards listed in 11-3A-7 for fencing along pathways and common open space. These standards require fencing to distinguish common space from private property. The applicant shall submit this prior to approval of the final plat.

6. Parkways (*Comp Plan, UDC 11-3A-17*):

Per Comp Plan policy 3.07.01C appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.) is required.

Per the UDC the minimum width of parkways planted with Class II trees shall be eight (8) feet. The width can be measured from the back of curb where there is no likely expansion of the street section within the right-of-way; the parkway width shall exclude the width of the sidewalk. Class II trees are the preferred parkway trees.

The applicant is proposing parkways along Traverse Lane, Ainsley Lane, Blazer Lane, and Foresight Lane that appears to be in compliance with this standard. The applicant shall comply with the standards for UDC 11-3A-17 with submittal of the final plat.

E. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via three (3) drive aisle connections: one to the north connecting to an existing drive aisle and commercial property, and two to the east to connect to S. Wells Avenue. These drive aisles are currently not named and are considered commercial drive aisles. However, the applicant is proposing to add six private streets in the development that require a minimum of one connection to a public street. Staff has discussed this with the applicant and determined the southern connection on the eastern boundary would be best as it aligns with Blue Horizon on the east side of S. Wells Avenue. This will take coordination with the neighboring property owners to name the existing private drive aisle.

The intersection of Blazer Lane and the planned extension of E. Blue Horizon Drive is offset due to site constraints. However, after discussions with the applicant and ACHD, it was determined that the offset is not a concern, as the general alignment remains consistent and the intersection is expected to experience low traffic volumes.

In addition, the applicant shall provide traffic calming along Stadia Lane and Starfish Lane in the form of bulb-outs, speed bumps, or other approved methods to reduce vehicle speeds and enhance pedestrian safety (see private street analysis below).

2. Multiuse Pathways and Pathways (*Comp Plan, UDC 11-3A-8, UDC 11-3A-5*):

Comprehensive Plan policy 4.04.01A ensures that new development and subdivisions connect to the pathway system. The subject site does not have a multi-use pathway that runs on the property, however, there is an existing ten (10) foot multi-use pathway on the southern boundary that connects to Mountain View High School and Gordon Harris Park. The applicant has proposed an internal pathway system that connects to the 10-foot multi-use pathway and to the property to the north.

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

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17. *The TN-R zoning requires detached sidewalks with parkways. While*

the applicant has provided detached sidewalks along the front of each unit, the sidewalks running north–south are attached. Staff has determined that the combination of detached sidewalks with parkways and on-street parking in front of the units meets the intent of the TN-R zoning. Furthermore, the attached north–south sidewalks are appropriate due to site constraints and are expected to enhance pedestrian connectivity within the development.

4. Private Streets (UDC 11-3F-4):

Six (6) private streets are depicted on the plat as Stadia Lane, Traverse Lane, Ainsley Lane, Starfish Lane, Foresight Lane, Blazer Lane. The purpose statement for private streets in UDC 11-3F-1, states it's not the intent to approve private streets for single-family developments other than those that create a common mew through the site design or that propose a limited gated residential development. A mew is proposed on the central portion of the development; the development is not proposed to be gated.

A private street application must be submitted for approval of the proposed private street that complies with the standards listed in UDC 11-3F-4 and may be submitted with the final plat application. Approval from the transportation authority (i.e. ACHD) and the Fire Dept. is required. Approval of the street name is also required from the Ada County Street Name Committee.

5. Subdivision Regulations (UDC 11-6):

i. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council. *The applicant is compliance with the block length requirements in the UDC.*

F. Services Analysis

1. Pressurized Irrigation (UDC 11-3A-15):

An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.

2. Storm Drainage (UDC 11-3A-18):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18.

3. Utilities (Comp Plan, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The amended DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the modification. The addendum shall, at a minimum, incorporate the following provisions:

The applicant shall comply with the provisions in the existing development agreement (Instrument # 2022-001214) with the addition/modification of the following provisions.

- a. Modify provision #13 to state: “Future development of this site shall be generally consistent with the preliminary plat, landscape plan, phasing plan, open space and amenities, and the conceptual building elevations for the single-family attached dwellings included in Section VII and the provisions contained herein.”
 - b. Add a provision stating: “Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.”
 - c. Modify Provision #15: “Applicant shall connect to the regional pathway system along the southern property boundary and the business on the northern property boundary by constructing at least one (1) pedestrian crosswalk across the drive aisle with either stamped concrete, brick pavers, or similar material to clearly delineate the pedestrian connection to the pathway system and businesses.”
 - d. Remove provision #14: ~~“The multi-family units within this project shall be age-restricted to 55 years and older, per the Applicant’s proposal.”~~
 - e. Remove provision #16: ~~“Future development of the northernmost property (1873 S. Wells Avenue; Parcel #R3238510240) shall NOT include any multi-family development and shall be limited to commercial uses (including vertically integrated development) unless a future application is made to allow residential development. The foregoing shall not preclude the joint use of parking areas and utility installations by the subject property and Parcel R3238510240. An updated concept plan for Parcel R3238510240 may be required when it develops if such proposal is inconsistent with the existing approvals.”~~
 - f. Remove provision #17: ~~“Prior to Certificate of Zoning Compliance approval, a Property Boundary Adjustment shall be obtained by the Applicant to reconfigure the lots consistent with the proposed site plan.”~~
2. The final plat/landscape plan shall include the following revisions:
 - a. Depict the required street buffers on a common lot or on a permanent dedicated buffer easement, maintained by the property owner or homeowner’s association as set forth in UDC 11-3B-7C.2a.
 - b. Provide parking lot landscaping in accordance with UDC 11-3B-8 or apply for alternative compliance to relocate the trees to a different location.
 - c. Add a plat note and graphically depict the easements encumbering the buildable lots along the alleys and private street frontage.

