

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Annexation and Zoning of 38.58-acres of Land with R-8 (5.90), R-15 (1.83-acres), R-40 (16.71-acres) and C-G (14.15-acres) Zoning Districts; Conditional Use Permit for a Multi-family Development Consisting of 312 Apartment Units on 16.70-acres of Land in the R-40 Zoning District; and Preliminary Plat Consisting of Fifteen (15) Building Lots, Seven (7) Common Lots, One (1) Drive/Parking Lot and Three (3) Other Holding Area Lots for Future Development on 35.29-acres of Land in the R-8, R-15, R-40 and C-G Zoning Districts for Blayden Subdivision, by Bailey Engineering.

Case No(s). H-2023-0043

For the City Council Hearing Dates of: September 17 and October 8, 2024 (Findings on October 22, 2024)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of October 8, 2024, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of October 8, 2024, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of October 8, 2024, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of October 8, 2024, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the "Local Land Use Planning Act of 1975," codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.

6. That the City has granted an order of denial in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for annexation and zoning, preliminary plat and conditional use permit is hereby denied per the Findings in the Staff Report for the hearing date of October 8, 2024, attached as Exhibit A.

E. Judicial Review

Pursuant to Idaho Code § 67-6521(1)(d), if this final decision concerns a matter enumerated in Idaho Code § 67-6521(1)(a), an affected person aggrieved by this final decision may, within twenty-eight (28) days after all remedies have been exhausted, including requesting reconsideration of this final decision as provided by Meridian City Code § 1-7-10, seek judicial review of this final decision as provided by chapter 52, title 67, Idaho Code. This notice is provided as a courtesy; the City of Meridian does not admit by this notice that this decision is subject to judicial review under LLUPA.

F. Notice of Right to Regulatory Takings Analysis

Pursuant to Idaho Code §§ 67-6521(1)(d) and 67-8003, an owner of private property that is the subject of a final decision may submit a written request with the Meridian City Clerk for a regulatory takings analysis.

G. Attached: Staff Report for the hearing date of October 8, 2024

By action of the City Council at its regular meeting held on the _____ day of _____, 2024.

COUNCIL PRESIDENT LUKE CAVENER VOTED_____

COUNCIL VICE PRESIDENT LIZ STRADER VOTED_____

COUNCIL MEMBER DOUG TAYLOR VOTED_____

COUNCIL MEMBER JOHN OVERTON VOTED_____

COUNCIL MEMBER ANNE LITTLE ROBERTS VOTED_____

COUNCIL MEMBER BRIAN WHITLOCK VOTED_____

MAYOR ROBERT SIMISON VOTED_____
(TIE BREAKER)

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

STAFF REPORT	
COMMUNITY DEVELOPMENT DEPARTMENT	

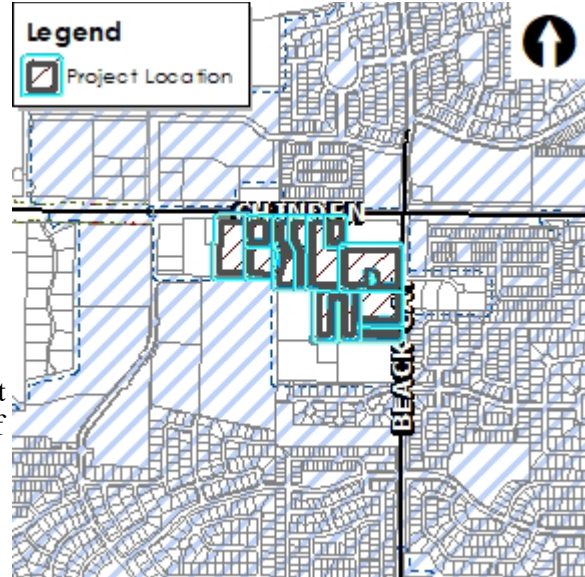
HEARING DATE: October 8, 2024
Continued from: September 17, 2024

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Blayden Subdivision – AZ, PP, CUP
[H-2023-0043](#)

LOCATION: South side of W. Chinden Blvd. and west side of N. Black Cat Rd. in the NE 1/4 of Section 28, T.4N., R.1W.



I. PROJECT DESCRIPTION

The Applicant has submitted the following applications:

- Annexation (AZ) of 38.58-acres of land with R-8 (5.90), R-15 (1.83-acres), R-40 (16.71-acres) and C-G (14.15-acres) zoning districts;
- Conditional Use Permit (CUP) for a multi-family development consisting of 312 dwelling units on 16.70-acres of land in the R-40 zoning district; and
- Preliminary Plat (PP) consisting of 15 building lots (1 multi-family lot for 312 apartment units, 10 townhouse lots and 4 commercial lots), 7 common lots, 1 drive/parking lot and 3 other holding area lots (1 commercial and 2 single-family residential lots) for future development on 35.29-acres of land in the R-8, R-15, R-40 and C-G zoning districts for Blayden Subdivision.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	38.58-acres AZ (to section line of W. Chinden Blvd. & N. Black Cat Rd.); 16.70-acres CUP; 35.29-acres PP
Future Land Use Designation	Mixed Use – Regional (MU-R) & Medium Density Residential (MDR)
Existing Land Use	Rural residential, agriculture
Proposed Land Use(s)	Residential & commercial
Current Zoning	Rural Urban Transition (RUT) in Ada County
Proposed Zoning	R-8 (Medium Density Residential) (5.90-acres); R-15 (Medium High-density Residential) (1.83-acres), R-40 (High-density Residential) (16.71-acres) & General Retail and Service Commercial (C-G) (14.15-acres)

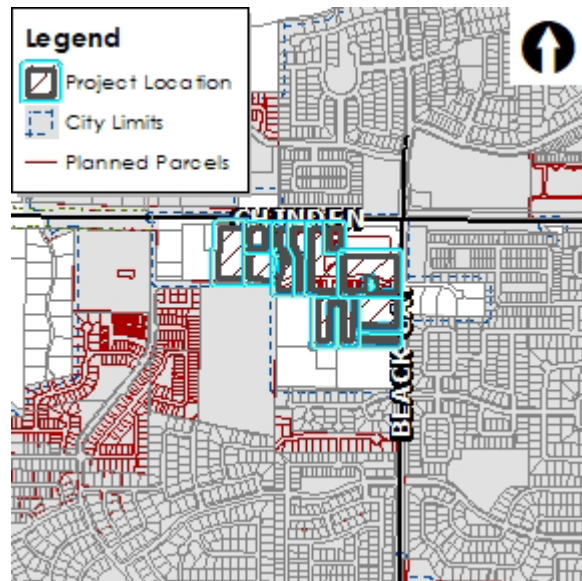
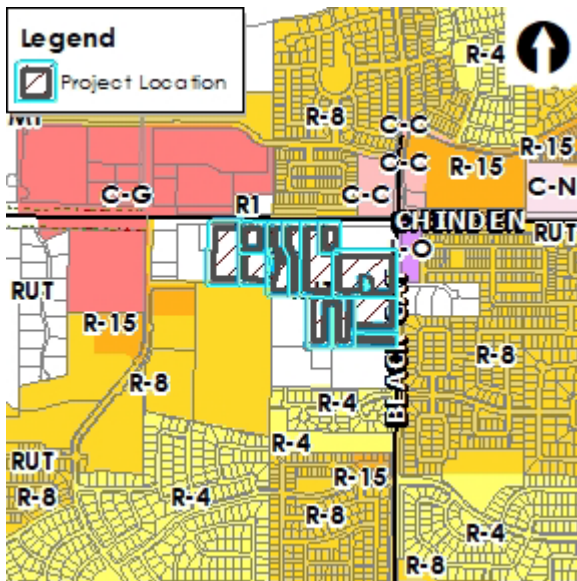
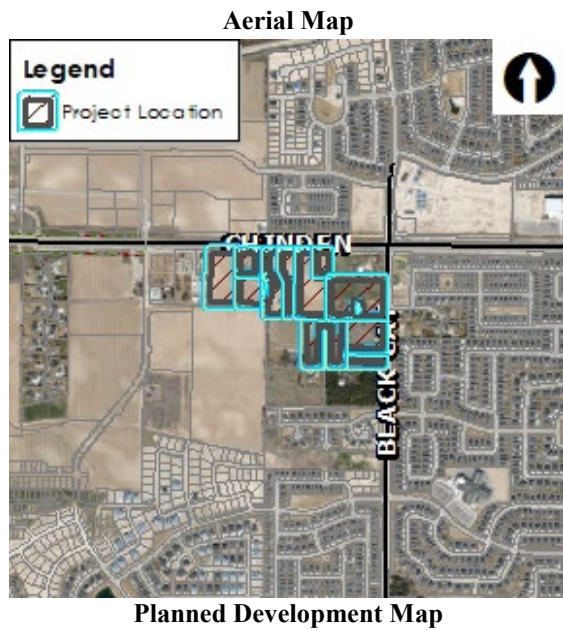
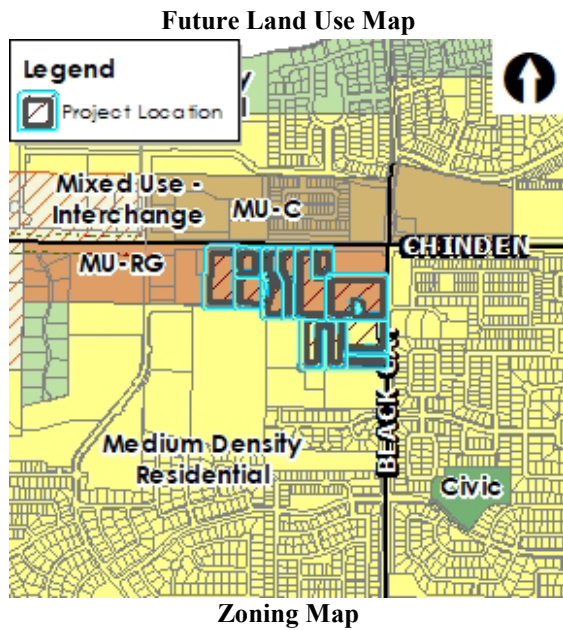
Lots (# and type; bldg/common)	15 building, 7 common, 1 drive/parking lot, and 3 other lots for future development
Phasing plan (# of phases)	5
Number of Residential Units (type of units)	312 apartment units, 10 townhome units (+ <i>future units from the 2 single-family residential lots for future re-subdivision</i>)
Density (gross & net)	17.38 units/acre (gross) overall in residential areas (i.e. apartments & townhome areas – does not include future residential redevelopment & commercial areas)
Open Space (acres, total [%] / buffer / qualified)	R-15 (townhomes): 0.28-acre (or 15.2%) R-40 (multi-family): 3.55 acres
Amenities	Clubhouse, swimming pool, covered bike storage, tot lot, dog park, community gardens & shelters, picnic areas, walking trails/pathways
Physical Features (waterways, hazards, flood plain, hillside)	There is an open irrigation ditch along the eastern portion of the northern boundary of the site along W. Chinden Blvd.
Neighborhood meeting date	6/21/23, 3/28/24, 4/11/24
History (previous approvals)	ROS #3215, #7002 and #10365; Lot 1, Block 1, Compton's Subdivision No. 1; Lot 2, Comptons Subdivision No. 2; Lots 3-8 Block 1, Luhr Subdivision

B. Community Metrics

Description	Details
Ada County Highway District	
• Staff report (yes/no)	Yes
• Requires ACHD Commission Action (yes/no)	No
• TIS (yes/no)	Yes (CR Engineering)
• Level of Service (LOS)	Chinden Blvd./US 20-26: NA (ITD facility) Black Cat Rd.: Better than "E"
• Trip Generation (estimate)	5,173 <u>7,809</u> additional vehicle trips/day (47 existing); 506 additional <u>490</u> vehicle trips/hour in the AM peak hour and 641 vehicle trips per hour in the PM peak hour (5 existing), based on the TIS.
• Existing Conditions	
• CIP/IFYWP	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): - Black Cat Road is listed in the CIP to be widened to 5-lanes from McMillan Road to Chinden Boulevard (US 20/26) between 2036 and 2040. - The intersection of Black Cat Road and Chinden Boulevard (US 20/26) is listed in the CIP to be reconstructed or widened and signalized between 2036 and 2040. - The intersection of Black Cat Road and McMillan Road is listed in the IFYWP to be constructed as a multi-lane roundabout with 2-lanes on the north leg, 2-lanes on the south, 1-lanes east, and 1-lanes on the west leg with a 2021-2022 design year, a 2027 right-of-way acquisition year, and a construction in 2028.
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	There are (4) existing driveways via Chinden Blvd., a state highway; (3) existing driveways via N. Black Cat Rd., an arterial street; and (2) existing driveways via W. Larry Ln., a local street.
Proposed/Required Road Improvements	Black Cat will be improved & widened as part of a future ACHD project. ACHD is requiring a southbound right-turn lane on Black Cat Rd. at the Ramblin Dr./Black Cat Rd. intersection when Ramblin is constructed to intersect Black Cat based on the TIS.

	Ramblin Dr. will be constructed as a 36’ wide collector street section with curb, gutter & either a 7’ wide attached sidewalk or 5’ wide detached sidewalk														
Fire Service															
• Distance to Fire Station	2.5 miles from Station #5														
• Fire Response Time	Don’t have total response times that meet NFPA 1710 standards or current City adopted standards.														
• Resource Reliability	81% (does meet targeted goal of 80% or greater)														
• Risk Identification	1 (current resources are adequate)														
• Accessibility	Meets all required access, road widths and turnarounds.														
• Special/resource needs	Will require an aerial device; can meet this need.														
• Water Supply	2,500 gallons per minute for 2 hours														
• Other Resources															
Police Service	No comments were received														
West Ada School District															
• # of students generated from this development	68														
• Capacity of Schools	<table><tr><td></td><td><u>Enrollment</u></td><td><u>Capacity</u></td></tr><tr><td>Pleasant View Elementary School</td><td>679</td><td>650</td></tr><tr><td>Star Middle School</td><td>951</td><td>1000</td></tr><tr><td>Owyhee High School</td><td>1774</td><td>1800</td></tr></table>				<u>Enrollment</u>	<u>Capacity</u>	Pleasant View Elementary School	679	650	Star Middle School	951	1000	Owyhee High School	1774	1800
	<u>Enrollment</u>	<u>Capacity</u>													
Pleasant View Elementary School	679	650													
Star Middle School	951	1000													
Owyhee High School	1774	1800													
• # of students enrolled															
Wastewater															
• Distance to Sewer Services	Directly adjacent in Black Cat Rd.														
• Sewer Shed															
• Estimated Project Sewer ERU’s	See application														
• WRRF Declining Balance															
• Project Consistent with WW Master Plan/Facility Plan	Yes														
• Impacts/Concerns	Flow is committed. See Public Works Site Specific Conditions														
Water															
• Distance to Services	Available at site														
• Pressure Zone	One														
• Estimated Project Water ERU’s	See application														
• Water Quality Concerns	None														
• Project Consistent with Water Master Plan	Yes														
• Impacts/Concerns	See Public Works Site Specific Conditions														

C. Project Maps



A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State St., Ste. 210, Eagle, ID 83616

B. Owners:

Open Door Rentals, LLC – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Shawn Brownlee, Trilogy Development – 9839 W. Cable Car St., Ste. 101, Boise, ID 83709

III. NOTICING

	Planning & Zoning	City Council
--	------------------------------	---------------------

	Posting Date	Posting Date
Newspaper notification published in newspaper	7/2/2024	9/1/2024
Radius notification mailed to property owners within 300 feet	6/25/2024	8/30/2024
Public hearing notice sign posted on site	7/1/2024	9/20/2024
Nextdoor posting	6/17/2024	8/27/2024

IV. COMPREHENSIVE PLAN ANALYSIS

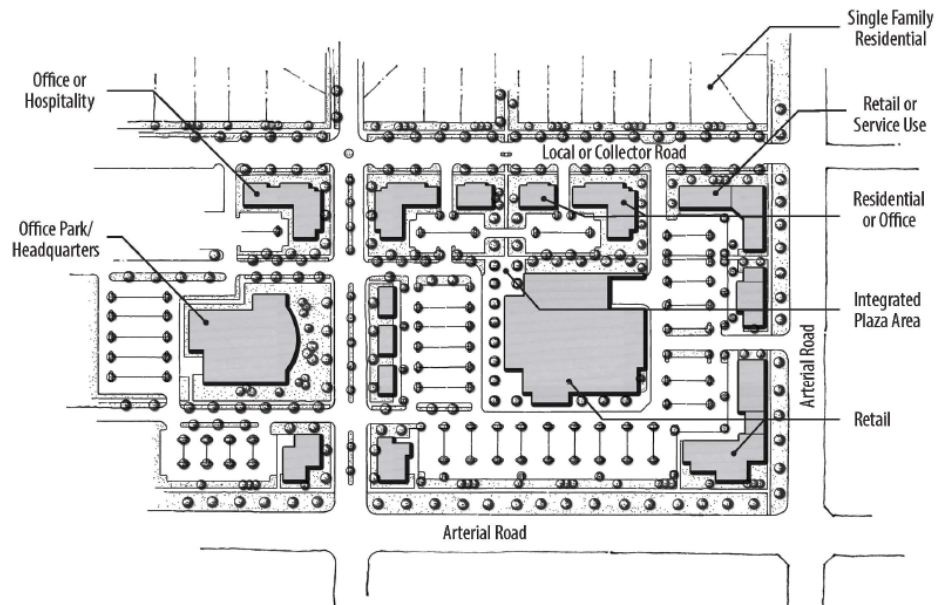
Note: This application was originally submitted in August 2023, prior to the Comprehensive Plan update in March 2024. Therefore, the guidelines in the previous version of the Plan apply to development of this site.

LAND USE: The northern 25 acres of the subject property is designated as Mixed Use – Regional (MU-R) and the southern 10 acres is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) contained in the [Comprehensive Plan](#). **The Applicant requests to be allowed to use the abutting MU-R FLUM designation on 50% of the MDR designated area as allowed for in the Comprehensive Plan when determined appropriate and approved as part of a public hearing with a land development application (see pg. 3-11 for more information). The Applicant believes this extension of the MU-R designation on 5- of the 10-acres of MDR designated land will allow for an ideal and suitable mix of commercial near major transportation arterials.**

The purpose of the MDR designation is to allow for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

The purpose of the MU-R designation is to provide a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have supporting retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development. The developments are encouraged to be designed consistent with the conceptual MU-R plan depicted in Figure 3D in the Comprehensive Plan below.

FIGURE 3D: MIXED USE REGIONAL CONCEPT DIAGRAM



Although the proposed development plan incorporates the mix of uses desired in MU-R areas, the site isn't designed in accord with the concept diagram shown above. Multi-family residential and some office uses (instead of retail or service uses) are proposed directly adjacent to US 20-26 and Black Cat Rd., both arterial streets, rather than off a local or collector road. The mid-box retail building is planned in back of the office park away from the arterial street (Black Cat) off the collector street (Ramblin) and across the street from planned single-family residential uses – if the mid-box retail building and office uses switched spots it would create better visibility for the retail use and a better transition in uses if office were provided next to single-family residential uses – at a *minimum*, Staff recommends this change to the plans. Lastly, Staff recommends the plaza area planned along the south side of the collector street in the holding area is relocated to the south to better integrate with the commercial/office park and to be more accessible for the users in that area. Overall, it's Staff's opinion the uses are “swapped” from what they should be per the concept diagram above.

Staff discussed with the Applicant during the initial pre-application meetings relocating the residential uses to the south and west away from Chinden & Black Cat with commercial uses along these transportation corridors instead, consistent with the MU-R concept diagram above and for better air quality for residents; however, the Applicant declined to do so. Staff acknowledges some of the difficulties in doing so include the configuration of the site, the location of the collector street through the site, and not having control of the land at the northeast corner of the development area. **The City Council should determine if it's in the best interest of the City to approve annexation of the property at this time with the proposed development plan or request a re-design to be more consistent with the MU-R concept diagram above.**

In reviewing development applications, the following items will be considered in all Mixed-Use areas per the Comprehensive Plan (pg. 3-15): *Staff analysis in italics*

- “A mixed-use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high density residential development alone.”

