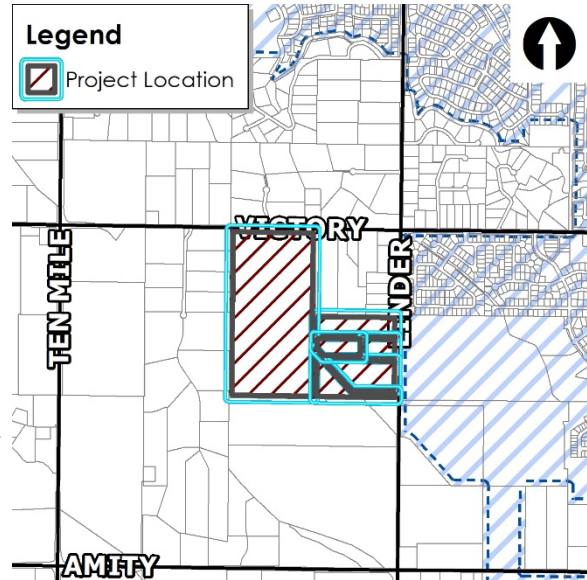


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/7/2022
 TO: Mayor & City Council
 FROM: Joe Dodson, Associate Planner
 208-884-5533
 SUBJECT: H-2021-0070
 Burnside (Jackson) Ridge Estates
 Subdivision

LOCATION: The site is located near the southwest corner of S. Linder Road and W. Victory Road, including 2365 W. Victory Road, 3801 S. Linder Road, and parcels S1226142251, R0831430030, R0831430022, and R0831430010, in the NE ¼ of Section 26, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Request for Annexation & Zoning of 121.29 acres of land from RUT in Ada County to the R-2 (11.76 acres) and R-4 (109.53) zoning districts and a preliminary plat consisting of 299 total lots (275 single-family residential lots and 24 common lots) on 119.31 acres of land, by Kimley-Horn and Associates, Inc.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	121.29 AZ acres (R-2 – 11.76 acres; R-4 – 109.53 acres); Preliminary Plat on 119.3 acres.	
Future Land Use Designation	Medium Density Residential & Low Density Residential	
Existing Land Use(s)	County residential and farm land	
Proposed Land Use(s)	Detached single-family residential	
Lots (# and type; bldg./common)	299 total lots – 275 single-family residential lots and 24 common lots	
Phasing Plan (# of phases)	Proposed as five (5) phases	
Number of Residential Units (type of units)	275 detached single-family units	
Density (gross)	2.31 du/ac	
Open Space (acres, total [%]/buffer/qualified)	12.19 acres of qualified open space (approximately 10.22%). Further analysis below in Section V.J.	

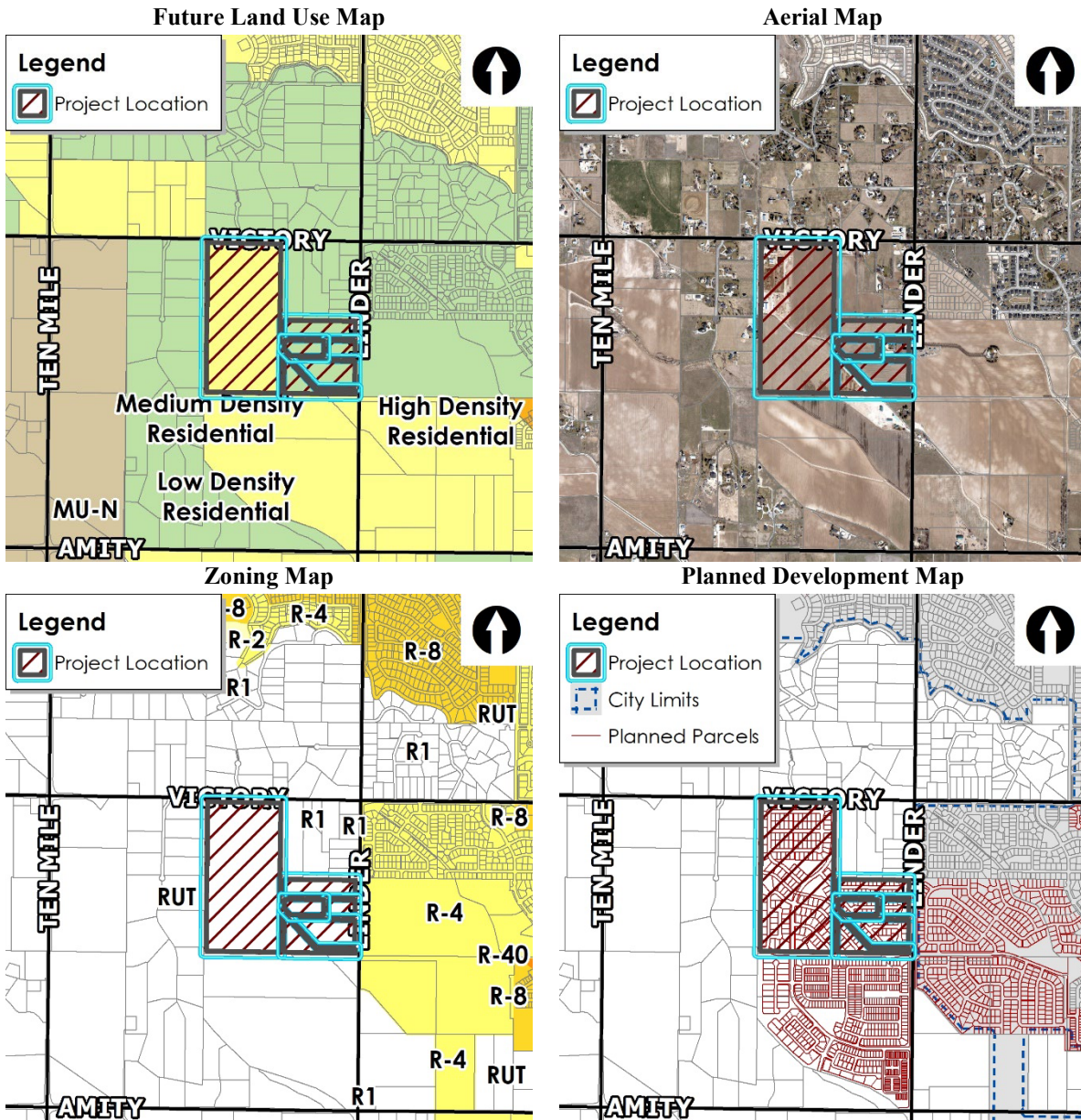
Description	Details	Page
Amenities	At least eight (8) qualifying amenities are proposed with this project – Clubhouse, swimming pool, Children’s play structures, pickleball court, multi-use pathways, shaded picnic area, public art, and outdoor fitness equipment.	
Physical Features (waterways, hazards, flood plain, hillside)	Calkins Lateral bisects the property – no floodplain on property.	
Neighborhood meeting date	June 18, 2021	
Distance to nearest City Park (+ size)	Approximately 2 miles to Bear Creek Park (18.34 acres in size and to the northeast of the site)	
History (previous approvals)	No application history with City of Meridian	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> • Staff report (yes/no) 	No	
<ul style="list-style-type: none"> • Requires ACHD Commission Action (yes/no) 	No	
<ul style="list-style-type: none"> • Traffic Impact Study (yes/no) 	Yes – ACHD has accepted the TIS and is reviewing it to be part of their final staff report.	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Three (3) new accesses are proposed to the adjacent arterial streets, Linder and Victory Roads. Two of these are new collector streets per the Master Street Map (shown as S. Farmacyard Avenue and E. Holstein Drive) with each one connecting to the arterials. All other access to proposed homes is via new local streets.	
Stub Street/Interconnectivity/Cross Access	Applicant is proposing to stub the new collector street (E. Holstein) to the west boundary for future connectivity. E. Holstein is also proposed along the entire southern boundary for future connectivity to the south. Proposed north-south collector street, S. Farmacyard, provides a stub street to the east property line adjacent to 1995 W. Victory Road (Parcel #S1226110255). No other stub streets are proposed.	
Traffic Level of Service Existing Road Network	Unknown until ACHD report is received. W. Victory Road and N. Linder Road are existing arterial streets. All other roads proposed would be new development.	
Existing Arterial Sidewalks / Buffers	No sidewalks or buffers along Victory or Linder Road frontages.	
Proposed Road Improvements	Unknown until ACHD report is received.	
Fire Service		
<ul style="list-style-type: none"> • Distance to Fire Station 	Approx. 1.4 miles from Fire Station #6	
<ul style="list-style-type: none"> • Fire Response Time 	This project <i>does</i> fall within the Meridian Fire response time goal of 5 minutes.	
<ul style="list-style-type: none"> • Resource Reliability 	Fire Station #6 reliability is 85% (above goal of 80%).	
<ul style="list-style-type: none"> • Risk Identification 	Risk Factor 2 – residential with hazards (waterway)	
<ul style="list-style-type: none"> • Accessibility 	Proposed project meets all required access, road widths, and turnarounds. Proposed phasing plan shall be adhered to; any changes in the phasing shall be approved by the Fire Department. Applicant shall have strict adherence to proposed phasing plan.	
Police Service		
<ul style="list-style-type: none"> • Distance to Station 	Approximately 4.3 miles from MPD Headquarters	
<ul style="list-style-type: none"> • Response Time 	Approximately 3:14 response time to an emergency in this reporting district.	

Description	Details	Page
<ul style="list-style-type: none"> • Call Data 	Between 2/1/2020 – 1/31/2022, the Meridian Police Department responded to 1,380 calls for service within a mile of the proposed development. The crime count on the calls for service was 127. See attached documents for more details. Between 2/1/2020 – 1/31/2022, the Meridian Police Department responded to 12 crashes within a mile of the proposed development. See attached documents for more details.	
<ul style="list-style-type: none"> • Additional Concerns 	None	
West Ada School District		
Estimated Additional School Aged Children	157 estimated children at full build out (specific to the area)	
<ul style="list-style-type: none"> • Capacity of Schools 	Mary McPherson Elementary – 675 students Victory Middle School – 1,000 students Meridian High School – 2,075 students	
<ul style="list-style-type: none"> • # of Students Enrolled 	Mary McPherson Elementary – 442 students Victory Middle School – 996 students Meridian High School – 1,698 students	
School of Choice Options	<ul style="list-style-type: none"> • Christine Donnell Elementary (Arts) – 480 enrolled w/capacity of 500) • Spalding Elementary (STEM) – 651 enrolled w/capacity of 750) 	
See West Ada letter for additional context and analysis (Section VIII.H)		
Wastewater		
<ul style="list-style-type: none"> • Distance to Sewer Services 	Directly adjacent	
<ul style="list-style-type: none"> • Project Consistent with WW Master Plan/Facility Plan 	Yes	
<ul style="list-style-type: none"> • Impacts/Concerns 	<ul style="list-style-type: none"> • Flow is committed • See Public Works Site Specific Conditions 	
Water		
<ul style="list-style-type: none"> • Distance to Services 	Directly adjacent	
<ul style="list-style-type: none"> • Pressure Zone 	5	
<ul style="list-style-type: none"> • Water Quality Concerns 	None	
<ul style="list-style-type: none"> • Project Consistent with Water Master Plan 	Yes	
<ul style="list-style-type: none"> • Impacts/Concerns 	Fittings should be used instead of pipe deflection.	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant:

Jay Walker, Kimley Horn & Associates – 950 W. Bannock Street, Suite 1100, Boise, ID 83702

B. Owner:

Linder Holdings, LLC – 849 E. State Street, Suite 101, Eagle, ID 83616

C. Representative:

Nicolette Womack, Kimley Horn & Associates – 950 W. Bannock Street, Suite 1100, Boise, ID 83702

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	4/5/2022	5/22/2022
Radius notification mailed to properties within 500 feet	4/4/2022	5/20/2022
Site Posting	4/6/2022	
Nextdoor posting	4/18/2022	5/18/2022

V. STAFF ANALYSIS

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

The subject project area contains two future land use designations, Low Density Residential (LDR) and Medium Density Residential (MDR), with the MDR designation taking up a larger area of the project, approximately 80 acres compared to 39 acres respectively.