- d. Add a plat note stating “This plat is subject to the terms and conditions of the development agreement recorded on (add date) as instrument number (add instrument number).
 - e. Depict any proposed fencing and provide a fencing exhibit.
 - f. Provide a landscape strip at least five (5) feet wide along both sides of the internal micro-pathways in compliance with UDC 11-3A-8 and 11-3B-12.
 - g. Implement traffic calming measures along Stadia Lane and Starfish Lane, such as bulb-outs, speed bumps, or other approved methods, to reduce vehicle speeds and enhance pedestrian safety.
 - h. The applicant shall connect to the regional pathway system along the southern property boundary and the business on the northern property boundary by constructing at least one (1) pedestrian crosswalk across the drive aisle with either stamped concrete, brick pavers, or similar material to clearly delineate the pedestrian connection to the pathway system and businesses.
3. Stormwater integration shall comply with the standards listed in UDC 11-3B-11C.
4. All townhome units shall comply with the design standards in the Architectural Standards Manual. A design review application shall be submitted for approval of the proposed structures prior to submittal of building permit applications.
5. Submit an alternative compliance application for the reduced parking pad width from twenty (20) feet to eighteen (18) feet concurrent with a design review application.
6. Submit an alternative compliance application to allow for no fencing around the common lots and micro-paths concurrent with the design review application.
7. Depict the fifteen (15) foot easements required along the micro-pathways running through the site on the final plat.
8. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2D-6 for the TN-R zoning district.
9. The applicant shall comply with the open space exhibit approved as part of this plat application that depicts 18.8% (or 1.3 acres) of qualified open space and the required amenity points as proposed (3.5 points).
10. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
11. The final plat shall substantially comply with the approved preliminary plat as set forth in UDC 11-6B-3C.

12. The preliminary plat shall become null and void if the Applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the preliminary plat as set forth in UDC 11-6B-7A; or obtain approval of a time extension as set forth in UDC 11-6B-7C.
13. The Applicant shall comply with all ACHD's conditions of approval.
14. The Applicant shall record the plat prior to submitting a building permit.
15. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
16. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
17. A private street application shall be submitted concurrently with the final plat application for approval of the private street. Compliance with the standards listed in UDC 11-3F-4 is required.

B. Meridian Public Works

PRE-PLAT CONDITIONS

Wastewater	
<ul style="list-style-type: none"> Distance to Sewer Services Sewer Shed Estimated Project Sewer ERU's WRRF Declining Balance Project Consistent with WW Master Plan/Facility Plan 	<p>Available at site</p> <p>See application</p> <p>Yes</p>
<ul style="list-style-type: none"> Impacts/concerns 	<ul style="list-style-type: none"> Flow is committed See Public Works Site Specific Conditions
Water	
<ul style="list-style-type: none"> Distance to Water Services Pressure Zone Estimated Project Water ERU's Water Quality Concerns Project Consistent with Water Master Plan Impacts/Concerns 	<p>Available at the site.</p> <p>See application</p> <p>None</p> <p>Yes</p> <p>See Public Works Site Specific Conditions</p>

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Eash phase of the development will need to be modeled to verify minimum fire flow is maintained.
2. Water and sewer in parallel require a 30' easement with the utilities centered.
3. Water mains, fire hydrants, and water services require a 20' easement with the line centered. City request easement extends 10' past the dead end main, hydrant, or water meter, but only 5' is required.
4. Location of trees shown on the Civil and landscaping plans do not match. Ensure that they match on final plat and that there are no conflicts with trees and required easements.

5. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. Applicant still responsible for meeting all landscaping requirements and should coordinate with their planner if there are any questions.
6. Ensure no sewer services pass through infiltration trenches.
7. Streetlights will be required for the development of this property.
8. Trees are not allowed within the required easement. Ensure that no trees will be within hydrants or water meter easements.
9. Water meters that must be in driveways need to have traffic rated lids and meter boxes. Provide concrete joints 2' from the meter on all sides similar to the rolled edges of sidewalk panels to make it easier to remove and repair concrete in the future.
10. If a well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City.
11. If there are any existing blow-off valves that will be removed, callout removal.

General Conditions of Approval

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 alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
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.
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 8 1/2" 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.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). 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 receiving development plan approval.
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.
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.

7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
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.
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, prior to applying for building permits.
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.
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.
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.
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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. 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.
22. 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. West Ada School District (WASD) or Other District/School

MEMORANDUM: SCHOOL IMPACTS

COMMUNITY DEVELOPMENT DEPARTMENT



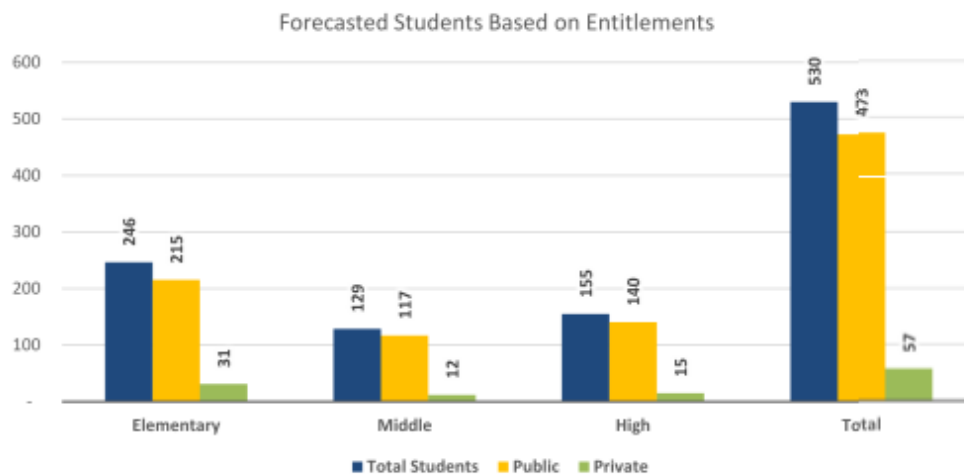
June 18, 2025

TO: Nick Napoli, Associate Planner
CC: Bill Parson, Current Planning Supervisor

FROM: Hether Hill, Long Range Associate Coordination Planner
RE: H-2025-0019: Gramercy Townhomes MDA, PP RZ