The proposed project includes a mix of three different land use types – residential, office and commercial (includes retail, restaurants, etc.).

- “Where appropriate, higher density and/or multi-family residential development is encouraged for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.”

The project is adjacent to US 20/26 and employment uses (i.e. office, retail, etc.) are proposed. The office and retail uses proposed north of Ramblin Dr. are of a smaller scale, while a mix-box retail store and an office park are proposed on the conceptual development plan to the south of Ramblin, which has the potential to serve as an employment destination center.

- “Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed-Use designation.”

*A site plan was submitted for the residential and commercial areas north of Ramblin Dr. and a conceptual development plan was submitted for the area south of Ramblin with the annexation request as shown below in Sections VII.B and D. **A Development Agreement that ties future development to this plan and the general guidelines for mixed use developments and specifically the MU-R designation is recommended as a provision of annexation.***

- “In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.”

*The development plans depict a plaza area with amenities on the west edge of the office/retail area and a central open space with outdoor seating to the east on the north side of Ramblin Dr. and another plaza area on the south side of Ramblin. **Staff recommends the plaza area on the south side is relocated in a more central location for the future office park away from the collector street for better integration and access; the concept plan should be revised prior to the Council hearing to reflect this change.***

- “The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.”

The only existing residential uses are those at the northwest corner of the cul-de-sac and on the south side of W. Larry Ln.; single-family residential uses are proposed as a transition to these homes.

- “Community-serving facilities such as hospitals, clinics, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed-use developments.”

No such uses are specifically proposed in this development – the tenants of the commercial and office areas are unknown at this time. A hospital and medical offices are planned off-site in the MU-R designated area to the west; another hospital and medical offices is planned across Chinden Blvd. to the north. Although not in the MU-R designation, the West Ada School District owns the land at the southwest corner of this development where a middle school is planned.

- “Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.”

As noted above, a couple of plazas are proposed along with an open space area with outdoor seating as depicted on the site plan and conceptual development plan in Sections VII.B and D below.

- “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 placemaking opportunities considered.”

Although plazas and open space for outdoor seating are proposed in the non-residential portions of the development, it doesn't appear they'll be "centers of activity" and may not be activated with permanent design elements and amenities as desired. These areas must be strategically integrated into the overall development, interconnected with meaningful points of interest, prioritize pedestrian infrastructure, be highly visible and accessible, and designed to enhance both the adjacent uses and larger mixed-use area. To ensure consistency, Staff recommends details of these areas are submitted prior to the Council hearing to demonstrate compliance with these guidelines.

In the multi-family residential portion of the development, the main common areas with amenities (i.e. dog park, clubhouse, swimming pool & tot lot) are located on the perimeter of the development between an internal private street and the collector street (Ramblin) and not integrated into the development. Staff recommends these common areas are relocated to a more central location within the development accessible by pathways for convenient access and for more visibility of these areas from the multi-family units in accord with open space & CPTED (Crime Prevention through Environmental Design) standards – the site plan should be revised accordingly prior to the City Council hearing.

- "All mixed-use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians."

Pedestrian and vehicular connectivity is proposed between the multi-family and office/retail portions of the development on the north side of Ramblin; and a local street with an attached sidewalk provides connectivity between the future residential and commercial (mid-box retail & office park) uses on the south side of Ramblin. Walkways should be provided within the future commercial area on the south side of Ramblin from perimeter sidewalks with development of that area.

- "Alleys and roadways should be used to transition from dissimilar land uses, and between residential densities and housing types."

A private street with parking is proposed in the multi-family portion of the development as a transition to the office uses to the east, north of Ramblin. A local street is proposed as a transition to commercial uses to the east, south of Ramblin.

- "Because of the parcel configuration within Old Town, development is not subject to the Mixed-Use standards listed herein."

The subject property is not located in Old Town; therefore, this item is not applicable.

In reviewing development applications, the following items will be considered in MU-R areas per the Comprehensive Plan (pgs. 3-18 thru 3-19): Staff's analysis in italics

- Development should generally comply with the general guidelines for development in all Mixed-Use areas.

Staff finds the proposed project generally complies with the general guidelines for development in all Mixed-Use areas as noted above.

- Residential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre. There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.

Residential uses comprise over 10% of the development area at 51.5% of the site at a gross density of 17.83 units/acre on the multi-family and townhome portions of the development as desired. Non-

retail uses such as a coffee shop and offices are proposed.

- Retail commercial uses should comprise a maximum of 50% of the development area.

Retail/commercial uses comprise less than 50% of the development area at approximately 48.5%, as desired.

Where the development proposes public and quasi-public uses to support the development, the developer may be eligible for additional area for retail development (beyond the allowed 50%), based on the ratios below:

- For land that is designated for a public use, such as a library or school, the developer is eligible for a 2:1 bonus. That is to say, if there is a one-acre library site planned and dedicated, the project would be eligible for two additional acres of retail development.
- For active open space or passive recreation areas, such as a park, tot-lot, or playfield, the developer is eligible for a 2:1 bonus. That is to say, if the park is 10 acres in area, the site would be eligible for 20 additional acres of retail development.
- For plazas that are integrated into a retail project, the developer would be eligible for a 6:1 bonus. Such plazas should provide a focal point (such as a fountain, statue, and water feature), seating areas, and some weather protection. That would mean that by providing a half-acre plaza, the developer would be eligible for three additional acres of retail development.

This guideline is not applicable as no public/quasi-public uses are proposed on this site and the retail development area is below the allowed 50%.

The mix of uses proposed will provide employment and shopping opportunities for residents in the northern portion of the City and the coffee shop will provide a neighborhood and community service. **To ensure this development has a regional draw and includes a mix of employment and retail uses as well as residential uses as intended in MU-R designated areas, Staff recommends a development agreement that requires future development to be generally consistent with the site plan shown on the plat and the conceptual development plan for the holding area in Section VII.D and/or as modified by City Council.**

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “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 development, although predominantly multi-family residential, will provide a mix of housing types consisting of multi-family apartments, townhomes and single-family residential, which should contribute to the variety of housing options in this area and within the City as desired.

- “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 service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “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 commercial portion of the development north of Ramblin is required to provide a 25’ wide buffer to residential uses along the western boundary adjacent to the proposed multi-family

apartments and at the northeast corner adjacent to the existing residential property (Sexton Parcel #S0428111201). The proposed single-family residential uses south of Ramblin along the west and south boundaries of the site will provide a transition to adjacent existing residential uses.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed single-family residential uses south of Ramblin will be compatible with existing single-family residential uses to the west and south of this development. As discussed above, Staff is of the opinion office uses and associated L-O zoning would be more appropriate than a mid-box retail store and C-G zoning as a transition to planned single-family residential uses along the west boundary of the site south of Ramblin. A 25’ wide buffer to residential uses is required on C-G zoned property, which should assist in minimizing conflicts and maximizing use of land.

- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)

Development of the subject infill property should not negatively impact abutting existing development due to the transition in uses proposed and required buffers to adjoining land uses. (This development is not downtown.)

- “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.” (3.03.03A)

The proposed development will connect to City water and sewer systems with development of the subdivision; services are required to be provided to and through this development in accord with current City plans.

- “Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.” (2.02.01D)

Pedestrian walkways are proposed along all streets and throughout the development for access; pedestrian connectivity should also be provided within the future development area south of Ramblin for neighborhood connectivity. There are no pedestrian pathway stubs to this property from adjacent developments.

- “Eliminate existing private treatment and septic systems on properties annexed into the City and instead connect users to the City wastewater system; discourage the prolonged use of private treatment septic systems for enclave properties.”

With redevelopment of the site, use of the existing wells and septic systems on properties annexed into the City should cease and be abandoned.

- “Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.” (6.01.02B)

There are (4) existing driveways via Chinden Blvd., a state highway; (3) existing driveways via N. Black Cat Rd., an arterial street; and (2) existing driveways via W. Larry Ln., a local street. With development, these access driveways will be closed and access will be provided via W. Ramblin Dr.,

a collector street and in the future by a local street via Larry Ln. when redevelopment of that area occurs in the future.

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

Development of the subject infill parcel will maximize public services.

TRANSPORTATION: The Master Street Map (MSM) depicts an east/west residential collector street through the site. The eastern approximate ¼ mile section will be constructed with this development. The developer is required to provide a road trust deposit with ACHD for half the cost of extension of Ramblin Dr. along the site’s south property line to the west through the WASD property.

Chinden Blvd./US 20-26, a state highway and principal arterial street, was recently widened to 5-lanes along the northern boundary of the site and will ultimately be widened to 7-lanes at some point in the future when traffic warrants the expansion. North Black Cat Rd., designated as a residential arterial street, is a 2-lane roadway along the eastern boundary of this site; no improvements are funded or planned. Black Cat Rd. is listed in the CIP to be widened to 5-lanes from McMillan Rd. to Chinden Blvd./US 20-26 between 2036 and 2040. Transit services are not available to serve this site.

V. STAFF ANALYSIS

A. ANNEXATION (AZ)

The Applicant proposes to annex 38.58-acres of land with R-8 (Medium-density Residential) (5.90-acres), R-15 (Medium High-density Residential) (1.83-acres), R-40 (High-density Residential) (16.71-acres) and C-G (General Retail and Service Commercial) (14.15-acres) zoning districts for the development of apartments (multi-family), townhomes, office, retail and restaurant (coffee shop) uses.

All of the property included in the annexation area is included in the boundary of the proposed preliminary plat. A concept plan is depicted on the plat below in Section VII.B for the area north of the collector street (i.e. W. Ramblin Dr.) and another concept plan is included in Section VII.D for the holding area south of Ramblin, which is not proposed to develop at this time. As discussed above in Section IV, some changes to the development plan are requested by Staff while others are suggested for consideration by Council. Conceptual perspective drawings were submitted for the multi-family portion of the development with views from Chinden Blvd., included below in Section VII.G.

The conceptual development plan for the area north of Ramblin depicts a 312-unit multi-family development with open space areas and off-street parking on the western portion of the site; 10 townhomes; and a mix of single-story commercial uses on the eastern portion of the site consisting of office, retail/office and storefront buildings ranging in size from 2,760 to 7500 square feet (s.f.) with a restaurant (i.e. coffee shop), open space/gathering areas and associated off-street parking. The conceptual plan for the holding area south of Ramblin depicts mid-box retail and office park uses with single-family residential along the west and south boundaries of the development.

The restaurant (i.e. coffee shop) with a drive-through will require approval of a conditional use permit in accord with the standards listed in UDC [11-4-3-11 – Drive-through Establishment](#).

At the request of Staff, a concept plan was included on the preliminary plat for the out-parcel at the northeast corner of the site, which demonstrates how the site *may* develop with a mix-box retail store and retail/office uses with access provided from this development (see Section VII.B).

As noted above in Section IV, the gross density of the multi-family and townhome portions of the development is 17.38 units/acre, which is consistent with the density desired in MU-R designated areas in the Comprehensive Plan. **The single-family residential uses planned in the R-8 district in the**

holding area should have a gross density between 3 and 8 units/acre consistent with the Medium Density Residential designation in the Comprehensive Plan.

A multi-family development requires conditional use permit approval in the R-40 zoning district, townhouse dwellings are a principal permitted use in the R-15 zoning district, and single-family attached and detached dwellings are a principal permitted use in the R-8 zoning district per UDC [Table 11-2A-2](#). Professional services (i.e. offices), retail and restaurant (i.e. coffee shop) uses are all principal permitted in the C-G zoning district per UDC [Table 11-2B-2](#).

The proposed lots and future development are subject to the dimensional standards listed in UDC Tables [11-2A-6](#) for the R-8 district, [11-2A-7](#) for the R-15 district, [11-2A-8](#) for the R-40 district and [11-2B-3](#) for the C-G district.

The C-G district allows the largest scale and broadest mix of retail, office and service uses and is typically located in close proximity and/or with access to interstate or arterial intersections. It allows building heights up to 65 feet with some exceptions as noted in UDC 11-2B-3A.3. Staff has concerns with C-G zoning on all of the commercial area south of Ramblin with no square footages, elevations or other details provided on the concept plan. **Staff is amenable to C-G zoning for the mid-box retail building if it's relocated to the east along Black Cat Rd. but recommends the remainder of the commercial area (i.e. office park) south of Ramblin is zoned L-O. The L-O district more accurately reflects the intended use (i.e. office), which is allowed as a principle permitted use in the district with a maximum building height up to 35 feet, consistent with the height allowed in the adjacent proposed R-8 zoning district. The L-O zoning will provide a better transition to residential uses and be more neighborhood friendly with limited business hours of operation. Staff recommends the legal descriptions and associated exhibit maps for the annexation are revised accordingly prior to the City Council hearing.**

A 25-foot wide buffer is required in the commercial zoning district to adjoining residential uses with lot development; landscaping is required within the buffer in accord with the standards listed in UDC [11-3B-9C](#). **There is an existing residential use on the out-parcel (Sexton Parcel #S0428111201) at the northeast corner of this site that will require buffering if the residential use still exists at the time of lot development – this is not currently depicted on the plans and should be reflected on future plans if applicable.**

There are existing homes and accessory structures on this site that are proposed to be removed. Removal of these structures should take place prior to submittal of the final plat for City Engineer signature for the phase in which they are located.

A legal description and exhibit map for the annexation area is included below in Section VII.A of this report. This property is within the City's Area of City Impact boundary.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the subject property develops as proposed and as recommended herein, and in accord with the Comprehensive Plan, Staff recommends a DA is required with the provisions discussed herein and included in Section IX.A. Further, Staff recommends an amendment to the DA is required prior to any development occurring in the holding area to include an updated conceptual development plan and building elevations for that area.**

B. PRELIMINARY PLAT (PP):

The proposed preliminary plat consists of 15 building lots (1 multi-family lot, 10 townhouse lots and 4 commercial lots), 7 common lots, 1 drive/parking lot and 3 holding area lots (1 commercial and 2 single-family residential lots) for future development on 35.29-acres of land in the R-8, R-15, R-40 and C-G zoning districts.

The subdivision is proposed to develop in five (5) phases as shown on the phasing plan below in Section VII.B. The first two phases are the residential portions of the development; the third phase is the commercial (office/retail/storefront), which includes two (2) plaza areas containing outdoor seating for gathering, on the north side of Ramblin Dr.; the fourth phase is the future commercial (i.e. mid-box, office park and plaza) on the south side of Ramblin; and the fifth and final phase is the future single-family residential, also on the south side of Ramblin. **In order to ensure some services are available to serve the proposed residents in this area, Staff recommends a change to the phasing plan that swaps Phases 2 and 3; an updated phasing plan should be submitted prior to the City Council hearing.**

Staff recommends as a development agreement provision the subject property is subdivided prior to submittal of any Certificate of Zoning Compliance applications and/or prior to issuance of any building permits to ensure future development complies with the setback standards of the district and for addressing purposes. The portion of the site south of W. Ramblin Drive, depicted in Section VII.D as a holding area for future redevelopment and as Phases 4 and 5 of the preliminary plat, shall be further subdivided prior to submittal of any Certificate of Zoning Compliance applications and/or issuance of any building permits within that area.

Existing Structures/Site Improvements: There are several existing homes and accessory structures on this site that are proposed to be removed. **All of the existing homes and accessory structures on the subject property should be removed prior to submittal of the final plat for City Engineer signature on the phase in which they lie**

Dimensional Standards (UDC 11-2): The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Tables [11-2A-6](#) for the R-8 district, [11-2A-7](#) for the R-15 district, [11-2A-8](#) for the R-40 zoning district, and [11-2B-3](#) for the C-G district.

Subdivision Design & Improvement Standards: The proposed subdivision is required to comply with the design and improvement standards listed in UDC [11-6C-3](#), including but not limited to those for streets, alleys, driveways, easements and mailbox placement. The proposed plat appears to comply with these standards. **A cross-section for the alley should be submitted with the final plat that demonstrates compliance with the standards listed in UDC [11-6C-3B.5](#). The Applicant should improve Larry Ln. (formerly a private street) to public street standards as required by ACHD.**

Access: There are (4) existing driveways via Chinden Blvd., a principal arterial and state highway (20-26); (3) existing driveways via N. Black Cat Rd., an arterial street; and (2) existing driveways via W. Larry Ln., a local street.

One (1) public collector street (W. Ramblin Dr.) access is proposed via N. Black Cat Rd. approximately 675' south of Chinden in alignment with W. Ramblin Ct. on the east side of Black Cat. This street will run parallel with Chinden/US 20-26 and eventually connect to N. Rustic Oak Way to the west with development of Prescott Ridge Subdivision and the school. Ramblin Dr. will function as a backage road and provide connectivity and access to all properties fronting the state highway in this area in accord with UDC 11-3H-4B.3. A traffic signal is planned at the Rustic Oak/Chinden intersection for safe access via the state highway. A temporary emergency only access is proposed via Chinden Blvd.; permanent direct access via Chinden Blvd./SH 20-26 is prohibited. **Staff recommends the emergency access is relocated to the west boundary of the site in order to comply with the noise abatement standards in UDC 11-3H-4D.3, which prohibit breaks in the berm/wall; the plans should be revised to reflect this change prior to the City Council hearing.** Staff recommends as a provision in the DA, the emergency access driveway via W. Chinden Blvd./SH 20-26 shall be removed when W. Ramblin Dr. is extended to the west to N. Rustic Oak Dr. and to the east to N. Black Cat Rd. At that time, the berm, wall, landscaping and pathway shall be extended across this area. **Permanent direct access via W. Chinden Blvd./SH 20-26 is prohibited.** Four (4) accesses are proposed via the collector street on the north side of Ramblin and three (3) are proposed on the south side of Ramblin.

The UDC (11-3A-3) requires cross-access/ingress-egress easements to be granted to adjoining properties that take direct access to an arterial and/or collector roadway when local street access isn't available, either by recorded easement or as a note on the recorded final plat. Accordingly, a cross-access/ingress-egress easement should be granted to the out-parcel (Parcel #S0428111201) at the northeast corner of this site for future access and interconnectivity.

Private streets will be provided for access to the multi-family portion of the development for addressing purposes and must comply with the standards listed in UDC [11-3F-4](#). An alley is proposed for access to the 10 townhomes that front on Ramblin. A public street (N. Oakstone Ave.) is proposed between Larry Ln. and Ramblin Dr. for access to the future development area. North Willowside Ave. is proposed to stub to the south to the school property and provides access to the alley that serves the townhomes.

Landscaping: A 35-foot wide street buffer is required along W. Chinden Blvd./SH 20-26 and N. Black Cat Rd., both entryway corridors; and a 20-foot wide street buffer is required along W. Ramblin Dr., a collector street, measured from *ultimate* back of curb location. **Landscaping is required within the street buffers in accord with the standards listed in UDC [11-3B-7C](#); enhanced landscape design features are required along entryway corridors – revise plan accordingly. If the unimproved right-of-way (ROW) is 10' or greater from the edge of pavement to edge of sidewalk or property line, the developer is required to maintain a 10' wide compacted gravel shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative groundcover as set forth in UDC 11-3B-7C.5; revise the plan accordingly and depict the location of the edge of pavement.**

UDC Table 11-2B-3 requires a 25' wide buffer to residential uses in the C-G district, unless otherwise modified by City Council. Landscaping is required within the buffer in accord with the standards listed in UDC [11-3B-9C](#) for landscape buffers to adjoining uses. The plans depict a 25' wide buffer on the west side of the commercial uses on the north side of Ramblin adjacent to the multi-family development as required; the parking on the back side of the buffer is for the residential development. The landscape plan submitted with the Certificate of Zoning Compliance application for the commercial property should include landscaping in accord with the aforementioned standards.