Low Density Residential (LDR) – This designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails, and other appropriate means should enhance the character of the area. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium Density Residential (MDR) – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The subject property has two future land use designations on the property, as noted above. The majority of the site is designated Medium Density Residential (approximately 80 acres compared to 39 acres) which calls for a different type of lot size and density than the LDR designation. MDR allows a gross density range of 3-8 du/ac while the LDR designation allows gross densities of 3 du/ac and less. Future Land Use designations are not parcel specific. An adjacent, abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used. A designation may not be used however, across planned or existing collector or arterial roadways, must not be used on a parcel not directly abutting the designation, and may not apply to more than 50% of the land being developed.

Based on this policy, the LDR designation can be “floated” beyond the area depicted on the future land use map up to the east side of the north-south collector street proposed with this development (S. Farnyard Avenue). Subsequently, the gross density west of S. Farnyard must meet the minimum gross density for the MDR designation (at least 3 du/ac.). Additionally, the plan allows gross densities to be rounded up or down, therefore the minimum gross density of this area must be at least 2.5 du/ac. According to the submitted plans, the area west of the proposed collector is approximately 54 acres and contains 126 units which is approximately 2.33 du/ac and does not meet the minimum gross density of the MDR designation. Therefore, the Applicant should add at least 9 additional building lots to meet the minimum density requirement. If the Applicant does not wish to increase the number of lots, then a Comprehensive Plan Map Amendment is required and this project should be delayed to allow

the applicant to submit a concurrent CPAM application which could be processed no earlier than June 15th. The Applicant is proposing larger lots throughout the development (minimum lot size of 9,900 square feet in this area of the plat) so Staff believes there may be ample area west of the proposed collector to add these additional building lots. However, to increase the number of lots in this area it would require the applicant to amend their annexation request to incorporate an R-8 zoning district due to differing dimensional standards from the R-4 district. Staff recommends the applicant include an area of R-8 zoning in the north area of the plat (Blocks 2 & 3) to allow for some lot sizes smaller than R-4 dimensional standards. Fifteen (15) days prior to the City council hearing the applicant should submit an amended annexation legal description and exhibit map to incorporate R-8 zoning as recommended by staff.

The subject project is comprised of six (6) county parcels located near the southwest corner of W. Victory Road and N. Linder, directly west of Brundage Estates on the east side Linder that has yet to record a phase I final plat despite obtaining initial City approval for a preliminary plat in 2016. This project's path to annexation is via the existing R-4 zoning of Brundage Estates to the east; no other City zoning is adjacent to the subject project area. Therefore, City Council should determine if the requested development is a logical expansion of City zoning.

Overall, the Applicant is proposing 275 detached single-family residences with an average lot size of 10,125 square feet within the R-2 and R-4 zoning districts; the proposed lot sizes and requested zoning districts are not common in recent City development approvals. The Applicant is also proposing to develop the project in five (5) phases with adequate Fire access in each phase.

The submitted plans depict a number of new local streets throughout the site anchored by a collector street along the south boundary and an additional collector that generally bisects the property and connects to Victory Road from the southern collector street at the ¼ mile mark west of Linder Road. Both collector streets are shown on the Master Street Map (MSM) but the north-south collector street is shown at the mid-mile mark on Victory and along the entire west boundary, it is not shown bisecting the property nor connecting to Victory at the ¼ mile mark as proposed. Staff has not received the ACHD staff report to know if the collector street alignment is acceptable to them. Staff is supportive of this alignment, if approved by ACHD.

In terms of nearby and adjacent development, Staff recognizes this area is lacking neighborhood serving commercial uses. Specifically, the closest commercial developments are more than a mile from the project boundary which incentivizes the use of vehicles instead of pedestrian or bicycle facilities, which are also absent. The Comprehensive Plan does contemplate the development of a Mixed-Use Neighborhood node approximately a ½ mile to the west of this project but it may not develop in the immediate future. Therefore, staff believes, the Commission and Council should determine if the project is a logical expansion of city limits given the lack of public infrastructure and neighborhood serving uses in the area.

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

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

Staff finds the following Comprehensive Plan policies are applicable to this development; Staff analysis is in italics:

“Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City” (2.01.01G). *Burnside Ridge Estates proposes different lot sizes than what is existing most adjacent to the subject properties. A majority of the county residential lots adjacent to this development range in size with the smallest being 2 acres in size. Furthermore, the proposed lot sizes in this development are most consistent with the approved R-4 lots on the east side of Linder Road. Because of the disparity of lot sizes along the west boundary, the Applicant is proposing R-2 zoning and lots at least 21,000 square feet (almost half an acre) in size along the entire west boundary. In addition to what is proposed, Staff is recommending an area of R-8 is added to the north end of the project in order to add additional lots to meet the minimum density requirements of the plan. The addition of a block of smaller lots would further the housing type and lot size available in this project. Therefore, Staff finds the proposed project complies with this policy, especially with the recommended zoning revision.*

“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). *As noted above, the properties nearest the subject development vary in size but are no smaller than 2 acres in size. Because of this, the Applicant has proposed its largest lots along the west boundary adjacent to existing County lots of approximately 5 acres. Furthermore, the Applicant has proposed to place the required north-south collector street along the east boundary in the northwest quadrant for future connectivity opportunities to the east and subsequently acts as a buffer between that 10 acre parcel and the proposed development. The proposed layout in the southeast quadrant abuts multiple county parcels but is removed from existing structures except for the 2 acre parcel directly adjacent to the very northeast corner of this area. In order to help mitigate this, the Applicant has proposed an extended buffer lot directly adjacent to the existing County residence which should offer adequate transition and screening. In general, the proposed development consisting of lots averaging at least 10,000 square feet are consistent with the City’s anticipated land uses and lot sizes in this area of the City.*

“Establish and maintain levels of service for public facilities and services, including water, sewer, police, transportation, schools, fire, and parks” (3.02.01G). *All public utilities are available for this project site due to the existing network abutting the site to the east and north, per Public Works comments. Subsequently, all public utilities will be extended at the Applicant’s expense in order to connect to the existing services within the right-of-way. Further, the entire site is within the Fire Department response time goal of 5-minutes.*

West Ada School District has offered comments on this project and estimates 157 additional school aged children from this development. West Ada discusses within their letter there are thousands of homes not yet constructed in the same area of this project which will also add to school enrollment. However, there is currently capacity at each designated school.

The adjacent roadways will be impacted by this development because neither Victory nor Linder Road have been widened. ACHD has not submitted their report but a TIS was completed. According to the submitted TIS, it contemplates 261 single-family residential units which is lower than what was submitted with the subject applications. Based on 261 units, the proposed development is estimated to generate approximately 2,513 vehicle trips per weekday. Further analysis of the TIS is below in the Access section of this report and will be even further analyzed by ACHD within their future staff report. Based upon the data presented in the TIS, the proposed development appears to be of minimal impact to the adjacent roadways and intersections but ACHD will determine what arterial road improvements are required.

“Preserve, protect, and provide open space for recreation, conservation, and aesthetics” (4.05.01F). *The proposed project offers open space that exceeds the minimum requirements in the unified development code (UDC) at the time of application submittal (prior to the open space*

code changes in October 2021) by proposing slightly above 10% qualified open space. According to the submitted open space exhibit, approximately a quarter of the qualified open space is street buffers along the proposed collector streets and adjacent to Victory and Linder Roads and an additional quarter of the area consists of the Calkins Lateral easement and regional pathway. The remaining qualified open space consists of two large common lots in the center of the development consisting of approximately 5.5 acres of land with one of the lots containing the proposed clubhouse and swimming pool; the other large open space lot has a series of connected micro-paths and open grassy areas. The entire development will share the open space and amenities which add to the walkability and usability of the open space within this development. The proposed centralized open space and pedestrian connectivity to it is an example of what the comprehensive plan and our development code currently aims to deliver to Meridian residents, despite leaving some areas without usable open space in their respective 40 acre quadrants.

“Require pedestrian access connectors in all new development to link subdivisions together and to promote neighborhood connectivity as part of a community pathway system.” (6.01.01H). The Applicant is proposing multiple micro-paths and regional pathway segments with the development consistent with the Master Pathways Plan. Further, the Applicant is proposing detached sidewalks and parkways throughout the subdivision and along the arterials as required by code. Because there is currently no other adjacent City development, there are no opportunities to connect to any existing facilities. However, the Applicant has the capacity to lay the foundation for a connected neighborhood with this development. The Applicant’s proposed road layout offers some of this desired interconnectivity by placing S. Farmyard along the east boundary for easy connectivity to the detached sidewalks on its east side and by including the required regional pathway along the collectors and the Calkins Lateral. However, there is minimal connectivity to the west boundary or the north boundary of the southeast quadrant of the site. Staff is recommending specific revisions to address these two areas and increase the connectivity in this area for future development.

“Work with transportation partners to identify locations for future park & ride lots, shuttle buses, and/or transit stations.” (6.01.05). According to the Community Planning Association of Southwest Idaho (COMPASS), a future express bus route is planned along Linder Road from Downtime Kuna to Chinden Boulevard. COMPASS and Staff recommend the Applicant work with Valley Regional Transit (VRT) to include a bus stop along this development’s Linder Road frontage. Staff has included a DA provision consistent with this recommendation.

With the recommended revisions, Staff finds this development to be generally consistent with the Comprehensive Plan.

C. Access (UDC 11-3A-3):

NOTE: Staff has not received ACHD’s staff report for the subject development, which includes analysis on the accepted traffic study. Therefore, there is minimal information regarding ACHD analysis of the proposed and existing transportation network.

Main access to the project is proposed via two new collector streets proposed with this development – one to W. Victory Road and one to S. Linder Road, both arterial streets. The north-south collector is shown as S. Farmyard Avenue and the east-west collector that runs along the southern boundary is shown as E. Holstein Drive. These two collector streets are required to be constructed per the Master Street Map. However, the north-south collector street is shown at the mid-mile mark on Victory and along the entire west boundary on the Master Street Map (MSM), it is not shown bisecting the property nor connecting to Victory at the ¼ mile mark.

ACHD will determine if this revised location of Farmyard requires a formal modification to the MSM. In general, Staff is supportive of the proposed collector street placement.

In addition, the third access to the adjacent arterials is via a local street connection to Linder Road (shown as E. Pivot Drive) that aligns with a local street connection on the east side of Linder that was approved with the approved Brundage Estates development (currently undeveloped but approved). According to the submitted TIS, all proposed arterial connections comply with ACHD offset requirements but the ACHD staff report will verify this. All local streets are shown as 33-foot of pavement within 60 feet of right-of-way—the right-of-way includes the pavement and the parkways and detached 5-foot sidewalk on each side. ACHD will confirm if this right-of-way design complies with their policies.

According to the submitted plat, the required collector street along the south boundary (E. Holstein Drive) is fully on the subject property at the east and west boundaries but curves down to be evenly split along the majority of the south property line. Specifically, this road is shown to be constructed with 18 feet of pavement from the property line to the back of curb on Burnside Ridge side of the property line. Typically, the first development in is required to construct their half of the street section (18 feet in this instance) plus 12 feet of pavement which would total 30 feet of pavement instead of the 18 feet proposed. This is important to note because this segment of road is adjacent to a County parcel that is not part of the subject annexation request and may require the road to shift 12 feet north to accommodate the additional ROW if ACHD does not accept this road segment as proposed.