CUMULATIVE IMPACTS ON SCHOOLS

The proposed residential development application is located at 1873, 1925 and 2069 Wells Avenue, Meridian. This section of the memo looks at cumulative impacts over a broad area and provides entitlement data in areas affected by the subject application. The following information is intended as a reference, rather than a decisive tool, and serves to forecast the number of school-aged children, enrolled in both public and private schools, using city-wide census data. **To date and within the last five years**, there have **887 entitled units** (232 single-family and 655 multi-family) approved within a **1-mile radius** of the project location resulting in approximately **530 school-aged children**.



Note: Total units derived from enterprise data for preliminary plats and unrelated conditional use permits in the last 5-years. This data reflects approved projects only and excludes pending applications, including the subject application. American Community Survey 5-year data is used to determine persons per household and enrollment by grades for public and private schools.

WEST ADA SCHOOL DISTRICT - STUDENT GENERATION RATES

West Ada School District (WASD) uses a Student Generation Rate (SGR) to determine what impact future development will have on enrollments. Using WASD's SGR, the following is City staff's assessment: The SGR for Pepper Ridge Elementary School is **0.22** for single-family and **0.12** for multi-family. Based on the submitted application materials, the proposed project will contain **82** single family units and **0** multi-family units resulting in **approximately 19** school-aged children across all grade levels. The proposed project is within the following school boundaries, currently, and approval of the project may affect enrollments at these schools:

School Attendance Areas	24-25' Enrollment	Architectural Capacity	Program Capacity
Pepper Ridge Elementary School	471	675	575
Lewis and Clark Middle School	899	1000	-
Mountain View High School	2479	2175	-

Note: Student Generation Rates are calculated in reference to the designated elementary school within the subject property's associated school attendance area. This information is intended as a reference, rather than a decisive tool.

D. Ada County Highway District (ACHD)

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.3, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Public Right-of-Way Accessibility Guidelines (PROWAG) requirements. The applicant's engineer should provide documentation of compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter, and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 208-387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 208-387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property, which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

V. FINDINGS

A. Rezone (UDC 11-5B-3E)

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;
The Commission finds the map amendment complies with the applicable provisions of the Comprehensive Plan in regard to the MU-R future land use map designation for the site.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds that the proposed map amendment and subsequent development will contribute to the range of housing opportunities available in the City.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The Commission finds the proposed zoning amendment will not be materially detrimental to the public health, safety, or 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
The Commission finds that the proposed amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing public services to this site.
5. The annexation (as applicable) is in the best interest of city.
This is not applicable due to this application being a rezone.

B. Preliminary Plat and Short Plat (UDC-6B-6)

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 and is consistent with this unified development code;
The Commission finds the proposed plat is in conformance with the Comprehensive Plan and Unified Development Code.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Commission finds that public services are available and can be extended into the site to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
The Commission water and sewer and other utilities will be extended by the developer at their own cost, therefore, staff find the subdivision will not require the expenditure of capital improvement funds.
4. There is public financial capability of supporting services for the proposed development;
The Commission finds there is financial capability of supporting services for the proposed development.
5. The development will not be detrimental to the public health, safety or general welfare; and
The Commission finds the proposed development will not be detrimental to the public health, safety, or general welfare.
6. The development preserves significant natural, scenic or historic features.
The Commission finds there are no natural, scenic, or historic features that need to be preserved with development of this property.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed modification to the Development Agreement, Rezone, and Preliminary Plat with the modified provision listed in Section IV.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on July 17th, 2025. At the public hearing, the Commission moved to recommend approval of the subject preliminary plat, rezone, and development agreement modification requests.

1. Summary of Commission public hearing:
 - a. In favor: Mike Chidester
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: None
 - e. Staff presenting application: Bill Parsons
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. The commission discussed the amount of paving and parking in the development. While the parking meets code, and we do not have a restriction on paving, the commission brought them up as points to potentially consider in the future.
4. Commission change(s) to Staff recommendation:
 - a. None
5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