Noise abatement is required for residential uses adjoining state highways consisting of a berm or a berm and wall combination parallel to the state highway in accord with the standards listed in UDC [11-3H-4D](#). The Applicant proposes a 4-foot tall berm with a concrete retaining wall on the south side of the berm and a 6-foot tall concrete modulated wall on top of the berm along Chinden Blvd. **A detail should be submitted with the final plat application that includes the centerline location/elevation of Chinden Blvd. in relation to the berm and wall, and other applicable information that demonstrates compliance with the required standards. The landscape plan depicts a break in the wall midway through the multi-family development where an emergency access is proposed; breaks in the berm/wall will degrade the function and are not allowed – the emergency access should be moved to the west boundary of the site.**

Landscaping, including trees and bushes, is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#) and should be depicted on the landscape plan submitted with the final plat application. Minimum 5-foot wide landscape strips are required to be provided along each side of the pathway; designs are encouraged in which the width of the landscape strip varies to provide additional width to plant trees farther from the pathway to prevent root damage (see UDC 11-3B-12C for more information).

There are several existing trees on the site – where possible, existing trees should be retained. Mitigation is required in accord with the standards listed in UDC [11-3B-10C.5](#); calculations demonstrating compliance with the aforementioned standards should be depicted on the landscape plan submitted with the final plat.

Common Open Space & Site Amenities (UDC [11-3G-3](#)): Because the townhome portion of the site is below 5-acres in size, common open space and site amenities are not required per UDC [11-3G-2](#). However, the Applicant is providing 0.28-acre (or 15.2%) usable open space for that area. *Common open space & site amenities are required with the multi-family portion of the development with the conditional use permit (see Section V.C below).*

Pathways: All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#). A multi-use pathway is required along the eastern boundary of the site within the street buffer along N. Black Cat Rd. in accord with the Pathways Master Plan and along the northern boundary of the site within the street buffer along Chinden/SH 20-26 in accord with UDC 11-3H-4C.4, as proposed. **A 14-foot wide public pedestrian easement is required for each of the pathways if located outside the adjacent road right-of-way (see Park's Dept. comments in Section VIII.J).**

Sidewalks ([11-3A-17](#)): The UDC requires minimum 5' wide attached sidewalk along local streets (i.e. N. Willowside Ave., N. Oakstone Ave. & Larry Ln.); and detached sidewalks along collector streets (i.e. Ramblin Dr.) – for pedestrian safety, Staff recommends 10' wide detached sidewalks are required as proposed along W. Ramblin Dr. as a provision of the development agreement.

Parking: Off-street parking is required to be provided for the residential portion of the development based on the total number of bedrooms per unit as set forth in UDC [Table 11-3C-6](#); and for the commercial uses as set forth in UDC 11-3C-6B.1. *See parking analysis below in Section C for the multi-family portion of the development.*

Waterways: All open waterways, except natural waterways, should be piped or otherwise covered unless used as a water amenity or linear open space as set forth in UDC [11-3A-6B](#), unless otherwise waived by Council. **There is an existing open ditch along the eastern portion of the northern boundary of the site, which is required to piped with development along with any other open waterways, as applicable.**

Fencing: All fencing is required to comply with the standards listed in UDC [11-3A-6C](#) and [11-3A-7](#), as applicable. The landscape plan depicts 6' tall solid vinyl privacy fencing around portions of the perimeter of the development; 5' tall open vision iron fencing around the dog park and clubhouse/swimming pool common areas; and a concrete noise abatement wall/fence along W. Chinden Blvd./SH 20-26.

Utilities ([UDC 11-3A-21](#)): Connection to City water and sewer services is required in accord with UDC 11-3A-21.

Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances.

Pressurized Irrigation System (UDC [11-3A-15](#)): Underground pressurized irrigation water is required to be provided to each lot within the subdivision as set forth in UDC 11-3A-15.

Storm Drainage (UDC [11-3A-18](#)): An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. A [Preliminary Engineering Report](#) was submitted with this application.

Building Elevations: A couple of conceptual building elevations were submitted for the proposed 2-story townhome units, included in Section VII.I below. Building materials consist of a mix of horizontal, vertical and shake siding with stone veneer/brick accents in neutral colors. Conceptual elevations weren't submitted for the commercial structures. The design of the residential and commercial structures is required to comply with the standards in the Architectural Standards Manual (ASM). *Single-family detached structures are exempt from these standards.*

C. Conditional Use Permit (CUP)

A CUP is requested for a multi-family development consisting of 312 apartment units on 16.70-acres of land in the R-40 zoning district as shown on the site plan included below in Section VII.E. A mix of 1- (72 units), 2- (180 units) and 3-bedroom (60 units) units are proposed in 16 3-story structures. Three (3) different building floor plans are proposed, as follows: (4) Type A – containing a total of 30 units each; (4) Type B – containing a total of 24 units each; and (8) Type C – containing a total of 12 units each.

Dimensional Standards: Future development is required to comply with the minimum dimensional standards of the R-40 zoning district in UDC [Table 11-2A-8](#). *Note: UDC 11-4-3-27B.1 requires residential structures to provide a minimum setback of 10' unless a greater setback is otherwise required.*

Phasing: The multi-family development is proposed to be constructed in two (2) phases with the first two phases of the subdivision.

Access: Two (2) driveway accesses are proposed to the site via W. Ramblin Dr., a collector street, along the southern boundary of the site. Private streets are proposed for internal access and for wayfinding/addressing purposes and should comply with the standards listed in UDC [11-3F-4](#). Private streets are required to be a minimum 26' in width, as proposed, to meet Fire Dept. requirements for 3-story structures.

Pathways: A 10' wide multi-use pathway exists within the street buffer adjacent to W. Chinden Blvd./SH 20-26 in accord with UDC 11-3H-4C.4, and is proposed along the southern boundary of the site adjacent to W. Ramblin Dr. and along the western perimeter boundary of the site. Internal 5' wide pathways are proposed throughout the site for access to perimeter walkways, internal common open space areas and residential units.

Sidewalks: Six-foot wide sidewalks are proposed within the development around buildings. The UDC [11-3C-5B](#) requires sidewalks to be widened an additional 2' from 5' to 7' where parking spaces abut sidewalks and wheel stops aren't provided to prevent overhang – in this case, the length of parking spaces may be reduced 2' from 19' to 17'. Alternatively, wheel stops may be provided in parking spaces to prevent vehicles overhanging beyond the designated parking stall dimensions.

Fencing: All fencing is required to comply with the standards listed in UDC [11-3A-7](#). The landscape plan depicts 6' tall solid vinyl privacy fencing around portions of the perimeter of the development; 5' tall open vision iron fencing around the dog park and clubhouse/swimming pool common areas; and a concrete noise abatement wall/fence along W. Chinden Blvd./SH 20-26.

Specific Use Standards (UDC 11-4-3): Multi-family developments are subject to specific use standards as follows: (Staff's analysis/comments in italic text)

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

“B. Site Design:

1. Residential 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. *The residential structures comply with the minimum setback standard.*
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. *All proposed transformer/utility vaults and other service areas shall comply with this requirement. The trash enclosures depicted on the site plan should accommodate recycling.*

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 access ways 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 Applicant proposes 82 square foot patios or balconies for each unit in accord with this standard.*
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. *The Applicant should comply with this requirement.*
6. The parking shall meet the requirements set forth in chapter 3, "Regulations Applying to All Districts", of this title. *The proposed parking meets and exceeds UDC standards per the analysis below.*

Based on (72) 1-bedroom units, (180) 2-bedroom units, and (60) 3-bedroom units, a minimum of 679 off-street parking spaces are required, including guest parking (31 spaces) and covered spaces (312). A total of 693 spaces are proposed, including 312 covered carport spaces, which exceeds the minimum standard by 14 spaces. Accessible parking is required in accord with ADA standards; 14 accessible spaces are proposed.

Based on 693 vehicle parking spaces provided, a minimum of 28 bicycle parking spaces are required and should meet the location and design standards listed in UDC [11-3C-5C](#). Fifty-two (52) exterior bicycle parking spaces are proposed, which exceeds the minimum standard by 24 spaces. Three (3) bicycle parking spaces are proposed at each building and four (4) spaces are proposed inside the clubhouse. **Staff recommends the parking provided at the clubhouse is exterior and meets the standards in UDC 11-3C-5C. The site plan submitted with the Certificate of Zoning Compliance application should reflect parking accordingly.** *Note: This parking is in addition to the covered bicycle parking proposed in the clubhouse as an amenity.*

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)

The floor plan for the clubhouse depicts offices and a reception lounge, one of which presumably will be for the property management office, mailboxes, and a maintenance storage area. **The site plan submitted with the Certificate of Zoning Compliance application should clearly depict the location of a directory and map of the development for wayfinding purposes.**

C. Common Open Space Design Requirements (UDC [11-4-3-27C](#)):

The total baseline land area of all qualified common open space shall equal or exceed ten (10) percent of the gross land area for multi-family developments of five (5) acres or more. When multi-family is approved concurrently with single-family, the minimum open space requirements in Section 11-3G-3 shall apply to the gross land area of entire development. All open space is required to meet the standards listed in UDC 11-4-3-27C.2 & 4. *Based on 16.7-acres of land in the multi-family portion of the development, a minimum of 1.67-acres is required to be provided to meet this requirement. (Note: Because the single-family (i.e. townhome) portion of the development only consists of 10 units and is under 5-acres in size, Staff isn't requiring the entire residential development to meet the common open space standards in UDC 11-3G-3 for single-family developments (i.e. 15% for the R-15 zone). The Applicant is providing 0.28-acre (or 15.2%) usable open space for that area.)*

In addition to the baseline open space requirement, 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. *None of the units are below 500 square feet (s.f.).*
- 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. *All 312 units are between 500 and 1,200 square feet. Therefore, a minimum of 78,000 s.f. (or 1.79-acres) of common open space is required to be provided.*
- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. *None of the units exceed 1,200 square feet.*

All multi-family projects over 20 units are required to provide at least one (1) common grassy area integrated into the site design allowing for general activities by all ages that is a minimum of 5,000 s.f. in area; the area shall increase proportionately as the number of units increase and shall be commensurate to the size of the development as determined by the decision-making body. Where this area cannot be increased due to site constraints, it may be included elsewhere in the development (UDC 11-4-3-27C.3).

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'). *The common open space areas depicted on the open space exhibit in Section VII.F meet this requirement.*

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 per UDC 11-4-3-27C.7. This project is proposed to develop in two phases; the Applicant should demonstrate compliance with this standard with the Certificate of Zoning Compliance application for the first phase of the multi-family development.

Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial street buffers 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. **The common open space proposed for the clubhouse, swimming pool and tot lot, and the dog park are all located between an internal private street and a collector street (Ramblin). As noted above in Section IV, Staff recommends these common areas are relocated internal to the development and are accessible by pathway in accord with open space and CPTED standards for public safety and integration into the development (see UDC 11-4-3-27C.2).**

Based on the above standards, a minimum total of 3.46-acres of common open space is required to be provided for the multi-family development that meets the standards in UDC 11-4-3-27C.2, 4, 6, 7

and 9. The Applicant proposes a total of 3.58-acres, which meets and exceeds the minimum standard, consisting of ½ the street buffer along W. Chinden Blvd. (.52-acre); the dog park (0.47-acre); clubhouse, swimming pool & tot lot (0.77-acre); and internal common open space and linear open space areas exceeding 20' x 20' in area (1.82-acres) as shown on the open space exhibit in Section VII.F. The tot lot, at approximately 6,900 s.f., meets the requirement for a minimum 5,000 s.f. common grassy area. Additionally, a 20,681 s.f. common grassy area is also provided for a dog park, which Staff feels is commensurate with the size of the development. ***That being said, Staff is recommending relocation of the common open space areas with amenities as noted above; an updated open space exhibit should be submitted that demonstrates compliance with these standards.***

D. Site Development Amenities:

All multi-family developments shall provide for quality of life, open space, and recreation amenities to meet the particular needs of the residents as noted in UDC 11-4-3-27D.1. The number of amenities shall depend on the size of the multi-family development based on the number of units.

For multi-family developments with more than 100 units such as this, the decision-making body shall require additional amenities [i.e. beyond the four (4) required for developments with 75 units or more] commensurate to the size of the proposed development, with at least one (1) from each category (i.e. quality of life, open space, recreation, multi-modal).

The following amenities are proposed from each of the following categories: 1) Quality of Life – clubhouse, which includes a fitness facility and dog wash station, and a dog park with waste station; Open Space – (4) community garden areas, plazas and a (5) picnic areas, including tables, benches, landscaping and a shade structure; Recreation – swimming pool, children's play structure/tot lot, walking trails/pathways; and Multi-modal –bicycle repair station and enclosed bicycle storage in the clubhouse. Staff is of the opinion the proposed amenities meet and exceed the standards. *See amenity exhibit in Section VII.F.*

- E. Landscaping Requirements: Development shall meet the minimum landscaping requirements in accord with chapter 3, "Regulations Applying to All Districts", of this title. Additionally, all street facing elevations shall have landscaping along their foundation that complies with the standards listed in UDC 11-4-3-27E.2, which requires a landscape area at least 3-feet wide planted with one evergreen shrub every three (3) linear feet that has a mature height of 24-inches with ground cover plants in the remainder of the landscaped area. *The landscape plan submitted with the Certificate of Zoning Compliance application should be revised to include evergreen shrubs in accord with this standard.*

Landscaping is required to be provided along all pathways per the standards listed in UDC 11-3B-12C, which require a mix of trees, shrubs, lawn, and/or other vegetative groundcover within 5-foot wide strips on each side of the pathway; the landscape plan should be revised accordingly.

Street buffer landscaping is required with development of the subdivision in accord with the standards listed in UDC 11-3B-7C, as noted above in Section V.B.

- F. **Maintenance and Ownership Responsibilities:** All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.” *The Applicant shall comply with this requirement; a copy of such shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy within the development.*

- G. **Police access under exigent circumstances. Multifamily developments with units that take access via secured common corridors shall install and maintain a keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances. The keyless entry system or alternative shall be subject to review and approval by the Meridian Police Department. The Applicant should coordinate with the Police Dept. to ensure compliance with this standard.**

Building Elevations (UDC 11-3A-19 | Architectural Standards Manual): Conceptual elevations and renderings were submitted for the proposed multi-family structures, included in Section VII.G below.

The final design of all structures is required to comply with the design standards in the [Architectural Standards Manual](#) and will be reviewed for compliance with these standards with the Design Review application. Compliance with the building code requirements for separation between structures within the development is required.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed annexation with the requirement of a Development Agreement, preliminary plat, and conditional use permit with the recommendations noted above in Sections IV and V, with the conditions in Section IX in accord with the Findings in Section X.

B. The Meridian Planning & Zoning Commission heard these items on July 18, 2024. At the public hearing, the Commission moved to recommend denial of the subject AZ, PP and CUP requests.

1. Summary of Commission public hearing:

- a. In favor: David Bailey, Bailey Engineering
- b. In opposition: Wade Ramsey, Bainbridge Subdivision HOA President; Matt Neukom; Mark Blocovich; Kirsten Chidester; Don Brown; Greg Taylor
- c. Commenting: None
- d. Written testimony: Matt & Ashley Neukom and John Bartlett III & Vickie Bartlett; Brooke Neilson; Wade Ramsey, Bainbridge Subdivision HOA President; Stephanie Labastida
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Opposed to the project based on the development requirements in the CC&R's for Compton Sub. No. 2, which require minimum 1-acre lot sizes within the subdivision among other things;
- b. Opposed to the proposed multi-family development due to over-capacity of area schools and traffic flow in this area not able to accommodate so much housing;
- c. Concern pertaining to traffic cut-through through Bainbridge Sub. to the commercial uses to the east on Ten Mile Rd.; southbound traffic on Black Cat Rd. & congestion during peak hours – request for a traffic signal or a roundabout to alleviate congestion; concern pertaining to safety of children traveling to the nearby elementary school with construction of sidewalks on this property but no sidewalk along Black Cat Rd. for approximately 500' in between the subject property and the school. The Bainbridge HOA Board, representing its homeowners, opposes this project until infrastructure improvements are made to accommodate the proposed development.
- d. Opposed to the development due to the negative impacts on the quality of life of residents in the Trilogy Sub. (to the east) due to increased traffic volumes and speeds and associated safety hazards for children who live in the area, noise, congestion and increased activity in the area. Preference for this area to develop with solely residential

uses rather than mixed-use with commercial and desire for commercial uses to be provided further to the west.

3. Key issue(s) of discussion by Commission:

- a. Opinion that existing infrastructure (i.e. roads and schools) can't accommodate the proposed development - Black Cat Rd. won't be widened until 2036-2040 and the Black Cat/McMillan roundabout isn't scheduled until 2028.
- a. Relocation of the common open space located along Ramblin Dr. where the dog park, clubhouse & swimming pool, and tot lot is located to a more central integrated location within the multi-family development as recommended by Staff.

4. Commission change(s) to Staff recommendation:

- a. The Commission recommended *denial* of the project due to the proposed density putting too much burden on current infrastructure and the site plan not supporting centrally located and integrated common open space within the multi-family portion of the development.

5. Outstanding issue(s) for City Council:

- a. See items highlighted in yellow at the beginning of Section VIII requested by Staff that have not been addressed that the Applicant requests to remain as-is.

C. The Meridian City Council heard these items on October 8, 2024. At the public hearing, the Council moved to deny the subject AZ, PP and CUP requests.

1. Summary of the City Council public hearing:

- a. In favor: David Bailey, Bailey Engineering; Henry Prendergast, Cole Architects
- b. In opposition: Matt Neukom (representing himself and John & Vicky Bartlett)
- c. Commenting: Steve Elliott, Bainbridge HOA, Mack Meyers, District Manager, Settler's Irrigation District
- d. Written testimony: Many letters of testimony were submitted (see public record)
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:

- a. Concern pertaining to traffic generated from the proposed development and safety of the children in the area.
- b. Opposed to the project based on the development requirements in the CC&R's for Compton Sub. No. 2, which require minimum 1-acre lot sizes within the subdivision.
- c. Inability of the irrigation district to provide adequate irrigation water to serve the proposed green space within the development.

3. Key issue(s) of discussion by City Council:

- a. Concern pertaining to the lack of sidewalk connection to Pleasant View elementary school; capacity of area schools; traffic on Black Cat Rd. and the existing roads and McMillan/Black Cat intersection not able to support additional traffic generated from the development; location of the common open space proposed for the multi-family development along the collector street rather than internal to the development accessible by pathways in accord with open space and CPTED standards for public safety and integration into the development; and not the right time for annexation with inadequate infrastructure in the area and CC&R issues.