Lastly, the subject development abuts a number of county parcels to its northeast and the Applicant has proposed to stub a street to their shared property line near the northeast corner of the site (east side of Farmyard Avenue). Because of the number of parcels adjacent to this project, Staff recommends an additional stub street be added to the north property boundary from E. Pivot Drive in the southeast third of the project to help create better opportunity for interconnectivity in the future. Specifically, Staff is recommending this stub street be located approximately in the area of Lot 11 or 12, Block 5.

Traffic Impact Study Analysis:

The proposed project proposes more than 100 units and therefore requires a Traffic Impact Study (TIS). The Applicant's traffic impact study has been analyzed by ACHD and specific conditions of approval will be outlined in their future staff report.

D. Existing Structures/Site Improvements:

The subject development consists of 6 county parcels and contains multiple agricultural based structures on the property; specifically, at the northwest corner of the site and near the southern boundary south of the Calkins Lateral. In addition, there is an existing residence in the southeast quadrant of the development that takes access from Linder Road and was illegally split from one of the lots with the County. This home and associated outbuilding are proposed to remain until the final phase of the development. All other structures on the properties are proposed to be removed at the time of site development.

In addition, a portion of an unknown irrigation facility was piped along the west boundary of the site but appears to be outside of the property boundary. Boise Project Board of Control, the governing irrigation district in this area of the City, did not call this facility or easement out within their submitted letter so Staff assumes there are no issues with this facility and its proximity to the project.

Staff has concerns surrounding the existing home shown to remain until the final phase of development. Unless specific provisions are outlined in the DA, the home may never connect to

City services or provide the required frontage improvements if allowed to wait until the noted phase only. Because of this and consistent with UDC 9-1-4 & UDC 9-4-8, Staff is recommending a DA provision the existing home connect to City water & sewer within 60 calendar days after Council has granted approval of the annexation ordinance.

E. Proposed Use Analysis:

The Applicant is proposing detached single-family residential homes for the entire project area. This residential use is a permitted use in the requested R-2 and R-4 zoning districts, per UDC Table 11-2A-2; this use is also permitted within the recommended R-8 zoning district.

The Applicant has provided a phasing plan notating the project is to be constructed in five (5) phases with each phase showing adequate Fire access, per Meridian Fire Department review. According to the phasing plan, the first phase includes a segment of the required north-south collector street (S. Farmyard) and the proposed local street connection to Linder Road at the northeast corner of the southeast quadrant of the project. Phase 1 depicts 56 building lots with minimal open space and no amenities beyond a segment of multi-use pathway along Farmyard. Staff is not supportive of this phasing of open space inclusion so Staff is recommending a revision to the phasing plan to include the central open space lot containing the clubhouse and pool, Lot 1, Block 12, and is approximately 102,000 square feet; including this with the first phase instead of phase 3 creates better opportunity for equitable use of these amenities by all residents.

Phase 2 is depicted to include 92 lots and the remaining area of the northwest quadrant with the full area of the largest open space lot, Lot 6, Block 4. This second phase contains the first R-2 lots along the west boundary and includes the area of the plat Staff is recommending being revised to include an area of R-8 to meet the minimum density requirement.

Phase 3 is shown to include the southeast corner of the property, the east third of the collector street required along the south boundary (E. Holstein Drive), a large segment of the Calkins Lateral regional pathway, and the proposed clubhouse and swimming pool. Based on the submitted phasing plan, the first 148 building lots are proposed prior to the inclusion of the clubhouse and pool; this accounts for slightly more than half of the proposed homes and is why Staff has recommending placing these amenities and lot within phase 1 instead.

Phase 4 includes the remaining R-2 lots along the west boundary, the remaining Calkins regional pathway, and the remaining length of E. Holstein along the southern boundary. Phase 5 contains the noted outparcel along Linder Road, 3801 S. Linder, and the remaining 12 building lots and last piece of the Linder Road street buffer.

Staff finds the proposed use meets all UDC requirements. Furthermore, with Staff's recommended revisions noted in this section and the next, the phasing of the project should provide livability and access to usable open space through each phase of development.

F. Dimensional Standards ([UDC 11-2](#)):

The proposed building lots meet all UDC dimensional standards for the requested zoning districts for lot size, lot frontage, and proposed use.

All subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3).

The Applicant has proposed a number of streets within the development with block lengths that exceed the allowed 750 linear feet. The three east-west local streets in the northwest quadrant are allowed to be up to 1,000 feet because each one has a micro-path lot approximately mid-block

that provides a pedestrian access from the Victory Road sidewalk into the development and the large central open space lot.

E. Pivot Drive along the north boundary in the southeast quadrant is approximately 1,200 linear feet with no breaks in the block length. To correct this, Staff recommends an additional stub street is stubbed to the north boundary near Lot 11 & Lot 12, Block 5 for future connectivity and to break up this block length consistent with UDC provisions. Further, Staff recommends an additional 15-foot wide micro-path lot is added to the south side of E. Pivot in line with the recommended stub street location to head south between pivot and E. Drawbar to provide a more convenient pedestrian access through this area of the site.

S. Agronomy Avenue near the west boundary is block that exceeds 750 feet on its west side (approximately 900 feet) but does have two streets on its east side. However, consistent with other areas of the site noted above, Staff recommends an additional micro-path lot is added along the west boundary of this street for future pedestrian connectivity.

*Lastly, S. Red Angus Way is a local street that goes at a diagonal angle to the arterial streets in the south half of the development and is approximately 1,400 feet in length with a micro-path connection near mid-block. However, UDC 11-6C-3F specifically limits the maximum block length allowed to 1,200 feet regardless of a pedestrian connection without site constraints; this code section also outright prohibits any block length greater than 1,200 feet without obtaining a City Council waiver. **Because the proposed block length is greater 1,200 feet, Staff recommends the Applicant provide an additional cross street from Red Angus northeast to S. International Way across the Calkins Lateral in alignment with E. Drawbar Street to create a compliant block length. Furthermore, this new cross street would also provide better interconnectivity within the site and better access to the multi-use pathway along the Calkins Lateral. Staff finds this solution favorable to a Council waiver.***

In addition to block lengths, UDC 11-6C-3 discusses double fronted homes and prohibits this type of lot configuration unless unusual topography or other conditions make it impossible to meet this requirement; no such circumstances exist for this development so the Applicant must comply with this requirement. Lots 1-4, Block 8 are depicted as having frontage on both S. Agronomy and S. Cultivator which does not comply with this section of code. In order to comply with the UDC, the Applicant should attach the sidewalk and include a minimum 10-foot wide common lot measured from the back of sidewalk to the rear property line adjacent to one of these local streets; Staff does not have a preference as to which street has the common lot added.

The Applicant should make the noted revisions in order to comply with the subdivision design and improvement standards in UDC 11-6C-3.

G. Parking (UDC [11-3C](#)):

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

Staff will analyze compliance with this standard at the time of each building permit submittal.

H. Sidewalks & Parkways (UDC [11-3A-17](#)):

5-foot wide detached sidewalks with parkways are proposed along all of the proposed local streets serving the detached single-family homes. The proposed sidewalks meet the standards listed in UDC 11-3A-17.

The sidewalks in this development create connections throughout the project including to and from the proposed open space lots, the multi-use pathway segment along the Calkins Lateral, and adjacent arterial roads. All open space areas also appear to be directly adjacent to sidewalks and

include micro-paths which add to the pedestrian accessibility of the development. Staff believes the additional micro-path connections recommended above further the pedestrian network within this development. With the proposed sidewalk network in conjunction with the recommended revisions, Staff supports the overall pedestrian facilities for this development.

As noted, the Applicant is proposing detached sidewalks with parkways throughout the development. The pathways appear to measure at least 8 feet wide in all areas as required by code. However, these parkways do not contain the required number of trees per the UDC. Staff has analyzed this further in the subsequent landscape section below.

I. Landscaping ([UDC 11-3B](#)):

A minimum 25-foot wide street buffer is required adjacent to W. Victory Road and S. Linder Road, arterial streets, required to be landscaped per the standards listed in *UDC 11-3B-7C*. According to the submitted plat, a minimum 25-foot common lot is depicted along both arterial streets. The submitted landscape plans appear to show landscaping in excess of code requirements.

A 20-foot wide landscape buffer is required adjacent to Farmyard Avenue, the north-south collector street, and Holstein Drive, the east-west collector street along the south boundary—the submitted plat depicts a common lot at least 20 feet wide along all required areas but depicts the required detached sidewalks outside of the common lot and instead within the right-of-way. This is not typical but is allowed. Therefore, the submitted landscape plans depict an actual buffer width of greater than 30 feet adjacent to the collector roadways. Further, the submitted landscape plans appear to show the correct amount of landscaping per the UDC standards for these buffers.

Landscaping is required along all pathways (including micro-pathways) in accord with the standards listed in *UDC 11-3B-12C*. The total lineal feet of *all* pathways with the required and proposed number of trees is included in the Landscape Calculations table on the submitted landscape plans. This table should be revised following the addition of the recommended micro-path lots throughout the site as discussed in sections above. Currently, the correct number of trees appear to be shown on the submitted plans.

The Calkins Lateral currently bisects the south half of the project site and the Applicant is proposing to keep this lateral open as it is a relatively large facility. Further, as noted above, the Applicant is proposing a multi-use pathway segment along the north side of the Calkins consistent with the Master Pathways Plan. According to the letter submitted by the irrigation district, the easement for this lateral consists of 27 feet on its west side and 25 feet on its north side, measured from the centerline of the facility. The submitted plans depict a 40-foot wide irrigation easement which is inaccurate and does not clearly depict the centerline of the lateral. Therefore, it is unclear if any of the buildable lots on the west/southwest side of the lateral are encumbered by the easement. The Applicant should revise the plat to depict the correct width of the irrigation easement and depict whether any buildable lots are encumbered by its easement. Typically, no trees are allowed within irrigation easements which may present an issue since the submitted plans do not accurately depict the irrigation easement and the required regional pathway is shown within this common lot with the required trees. In order for this area to be qualified open space, the Applicant is required to landscape this area per code. If it turns out the irrigation easement prevents the inclusion of trees along the regional pathway, Staff recommends this common lot is widened to allow for at least 5 feet of landscaping on the north/northeast side of the lot and pathway to allow for the required number of trees for the purpose of creating areas of shade along the pathway. Should this revision be required because of the irrigation easement, the Applicant will be required to obtain for Alternative Compliance approval per UDC 11-3B-12C. The Applicant should submit for this approval with the second Final Plat application to propose how this revision meets or exceeds code requirements;

alternatively, the Applicant can propose a regional pathway and landscaping that meets these standards.

8-foot wide parkways with street trees are shown along all local streets within the development and are required to be landscaped per the standards listed in UDC 11-3B-7C. According to the submitted landscape plan, the correct number of trees ***are not*** shown and the table does not list the parkways at all. *Prior to City Council, the Applicant should correct this by adding the correct number of trees (1 per 35 linear feet) and list the linear feet of parkway within the landscape table and show the correct number trees per the provisions outlined in UDC 11-3B-7C.*

Common open space is required to be landscaped in accord with the old standards listed in UDC 11-3G-3E. The total square footage of common open space and the required number of trees to demonstrate compliance with UDC standards is not included in the Landscape Calculations table but the submitted plans appear to show UDC compliance. *Prior to City Council, the Landscape Calculations table should be corrected to include this requirement and reference the requirement of 1 tree/8,000 square feet of common open space.*

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

Per the previous open space code, a minimum of 10% ***qualified*** open space meeting the standards listed in UDC 11-3G-3B is required for the overall development. Based on the proposed plat of 119.3 acres, a minimum of 11.9 acres of qualified common open space should be provided to satisfy the requirements.

