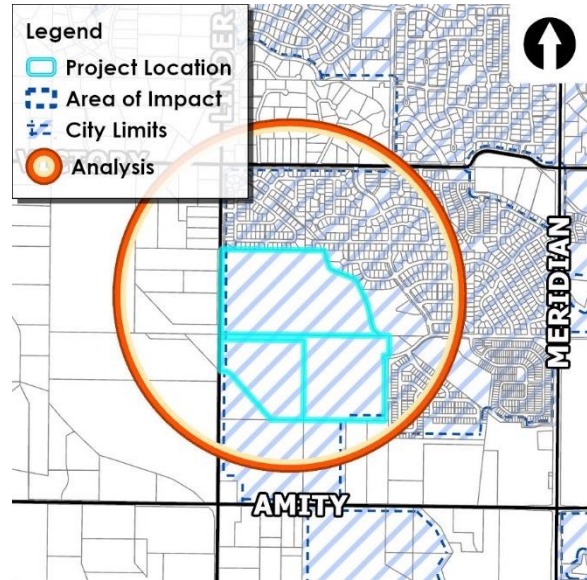


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 8/20/2024
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 sallen@meridiancity.org
 APPLICANT: Engineering Solutions
 SUBJECT: [TECC-2024-0002](#)
 Brundage Estates – TECC
 LOCATION: 3770 S. Linder Rd., in the west ½ of Section 25, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Two (2) year time extension on the preliminary plat (H-2016-0001) to obtain the City Engineer’s signature on the first phase final plat.

B. Issues/Waivers

None

C. Recommendation

Staff: Approval with the conditions included below in Section IV.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	There is currently one single-family home on this rural residential/agricultural property	-
Proposed Land Use(s)	A total of 366 single-family homes are entitled to develop on this site	-
Existing Zoning	R-4 (medium low-density residential)	VI.A.2
Future Land Use Designation	LDR (Low-density Residential) & MDR (Medium-density Residential)	VI.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	6/4/2024
Neighborhood Meeting	6/20/2024

Description	Details
Site posting date	7/10/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The UDC states that 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. If phased, each phase must be signed by the City Engineer within two (2) year successive intervals. The Applicant may request an extension of time of up to two (2) years if such request is filed prior to the termination period. With all extensions, the City Council may require the preliminary plat to comply with the current provisions of the UDC. See UDC [11-6B-7C](#) for more information.

A two (2) year time extension is requested on the preliminary plat (H-2016-0001) in order to obtain the City Engineer's signature on the first phase final plat. The extension would give the Applicant until July 26, 2026 to obtain signature on the final plat.

The reason for delay in moving forward with this development in the past is that the developer has been focused on development of the adjacent Biltmore Estates (Oakwood) and Graycliff Estates subdivisions. There were no new conditions of approval placed on the development with the previous time extensions as the project was determined to be in compliance with the UDC standards in effect at that time, including open space and site amenity standards.

The delay since the last time extension is due to improvements to Harris Street (to the east) being completed with Stapleton Subdivision and the City of Meridian extending sewer south in Linder Rd. from Fall Creek Subdivision. Since that time, Stapleton Subdivision has been partially constructed and construction of surrounding developments have necessitated some design changes to match adjacent improvements. The Applicant is currently in the design process of phases 1 and 2 of Brundage Estates. Completed plans are anticipated to be submitted to agencies for review in September of this year; construction of the subdivision improvements is planned for November or December of this year with paving in the Spring or Summer of 2025. **As conditions of the subject time extension, Staff recommends 10-foot wide detached sidewalks are provided in lieu of 5-foot sidewalks along S. Linder Rd. and W. Harris St. for public safety; and internal local and collector streets align with stub streets to this property.** Note: A 5-foot wide detached sidewalk has already been constructed along most of S. Oakbriar Way along the eastern boundary of the site with development of Graycliff Estates subdivision to the east.

The development includes private open space areas with playgrounds, picnic shelter and pathways. A 10-foot wide multi-use pathway and landscaping is planned through the Williams' Pipeline easement corridor and an 8-acre City park is planned within the development. Services are available at the site for extension with development. Development of this subdivision will allow Harris Street, a mid-mile collector, to be extended from the east boundary through the site to Linder Rd. in accord with ACHD's Master Street Map.

Approval of the subject time extension will allow the Applicant to move forward with development as entitled without having to go back through the preliminary plat process again.