4. City Council change(s) to Commission recommendation:

- a. None

VII. EXHIBITS

A. Annexation Legal Description and Exhibit Map – NOT APPROVED

Description for
Annexation
Blayden Subdivision
May 17, 2024

A portion of the North 1/2 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 21, 22, 27 and 28, T.4N., R.1W., B.M., from which the 1/4 corner common to said Sections 27 and 28, bears South 00°29'04" West, 2638.68 feet; thence on the east boundary line of said Section 28, South 00°29'04" West, 360.00 feet to the **POINT OF BEGINNING**;

thence continuing South 00°29'04" West, 959.32 feet to the centerline of W. Larry Lane;

thence on said centerline, North 89°23'38" West, 893.17 feet to the southerly extension of Lot 3, Block 1, Comptons Subdivision No. 2 as filed in Book 31 of Plats at Pages 1935 and 1936, records of Ada County, Idaho;

thence North 00°29'02" East, 548.13 feet to the Northeast corner of said Lot 3;

thence on the north boundary line of said Comptons Subdivision No. 2, North 89°17'56" West, 415.79 feet to the Northwest corner of said Comptons Subdivision No. 2 coincident with the Southeast corner of Lot 5, Block 1, Luhr Subdivision as filed in Book 59 of Plats at Pages 5766 and 5767, records of Ada County, Idaho;

thence on the exterior boundary line of said Luhr Subdivision the following two (2) courses and distances:

North 00°36'01" East, 110.38 feet;

North 89°23'46" West, 628.63 feet to the Southwest corner of Lot 3, Block 1 of said Luhr Subdivision;

thence on the west boundary line of said Lot 3, North 00°41'50" East, 328.66 feet;

thence leaving said west boundary line, South 89°18'10" East, 16.00 feet;

thence North 00°39'27" East, 330.47 feet to the north boundary line of said Section 28;

thence on said north boundary line the following two (2) courses and distances:

South 89°24'50" East, 611.75 feet to the East 1/16 corner common to said Sections 21 and 28;



South 89°25'49" East, 680.40 feet to the northerly extension of the east boundary line of said Luhr Subdivision;

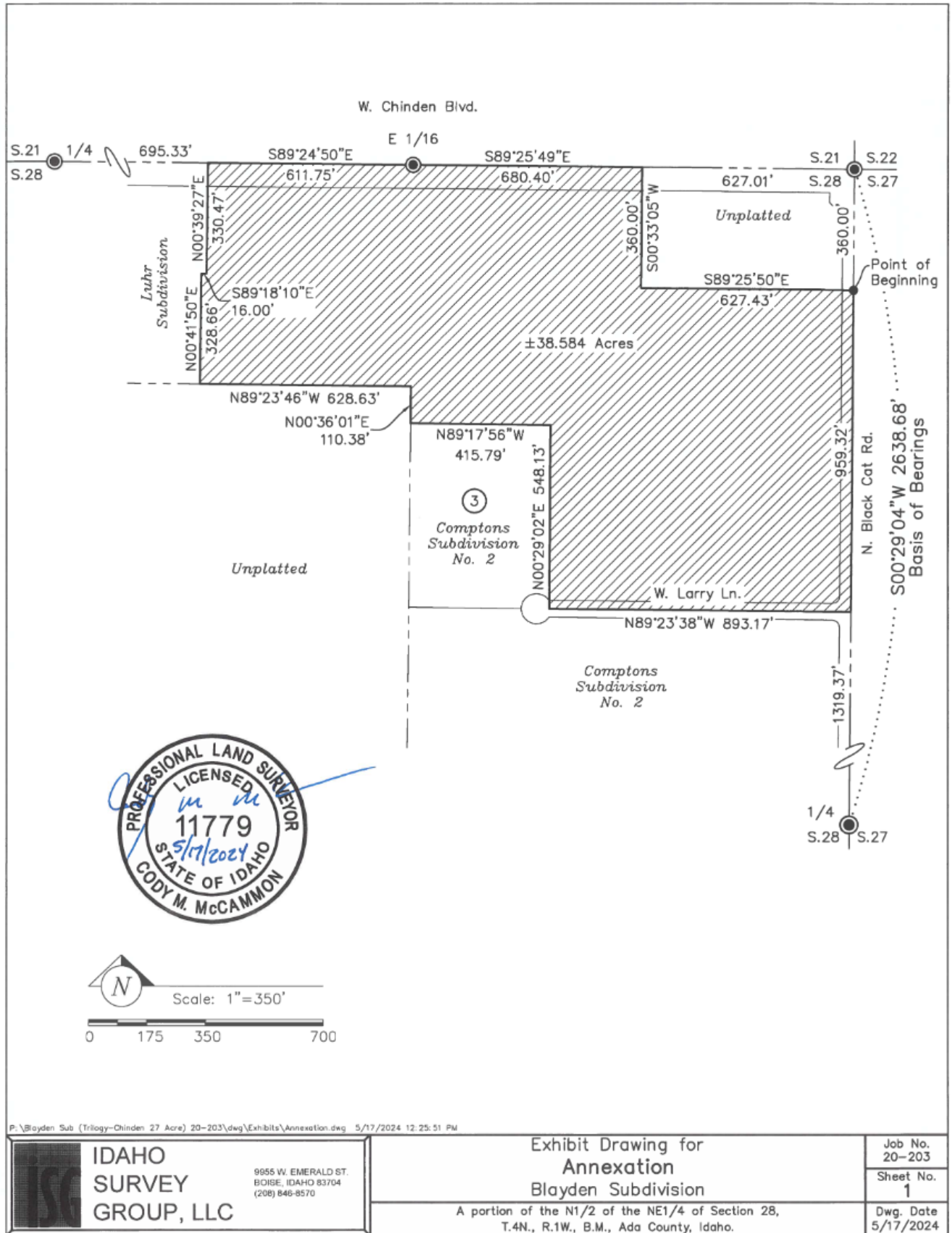
thence on said east boundary line and the northerly extension thereof, South 00°33'05" West, 360.00 feet;

thence leaving said east boundary line, South 89°25'50" East, 627.43 feet to the **POINT OF BEGINNING**.

Containing 38.584 acres, more or less.

End of Description.





Description for
R-8 Zone
Blayden Subdivision
May 21, 2024

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 21, 22, 27 and 28, T.4N., R.1W., B.M., from which the 1/4 corner common to said Sections 27 and 28, bears South 00°29'04" West, 2638.68 feet; thence on the east boundary line of said Section 28, South 00°29'04" West, 1,078.23 feet to the **POINT OF BEGINNING**;

thence continuing South 00°29'04" West, 241.09 feet to the centerline of W. Larry Lane;

thence on said centerline, North 89°23'38" West, 893.17 feet to the southerly extension of Lot 3, Block 1, Comptons Subdivision No. 2 as filed in Book 31 of Plats at Pages 1935 and 1936, records of Ada County, Idaho;

thence North 00°29'02" East, 548.13 feet to the Northeast corner of said Lot 3;

thence on the north boundary line of said Comptons Subdivision No. 2, South 89°17'56" East, 155.43 feet;

thence leaving said north boundary line, South 00°42'04" West, 206.42 feet;

thence 60.15 feet on the arc of a curve to the left having a radius of 76.50 feet, a central angle of 45°02'51", and a long chord which bears South 21°49'22" East, 58.61 feet;

thence South 44°20'47" East, 70.34 feet;

thence 60.27 feet on the arc of a curve to the left having a radius of 76.66 feet, a central angle of 45°02'51", and a long chord which bears South 66°52'13" East, 58.73 feet;

thence South 89°23'38" East, 223.44 feet;

thence North 69°59'37" East, 9.15 feet;

thence 76.02 feet on the arc of a curve to the right having a radius of 55.00 feet, a central angle of 79°11'24", and a long chord which bears North 88°58'34" East, 70.11 feet;

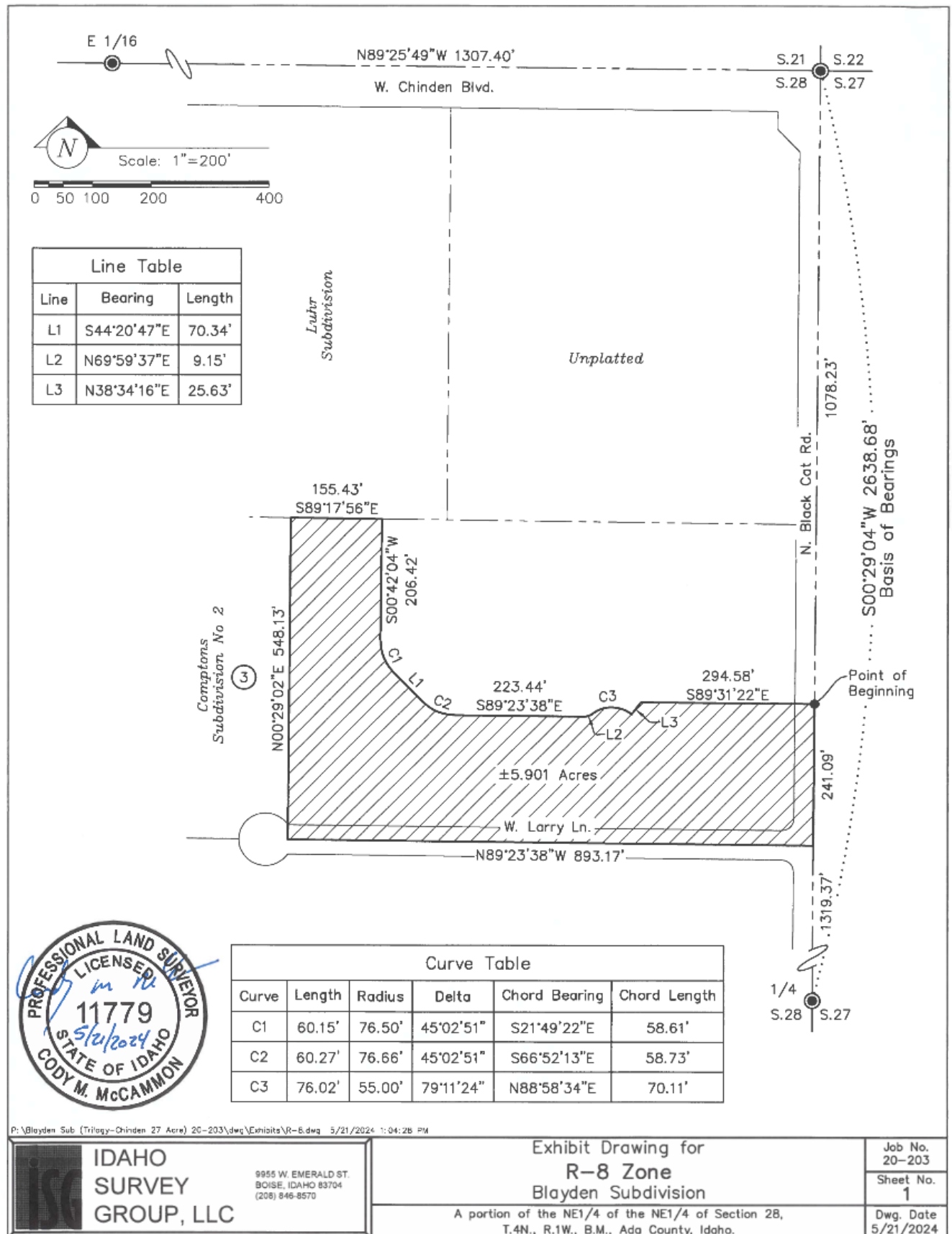
thence North 38°34'16" East, 25.63 feet;

thence South 89°31'22" East, 294.58 feet to the **POINT OF BEGINNING**.

Containing 5.901 acres, more or less.

End of Description.





Description for
R-15 Zone
Blayden Subdivision
May 17, 2024

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 21, 22, 27 and 28, T.4N., R.1W., B.M., from which the 1/4 corner common to said Sections 27 and 28, bears South 00°29'04" West, 2638.68 feet; thence on the east boundary line of said Section 28, South 00°29'04" West, 772.67 feet to the Northeast corner of Comptons Subdivision No. 2 as filed in Book 31 of Plats at Pages 1935 and 1936, records of Ada County, Idaho; thence on the north boundary line of said Comptons Subdivision No. 2, North 89°17'56" West, 737.75 feet to the **POINT OF BEGINNING**;

thence continuing North 89°17'56" West, 571.21 feet to the Northwest corner of said Comptons Subdivision No. 2 coincident with the Southwest corner of Lot 5, Block 1, Luhr Subdivision as filed in Book 59 of Plats at Pages 5766 and 5767, records of Ada County, Idaho;

thence on the exterior boundary line of said Luhr Subdivision, North 00°36'01" East, 85.38 feet;

thence leaving said exterior boundary line, South 89°23'46" East, 0.22 feet;

thence 73.36 feet on the arc of a curve to the left having a radius of 180.00 feet, a central angle of 23°21'04", and a long chord which bears North 78°55'42" East, 72.85 feet;

thence North 67°15'10" East, 100.26 feet;

thence 73.66 feet on the arc of a curve to the right having a radius of 180.00 feet, a central angle of 23°26'54", and a long chord which bears North 78°58'37" East, 73.15 feet;

thence South 89°17'56" East, 297.72 feet;

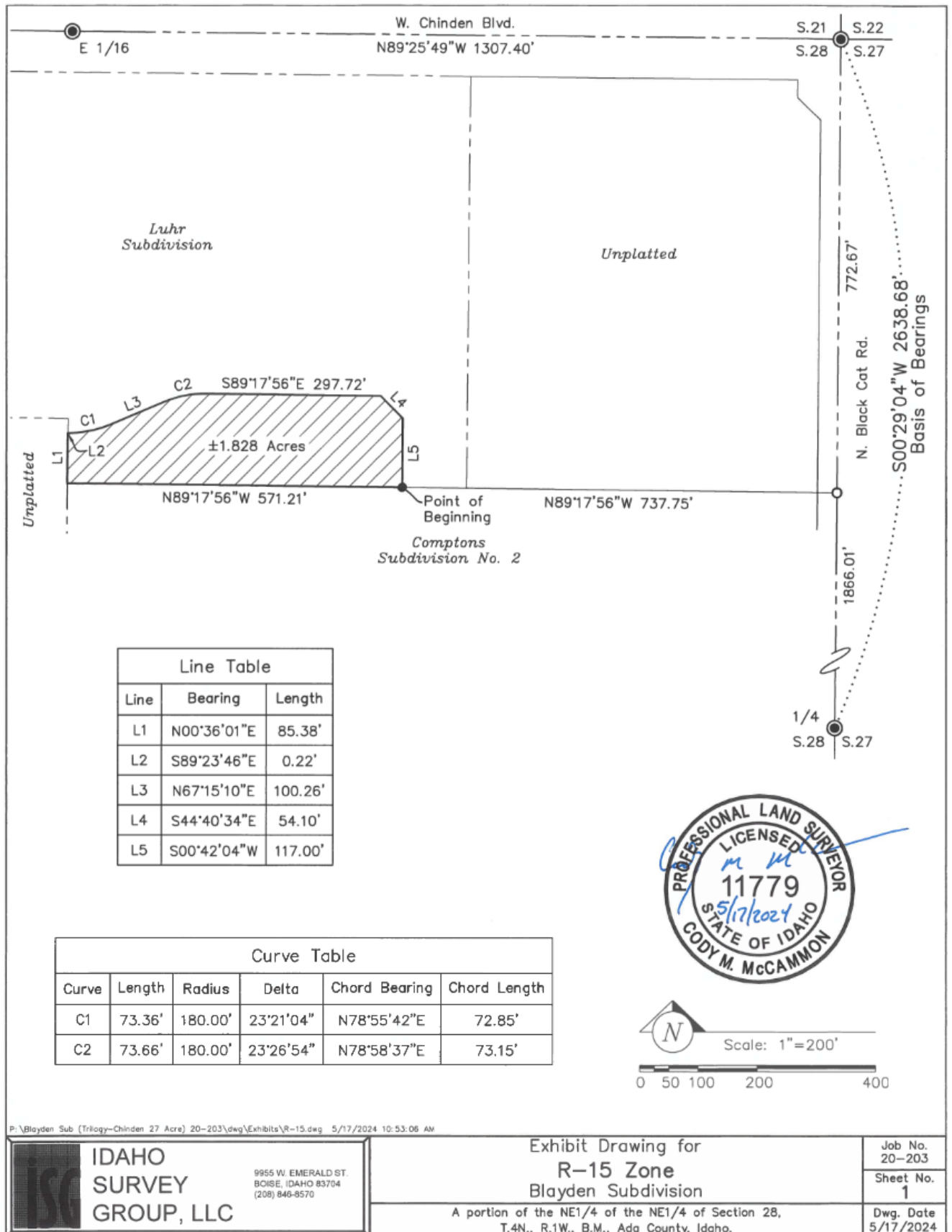
thence South 44°40'34" East, 54.10 feet;

thence South 00°42'04" West, 117.00 feet to the **POINT OF BEGINNING**.

Containing 1.828 acres, more or less.

End of Description.





Description for
R-40 Zone
Blayden Subdivision
June 18, 2023

A portion of the North 1/2 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 21, 22, 27 and 28, T.4N., R.1W., B.M., from which the 1/4 corner common to said Sections 27 and 28, bears South 00°29'04" West, 2638.68 feet; thence on the north boundary line of said Section 28, North 89°25'49" West, 806.15 feet to the **POINT OF BEGINNING**;

thence leaving said north boundary line, South 00°39'27" West, 526.67 feet;

thence South 89°17'56" East, 24.10 feet;

thence South 10°43'12" East, 41.97 feet;

thence South 00°42'04" West, 48.00 feet;

thence North 89°17'56" West, 297.72 feet;

thence 73.66 feet on the arc of a curve to the left having a radius of 180.00 feet, a central angle of 23°26'54", and a long chord which bears South 78°58'37" West, 73.15 feet;

thence South 67°15'10" West, 100.26 feet;

thence 73.36 feet on the arc of a curve to the right having a radius of 180.00 feet, a central angle of 23°21'04", and a long chord which bears South 78°55'42" West, 72.85 feet;

thence North 89°23'44" West, 0.22 feet to the exterior boundary line of Luhr Subdivision as filed in Book 59 of Plats at Pages 5766 and 5767, records of Ada County, Idaho;

thence on said exterior boundary line the following two (2) courses and distances:

North 00°36'01" East, 25.00 feet;



North 89°23'46" West, 628.63 feet to the Southwest corner of Lot 3, Block 1 of said Luhr Subdivision;

thence on the west boundary line said of Lot 3, North 00°41'50" East, 328.66 feet;

thence leaving said west boundary line, South 89°18'10" East, 16.00 feet;

thence North 00°39'27" East, 330.47 feet to the north boundary line of said Section 28;

thence on said north boundary line the following two (2) courses and distances:

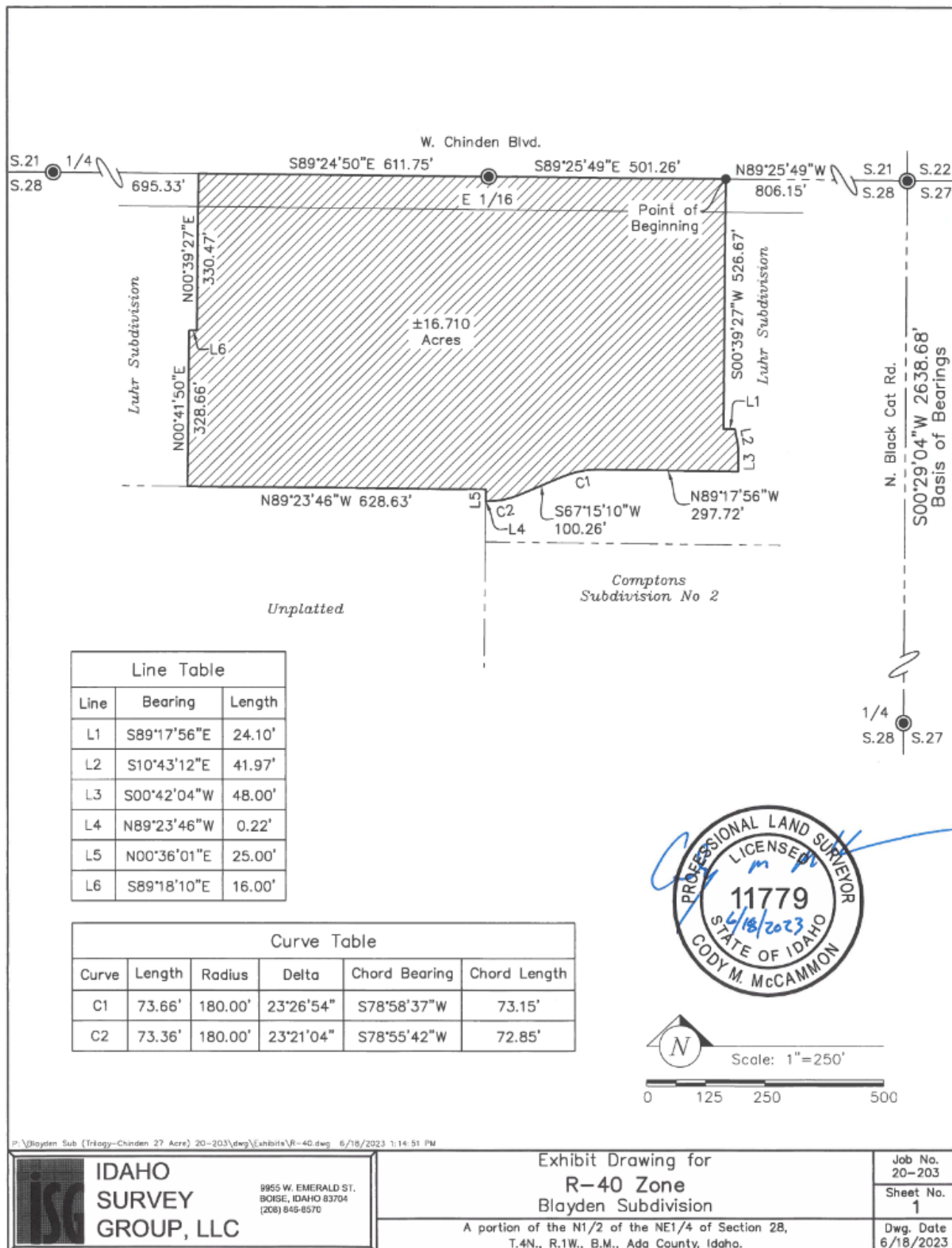
South 89°24'50" East, 611.75 feet to the East 1/16 corner common to said Sections 21 and 28;

South 89°25'49" East, 501.26 feet to the **POINT OF BEGINNING**.