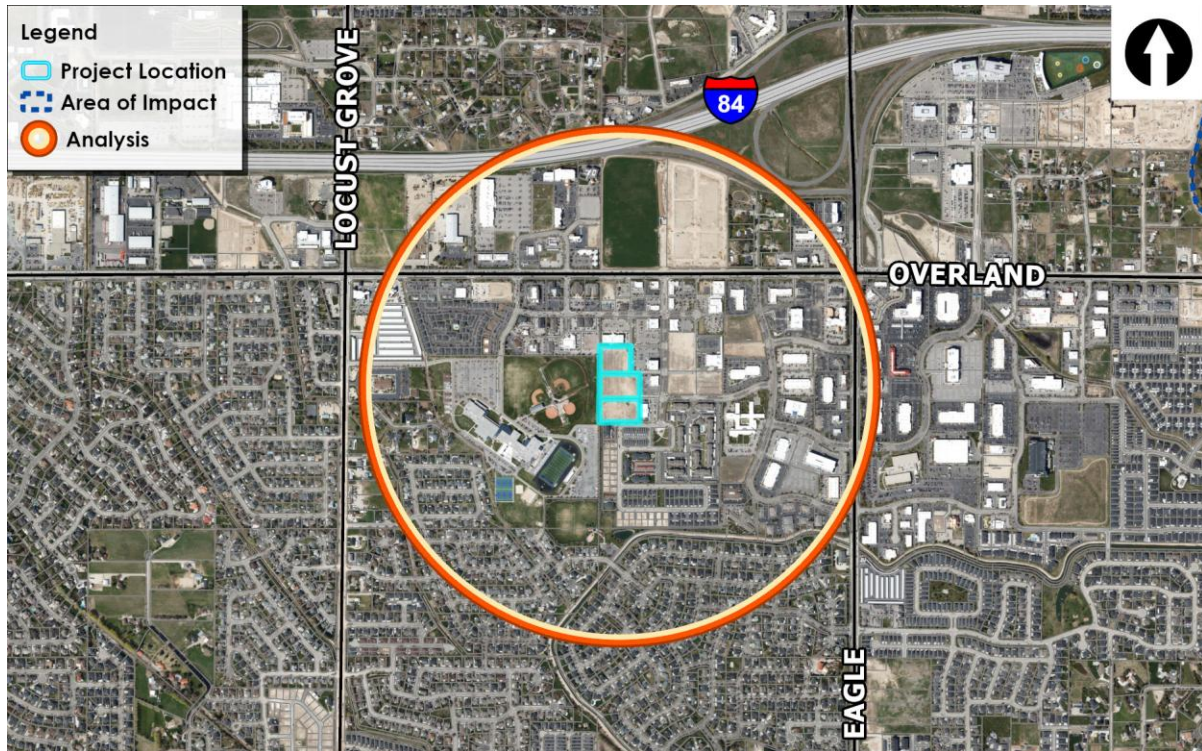
Pending

VII. EXHIBITS

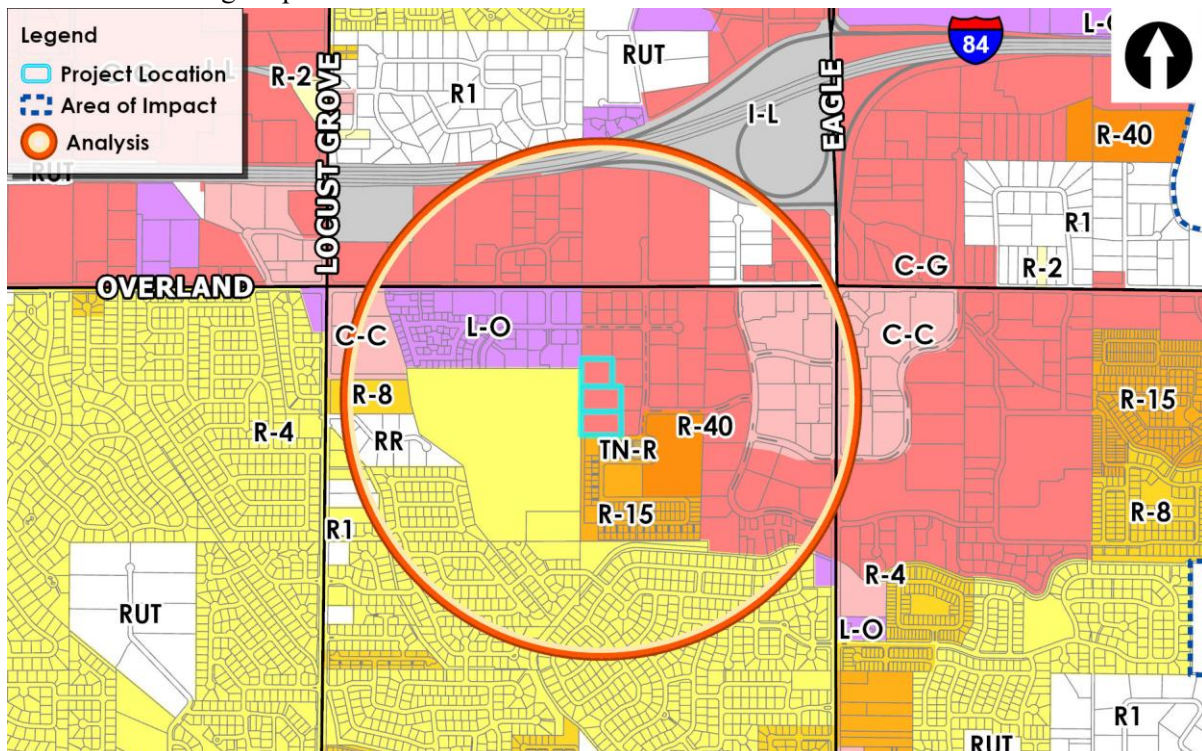
A. Project Area Maps

(link to [Project Overview](#))