The proposed low-density development will provide larger lot sizes (i.e. average of 10,193 square feet) than is typical these days with an overall gross density of 2.68 units per acre, which is consistent with Policy #2.01.01 in the Comprehensive Plan, which states, “*Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.*”

The provision of a City park is also consistent with Policy #4.02.02, which states, “*Provide a variety of park types (neighborhood parks, community parks, regional parks) with a diversity of uses and activities interspersed throughout the community.*”

Table 4: Project Overview

Description	Details
History	AZ-13-014 Victory South (Ord. #14-1594); H-2016-0001 (PP Brundage Estates); A-2018-0231 (1 st time extension); TECC-2020-0001 (2 nd time extension); TECC-2022-0001 (3 rd time extension)
Acreage	0.20-acre

B. History and Process

The preliminary plat (H-2016-0001) for this property was approved in 2016. Three (3) previous time extensions have been approved for this subdivision, the last of which would have expired on July 26, 2024 had the subject time extension request not been submitted.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with this development (i.e. AZ-13-014 Victory South; H-2016-0001 (Brundage Estates PP); A-2018-0231, TECC-2020-0001, TECC-2022-0001 Brundage Estates) as well as those listed below.
2. Ten (10) foot wide detached sidewalks shall be constructed along S. Linder Rd. and W. Harris St.
3. Internal local and collector streets shall align with stub streets to this property.
4. The Applicant shall obtain the City Engineer’s signature on the first phase final plat on or before July 26, 2026; or, apply for a time extension prior to that date as set forth in UDC [11-6B-7](#) in order for the preliminary plat to remain valid.

Other Agency comments may be accessed in the [project file](#), included in the public record.

V. ACTION

A. Staff:

Staff recommends approval of the proposed TECC application and finds it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

A. City Council:

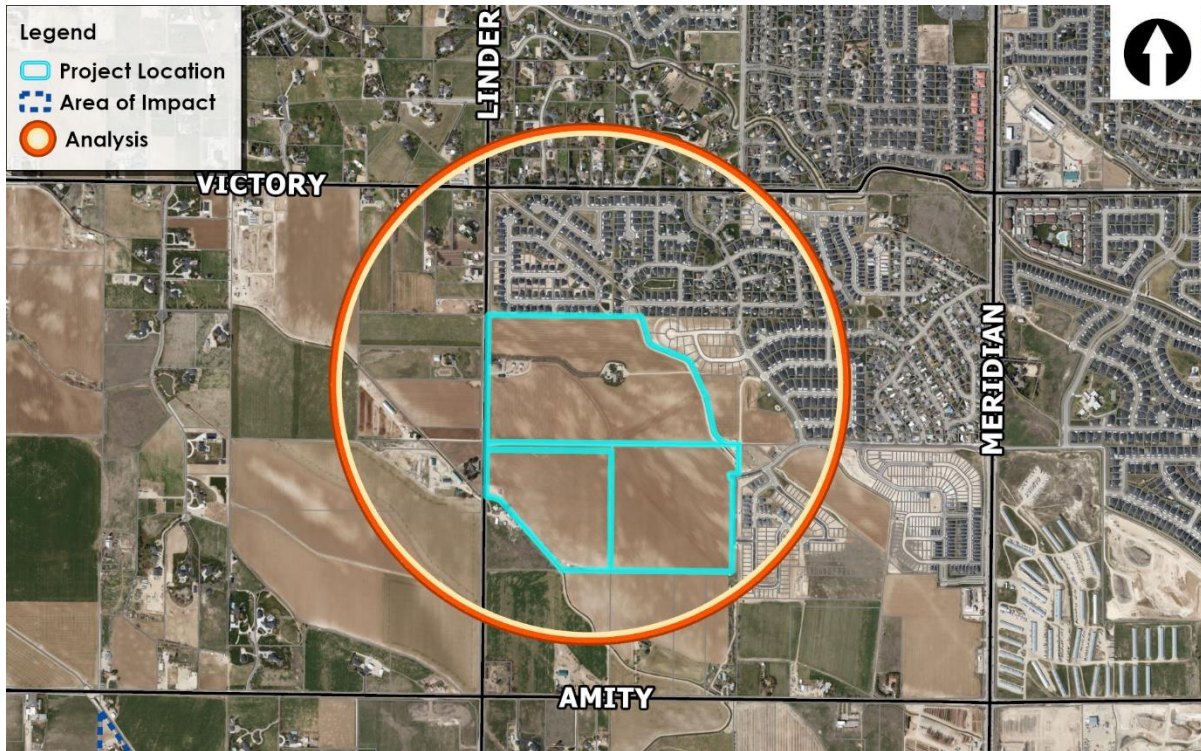
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VI. EXHIBITS