Containing 16.710 acres, more or less.

End of Description.





Description for
C-G Zone
Blayden Subdivision
May 21, 2024

A portion of the Northeast 1/4 of the Northeast 1/4 of Section 28, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at the Section corner common to Sections 21, 22, 27 and 28, T.4N., R.1W., B.M., from which the 1/4 corner common to said Sections 27 and 28, bears South 00°29'04" West, 2638.68 feet; thence on the east boundary line of said Section 28, South 00°29'04" West, 360.00 feet to the **POINT OF BEGINNING**;

thence continuing South 00°29'04" West, 718.23 feet;

thence leaving said east boundary line, North 89°31'22" West, 294.58 feet;

thence South 38°34'16" West, 25.63 feet;

thence 76.02 feet on the arc of a curve to the left having a radius of 55.00 feet, a central angle of 79°11'24", and a long chord which bears South 88°58'34" West, 70.11 feet;

thence South 69°59'37" West, 9.15 feet;

thence North 89°23'38" West, 223.44 feet;

thence 60.27 feet on the arc of a curve to the right having a radius of 76.66 feet, a central angle of 45°02'51", and a long chord which bears North 66°52'13" West, 58.73 feet;

thence North 44°20'47" West, 70.34 feet;

thence 60.15 feet on the arc of a curve to the right having a radius of 76.50 feet, a central angle of 45°02'51", and a long chord which bears North 21°49'22" West, 58.61 feet;

thence North 00°42'04" East, 323.42 feet;

thence North 44°40'34" West, 54.10 feet;

thence North 00°42'04" East, 48.00 feet;

thence North 10°43'12" West, 41.97 feet;

thence North 89°17'56" West, 24.10 feet;

thence North 00°39'27" East, 526.67 feet to the north boundary line of said Section 28;



thence on said north boundary line, South 89°25'49" East, 179.14 feet to the northerly extension of the east boundary line of Luhr Subdivision as filed in Book 59 of Plats at Pages 5766 and 5767, records of Ada County, Idaho;

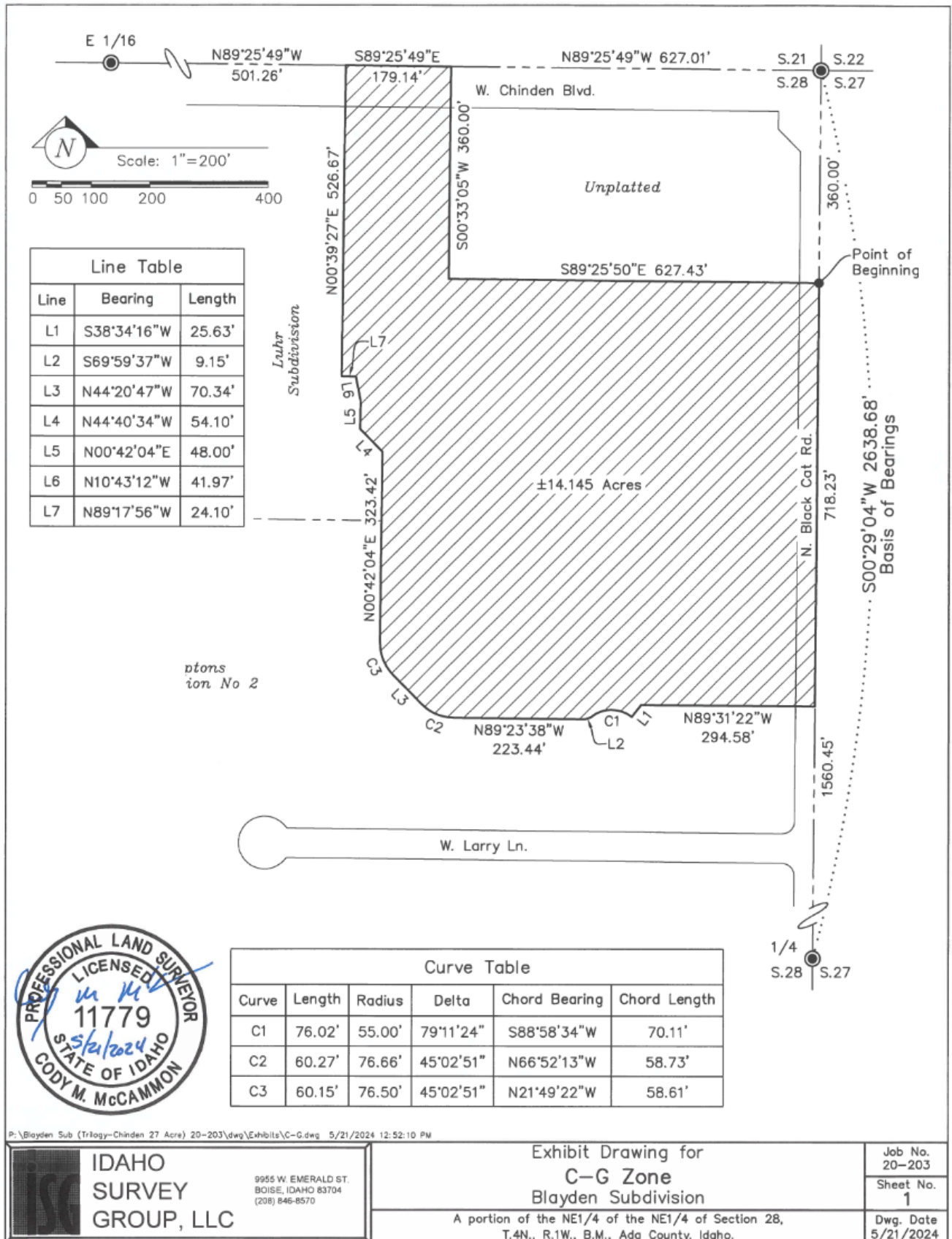
thence on said east boundary line and the northerly extension thereof, South 00°33'05" West, 360.00 feet;

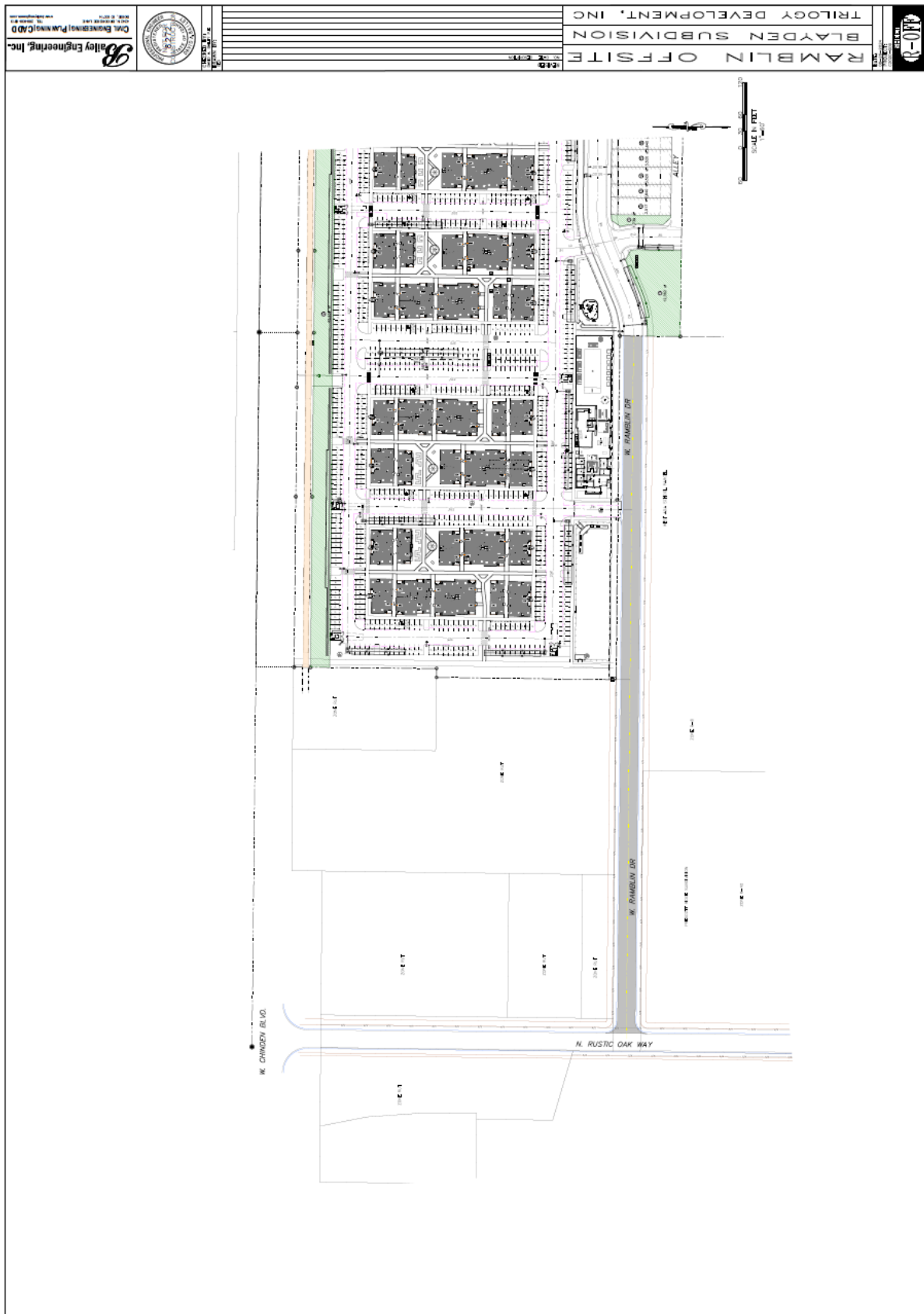
thence leaving said east boundary line, South 89°25'50" East, 627.43 feet to the **POINT OF BEGINNING**.

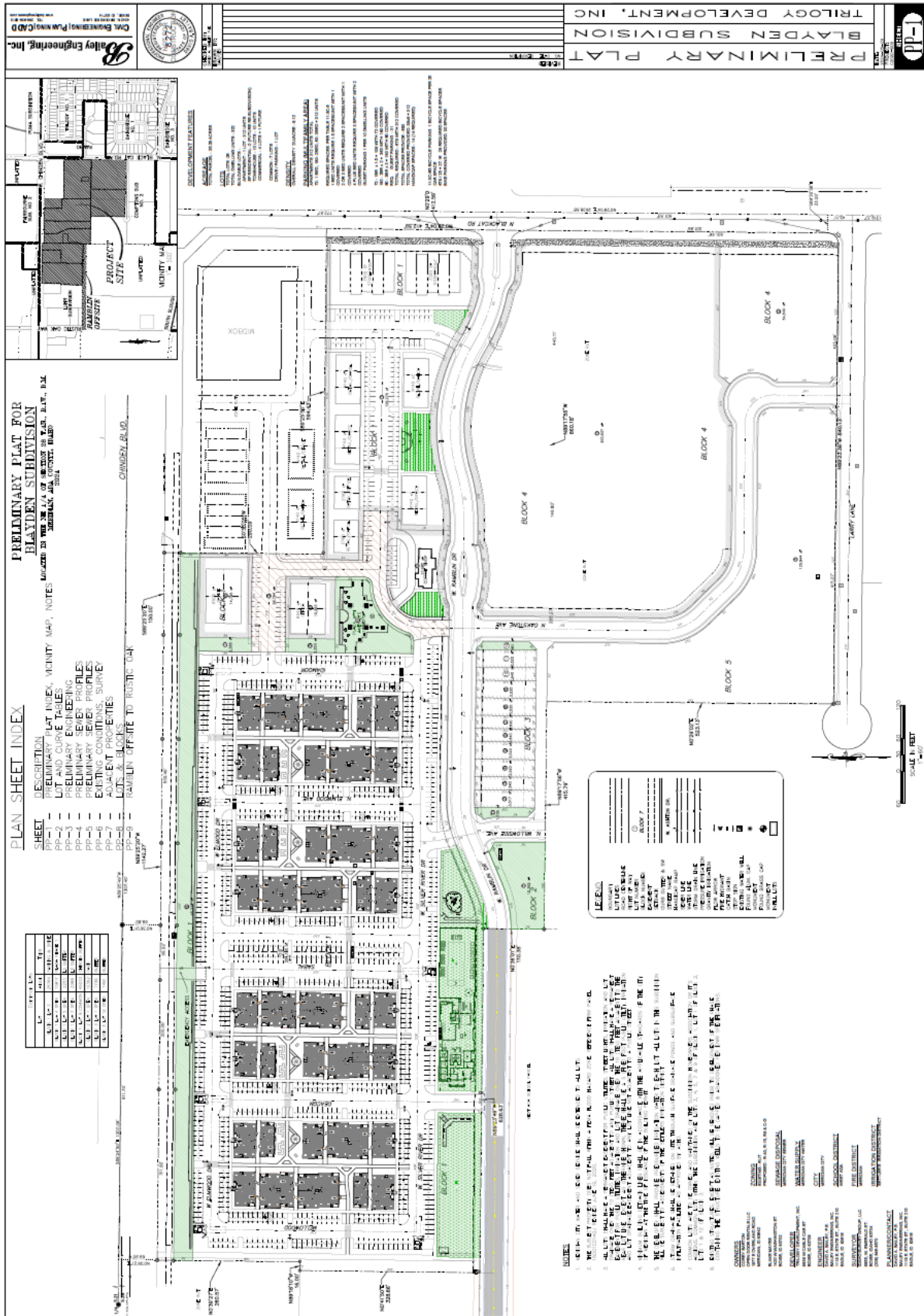
Containing 14.145 acres, more or less.

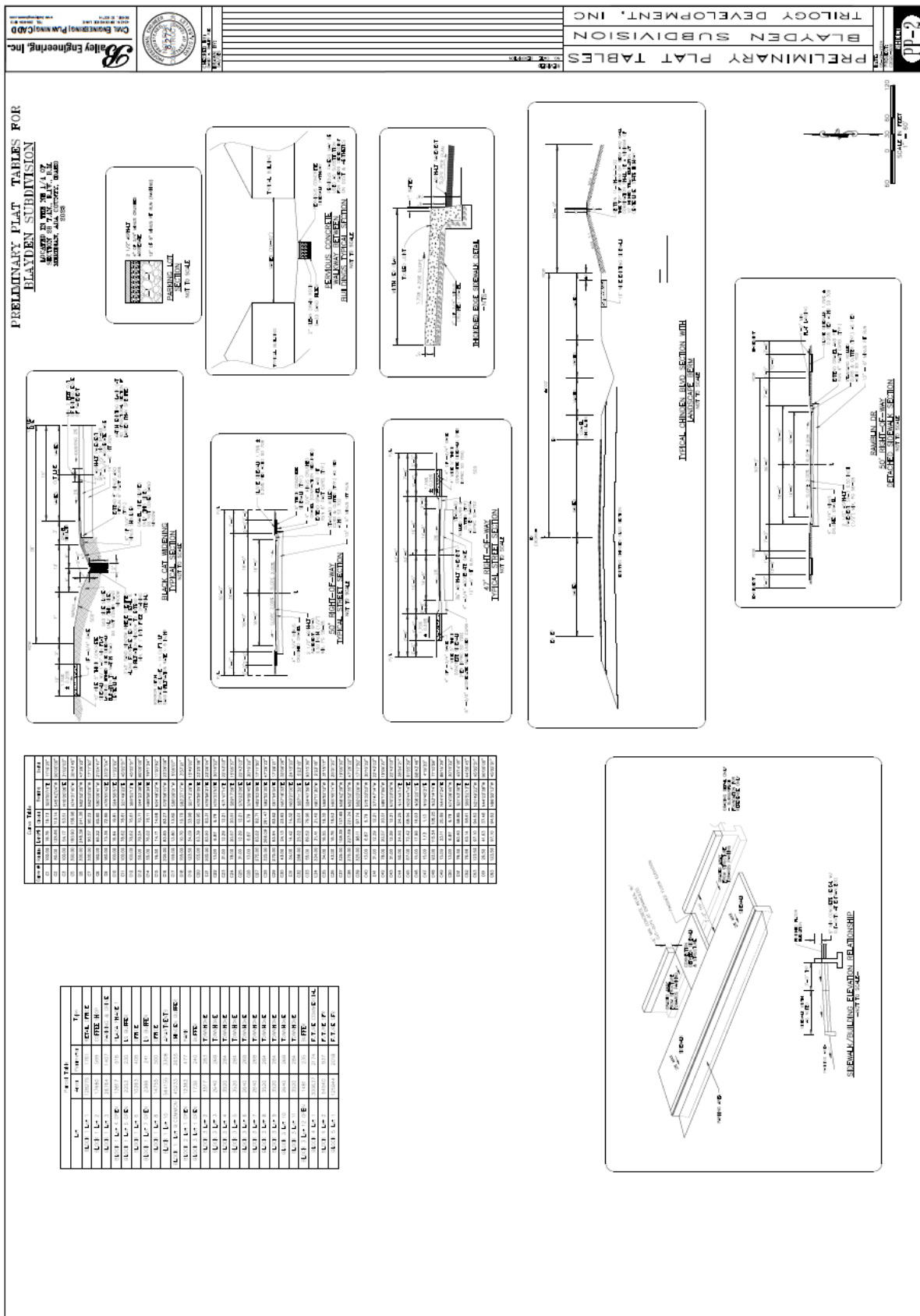
End of Description.