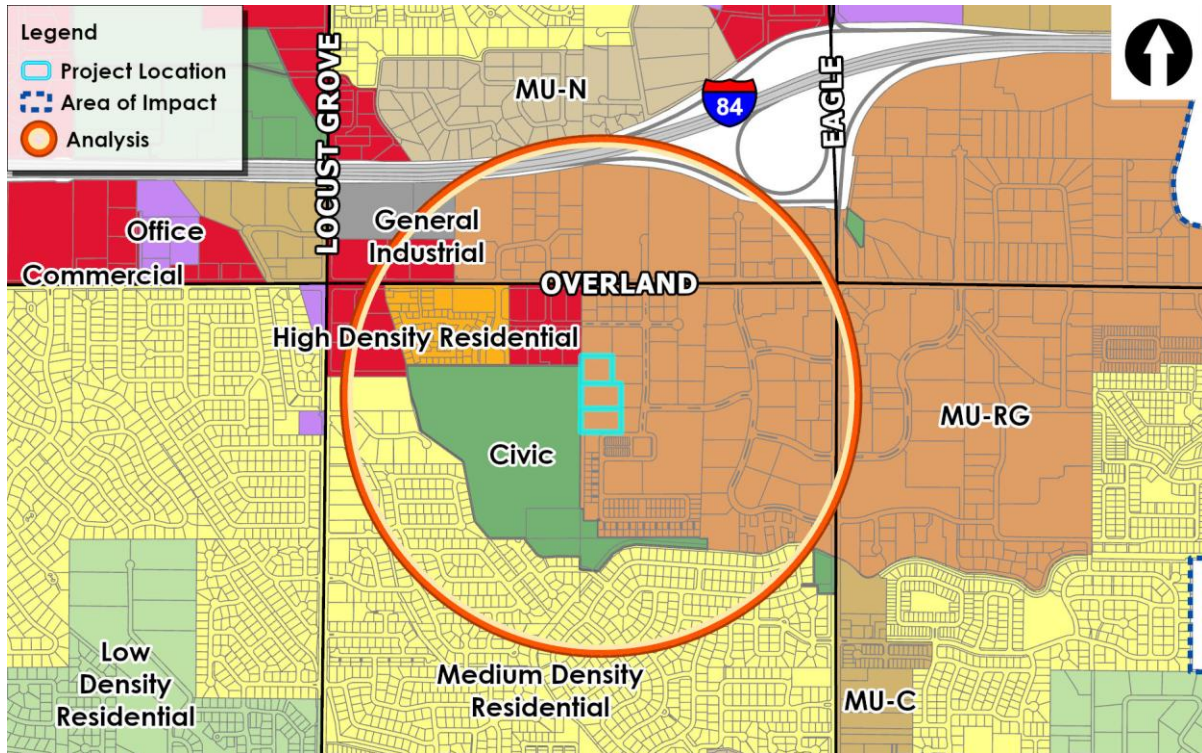
1. Aerial



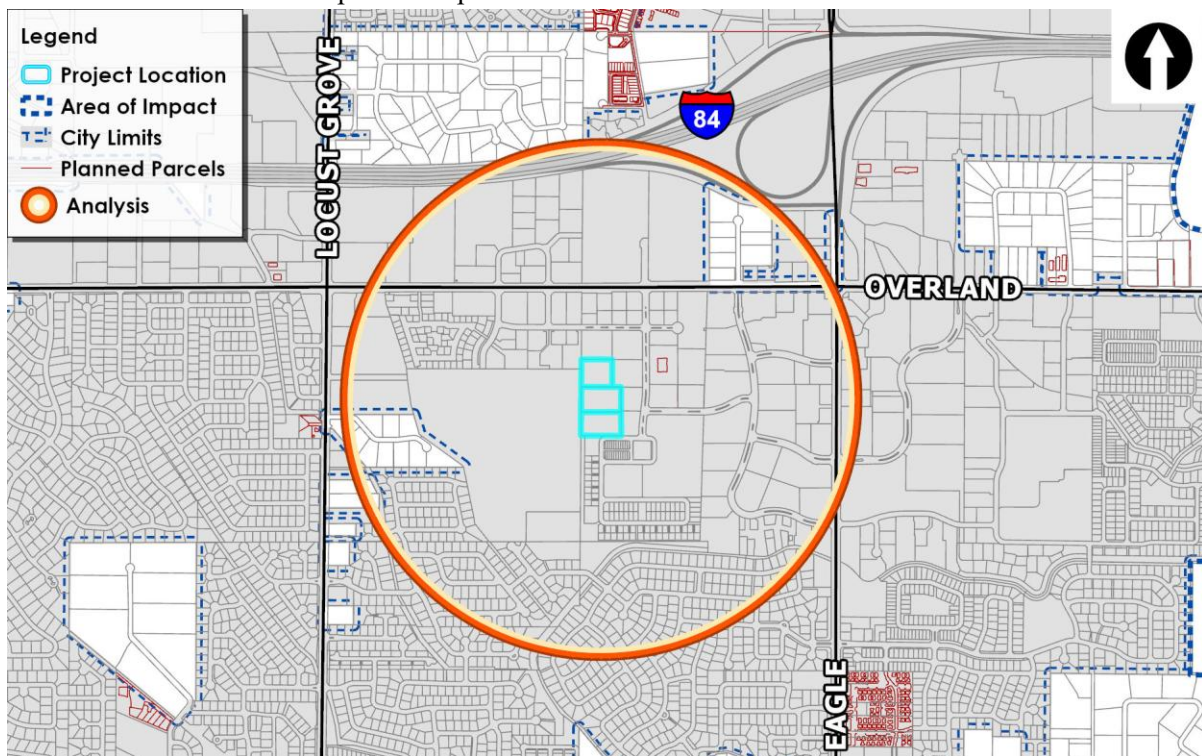
2. Zoning Map



3. Future Land Use



4. Planned Development Map