According to the Applicant's open space exhibit, a total of 12.19 acres of qualified open space (approximately 10.22%) is proposed which meets the minimum code required. However, the open space exhibit does not include the parkways proposed throughout the entire development. As discussed above, these parkways do not include the required number of street trees but if those were added, the parkways could also be added to the amount of qualified open space. Therefore, with Staff's recommended revision to include the required number of trees, the actual amount of qualified open space is much greater than what is shown on the open space exhibit. The Applicant should revise the open space exhibit prior to City Council to reflect the qualified area of the parkways per code (linear feet of parkway minus 26 feet for each lot for the driveway, and then multiplied by 8; this will obtain the qualified open space area).

Despite the proposed open space exceeding the minimum 10% requirement, a majority of this open space is centrally located within the 119 acres. Generally, the comprehensive plan and City code desire this but with a project of this size, it has left areas of the development without usable open space where residents will have to walk or drive almost a quarter mile to the central open space lots. For a child or a moderately healthy adult, this should not be an issue. But, for the elderly or those who cannot physically walk that far for other reasons, smaller areas of open space should be available in other parts of the development for more equitable access to green space. Therefore, Staff is including a condition of approval to replace a lot in each of the two southern quadrants (southwest third and southeast third) with an additional open space lot. Staff will leave the ultimate placement of these to the Applicant but does recommend Lot 21 or 22, Block 13 in the southeast third be utilized as an open space lot to be consistent with the recommendation to add a micro-path through this area of the plat. In addition, Staff recommends Lot 7 or 8, Block 7 be utilized as an open space lot and be aligned with S. Brown Swiss Way on the east side of Farmyard Avenue for efficient pedestrian access to and from different areas of the development. With Staff's recommendation to revise Blocks 2 & 3 of the plat to be R-8 lots, the Applicant should be able to add at least 12 lots that area which would meet the 9 additional lots required to meet the minimum density and recoup the two lots lost with this recommendation.

NOTE: If the subject development was required to comply with the current open space standards for the requested R-2 & R-4 zoning districts, the minimum amount of open space required would be approximately 14 acres instead of 11.9 acres. With the additional area of the parkways and two additional open space lots that will be qualified open space, Staff anticipates the additional 2 acres of open space would be present within the development.

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

Based on the area of the proposed plat (119.3 acres), a minimum of six (6) qualified site amenities are required to be provided per the old open space standards listed in UDC 11-3G-3C (1 amenity for every 20 acres).

According to the submitted plans, the Applicant is proposing at least eight (8) qualifying amenities to satisfy UDC requirements: Clubhouse, swimming pool, children's play structures, pickleball court, multi-use pathways, shaded picnic area, public art, and outdoor fitness equipment. The proposed amenities exceed code requirements. Further, according to the submitted narrative from the Applicant, the proposed play structure is more consistent with a natural play area than traditional playground equipment which Staff fully supports. A majority of these amenities are proposed within the two central open space lots which leaves the other areas of the development without an amenity outside of sidewalk connections to the regional pathway along the Calkins Lateral.

As discussed above, Staff is recommending a loss of a few lots in different areas of the project to increase the accessibility to open space for all areas of the development. In conjunction with this, the Applicant should include an amenity within each of these areas for recreation purposes. Staff is not recommending three additional amenities be added but is anticipating amenities can be moved from the central open space to these areas. If this is not possible, additional amenities should be required.

NOTE: If the subject development was analyzed against the current open space and amenity code, the minimum amount of amenity points for the development would be 24 points and an amenity from each category would be required. The proposed amenities would exceed the required amount of amenity points.

L. Fencing (UDC [11-3A-6](#), [11-3A-7](#)):

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

Privacy fencing is proposed in essentially all areas of the development which does not comply with the UDC and no exhibit is shown depicting the actual type of fencing proposed. Specifically, all fencing along irrigation facilities cannot be 6-foot tall privacy fencing and instead must be 6-foot tall open vision fencing per UDC 11-3A-6C—this requirement applies to all lots abutting the Calkins Lateral as well as the rear of lots abutting the piped irrigation facility abutting the west property boundary, as discussed above.

In addition, 6-foot tall privacy fencing is not allowed along micro-paths unless they are no deeper than 2 lots, or 250 feet in length, and connect two public roads. Therefore, the fencing along the micro-paths on Lot, 35, Block 1, Lot 7, Block 12, and the recommended micro-path along the west boundary must be no more than 4 feet solid fencing or be constructed as semi-private fencing with 4 feet of solid fencing and no more than 2 feet of open vision fencing (at least 80% open) to total 6 feet in height.

M. Building Elevations ([UDC 11-3A-19](#) | [Architectural Standards Manual](#)):

The applicant has submitted conceptual elevations of the proposed detached single-family homes. Unless specifically required by City Council, single-family residential homes do not require Administrative Design Review (DES) approval prior to building permit submittal.

The conceptual elevations submitted depict estate homes with multiple finish and accent materials, home sizes, and color concepts. Based on the submitted images, the future single-family homes appear to be custom homes that will add to the quality of housing in the City of Meridian.

N. Waterways (UDC 11-3A-6):

A segment of the Calkins Lateral bisects the southern half of the development with no floodplain present. As noted above, the Applicant is proposing to ~~keep~~ tile this lateral ~~open~~ and include a regional pathway on its north/northeast side to count this area as qualified open space.

According to the submitted plat, the lateral and regional pathway are shown in a common lot approximately 55 feet wide and shows the irrigation easement as 40 feet of this width. As discussed above, the Boise Project Board of Control notes the easement width for the Calkins Lateral is 52 feet in total; 27 feet on its south/southwest side and 25 feet on its north/northeast side, measured from the centerline of the facility. The Applicant should revise the plat to depict the correct easement width so Staff can adequately analyze this piece of the development. Regardless, the Applicant is required to comply with all standards in UDC 11-3A-6.

Fencing and landscaping have been analyzed in other sections of the report and includes specific recommendations consistent with the analysis in this section.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation and zoning with the requirement of a Development Agreement and approval of the requested preliminary plat application per the conditions of approval in Section VIII and the Findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on April 28, 2022. At the public hearing, the Commission moved to recommend approval of the subject Annexation and Zoning and Preliminary Plat requests.

1. Summary of Commission public hearing:

- a. In favor: Dave Young, Applicant; Nicolette Womack, Applicant Representative;
- b. In opposition: None
- c. Commenting: Dave Young; Nicolette Womack; Chris Rose, Applicant Team; Clair Manning, resident; Tina Dean, neighbor; Darcie Dille, Real Estate Consultant; Paula Connely, neighbor; Patrick Connor, developer representative (property to the south);
- d. Written testimony: 1 piece – in support of project proposal from collective of residents of estate lots to the west of development area.
- e. Staff presenting application: Joseph Dodson, Associate Planner
- f. Other Staff commenting on application: Bill Parsons, Current Planning Supervisor

2. Key issue(s) of public testimony:

- a. Support of proposed project due to larger lots proposed and quality open space theme and amenities;
- b. Support of project and developer and a wish to not include any R-8 lots as Staff recommended;

- c. History of neighborhood meetings and the Applicant's diligent attempts at working with the existing neighbors surrounding the development;
 - d. Support of project as proposed and without Staff's recommended revisions to include R-8 zoning or the micro-path lot to the west boundary;
 - e. Assurance that the two project developers are coordinating the construction of E. Holstein.
3. Key issue(s) of discussion by Commission:
- a. Inclusion of any original and existing farm equipment for the development's open space/amenity areas;
 - b. Logic behind recommending the micro-path lot to the west boundary behind Stetson Estates and what would it mean if it was removed;
 - c. Density of project and why Staff recommended adding additional lots with the R-8 district—Council can approve project as is and with it not being compliant with the Comprehensive Plan density;
 - d. Phasing of project – specifically, when the existing home should be included into the development and whether the “first right of refusal” to purchase the property plays a role in Commission's decision;
4. Commission change(s) to Staff recommendation:
- a. Recommendation to Council to strike condition VIII.A.2a and keep project density as presented;
 - b. Strike portion of condition VIII.A.2f regarding micro-path connection to the west boundary from S. Agronomy Avenue;
 - c. Strike condition VIII.A.16 – Applicant is proposing to tile Calkins Lateral consistent with the UDC.
 - d. Modify DA provision VIII.A.1b to require clubhouse and pool lot within phase 2.
 - e. Modify condition VIII. A.2b consistent with discussions between Staff and the Applicant to offer option of a shared agreement between adjacent landowners.
 - f. Recommend to Council the existing home does not connect to City services.
5. Outstanding issue(s) for City Council:
- a. Council waiver is required for existing home to remain and not connect to City services;
 - b. Council should determine if they agree or disagree with the Applicant's request and Commission's recommendation to strike condition VIII.A.2a regarding the addition of R-8 zoning;
 - c. Council waiver is needed to allow block length of Red Angus Way to exceed 1,200 linear feet and strike condition VIII.A.2d;
 - d. Modify DA provision VIII.A.1d or concur with Staff's included recommendation;
 - e. Council should determine whether amount and location of open space is sufficient and condition VIII.A.3d should be removed based on the Applicant's belief the proposed lot sizes offer ample private open space and subsequently less need of common open space dispersed throughout the site.
 - f. Add a DA provision allowing existing use of horse boarding to remain on 3801 S. Linder until property redevelops consistent with approved phasing plan.
 - g. Any plat/landscape revisions that were not made prior to the Council hearing.

C. City Council:

Enter Summary of City Council Decision.

VII. EXHIBITS

A. Annexation and Zoning Legal Descriptions and Exhibit Maps (~~NOT APPROVED~~)



Client: Kimley Horn
Date: February 4, 2022
Job No.: 9519

ANNEXATION PROPERTY DESCRIPTION

A parcel of land being the W 1/2 NE 1/4 and a portion of the SE 1/4 NE 1/4 all of Lot 1 and Lot 3 and a portion of Lot 2 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1328.23 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 1326.07 feet to the NE corner of said SE 1/4 NE 1/4, (North 1/16 corner common to sections 25 and 26);

Thence along the Easterly boundary line of said SE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 1325.84 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1325.93 feet to the Southeast corner of said of said W 1/2 NE 1/4, (Center east 1/16 corner);