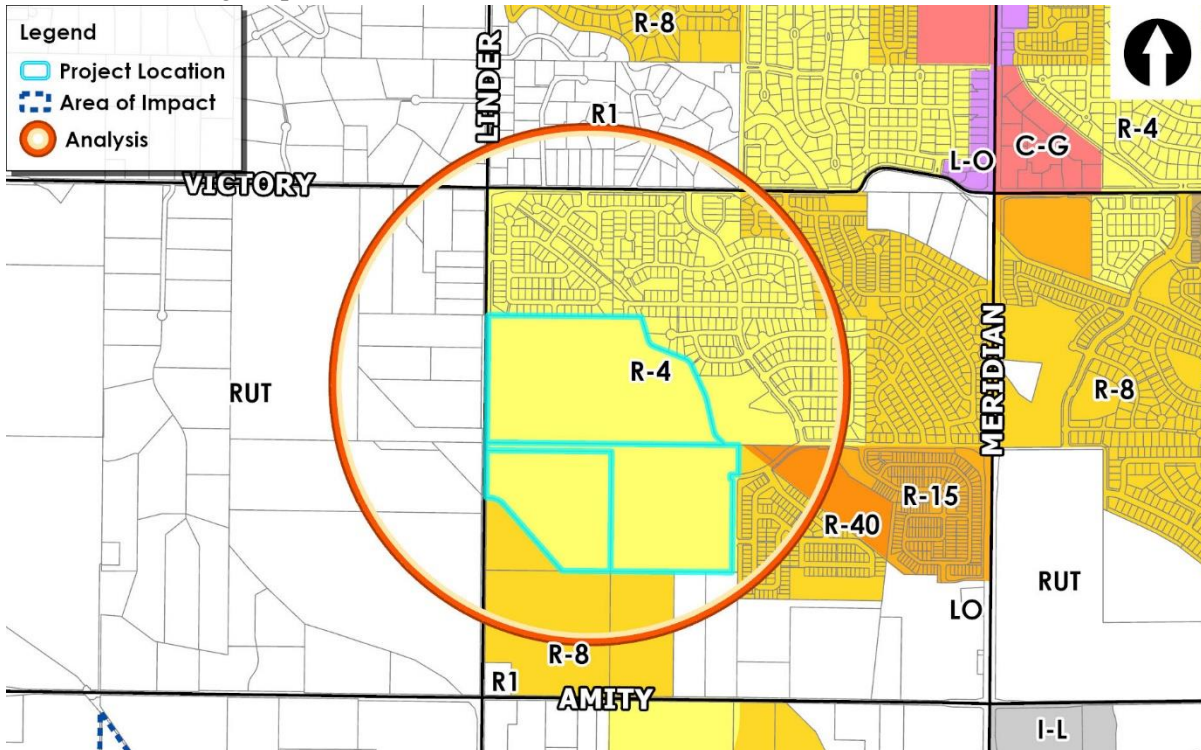
A. Project Area Maps

(link to [Project Overview](#))