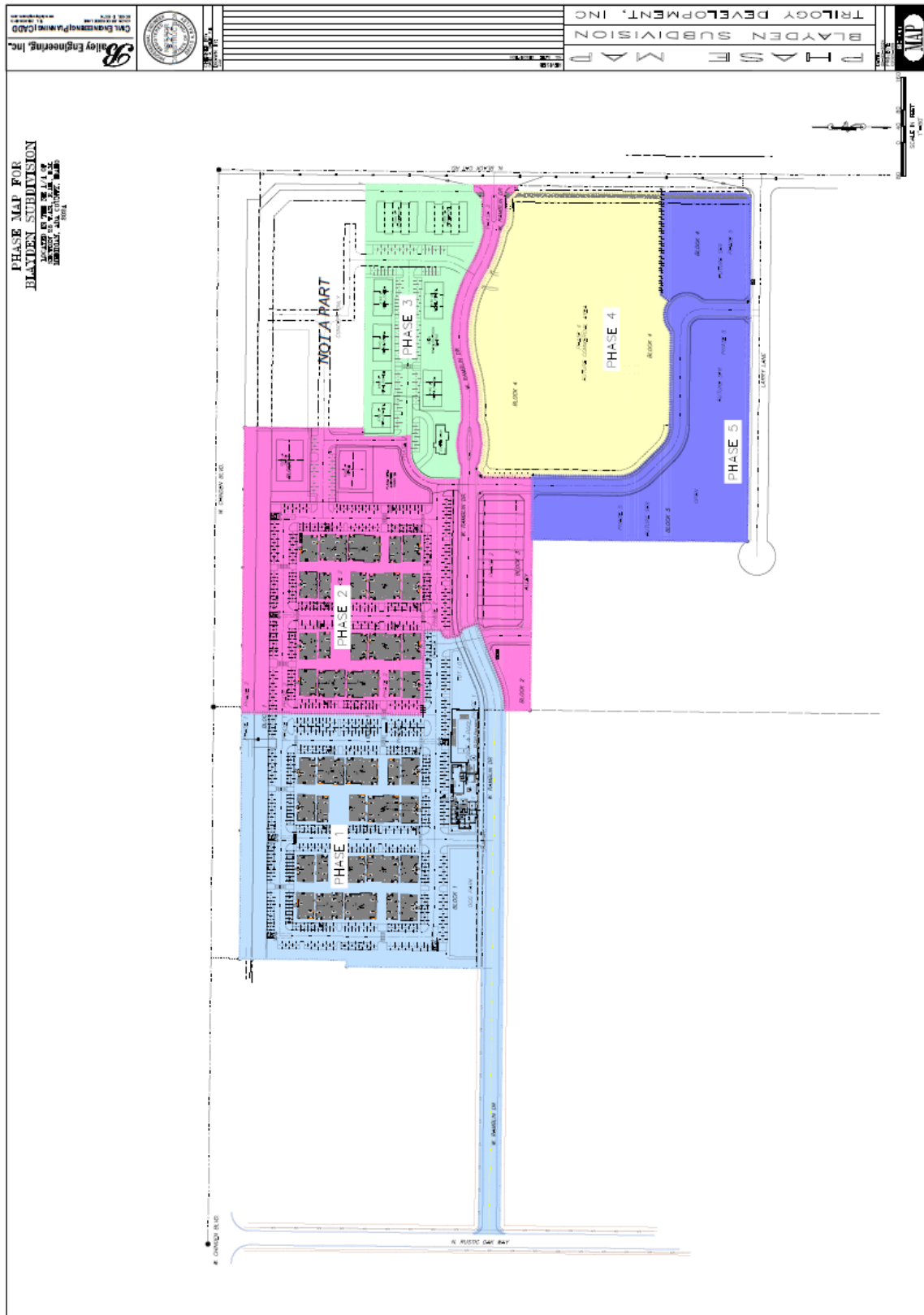






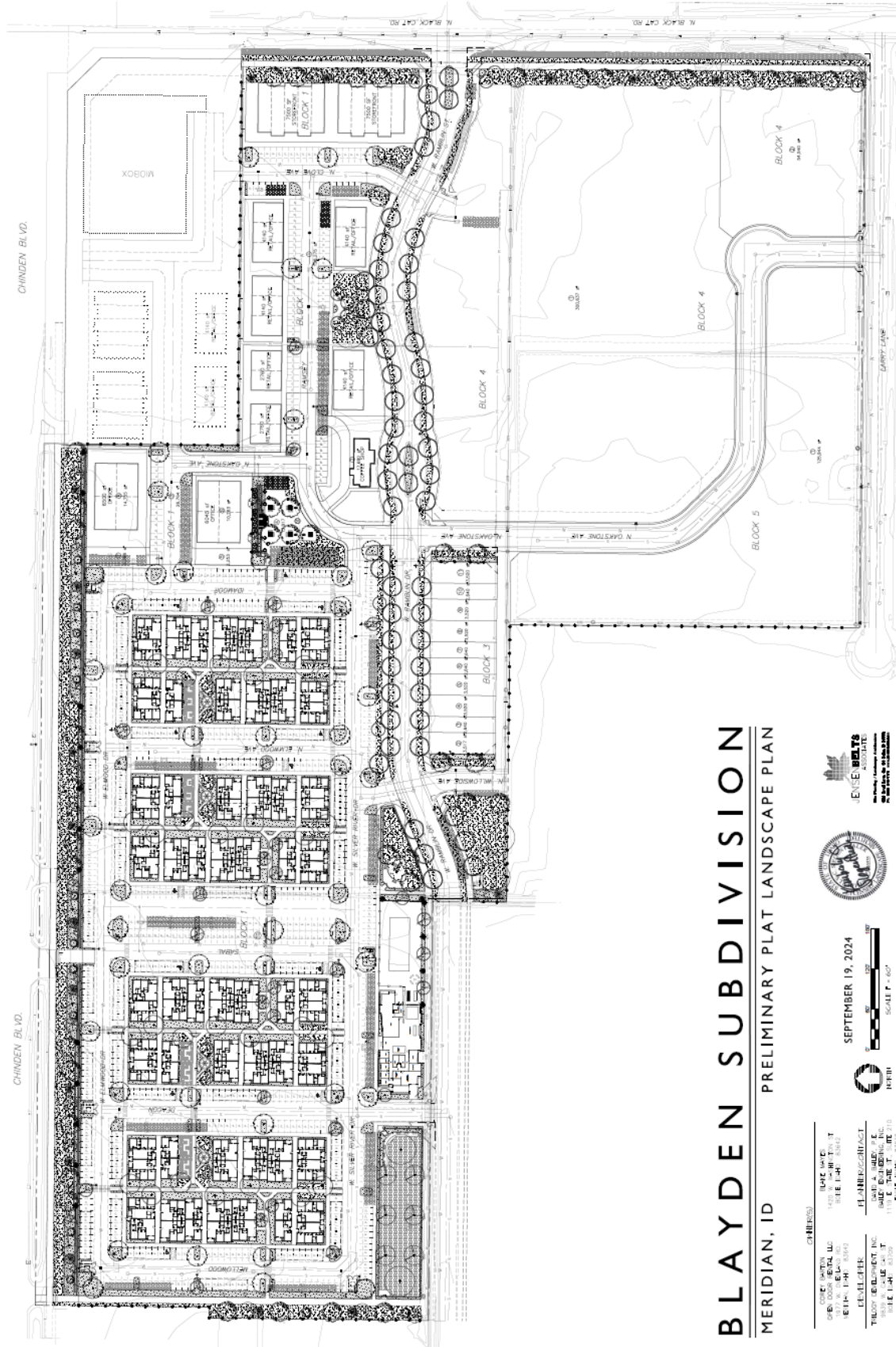


Revised Phasing Plan:



C. Landscape Plan (dated: 5/31/2024 9/19/2024) - REVISED

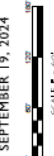




BLAYDEN SUBDIVISION
MERIDIAN, ID PRELIMINARY PLAT LANDSCAPE PLAN

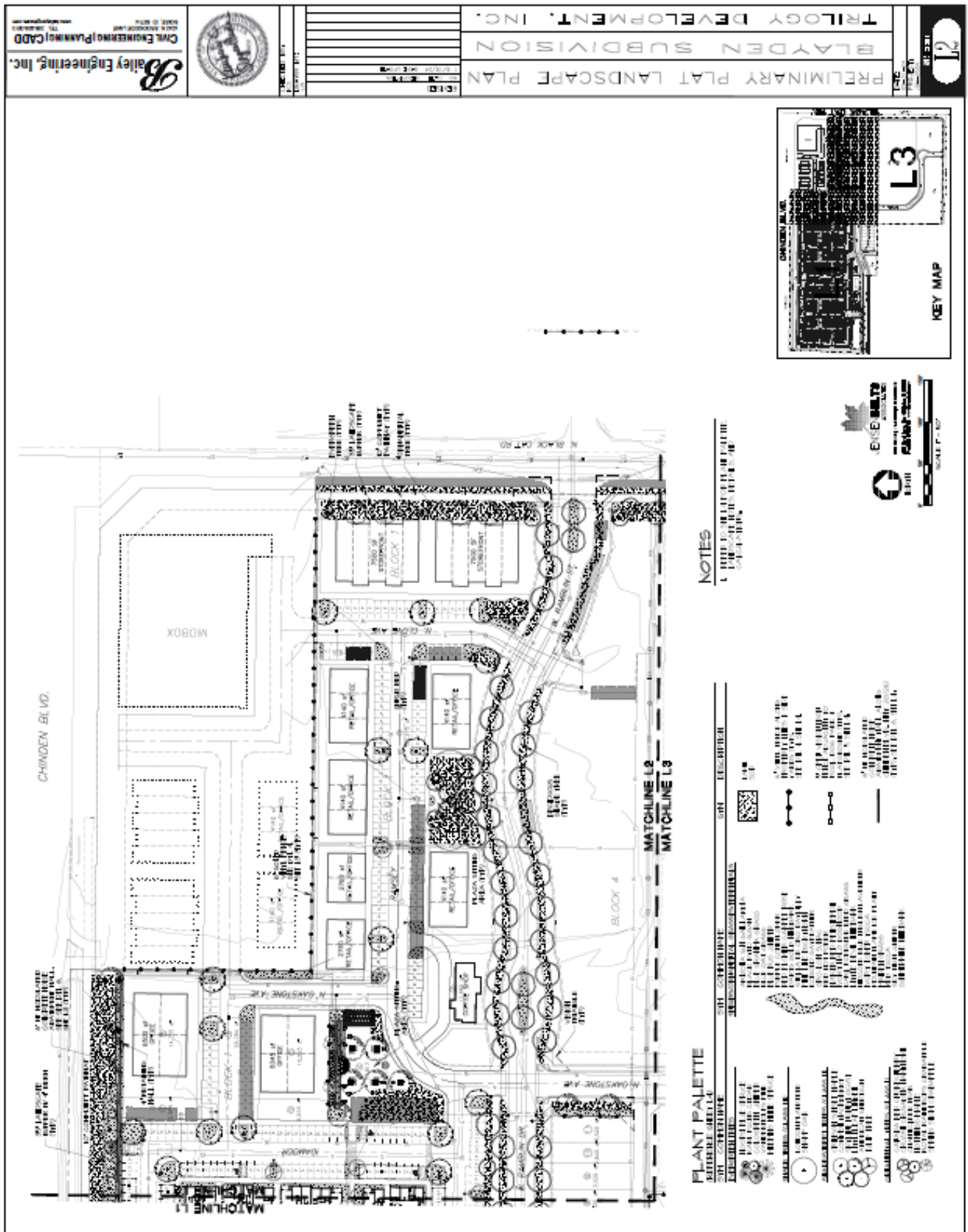
[illegible]