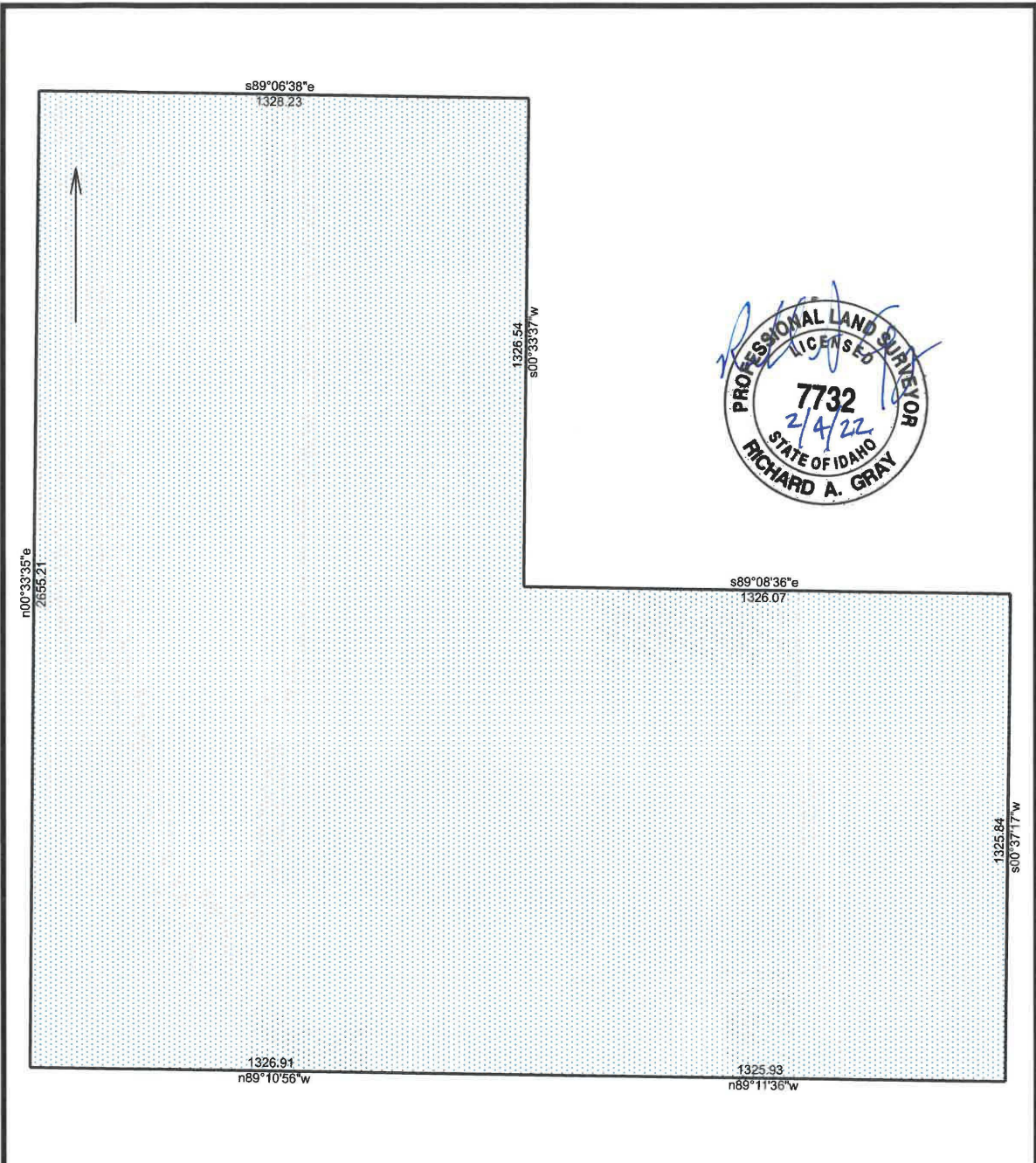
Thence along the Southerly boundary of said W 1/2 NE 1/4, N. 89° 10' 56" W., a distance of 1326.91 feet to a found 5/8 inch diameter iron pin with cap stamped "PLS 6901" marking the Southwest corner of said of said W 1/2 NE 1/4, (Center 1/4 corner);

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 2655.21 feet to the POINT OF BEGINNING.

This parcel contains 121.29 acres more or less.



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9519 Revised Annexation 2/4/2022

Scale: 1 inch= 350 feet File:

Tract 1: 121.2924 Acres, Closure: s47.4756w 0.01 ft. (1/999999), Perimeter=10615 ft.

- 01 s89.0638e 1328.23 07 n00.3335e 2655.21
- 02 s00.3337w 1326.54
- 03 s89.0836e 1326.07
- 04 s00.3717w 1325.84
- 05 n89.1136w 1325.93
- 06 n89.1056w 1326.91



Client: Kimley Horn
Job No.: 9519

Date: February 8, 2022
Re: Jackson Ridge Estates

REZONE R-4
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4 and a portion of the SE 1/4 NE 1/4 all of Lot 1 and Lot 3 and a portion of Lot 2 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

Commencing at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 118.31 feet to the POINT OF BEGINNING;

Thence continuing along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 1209.92 feet to the NE corner of said W 1/2 NE 1/4, (East 1/16 corner common to Sections 23 and 26);

Thence along the Easterly boundary of said W 1/2 NE 1/4, S. 00° 33' 37" W., a distance of 1326.54 feet to a found 5/8 inch diameter iron pin with illegible cap marking the Northwest corner of said Basslin Ridge Estates;

Thence along the Northerly boundary of said Basslin Ridge Estates, S. 89° 08' 36" E., a distance of 1326.07 feet to the NE corner of said SE 1/4 NE 1/4, (North 1/16 corner common to sections 25 and 26);

Thence along the Easterly boundary line of said SE 1/4 NE 1/4, S. 00° 37' 17" W., a distance of 1325.84 feet to the SE corner of said SE 1/4 NE 1/4, (East 1/4 corner);

Thence along the Southerly boundary of said SE 1/4 NE 1/4, N. 89° 11' 36" W., a distance of 1325.93 feet to the Southeast corner of said of said W 1/2 NE 1/4, (Center east 1/16 corner);

Thence along the Southerly boundary of said W 1/2 NE 1/4, N. 89° 10' 56" W., a distance of 1326.91 feet to a found 5/8 inch diameter iron pin with cap stamped "PLS 6901" marking the Southwest corner of said of said W 1/2 NE 1/4, (Center 1/4 corner);

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. 00° 33' 35" E., a distance of 75.78 feet;

Thence leaving said Westerly boundary, S. 89° 07' 51" E., a distance of 88.77 feet to the beginning of a tangent curve right;

Thence a distance of 73.14 feet along the arc of said curve right, having a radius of 250.00 feet, a central angle of 16° 45' 49", the long chord of which bears S. 80° 44' 57" E., a distance of 72.88 feet;

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Kimley-Horn-9519\Survey\Descriptions\Rev 2-8-22Rezone R-4 Boundary.doc

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Thence non tangent to said curve right, N. 11° 11' 16" E., a distance of 112.50 feet to the beginning of a tangent curve left;

Thence a distance of 37.10 feet along the arc of said curve left, having a radius of 200.00 feet, a central angle of 10° 37' 41", the long chord of which bears N. 05° 52' 26" E., a distance of 37.05 feet;

Thence N. 00° 33' 35" E., a distance of 734.35 feet to the beginning of a tangent curve right;

Thence a distance of 144.30 feet along the arc of said curve right, having a radius of 100.00 feet, a central angle of 82° 40' 31", the long chord of which bears N. 41° 53' 51" E., a distance of 132.10 feet;

Thence non tangent to said curve right, N. 06° 45' 54" W., a distance of 284.12 feet;

Thence N. 22° 27' 48" E., a distance of 232.34 feet to the beginning of a non tangent curve right;

Thence a distance of 256.60 feet along the arc of said curve right, having a radius of 203.00 feet, a central angle of 72° 25' 30", the long chord of which bears N. 35° 39' 10" W., a distance of 239.86 feet;

Thence N. 00° 33' 35" E., a distance of 709.53 feet;

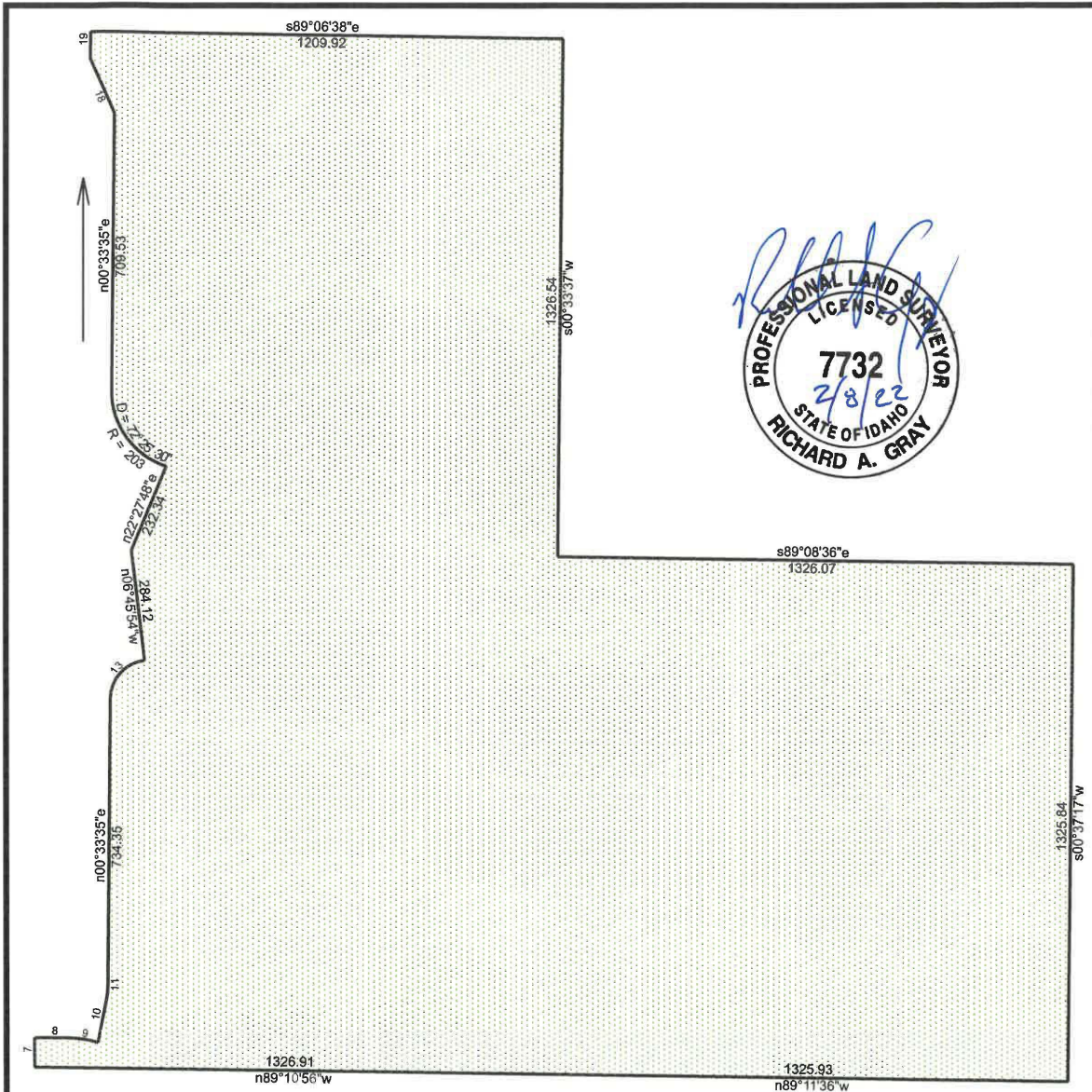
Thence N. 23° 43' 26" W., a distance of 153.41 feet;

Thence N. 00° 53' 22" E., a distance of 69.00 feet to the POINT OF BEGINNING.

This parcel contains 109.53 acres more or less.



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9519 Revised R-4 Zone Jackson Ridge Estates

2/8/2022

Scale: 1 inch= 350 feet

File:

Tract 1: 109.5353 Acres, Closure: s04.5931e 0.01 ft. (1/812335), Perimeter=10812 ft.