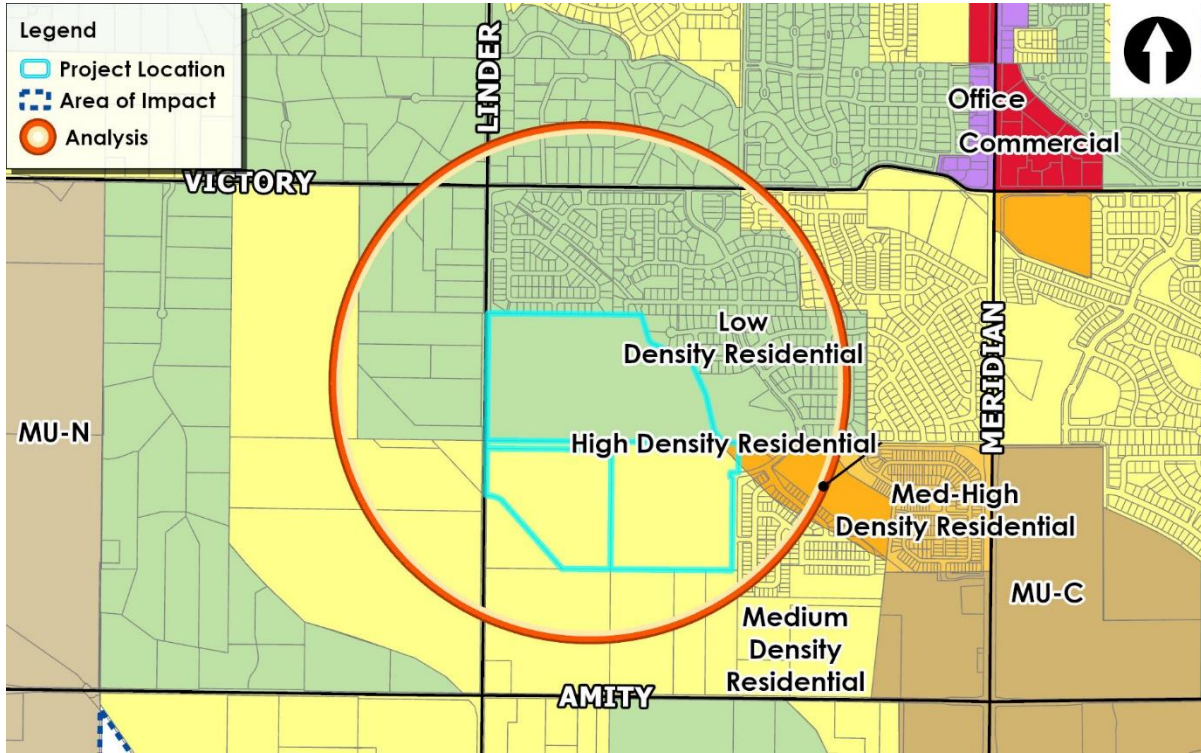
1. Aerial



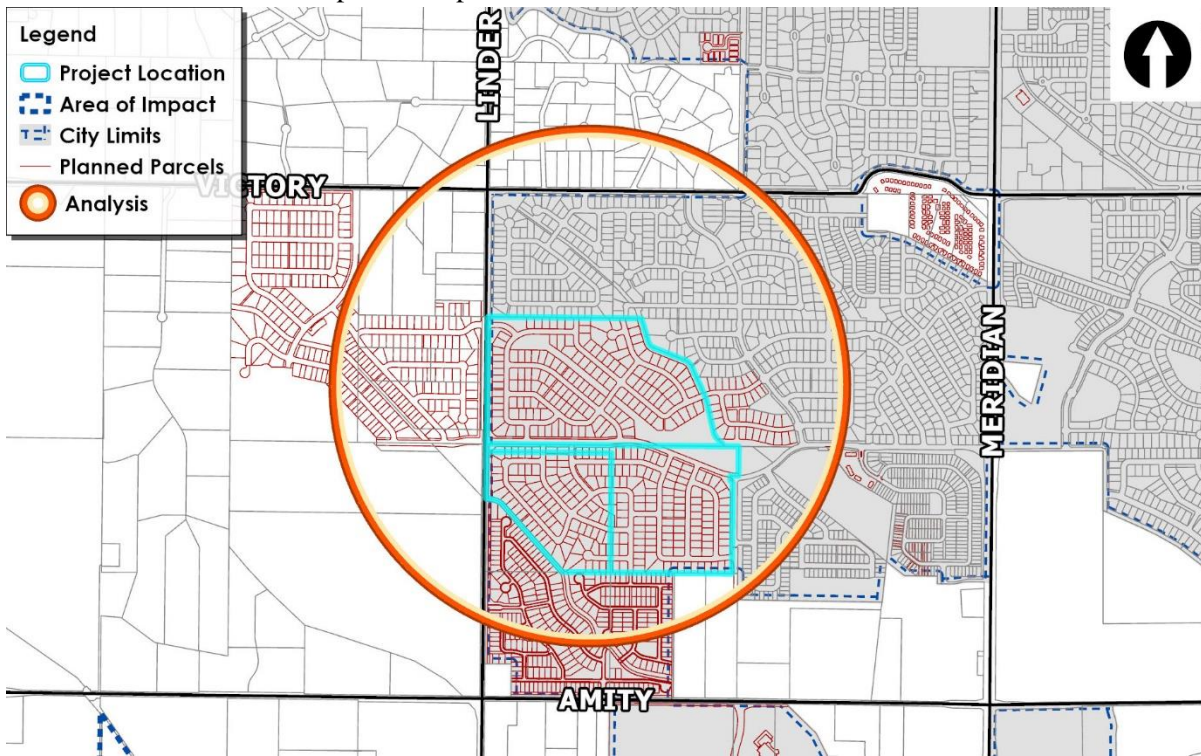
2. Zoning Map



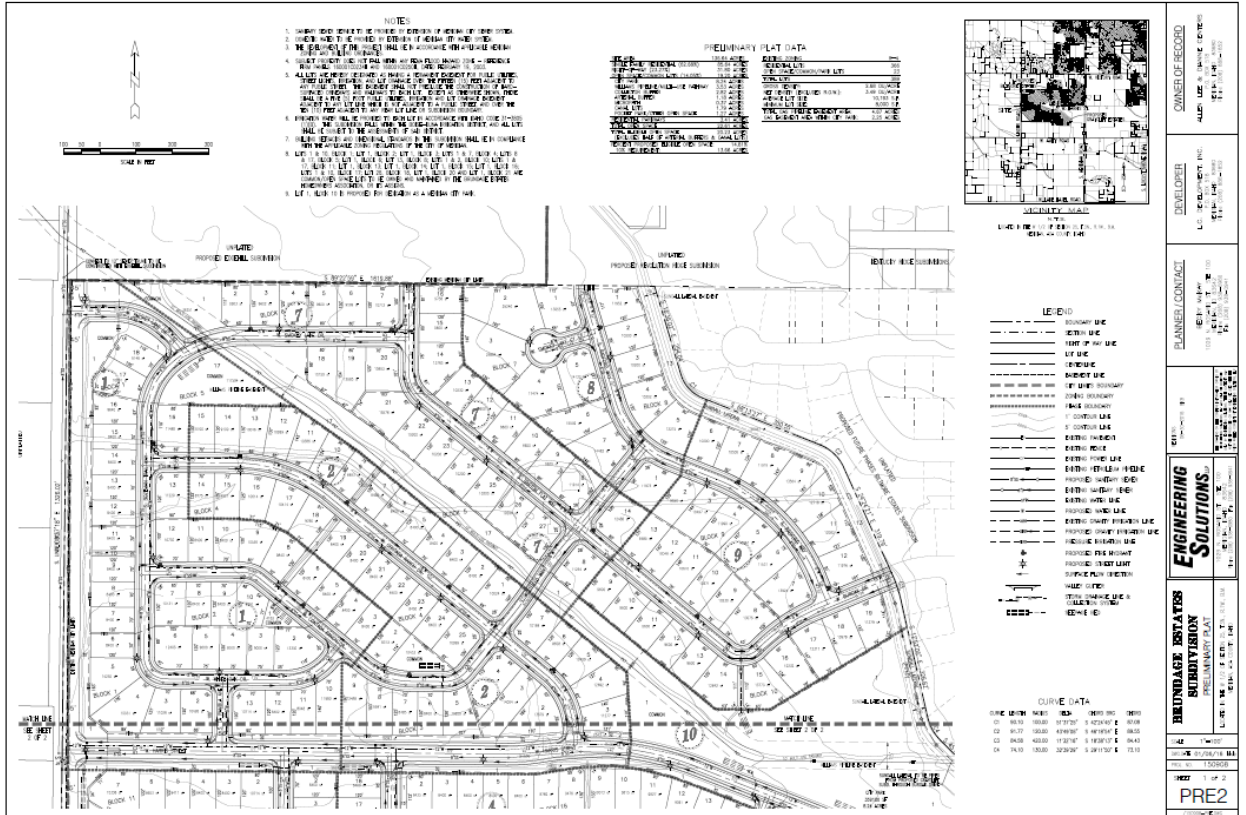
3. Future Land Use



4. Planned Development Map



C. Approved Preliminary Plat (dated: 1/16/16)



D. Service Accessibility Report

PARCEL S1225233910 SERVICE ACCESSIBILITY

Overall Score: 22	11th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Not within 2 miles driving of existing or future school	RED
Park Walkability	No park within walking distance by park type	RED

Report generated on 07-31-2024 by MERIDIAN\sallen