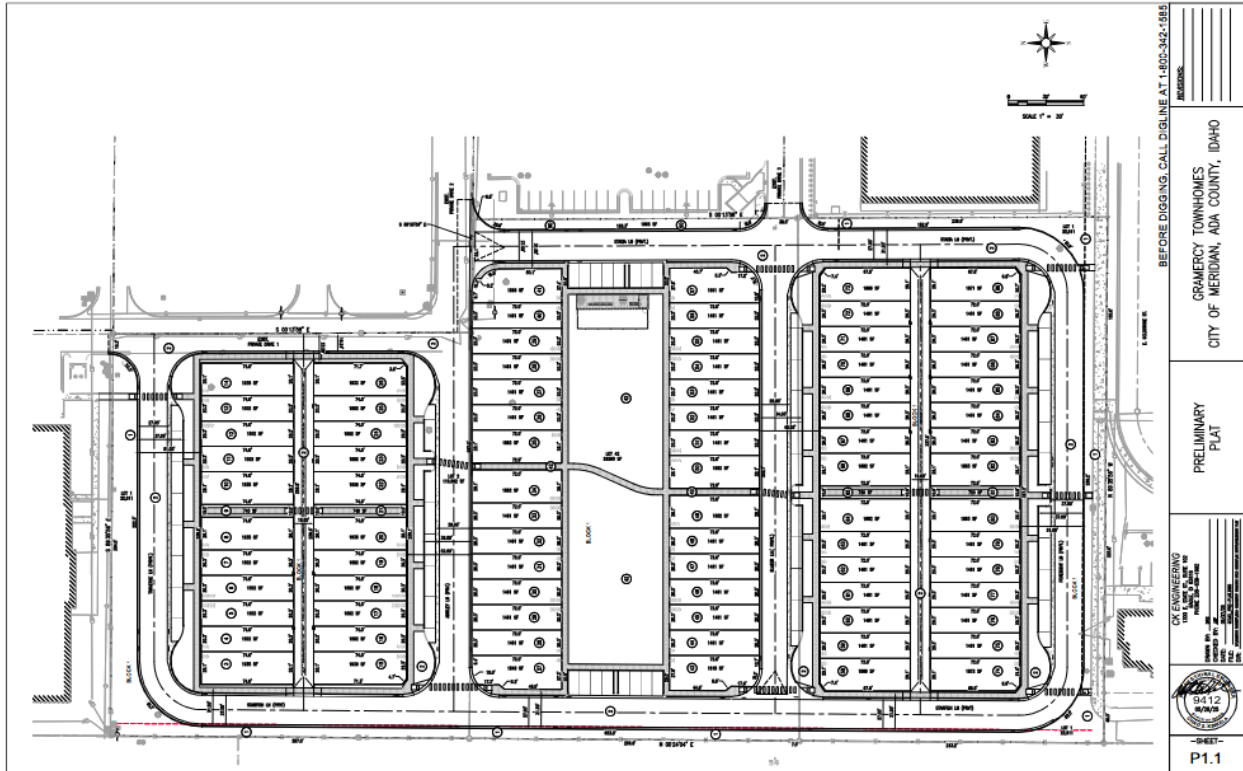


B. Service Accessibility Report

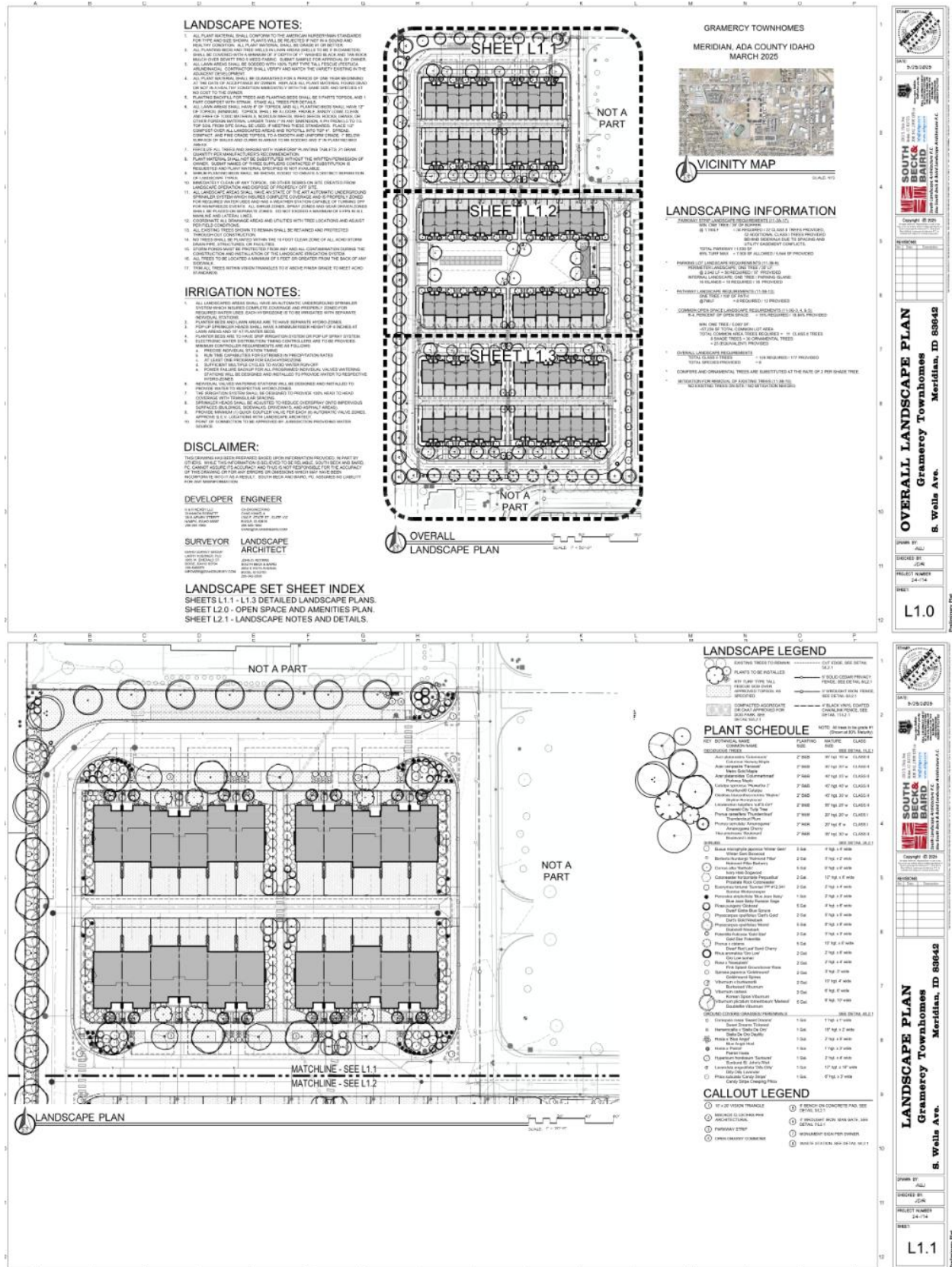
Overall Score: 35	68th Percentile