- | | |
|---|---|
| 01 s89.0638e 1209.92 | 14 n06.4554w 284.12 |
| 02 s00.3337w 1326.54 | 15 n22.2748e 232.34 |
| 03 s89.0836e 1326.07 | 16 Rt, r=203.00, delta=072.2530, chord=n35.3910w 239.86 |
| 04 s00.3717w 1325.84 | 17 n00.3335e 709.53 |
| 05 n89.1136w 1325.93 | 18 n23.4326w 153.41 |
| 06 n89.1056w 1326.91 | 19 n00.5322e 69 |
| 07 n00.3335e 75.78 | |
| 08 s89.0751e 88.77 | |
| 09 Rt, r=250.00, delta=016.4549, chord=s80.4457e 72.88 | |
| 10 n11.1116e 112.5 | |
| 11 Lt, r=200.00, delta=010.3741, chord=n05.5226e 37.05 | |
| 12 n00.3335e 734.35 | |
| 13 Rt, r=100.00, delta=082.4031, chord=n41.5351e 132.10 | |



Client: Kimley Horn
Date: November 29, 2021
Job No.: 9519
Re: Jackson Ridge Estates

REZONE R2
PROPERTY DESCRIPTION

A parcel of land being a portion of the W 1/2 NE 1/4 and a portion of the SE 1/4 NE 1/4 all of Lot 1 and Lot 3 and a portion of Lot 2 of Basslin Ridge Estates as on file in Book 64 of Plats at Page 6469 in the Office of the Recorder of Ada County, Idaho, all located in Section 26, Township 3 North, Range 1 West, Boise Meridian, Ada County Idaho, more particularly described as follows:

BEGINNING at a found Brass Cap marking the NW corner of said NE 1/4, (North 1/4 corner), from which a found Aluminum cap stamped "PLS 17665" marking the NE corner of said NE 1/4, (Section corner common to Sections 23, 24, 25 and 26) bears S. 89° 06' 38" E., a distance of 2655.71 feet;

Thence along the Northerly boundary of said W 1/2 NE 1/4, S. 89° 06' 38" E., a distance of 118.31 feet;

Thence leaving said Northerly boundary, S. 00° 53' 22" W., a distance of 69.00 feet;

Thence S. 23° 43' 26" E., a distance of 153.41 feet;

Thence S. 00° 33' 35" W., a distance of 709.53 feet to the beginning of a tangent curve left;

Thence a distance of 256.60 feet along the arc of said curve left, having a radius of 203.00 feet, a central angle of 72° 25' 30", the long chord of which bears S. 35° 39' 10" E., a distance of 239.86 feet;

Thence non tangent to said curve, S. 22° 27' 48" W., a distance of 232.34 feet;

Thence S. 06° 45' 54" E., a distance of 284.12 feet to the beginning of a non tangent curve left;

Thence a distance of 144.30 feet along the arc of said curve left, having a radius of 100.00 feet, a central angle of 82° 40' 31", the long chord of which bears S. 41° 53' 51" W., a distance of 132.10 feet;

Thence S. 00° 33' 35" W., a distance of 734.35 feet to the beginning of a tangent curve right;

Thence a distance of 37.10 feet along the arc of said curve right, having a radius of 200.00 feet, a central angle of 10° 37' 41", the long chord of which bears S. 05° 52' 26" W., a distance of 37.05 feet;

Thence S. 11° 11' 16" W., a distance of 112.50 feet;

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Kimley-Horn-9519\Survey\Descriptions\R-2 Rezone.doc

Page 2 of 2

Thence a distance of 73.14 feet along the arc of said curve left, having a radius of 250.00 feet, a central angle of $16^{\circ} 45' 49''$, the long chord of which bears N. $80^{\circ} 44' 57''$ W., a distance of 72.88 feet to a point;

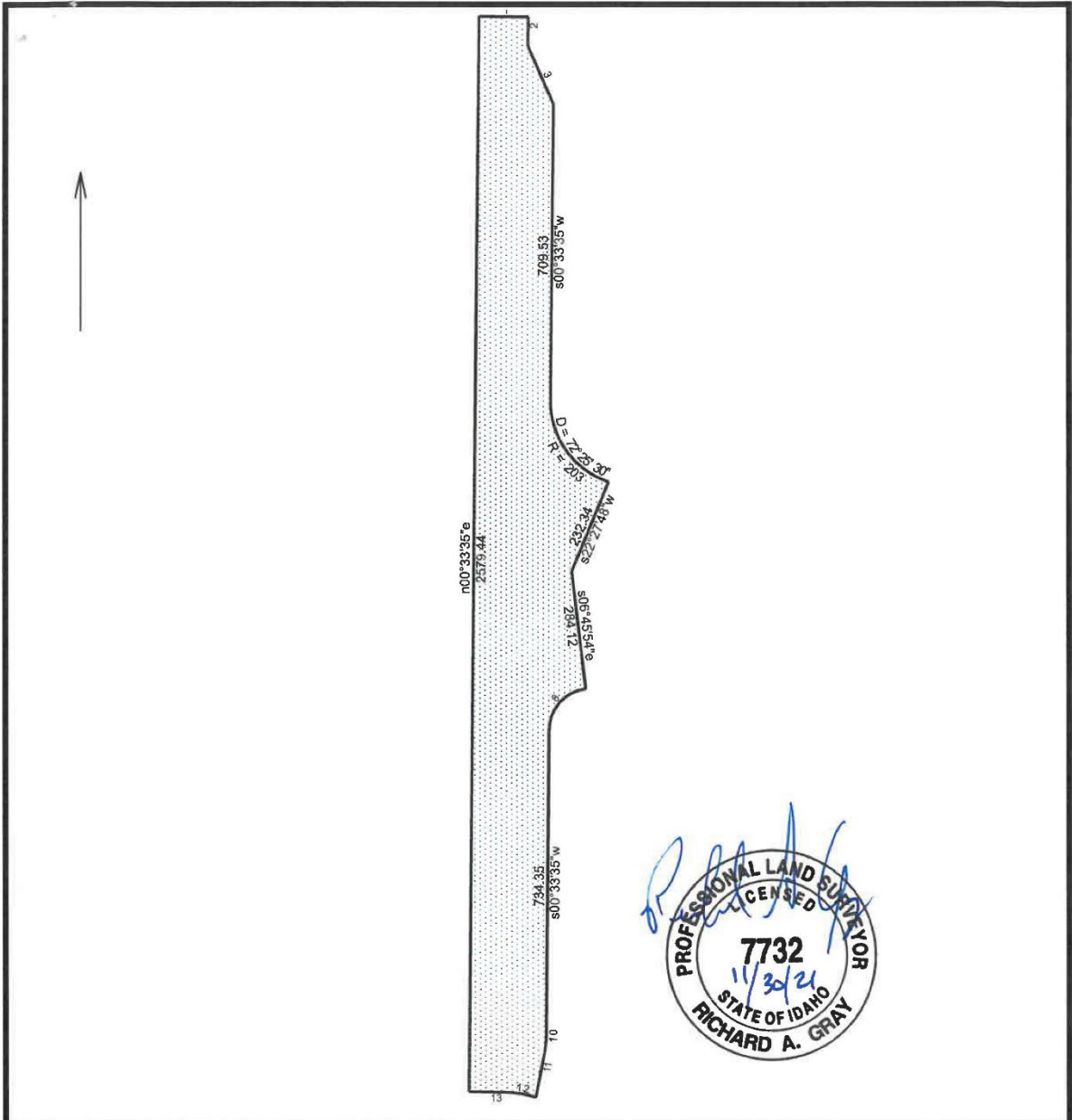
Thence tangent to said curve, N. $89^{\circ} 07' 51''$ W., a distance of 88.77 feet to the Westerly boundary of said W 1/2 NE 1/4;

Thence along the Westerly boundary of said W 1/2 NE 1/4, N. $00^{\circ} 33' 35''$ E., a distance of 2579.44 feet to the POINT OF BEGINNING.

This parcel contains 11.76 acres more or less.



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9519 R-2 Zoning Jackson Ridge Estates