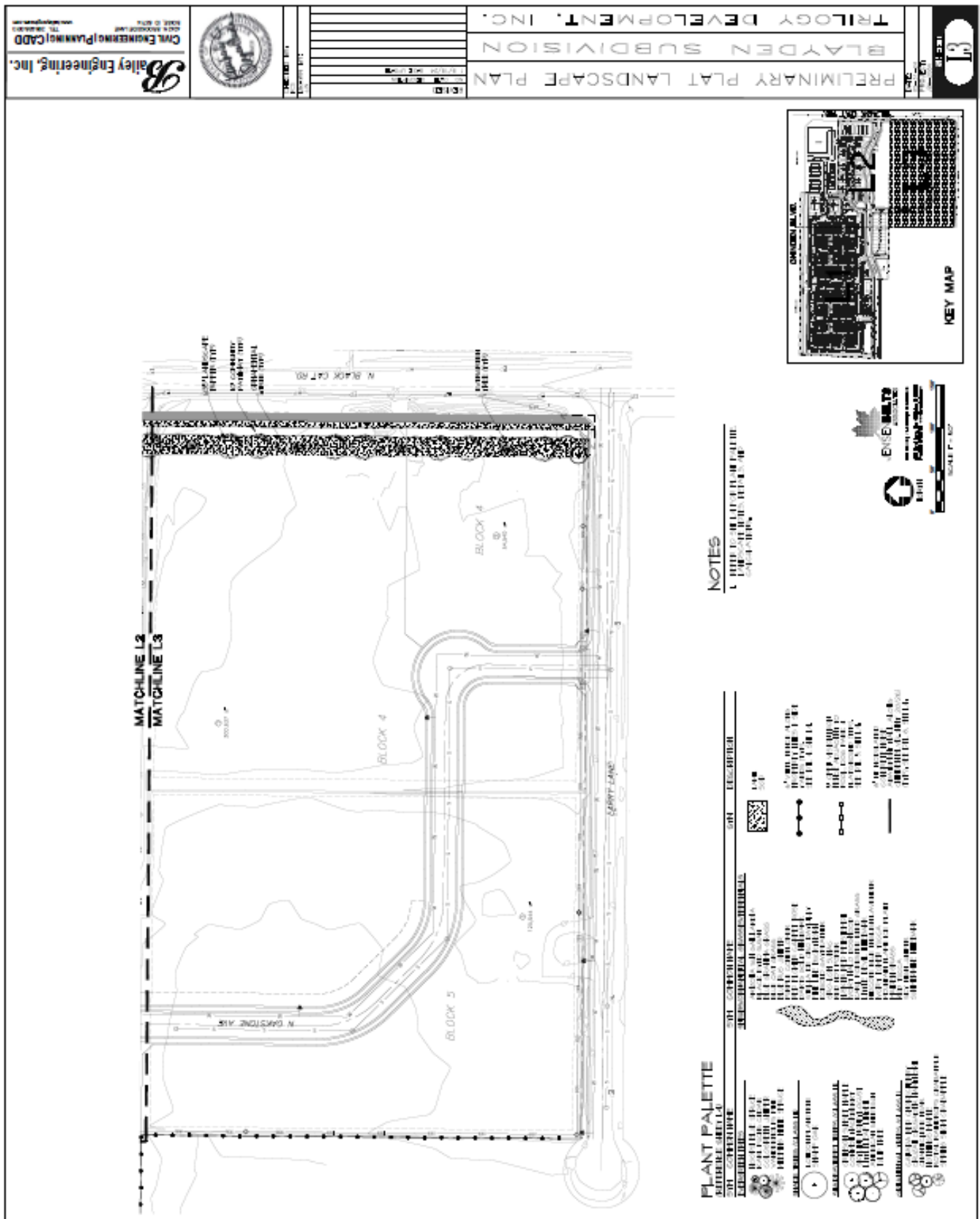
SEPTEMBER 19, 2024

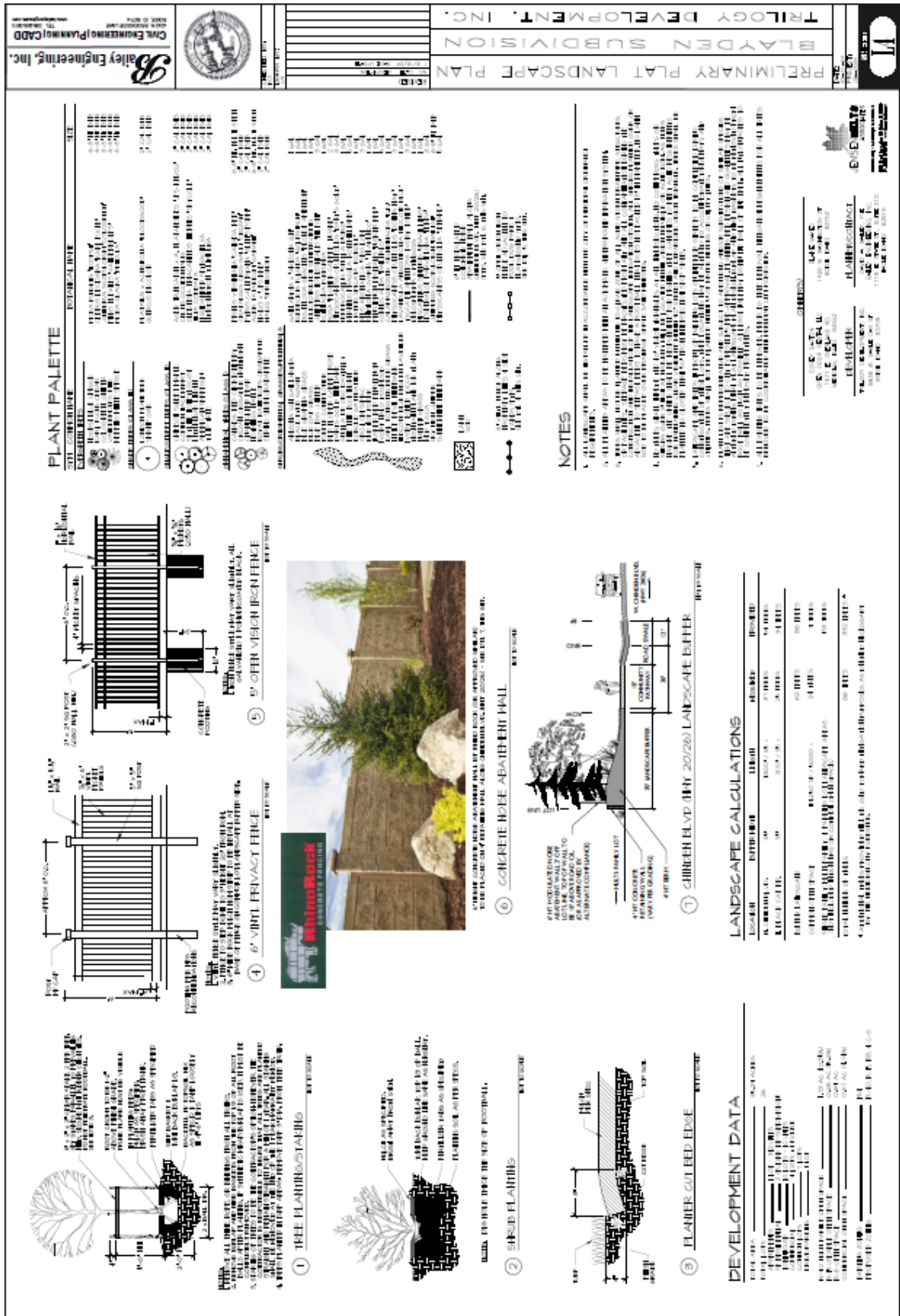


1. REFER TO SHEET 14 FOR PLANT PALETTE, LANDSCAPE NOTES, DETAILS, AND CALCULATIONS.

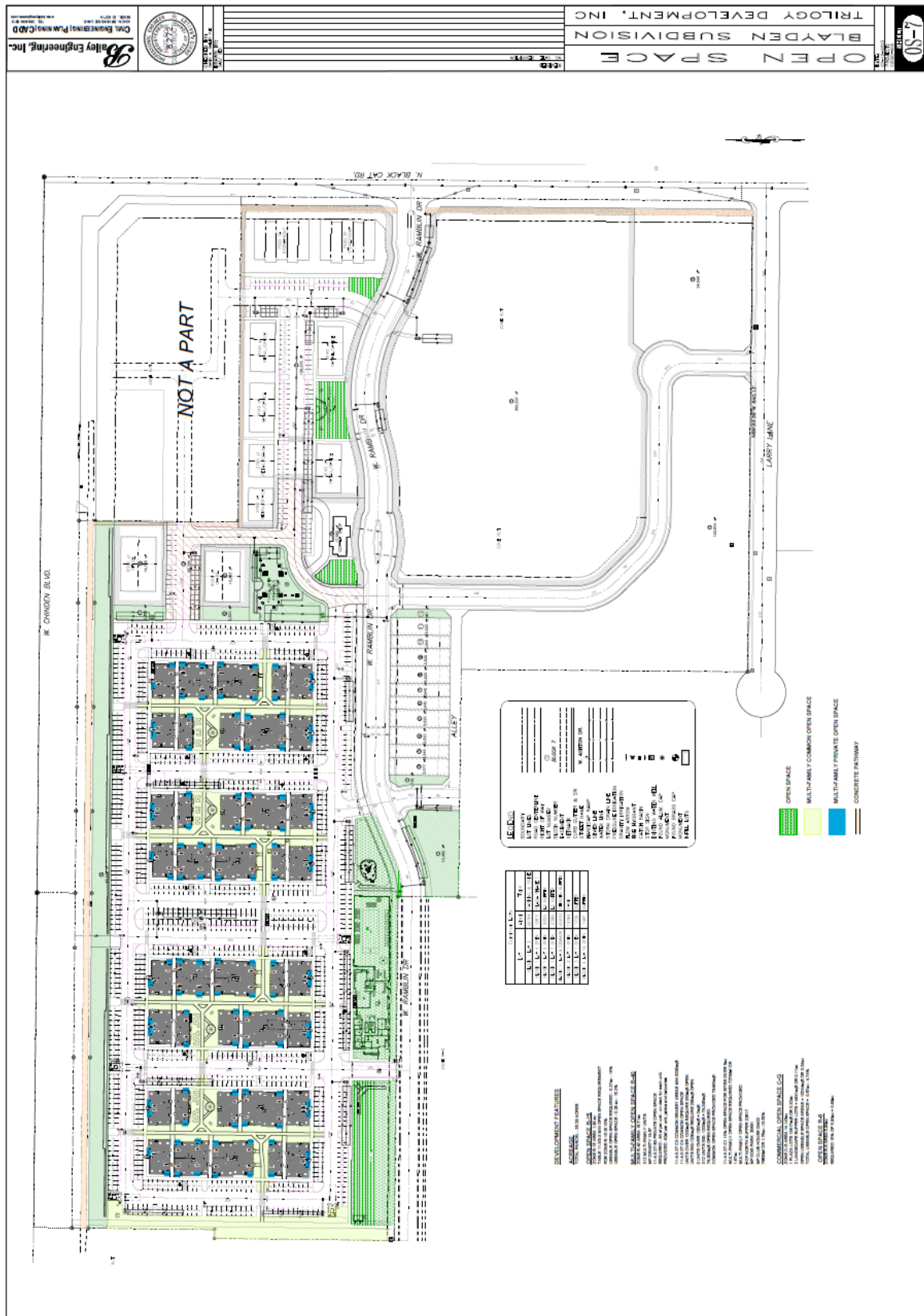






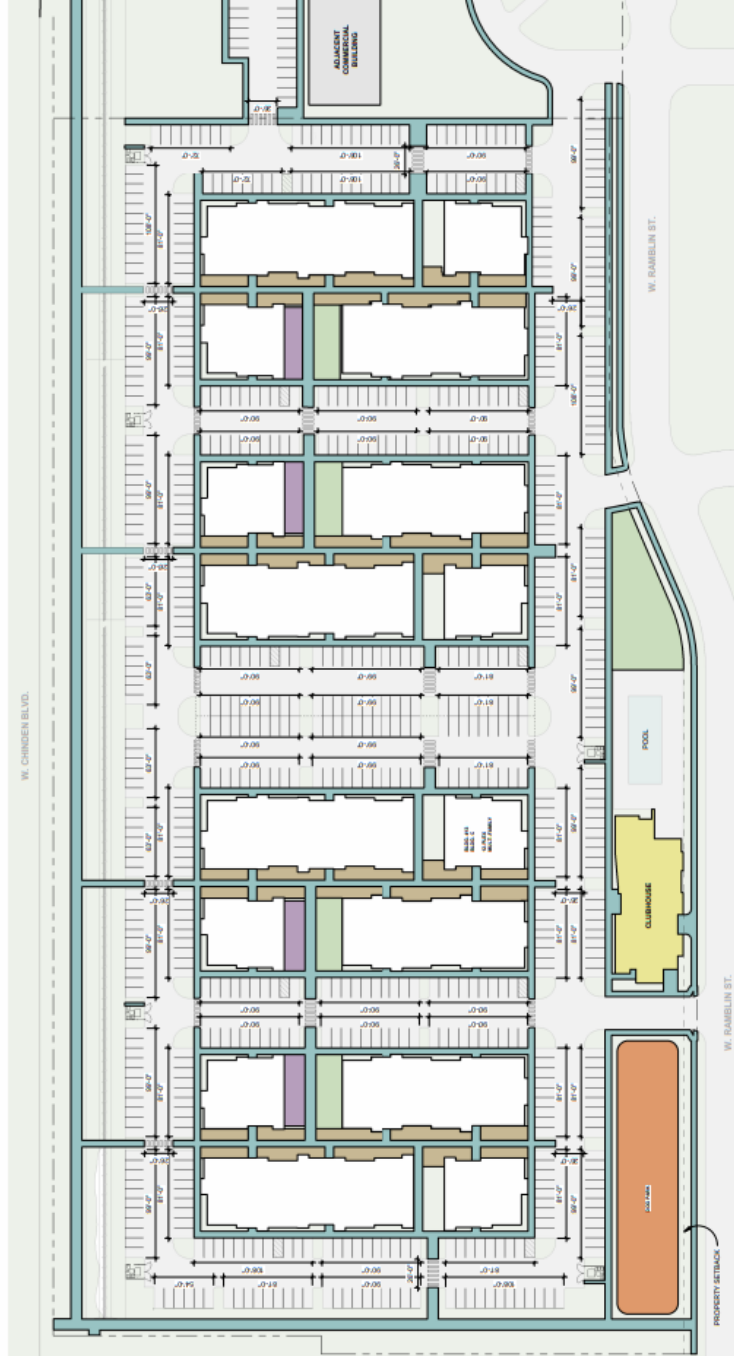


F. Open Space Plan (dated: 7/15/2023) & Site Amenities for Multi-family/Apartments



ON-SITE AMENITIES/ OVERALL

SCALE: 1" = 100'-0"



OVERALL AMENITIES

TOTAL AMENITIES REQUIRED: 4
TOTAL AMENITIES PROVIDED: 9

- CATEGORY ONE:
1. "QUALITY OF LIFE"
2. FITNESS FACILITY, LOCATED INSIDE CLUBHOUSE
3. DOG PARK WITH WASTE STATION
- CATEGORY TWO:
4. "OPEN SPACE"
5. COMMUNITY GARDENS
6. PLAZAS
7. PICNIC AREA INCLUDING TABLES, BENCHES LANDSCAPING AND A STRUCTURE FOR SHADE
- CATEGORY THREE:
8. "RECREATION"
9. POOL, LOCATED AT CLUBHOUSE
10. WALKING TRAILS
- CATEGORY FOUR:
11. "MULTI-MODAL AMENITY STANDARDS"
12. BICYCLE REPAIR STATION, LOCATED IN CLUBHOUSE

NOTE: DEFINITIONS ARE LAID OUT IN SECTION 11-3G-4: "STANDARDS FOR SITE AMENITIES", PER CITY CODE.

Garden & Plaza Areas



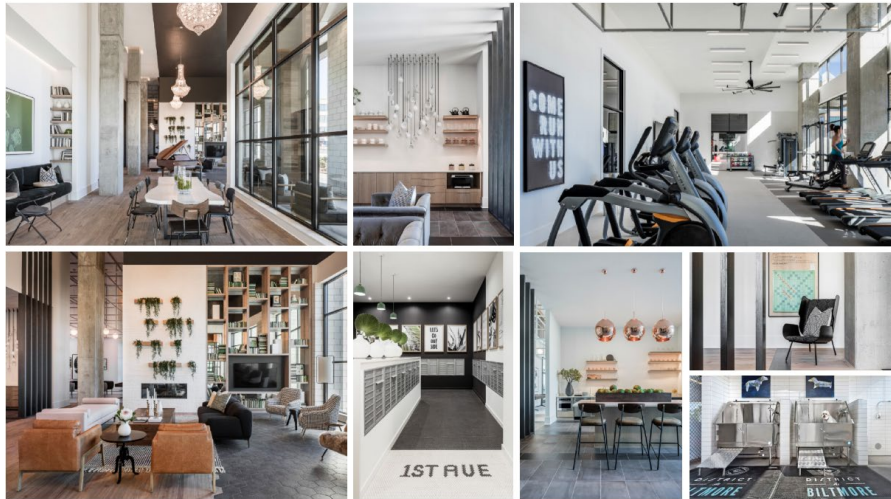
Pool Overview



South Entry at Clubhouse:



AMENITY PRECEDENTS/ CLUBHOUSE



AMENITY PRECEDENTS/ WALKING TRAILS



AMENITY PRECEDENTS/ COMMUNITY GARDENS



AMENITY PRECEDENTS/ PICNIC AREAS



AMENITY PRECEDENTS/ DOG PARK

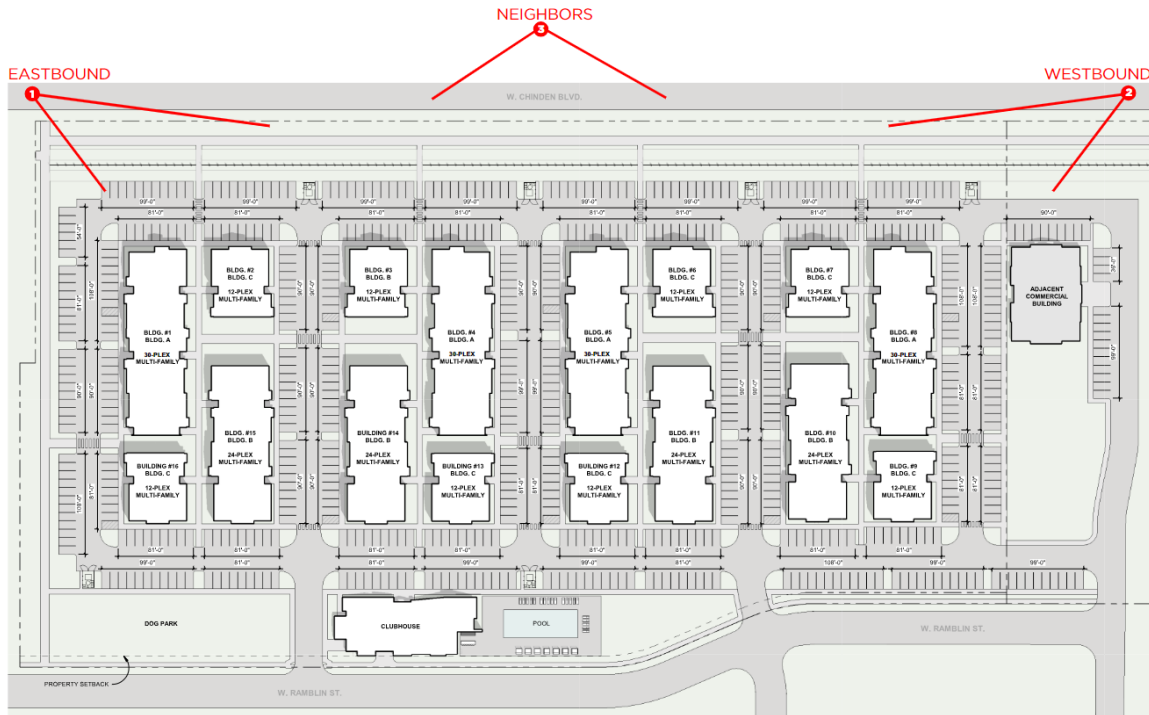


AMENITY PRECEDENTS/ PLAZA



G. Conceptual Perspectives from Chinden & Building Elevations/Materials for Multi-family/Apartments & Clubhouse

PERSPECTIVE LOCATIONS/ SITE MAP VIEW LINES



CONCEPT PERSPECTIVES/ EASTBOUND ON CHINDEN



COLE/ARCHITECTS

CBH - BLAYDEN | CONCEPT PERSPECTIVES

CONCEPT PERSPECTIVES/ WESTBOUND ON CHINDEN



COLE/ARCHITECTS

CBH - BLAYDEN | CONCEPT PERSPECTIVES

CONCEPT PERSPECTIVES/ VIEW LOOKING SOUTH FROM NEIGHBORS ACROSS CHINDEN



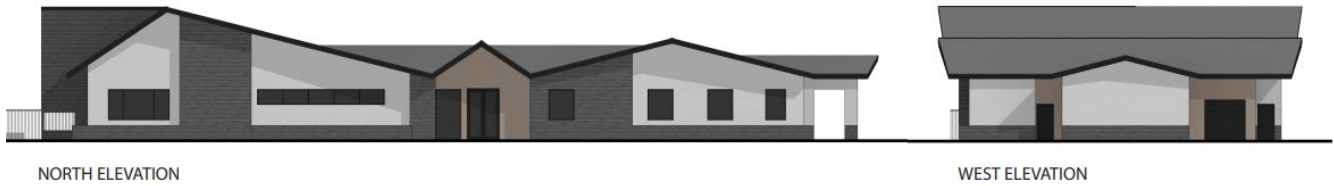
COLE/ARCHITECTS

CBH - BLAYDEN | CONCEPT PERSPECTIVES

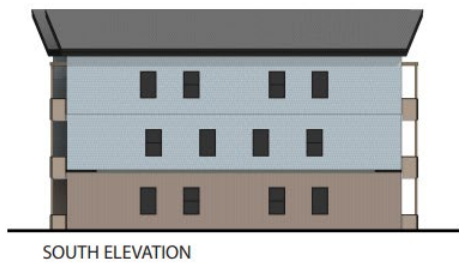
MULTIFAMILY EXTERIOR MATERIAL SCHEME DISTRIBUTION/ SITE PLAN



ELEVATIONS/ CLUBHOUSE



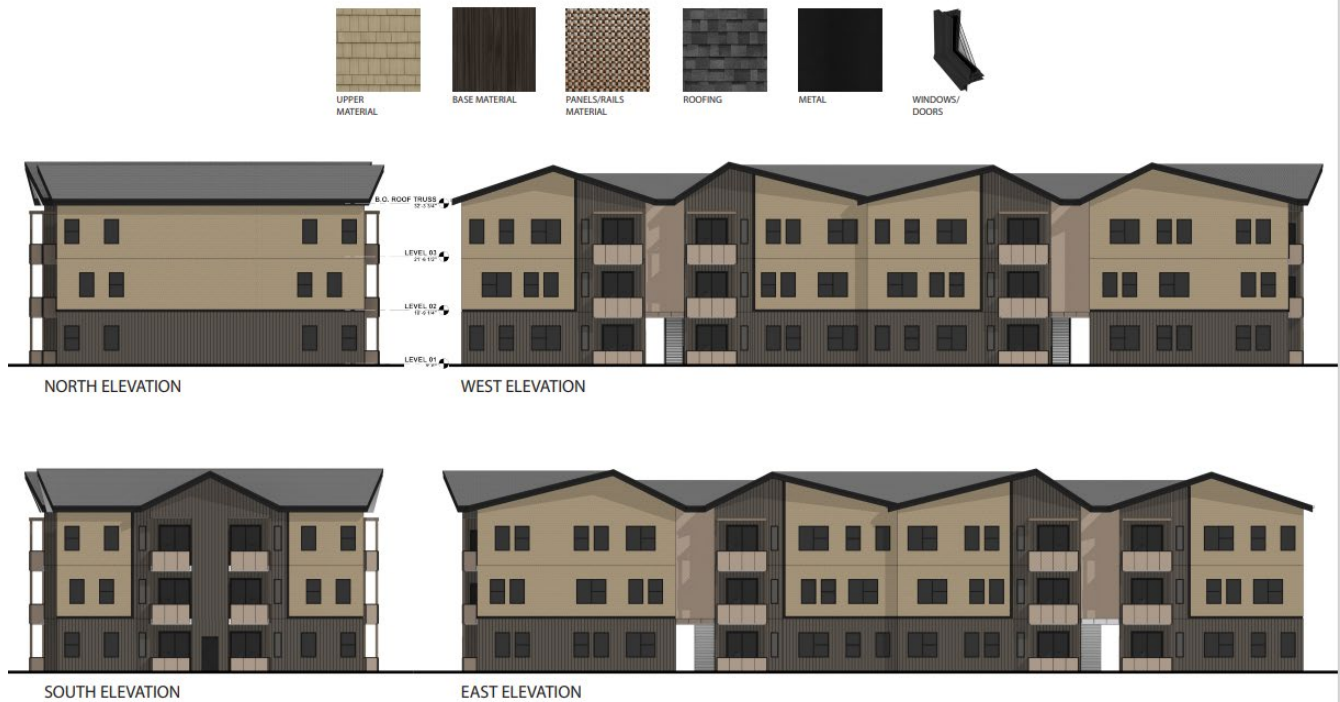
ELEVATIONS/ 12-PLEX - SCHEME 01



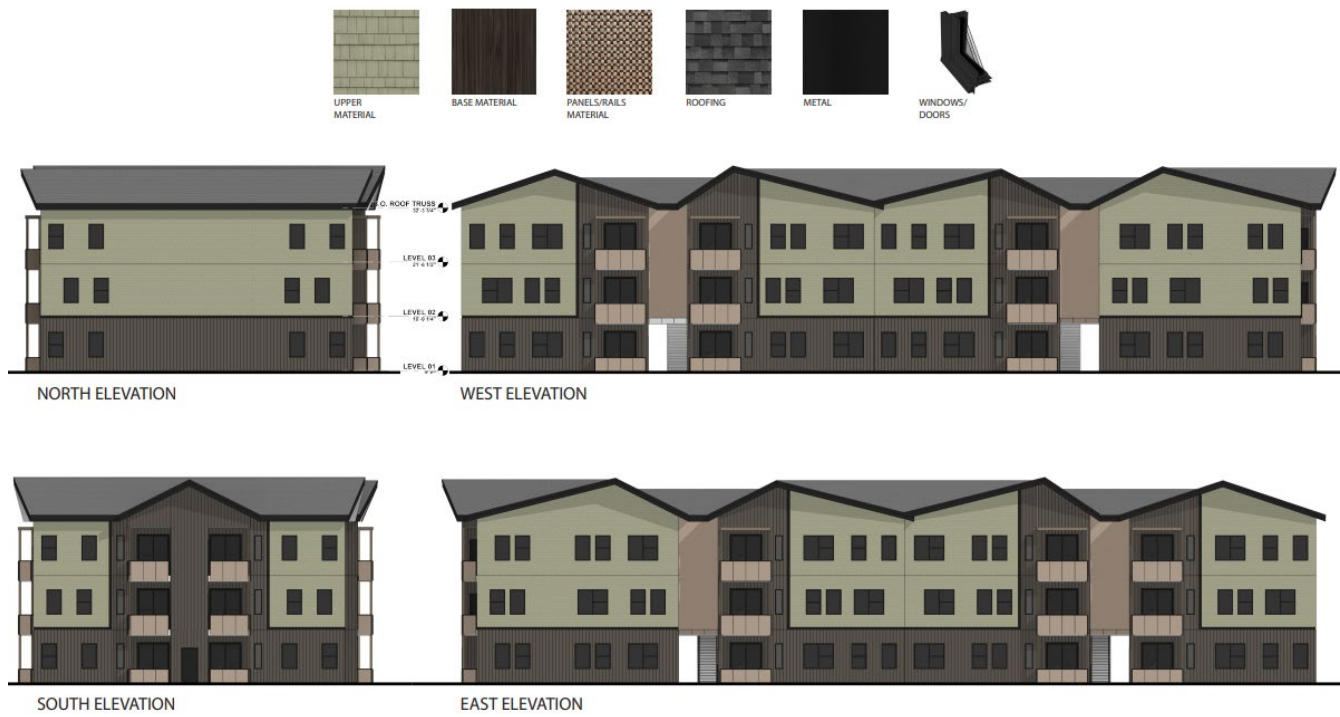
ELEVATIONS/ 12-PLEX - SCHEME 02



ELEVATIONS/ 24-PLEX - SCHEME 03



ELEVATIONS/ 24-PLEX - SCHEME 04



ELEVATIONS/ 30-PLEX - SCHEME 03



ELEVATIONS/ 30-PLEX - SCHEME 04

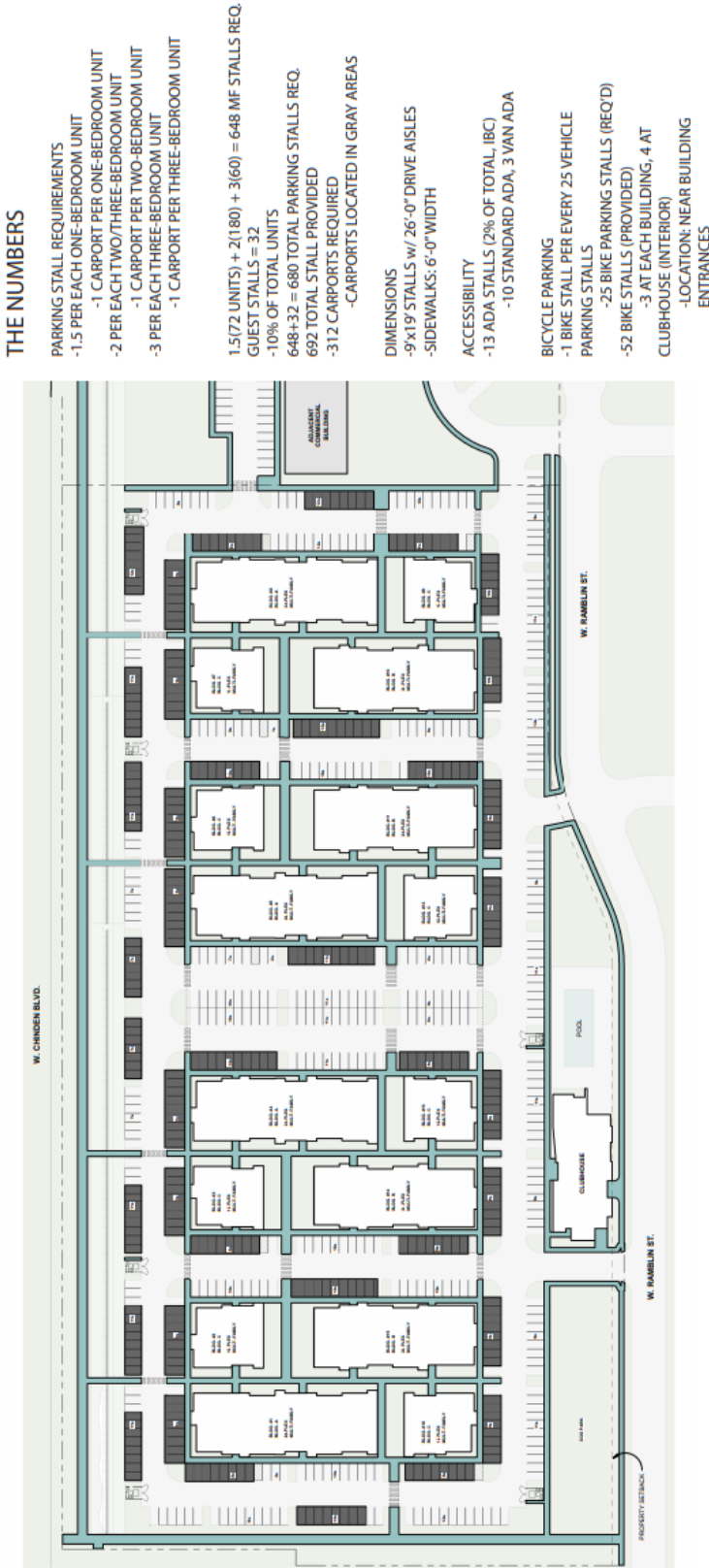


[Link to building floor plans and other drawings](#)

H. Off-street Parking Exhibit

SITE PLANS/ CARPORT AND PARKING LOCATIONS

SCALE: 1" = 100'-0"



I. Conceptual Building Elevations for Townhomes



J. Commercial Plaza Areas

Blayden Commercial Plazas

Overview

The plazas and open spaces within the commercial portions of the development are envisioned as dynamic, community-centered areas that foster social interaction and enhance the urban experience. Designed as hubs of activity, these spaces are seamlessly integrated with the commercial environment to create vibrant areas where people naturally congregate, relax, and engage in a variety of experiences.