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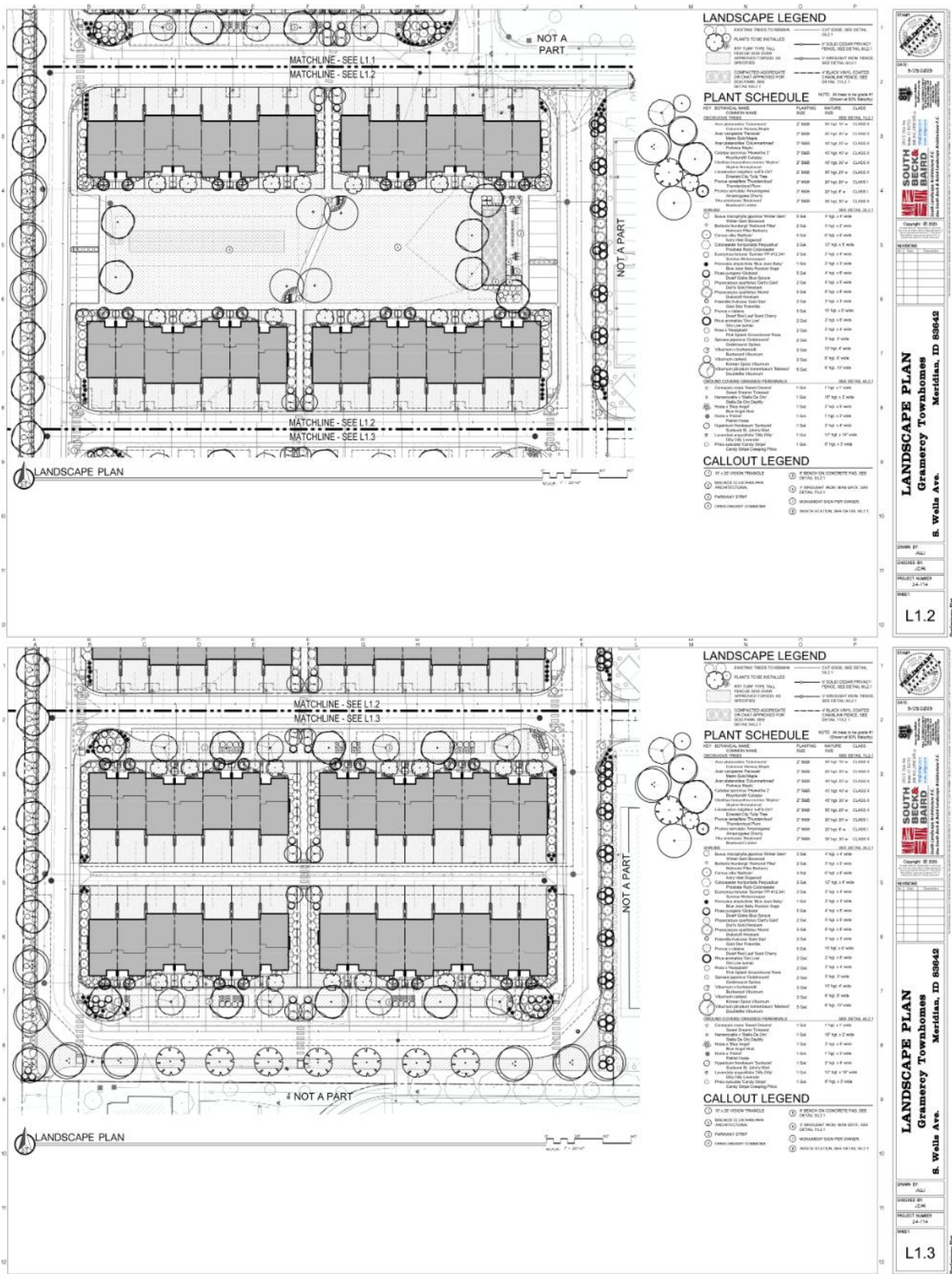
Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