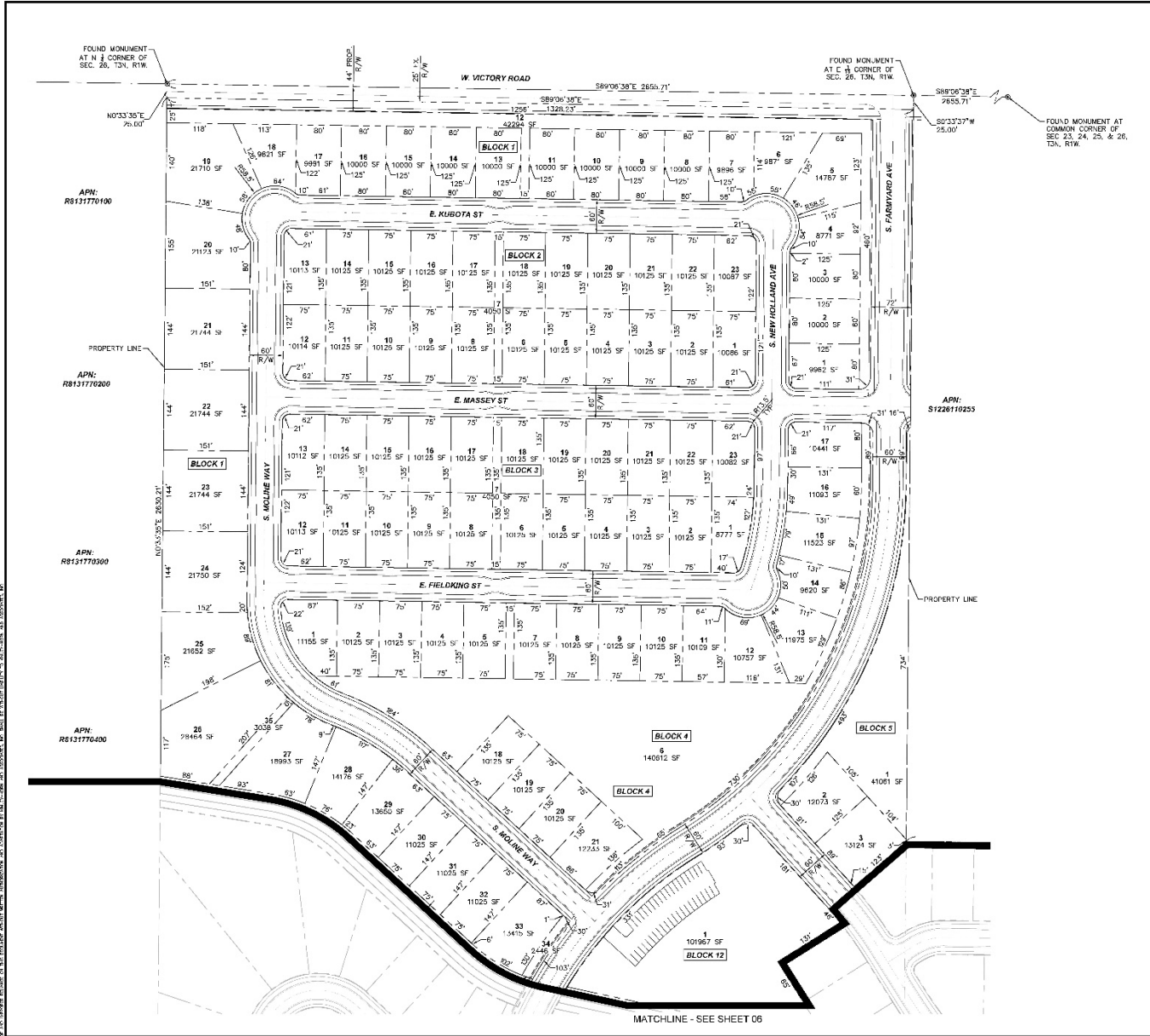
11/30/2021

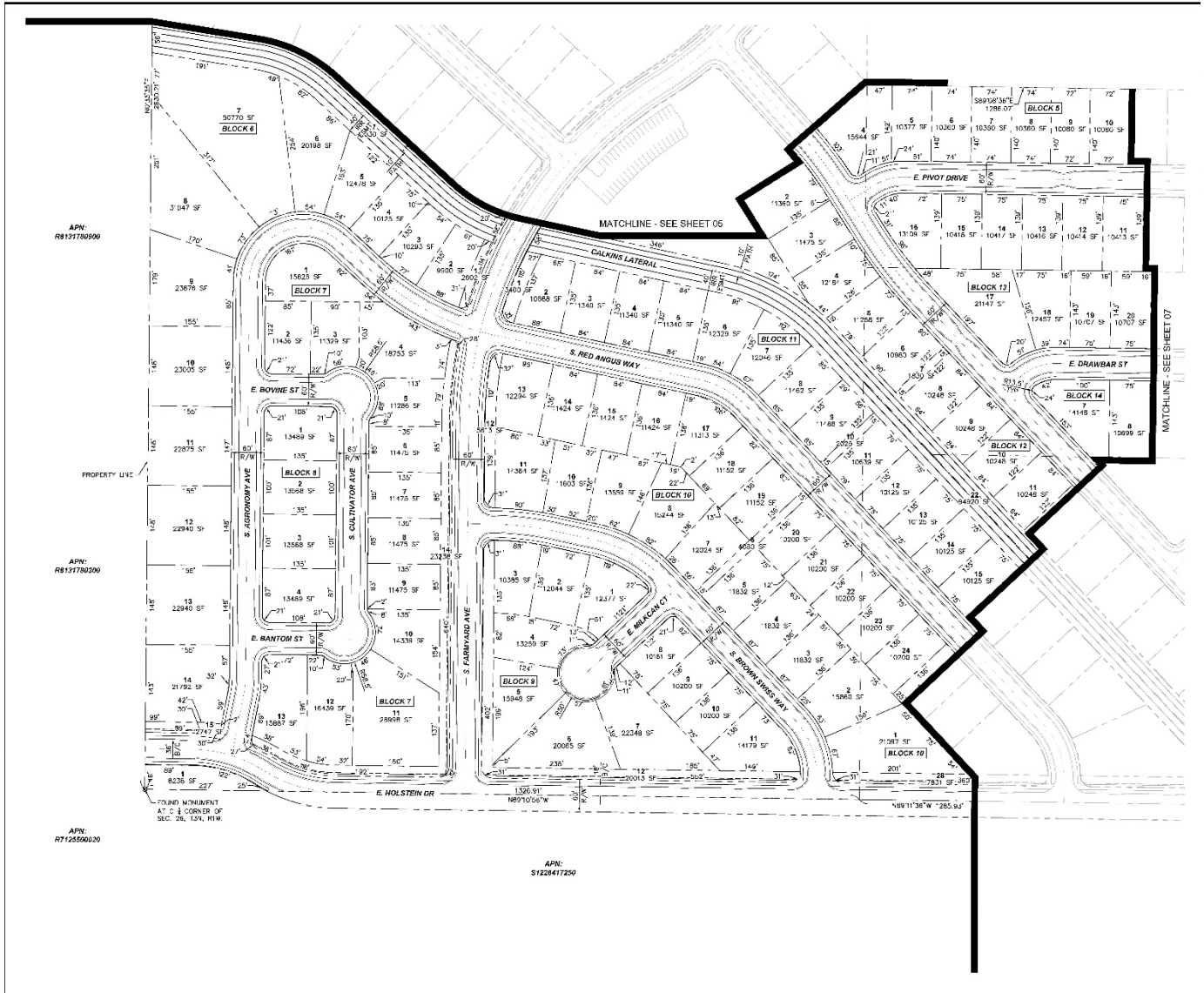
Scale: 1 inch= 318 feet

File: 9519 Zone R-2.ndp

Tract 1: 11.7573 Acres, Closure: s72.2943w 0.01 ft. (1/717202), Perimeter=5593 ft.

- | | |
|---|--|
| 01 s89.0638e 118.31 | 11 s11.1116w 112.5 |
| 02 s00.5322w 69 | 12 Lt, r=250.00, delta=016.4549, chord=n80.4457w 72.88 |
| 03 s23.4326e 153.41 | 13 n89.0751w 88.77 |
| 04 s00.3335w 709.53 | 14 n00.3335e 2579.44 |
| 05 Lt, r=203.00, delta=072.2530, chord=s35.3910e 239.86 | |
| 06 s22.2748w 232.34 | |
| 07 s06.4554e 284.12 | |
| 08 Lt, r=100.00, delta=082.4031, chord=s41.5351w 132.10 | |
| 09 s00.3335w 734.35 | |
| 10 Rt, r=200.00, delta=010.3741, chord=s05.5226w 37.05 | |



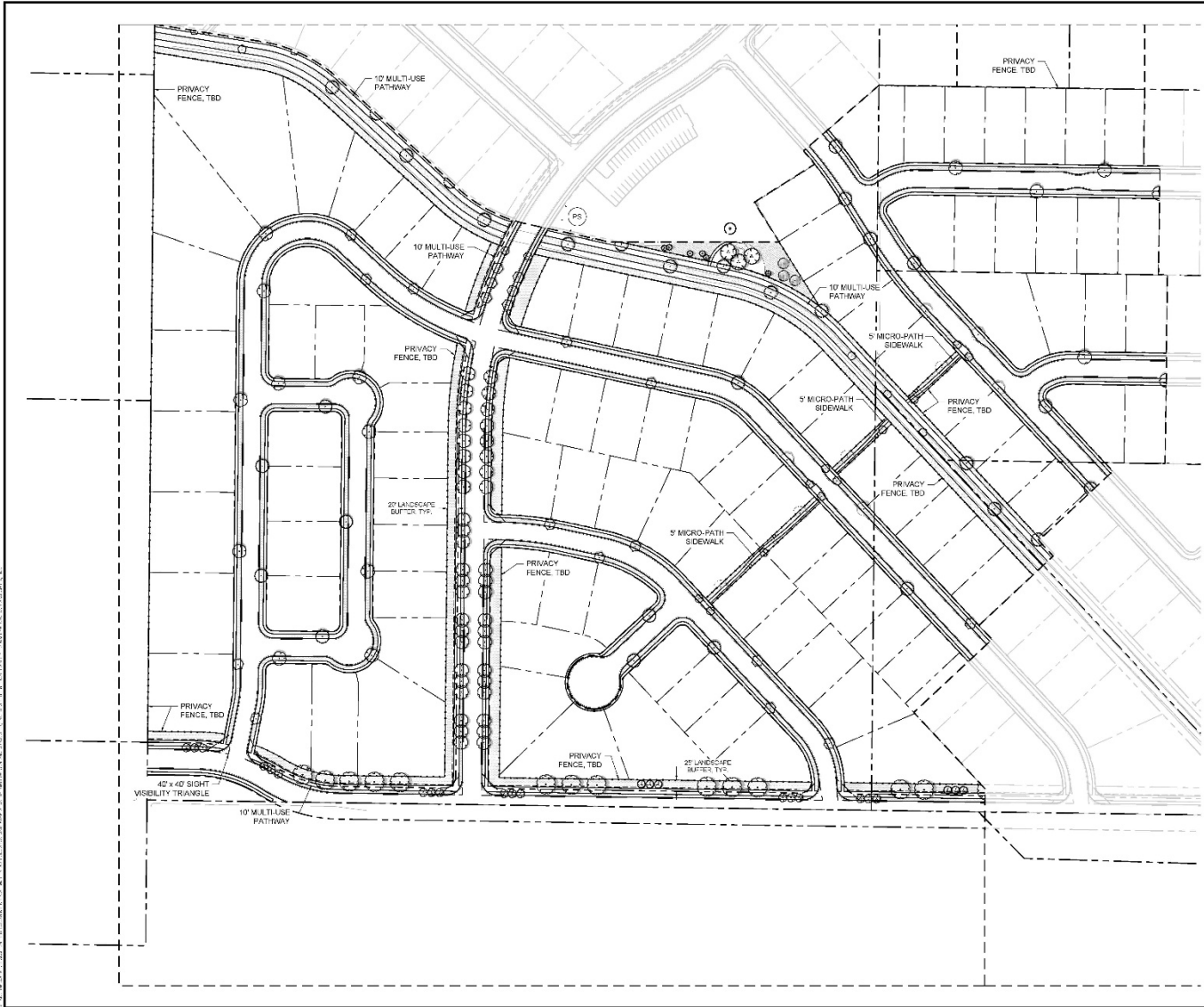


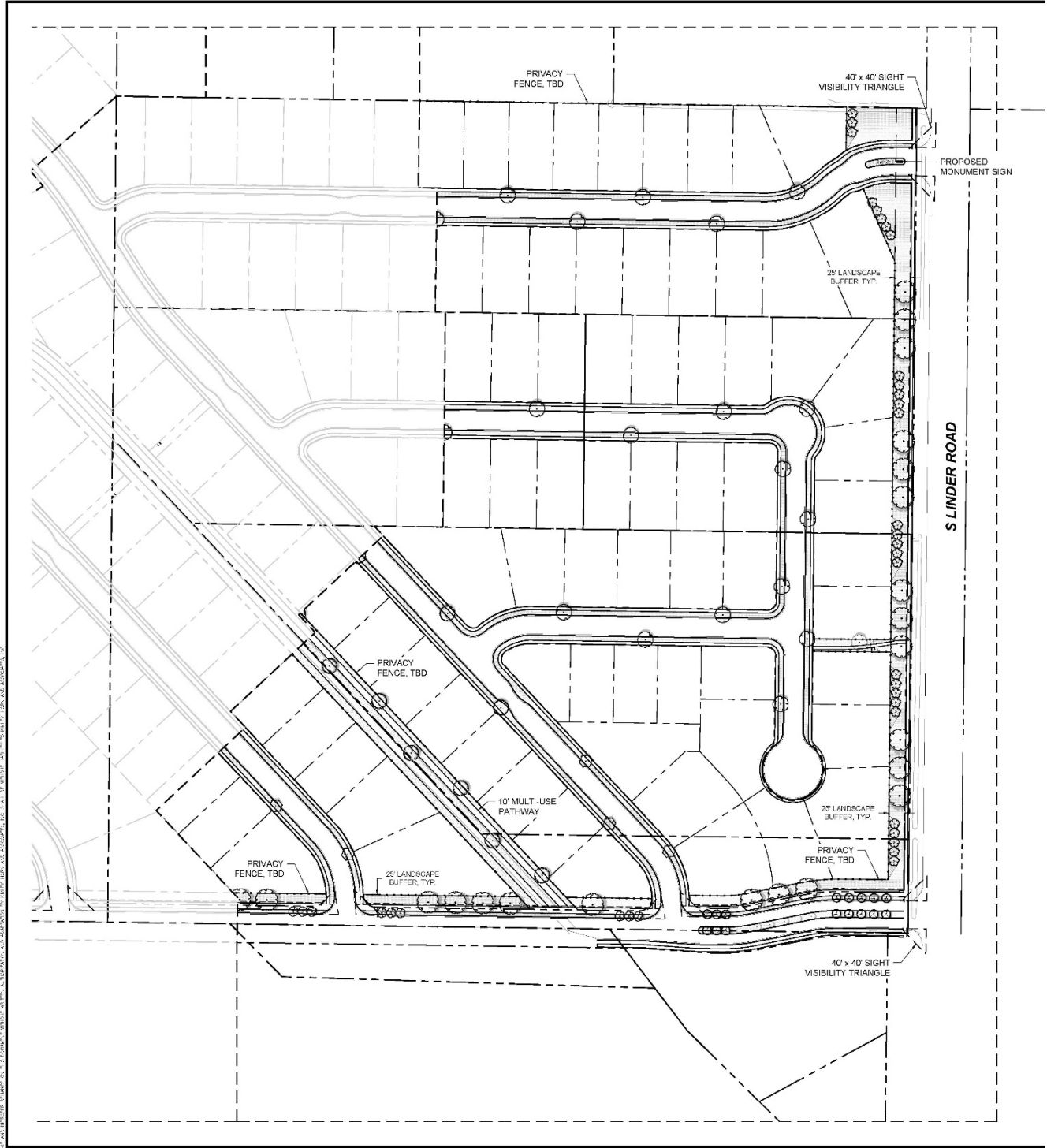
D. Landscape Plans (dated: 1/31/2022) (NOT APPROVED)