Design Features

Each plaza is anchored by landscape and functional elements that not only enhance the aesthetic appeal but also contribute to the functionality of the space. Benches and picnic tables provide ample seating for visitors. The main plaza features pergola along the pathway welcoming visitors to the space and providing coverage from the elements.

The landscaping uses a combination of plants, trees, and perennial flowers to create year-round visual interest, while shaded areas with mature trees provide relief from the sun during warmer months.



Integration with Commercial Areas

The plazas are directly connected to the surrounding commercial spaces, serving as natural extensions of the retail areas. Wide, accessible pathways lead directly from storefronts into the open spaces, encouraging foot traffic and making the plazas a central gathering point. The

Blayden Commercial Plazas

proximity of these areas to the coffee shop and offices spaces ensures a constant flow of people, fostering a lively atmosphere throughout the day.

The open spaces are designed to be highly visible from key commercial entrances and pedestrian thoroughfares, inviting visitors to stop, linger, and explore. Clear sightlines from the main streets ensure that the plazas are easily identifiable as centers of activity, attracting both local residents and visitors.



Activation and Usage

These plazas are designed for everyday use, making them highly flexible and adaptable. Comfortable seating areas, small grassy lawns, and shaded corners are also perfect for informal gatherings or quiet moments, offering a balance between active and passive uses. The plazas' human-scale design encourages spontaneous interaction, with seating arranged in ways that promote conversation, people-watching, or casual dining.

VIII. CITY/AGENCY COMMENTS & CONDITIONS

The Commission recommended *denial* of this application to City Council due to the proposed density putting too much burden on current infrastructure and the site plan not supporting centrally located and integrated common open space within the multi-family portion of the development. Staff has left the following comments and conditions in the report for Council's consideration if they approve the proposed development.

Prior to the City Council hearing, Staff recommends the following revisions to the plans and/or updated information is submitted at least 15 days prior to the City Council hearing:

- In the holding area south of W. Ramblin Dr., the mid-box retail and office park should switch locations (see pgs. 5-6 for more information). *This change was made.*
- Relocate the plaza area in the holding area on the south side of Ramblin further to the south to a more central location for accessibility of the users of the commercial/office park and better integration into the site (see pgs. 5-6 for more information). *This change was made.*
- Submit details for the plazas/open space areas in the commercial portions of the development that demonstrate they'll be integrated centers of activity and activated with permanent design elements and amenities in accord with the Mixed-Use guidelines in the Comprehensive Plan (see pg. 7 for more information). *This change was made (see exhibit in Section VII.J).*
- Relocate the common areas in the multi-family portion of the development where the dog park, clubhouse, swimming pool & tot lot are located from along the collector street to a more central location within the development (see pgs. 7 & 17 for more information). *The Applicant would like to keep the originally proposed locations for the amenities as they feel the location is appropriate.*
- Submit revised legal descriptions and exhibit maps for the proposed L-O and C-G zoned areas south of Ramblin in the holding area (see pg. 11 for more information). *These items will be submitted prior to approval of the Findings if Council approves Staff's recommended changes.*
- Revise the preliminary plat phasing plan to reflect Phases 2 and 3 being swapped. *The Applicant revised the phasing plan to reflect Phases 1 and 2 of the multi-family development being swapped – the phasing plan was not revised as requested to reflect Phase 3 (the commercial portion) as Phase 2 so that some commercial services would be available for the residents in Phase 1 while the next phase is being constructed.*
- Relocate the emergency access via W. Chinden Blvd./SH 20-26 to the west boundary of the site (see pgs. 12-13 for more information).

~~A. PLANNING DIVISION~~

~~Annexation & Zoning~~

- ~~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 approval of the annexation Findings. The DA shall, at minimum, incorporate the following provisions IF City Council determines annexation is in the best interest of the City:~~

- ~~a. Future development of this site shall be generally consistent with the preliminary plat, phasing plan, site plan, landscape plan, conceptual development plan and conceptual building elevations and renderings included in Section VII and the provisions contained herein.~~

- b. ~~Future development shall demonstrate general consistency with the Medium Density Residential and Mixed Use guidelines and specifically the Mixed Use Regional guidelines in the Comprehensive Plan. 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 shall be thoughtfully integrated into the development and further placemaking opportunities considered.~~
- c. ~~The design of all future structures on this site, except for single family detached structures, shall comply with the standards listed in the Architectural Standards Manual.~~
- d. ~~A 10-foot wide detached sidewalk/multi-use pathway shall be provided within the required street buffers along N. Black Cat Rd. and W. Ramblin Dr., as proposed. *A 10-foot wide detached sidewalk/pathway already exists along W. Chinden Blvd./SH 20-26.*~~
- e. ~~A 25-foot wide buffer to adjoining residential uses shall be provided in the commercial district(s) with lot development and shall be landscaped in accord with the standards listed in UDC 11-3B-9C.~~
- f. ~~The density of the single family residential area depicted on the conceptual development plan for the holding area in Section VII.D shall develop with a gross density between 3 and 8 units/acre consistent with the Medium Density Residential Future Land Use Map designation in the Comprehensive Plan.~~
- g. ~~The restaurant (i.e. coffee shop) with a drive-through shall require approval of a conditional use permit in accord with the standards listed in UDC 11-4-3-11 Drive-through Establishment.~~
- h. ~~The emergency access driveway via W. Chinden Blvd./SH 20-26 shall be removed when W. Ramblin Dr. is extended to the west to N. Rustic Oak Dr. At that time, the berm, wall, landscaping and pathway shall be extended across this area. Permanent direct access via W. Chinden Blvd./SH 20-26 is prohibited. *An emergency access driveway via Chinden is no longer needed with the extension of Ramblin to the west to Rustic Oak with the 1st phase of development.*~~
- i. ~~The subject property shall be subdivided prior to submittal of any Certificate of Zoning Compliance applications and/or issuance of any building permits. Additionally, the area south of W. Ramblin Dr. depicted in Section VII.D as a holding area for future redevelopment and Phases 4 and 5 of the preliminary plat, shall be further subdivided prior to submittal of any Certificate of Zoning Compliance applications and/or issuance of any building permits within that area.~~
- j. ~~Prior to any development occurring in the holding area south of W. Ramblin Dr., an amendment shall be required to the Development Agreement to include an updated conceptual development plan and building elevations for that area that demonstrate consistency with the Comprehensive Plan and Unified Development Code.~~

~~Preliminary Plat:~~

~~2. The final plat shall include the following revisions:~~

- ~~a. A cross access/ingress-egress easement shall be granted to the out-parcel (Parcel #S0428111201) at the northeast corner of this site for future access and interconnectivity via W. Ramblin Dr. either by recorded easement or as a note on the recorded final plat in accord with UDC ~~11-3A-3A~~.~~

- ~~— b. Include a detail (i.e. cross section) for the alley that demonstrates compliance with the standards listed in UDC [11-6C-3B.5](#).~~
 - ~~— c. Include a note that prohibits direct access to W. Chinden Blvd./SH 20-26.~~
 - ~~— d. Graphically depict a 14-foot wide public pedestrian easement for the multi-use pathway along N. Black Cat Rd. and W. Chinden Blvd./SH 20-26 if located outside the adjacent road right-of-way and include a note with the recorded easement numbers.~~
 - ~~— e. Depict a minimum 5-foot wide setback for drainage from the alley that provides access to the townhomes in Block 3 as set forth in UDC 11-2A-3H.~~
3. ~~The landscape plan submitted with the final plat shall include the following revisions:~~
- ~~a. Depict landscaping within the 35' wide street buffers along W. Chinden Blvd. & N. Black Cat Rd. and the 20' wide street buffer along W. Ramblin Dr. in accord with the standards listed in UDC [11-3B-7C.3](#); enhanced features are required along entryway corridors (i.e. Chinden & Black Cat). If the unimproved right of way (ROW) is 10' or greater from the edge of pavement to edge of sidewalk or property line, depict landscaping (i.e. lawn or other vegetative groundcover) in the remainder of the area as set forth in UDC 11-3B-7C.5.~~
 - ~~b. Include a detail/cross section of the berm and wall within the street buffer along W. Chinden Blvd. that demonstrates compliance with the noise abatement standards in UDC [11-3H-4D](#). Include the elevation of the centerline of W. Chinden Blvd. in relation to the top of the wall and the method of variation in the wall (i.e. color and/or texture or staggered every 300'). Breaks in the berm/wall are not allowed.~~
 - ~~c. Depict landscaping, including trees and bushes, along all pathways in accord with the standards listed in UDC [11-3B-12C](#).~~
 - ~~d. Include mitigation information for all existing trees being removed from the site in accord with the standards listed in UDC [11-3B-10C.5](#).~~
 - ~~e. Depict a minimum 5-foot wide setback for drainage from the alley that provides access to the townhomes in Block 3 as set forth in UDC [11-2A-3H](#).~~
 - ~~f. Include a detail for the area where the emergency access driveway is proposed that shows how the area will be improved with a berm/wall, landscaping and pathway once the driveway is removed. Remove the emergency access driveway via Chinden Blvd. and extend the buffer (i.e. berm/wall landscaping and pathway) across this area. An emergency access driveway via Chinden is no longer needed with the extension of Ramblin to the west to Rustic Oak with the 1st phase of development.~~
 - ~~g. Depict the edge of pavement on the plan. If the unimproved street right of way along W. Chinden Blvd./SH 20-26 is 10 feet or greater from the edge of pavement to edge of sidewalk or property line, depict a 10-foot wide compacted shoulder meeting the construction standards of the transportation authority and landscape the remainder with lawn or other vegetative ground cover in accord with UDC [11-3B-7C.5](#).~~
4. ~~All irrigation ditches, laterals, sloughs or canals, crossing this site shall be piped or otherwise covered as set forth in UDC [11-3A-6B.3](#), unless waived by City Council.~~
5. ~~All existing structures shall be removed from the site prior to submittal of the final plat for City Engineer signature.~~
6. ~~Comply with the subdivision design and improvement standards listed in UDC [11-6C-3](#).~~

- ~~7. A private street application shall be submitted for the multi-family portion of the development on Lot 10, Block 1 with the final plat for that portion of the development for addressing purposes; the private streets shall comply with the standards listed in UDC [11-3F-4](#).~~
- ~~8. A 14 foot wide public pedestrian easement is required for the multi-use pathway along N. Black Cat Rd. and W. Chinden Blvd./SH 20-26 if located outside the adjacent road right of way; the easement shall be submitted with the final plat application for the phase in which it's located (see Park's Dept. comments below in Section VIII.J for more information).~~
- ~~9. Approval of a 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. Upon written request and filing by the applicant prior to the termination of the period, the director may authorize a single extension of time to obtain the city engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of this title.~~

Conditional Use Permit (Multi-Family Development):

- ~~10. The trash enclosures shall contain receptacles to accommodate recycling.~~
- ~~11. Compliance with the specific use standards listed in UDC [11-4-3-27](#) for Multi-family Developments is required.~~
- ~~12. The site plan shall be revised as follows:~~
 - ~~— a. Depict a directory and map of the development at each of the entrances or in a convenient location for those entering the development in accord with UDC [11-4-3-27B.7d](#).~~
 - ~~— b. Depict three (3) bicycle parking spaces for each building and four (4) bicycle parking spaces at the clubhouse (exterior) that demonstrate compliance with the standards listed in UDC [11-3C-5C](#).~~
 - ~~— c. Depict minimum 7 foot wide sidewalks where parking spaces abut sidewalks and wheel stops aren't provided to prevent overhang; or depict wheel stops in parking spaces so vehicles don't overhang beyond the designated parking stall dimension in accord with UDC 11-3C-5B (the length of parking spaces may be decreased by 2 feet if 7 foot wide sidewalks are provided).~~
- ~~13. The landscape plan shall be revised as follows:~~
 - ~~— a. Depict landscaping along the foundations of all street facing elevations per the standards set forth in UDC [11-4-3-27E.2](#).~~
 - ~~— b. Depict landscaping along all pathways per the standards listed in UDC [11-3B-12C](#).~~
- ~~14. A legally binding document shall be recorded that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC [11-4-3-27F](#). A copy of such shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy within the development.~~
- ~~15. Multifamily developments with units that take access via secured common corridors shall install and maintain a keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances as set forth in UDC [11-4-3-27G](#). The keyless entry system or alternative shall be subject to review and approval by the Meridian Police Department.~~

16. All structures are required to comply with the design standards listed in the [Architectural Standards Manual](#).

17. 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 per UDC 11-4-3-27C.7. The Applicant shall demonstrate compliance with this standard with the Certificate of Zoning Compliance application for the first phase of the multi-family development.

~~B. PUBLIC WORKS DEPARTMENT~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309843&dbid=0&repo=MeridianCity>

~~C. MERIDIAN FIRE DEPARTMENT~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309846&dbid=0&repo=MeridianCity>

~~D. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311601&dbid=0&repo=MeridianCity>

~~E. SETTLER'S IRRIGATION DISTRICT (SID)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309892&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=353258&dbid=0&repo=MeridianCity>

~~F. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309945&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=353833&dbid=0&repo=MeridianCity>

~~G. ADA COUNTY DEVELOPMENT SERVICES (ACDS)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=310610&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=353951&dbid=0&repo=MeridianCity>

~~H. IDAHO TRANSPORTATION DEPARTMENT (ITD)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311352&dbid=0&repo=MeridianCity>

~~I. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=311177&dbid=0&repo=MeridianCity>

~~J. PARK'S DEPARTMENT~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=309877&dbid=0&repo=MeridianCity>

~~K. KUNA SCHOOL DISTRICT~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=352802&dbid=0&repo=MeridianCity>

~~L. WEST ADA SCHOOL DISTRICT (WASD)~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=354468&dbid=0&repo=MeridianCity>

~~M. ADA COUNTY HIGHWAY DISTRICT (ACHD) – REVISED~~

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=355775&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;

The City Council finds the Applicant's proposed map amendment to the R-8, R-15, R-40 and C-G zoning districts for the development of multi-family apartments, townhome dwellings, retail, restaurant office and single-family dwellings provides a mix of uses as desired; however, the site layout is not consistent with the Comprehensive Plan as noted in Section IV.

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

The City Council finds the proposed map amendment complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities in this area consistent with the Comprehensive Plan; however, the City Council also finds the proposed density will put too much burden on the current infrastructure at this time.

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

The City Council finds the proposed map amendment will be detrimental to the public health due to the future residents of the multi-family development being located directly adjacent to Chinden Blvd. a state highway; and will be detrimental to the public safety and welfare due to the anticipated burden on current infrastructure, specifically the added traffic impacts from the proposed development on Black Cat Rd. where road improvements are not scheduled until 2036-2040, and the Black Cat Rd./McMillan Rd. intersection, which aren't planned until 2028.

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 City Council finds City services are available to be provided to this development. Comments were received from WASD on this application that are included above in Section VIII.L.

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

The City Council finds the proposed annexation is not in the best interest of the city at this time due to the proposed density and development putting too much burden on current infrastructure and the proposed site plan not supporting centrally located integrated common open space within the multi-family portion of the development in accord with CPTED standards.

B. Conditional Use Permit (UDC 11-5B-6E)

The Commission shall base its determination on the Conditional Use Permit requests 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.**

The City Council finds that the subject property is large enough to accommodate the proposed use and dimensional and development regulations of the R-40 zoning district (see Analysis, Section V for more information).

2. **That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.**

The City Council finds the proposed multi-family development and density is consistent with the future land use map designation of MU-R in the Comprehensive Plan and is allowed as a conditional use in UDC Table 11-2A-2 in the R-40 zoning district; however, finds the proposed density will put too much burden on current infrastructure at this time until improvements are made to Black Cat Rd. to accommodate the additional traffic generated from this development.

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.**

The City Council finds the proposed design of the development, construction, operation and maintenance should be compatible with the mix of other uses planned for and existing in this area and with the intended character of the area and that such uses should not adversely change the character of the area. The City Council also finds the proposed development will adversely impact traffic and public safety in this area without improvements to Black Cat Rd., which aren't planned until 2036-2040, and the Black Cat/McMillan Rd. intersection, which aren't planned until 2028.

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

The City Council finds the proposed use will adversely affect other properties in the area due to increased traffic and congestion.

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.**

The City Council finds that essential public services are available to this property but that area roads cannot safely accommodate additional traffic generated from this development until improvements are made in the future. The elementary school serving this development would be over capacity.

C. Preliminary Plat (UDC 11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. **The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)**

The City Council finds the proposed plat is generally in conformance with the UDC but is not in conformance with the Comprehensive Plan in regard to the site layout as discussed in Section IV.

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

The City Council finds public services can be made available to the subject property and are adequate 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 City Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's Capital Improvement Program (CIP); however, Black Cat Rd., which provided access for the site isn't scheduled in the CIP to be widened from 2-lanes to 5-lanes from Chinden to McMillan until between 2036 and 2040 and the roundabout at the Black Cat/McMillan intersection isn't scheduled until 2028.

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

The City Council finds there is public 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 City Council finds the proposed development may be detrimental to the public health due to the future residents of the multi-family development being located directly adjacent to Chinden Blvd., a state highway, rather than adjacent to a local or collector street as desired in the Comprehensive Plan; and may be detrimental to the public safety and welfare due to the anticipated burden on current infrastructure, specifically the added traffic impacts from the proposed development on Black Cat Rd. where road improvements are not scheduled until between 2036 and 2040 and the roundabout at the Black Cat/McMillan Rd. intersection, which isn't scheduled until 2028.

6. **The development preserves significant natural, scenic or historic features. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)**

The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.