C. Site Plan (date: 5/28/2025)



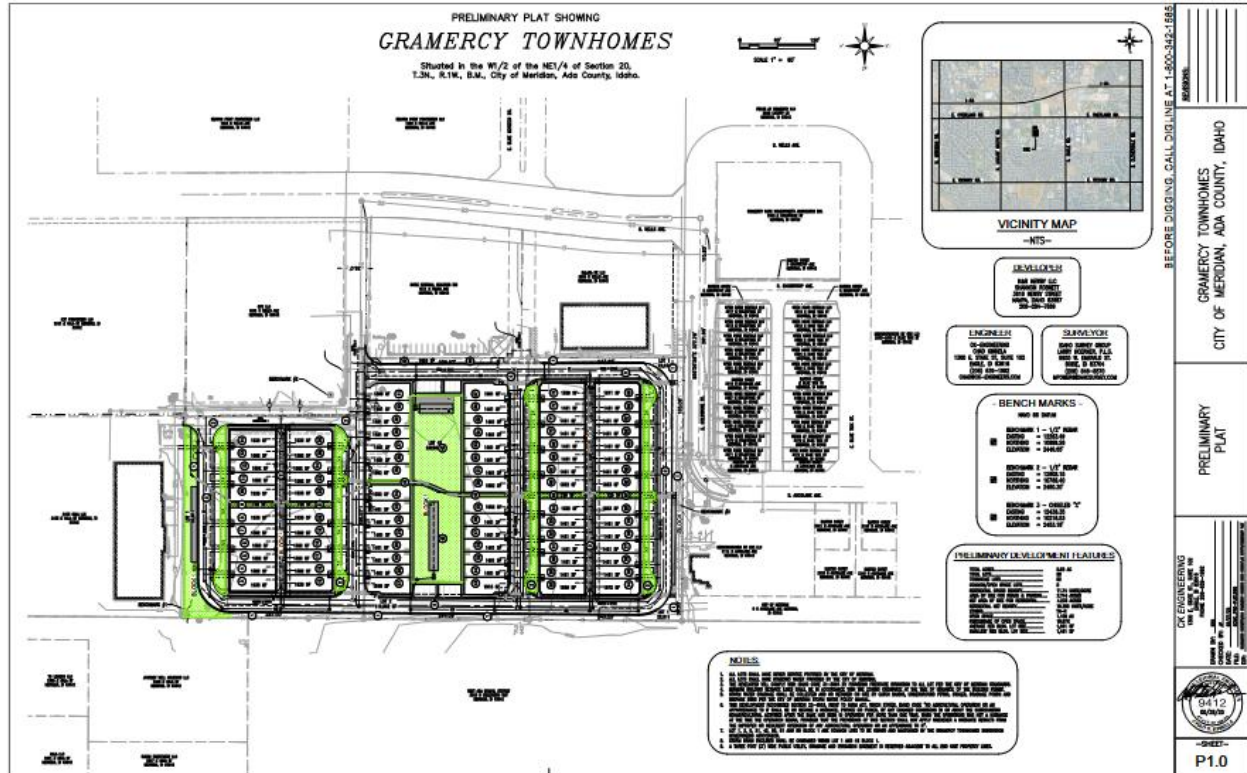
D. Landscape Plan (date: 5/28/2025)





[illegible]

F. Preliminary Plat (date: 5/28/2025)



G. Building Elevations (date: 5/28/2025)



H. Rezone Legal Description & Exhibit Map



April 2, 2025
Project No.: 20-194

Exhibit A Legal Description for Rezone to TN-R

A parcel of land being all of Lot 1, Block 3 of Gramercy Subdivision No. 1 (Book 99, Pages 12619-12622, records of Ada County, Idaho) and all of Gramercy Subdivision No. 2 (Book 100, Pages 12961-12962, records of Ada County, Idaho) and further situated in a portion of the Northeast 1/4 of Section 20, Township 3 North, Range 1 East, B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the north 1/4 corner of said Section 20 which bears N00°24'04"E a distance of 2,645.55 feet from the center 1/4 corner of said Section 20, thence following the westerly line of said Northeast 1/4, S00°24'04"W a distance of 747.00 feet to a 1/2-inch rebar marking the northwest corner of said Lot 1, Block 3 and being the **POINT OF BEGINNING**.

Thence leaving said westerly line and following the northerly line of said Lot 1, Block 3, S89°35'56"E a distance of 320.88 feet to a 1/2-inch rebar marking the northeast corner of said Lot 1, Block 3;
Thence leaving said northerly line and following the easterly line of said Lot 1, Block 3, S00°13'58"E a distance of 287.02 feet to a 1/2-inch rebar marking the southeast corner of said Lot 1, Block 3 and being on the northerly line of said Gramercy Subdivision No. 2;
Thence leaving said easterly line and following said northerly line, S89°35'56"E a distance of 90.33 feet to a 5/8-inch rebar marking the northeast corner of said Gramercy Subdivision No. 2;
Thence leaving said northerly line and following the easterly line of said Gramercy Subdivision No. 2, S00°13'58"E a distance of 507.35 feet to a 5/8-inch rebar marking the southeast corner of said Gramercy Subdivision No. 2;
Thence leaving said easterly line and following the southerly line of said Gramercy Subdivision No. 2, N89°35'56"W a distance of 420.00 feet to a 5/8-inch rebar marking the southwest corner of said Gramercy Subdivision No. 2 and also being on said westerly line of the Northeast 1/4;
Thence leaving said southerly line and following the westerly line of said Gramercy Subdivision No. 2 (also being said westerly line of the Northeast 1/4), N00°24'04"E a distance of 507.32 feet to a 5/8-inch rebar marking the northwest corner of said Gramercy Subdivision No. 2 (also being the southwest corner of said Lot 1, Block 3 of Gramercy Subdivision No. 1);
Thence leaving the westerly line of said Gramercy Subdivision No. 2 and following the westerly line of said Lot 1, Block 3 (also being said westerly line of the Northeast 1/4), N00°24'04"E a distance of 287.00 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 6.983 acres, more or less.

Attached hereto is Exhibit B and by this reference is made a part hereof.



5725 North Discovery Way • Boise, Idaho 83713 • 208.639.6939 • kmengilp.com