NOTE: THIS

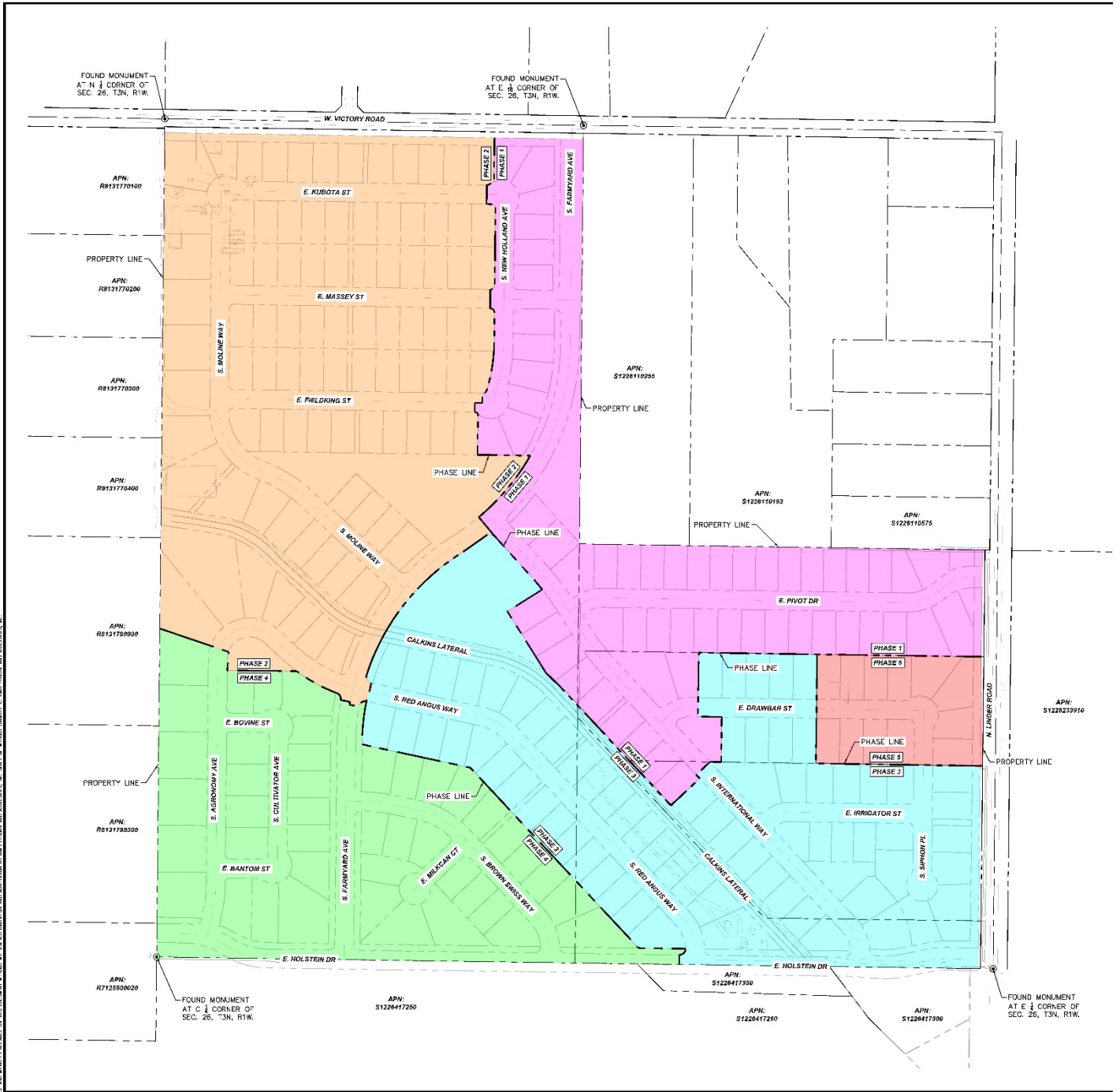


SCALE: 1" = 40' (SEE PLAN FOR DIMENSIONS) DATE: 1/31/2022
DRAWN BY: [Name] CHECKED BY: [Name] APPROVED BY: [Name]
PROJECT: [Name] LOCATION: [Name] SHEET: [Name] OF [Name]





E. Proposed Phasing Plan



F. Proposed Amenity Examples:



Figure 4: Shade Structure



Figure 6: 'Nature' Play Area



Figure 7: Site Furnishings

Bench –

G. Conceptual Building Elevations:





VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat will not be accepted until the DA is executed and the Annexation and Zoning ordinance is approved by City Council.**

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

- a. Future development of this site shall be substantially consistent with the approved plat, phasing plan, landscape plan, open space exhibit, conceptual building elevations, and amenity examples included in Section VII, and the provisions contained herein.
- b. Future development shall be substantially consistent with the proposed phasing plan with the modification to include the clubhouse and pool and the entirety of Lot 1, Block 12 with the ~~first~~ second phase of development.
- c. Applicant shall work with Valley Regional Transit (VRT) to include a bus stop along the Linder Road frontage prior to the final phase of development.
- d. The required landscape street buffer, detached pedestrian facilities, and road improvements along W. Victory Road and S. Linder Road shall be constructed and vegetated with the first phase of development.
- e. The existing home at 3801 S. Linder Road shall connect to City services within 60 days of the City Council approving the Annexation ordinance per UDC 9-1-4 & UDC 9-4-8, unless City Council grants a different timeline of service connection—the home’s existing access to Linder may remain until phase 3 when the property will have access to Linder through internal local streets and the first leg of E. Holstein, as shown on the approved phasing plan.
- f. The rear and/or sides of homes abutting all arterial and collector roadways shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*

Preliminary Plat Conditions:

2. The preliminary plat included in Section VII.B, dated February 3, 2022, shall be revised as follows at least fifteen (15) days prior to the City Council hearing:
 - a. ~~Revise Blocks 2 & 3 to include R-8 compliant lots and add additional building lots to comply with the minimum gross density requirements west of S. Farnyard Avenue (at least 2.5 du/ae).~~
 - b. With the first final plat submittal, provide the Planning Division proof of the cooperative construction agreement (or similar) between the subject landowner and the landowner to the south (Parcels S1226417275, S1226417350 & S1226417300) to

construct the full width of E. Holstein OR Shift E. Holstein at least 12 feet to the north to allow for the standard requirement of constructing half of the street section plus 12 additional feet of pavement for safe vehicular access—the stub location of this collector street along the west project boundary should also be shifted this distance to mitigate future connectivity issues with the adjacent county residence to the west.

- c. Add an additional stub street to the north boundary near Lot 11 or Lot 12, Block 5 for future connectivity and to break up the block length of E. Pivot Drive.
 - d. Add an additional cross street from S. Red Angus Way heading northeast to S. International Way across the Calkins Lateral in alignment with E. Drawbar Street to create a compliant block length, provide better interconnectivity, and provide an additional access to the multi-use pathway along the Calkins Lateral.
 - e. Attach the sidewalk and include a minimum 10-foot wide common lot measured from the back of sidewalk to the rear property line adjacent to one of the local streets abutting Lots 1-4, Block 8 to remove the double frontage on these lots.
 - f. Add the following additional micro-path lots at least 15 feet in width with a 5-foot wide pathway: 1) south side of E. Pivot in line with the recommended stub street location to head south between pivot and E. Drawbar ~~and; 2) along the west boundary from S. Agronomy Avenue to the west property line near the shared property line of Lots 10 & 11, Block 6.~~
 - g. ~~Depict~~ Verify the correct width of the Calkins Lateral easement and depict whether any buildable lots are encumbered by said easement.
3. The landscape plan included in Section VII.D, dated January 31, 2022, shall be revised as follows at least fifteen (15) days prior to the City Council hearing:
- a. Revise the landscape plans to match the revised preliminary plat as detailed above;
 - b. Per UDC 11-3B-7C, depict the correct number of trees (1 per 35 linear feet) within the proposed parkways and list the linear feet of parkway within the landscape calculations table.
 - c. Include the required number of trees for the common open space areas within the landscape calculations table at the ratio of 1 tree per 8,000 square feet.
 - d. Replace a lot in each of the two southern quadrants (southwest third and southeast third) with an additional open space lot—Staff recommends Lot 21 or 22, Block 13 in the southeast third and Lot 7 or 8, Block 7 in the southwest third.
 - e. Per UDC 11-3A-6C, depict 6-foot tall open vision fencing along both sides of the Calkins Lateral.
 - f. Remove the micro-path common lots of Lot 7, Block 12 & Lot 10, Block 11 in lieu of the recommended new cross street noted in VIII.A.2d.
 - g. Depict the proposed type of fencing on a sheet within the landscape plans to ensure compliance with development code.
4. The Applicant shall revise the open space exhibit to match the revised plat and landscape plans and include the eligible parkway area per the provisions in UDC 11-3G-3B.4.
5. If required landscaping along the regional pathway adjacent to the Calkins Lateral is not allowed in the irrigation easement, the Applicant shall submit Alternative Compliance per

UDC 11-3B-12C to propose an alternative that meets or exceeds code requirements OR propose a wider common lot that allows the regional pathway and landscaping to meet UDC standards.

6. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2A-4, and UDC Table 11-2A-5, ~~and UDC Table 11-2A-6~~ for the R-2, and R-4, ~~and R-8~~ zoning districts, respectively.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. Prior to City Engineers signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along the north-south collector street (shown as S. Farmyard Avenue), the east-west collector street (shown as E. Holstein Drive), and along the Calkins Lateral to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
10. Comply with the outdoor service and equipment area standards as set forth in UDC 11-3A-12.
11. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
12. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
13. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.
14. The proposed clubhouse and swimming pool on Lot 1, Block 12 shall obtain Certificate of Zoning Compliance and Administrative Design Review approval prior to building permit submittal.
15. Prior to building permit submittal for any structure in each phase, the Applicant shall record the associated final plat for that phase.
16. ~~Applicant shall tile all irrigation facilities within the development area per UDC 11-3A-6, unless waived by City Council. The applicant is seeking a waiver to leave the Calkins Lateral open as linear open space.~~

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. There is an existing 8-inch sewer stub to the property. It must either be utilized, or abandoned per City of Meridian requirements. If it is utilized, end the line in a manhole.
2. Any sewer main outside of right-of-way must have a City of Meridian utility easement provided.
3. Ensure no sewer services pass through infiltration trenches.
4. Use pipe fittings to provide water main bends instead of deflecting the pipe.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-foot wide for a single utility, or 30-foot wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.

10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the

Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. FIRE DEPARTMENT (MFD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=254441&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT (MPD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=254500&dbid=0&repo=MeridianCity>

E. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=256164&dbid=0&repo=MeridianCity&cr=1>

F. BOISE PROJECT BOARD OF CONTROL (BPBC)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=255027&dbid=0&repo=MeridianCity>

G. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=255751&dbid=0&repo=MeridianCity>

H. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=259251&dbid=0&repo=MeridianCity>

I. MERIDIAN PARKS DEPARTMENT – PATHWAYS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=254505&dbid=0&repo=MeridianCity>

J. ADA COUNTY HIGHWAY DISTRICT (ACHD)

No staff report at this time.

IX. FINDINGS

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

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

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

Commission finds the proposed zoning map amendment to annex the property into the City of Meridian with the requested R-2 & R-4 zoning districts ~~and recommended R-8 zoning district~~ is consistent with the Comprehensive Plan, if all conditions of approval are met.

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

Commission finds the proposed zoning map amendment and site design will contribute to the range of housing opportunities available within the City and within this area. Commission

finds the proposed development is generally consistent with the purpose statement of the residential districts included as part of the application.

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

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

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

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

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

Because of the proposed addition of estate lots, adequate open space, and the general site design, Commission finds the annexation is in the best interest of the City, if all conditions of approval are met.

B. Preliminary Plat Findings:

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

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

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

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

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

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

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

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

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

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

Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. So, Staff finds, if all recommended conditions of approval are met, the proposed development meets this finding.

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

The Applicant is proposing to ~~keep~~ tile the Calkins Lateral ~~open and preserved~~ for added open space and aesthetics so Commission finds ~~therefore preserving~~ a significant ~~natural feature of the project area~~ for recreation and active open space is preserved.