

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



In the Matter of the Request for Modification to the Existing Development Agreement (Inst. #105152707 Westborough Square) to Update the Use (from Office to Residential) and Development Plan for the Site and Enter into a New Agreement for the Subject Property; Rezone of 3.04 Acres of Land from the L-O (Limited Office) to the R-15 (Medium High-Density Residential) Zoning District; Preliminary Plat Consisting of Three (3) Buildable Lots and Three (3) Common/Other Lots on 2.81 Acres of Land; Modification to the Approved Planned Unit Development (CUP-05-027) to Update the Development Plan for the Site from Six (6) Office Buildings to 18 Multi-family Residential Dwelling Units and Two (2) Single-family Residential Dwelling Units; and, Alternative Compliance to the Landscape Standards in UDC 11-3B-7C.1c for the Street Buffer along Chinden Blvd. for Borough Village, by Engineering Solutions.

Case No(s). H-2025-0037

For the City Council Hearing Date of: December 16, 2025 (Findings on January 6, 2026)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of December 16, 2025, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of December 16, 2025, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of December 16, 2025, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of December 16, 2025, incorporated by reference)

B. Conclusions of Law

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

6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.
7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of December 16, 2025, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

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

1. The applicant's request for a development agreement modification, planned unit development modification, preliminary plat and rezone is hereby approved per the provisions in the Staff Report for the hearing date of December 16, 2025, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or short 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 or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Planned Unit Development Duration

Please take notice that the conditional use permit (planned unit development), when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the City. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground. For conditional use permits that also require platting, the final plat must be

signed by the City Engineer within this two (2) year period.

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-5B-6.G.1, the Director may authorize a single extension of the time to commence the use not to exceed one (1) two (2) year period. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the conditional use comply with the current provisions of Meridian City Code Title 11(UDC 11-5B-6F).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Judicial Review

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

F. Notice of Right to Regulatory Takings Analysis

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

G. Attached: Staff Report for the hearing date of December 16, 2025

By action of the City Council at its regular meeting held on the _____ day of _____, 2026.

COUNCIL PRESIDENT LUKE CAVENER	VOTED _____
COUNCIL VICE PRESIDENT LIZ STRADER	VOTED _____
COUNCIL MEMBER DOUG TAYLOR	VOTED _____
COUNCIL MEMBER JOHN OVERTON	VOTED _____
COUNCIL MEMBER ANNE LITTLE ROBERTS	VOTED _____
COUNCIL MEMBER BRIAN WHITLOCK	VOTED _____
MAYOR ROBERT SIMISON (TIE BREAKER)	VOTED _____

Mayor Robert E. Simison

Attest:

Chris Johnson
City Clerk

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

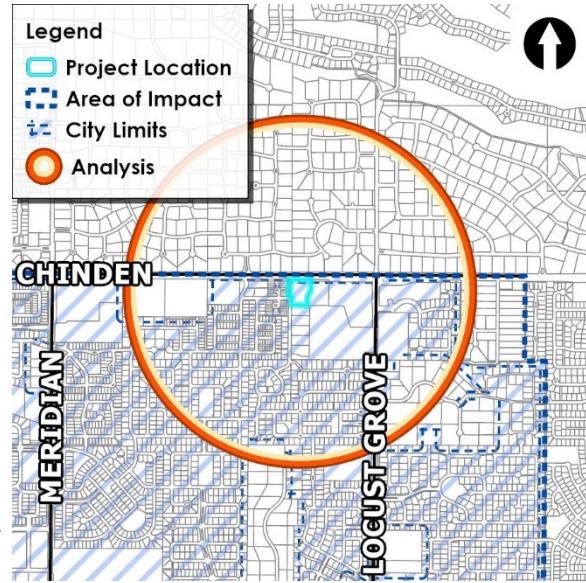
By: _____ Dated: _____
City Clerk's Office

EXHIBIT A

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 12/16/2025
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
APPLICANT: Engineering Solutions
SUBJECT: H-2025-0037; A-2025-0109
Borough Village – MDA, PUD, PP, RZ, ALT
LOCATION: 1250 E. Everest St. and the abutting parcel to the west, in the northeast 1/4 of Section 30, T.4N., R.1E. (Parcel #S0530120610 & #R1029680110)



I. PROJECT OVERVIEW

A. Summary

The Applicant has submitted the following development applications:

- Modification to the existing Development Agreement (Inst. #105152707 Westborough Square) to update the use (from office to residential) and development plan for the site and enter into a new agreement for the subject property;
- Rezone of 3.04 acres of land from the L-O (Limited Office) to the R-15 (Medium High-Density Residential) zoning district;
- Preliminary Plat consisting of three (3) buildable lots and three (3) common/other lots on 2.81 acres of land;
- Modification to the approved Planned Unit Development (CUP-05-027) to update the development plan for the site from six (6) office buildings to 18 multi-family residential dwelling units and two (2) single-family residential dwelling units; and,
- Alternative Compliance to the landscape standards in UDC 11-3B-7C.1c for the street buffer along Chinden Blvd.

B. Issues/Waivers

The Applicant requests Director approval of Alternative Compliance to the landscape standards in UDC 11-3B-7C.1c for the street buffer along Chinden Blvd./SH-20/26 (see Section III.D.3 below for more information).

C. Recommendation

Staff: Staff recommends approval of the request for modification to the Development Agreement and Planned Development, Rezone and Preliminary Plat. The Director approved the request for alternative compliance.

Commission: Commission recommends approval to City Council

D. Decision

Council: Approved

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Multi-family development	-
Existing Zoning	L-O (Limited Office)	VII.A.2
Proposed Zoning	R-15 (Medium High-Density Residential)	
Adopted FLUM Designation	MU-C (Mixed Use – Community)	VII.A.3
Proposed FLUM Designation	No change proposed	

Table 2: Process Facts

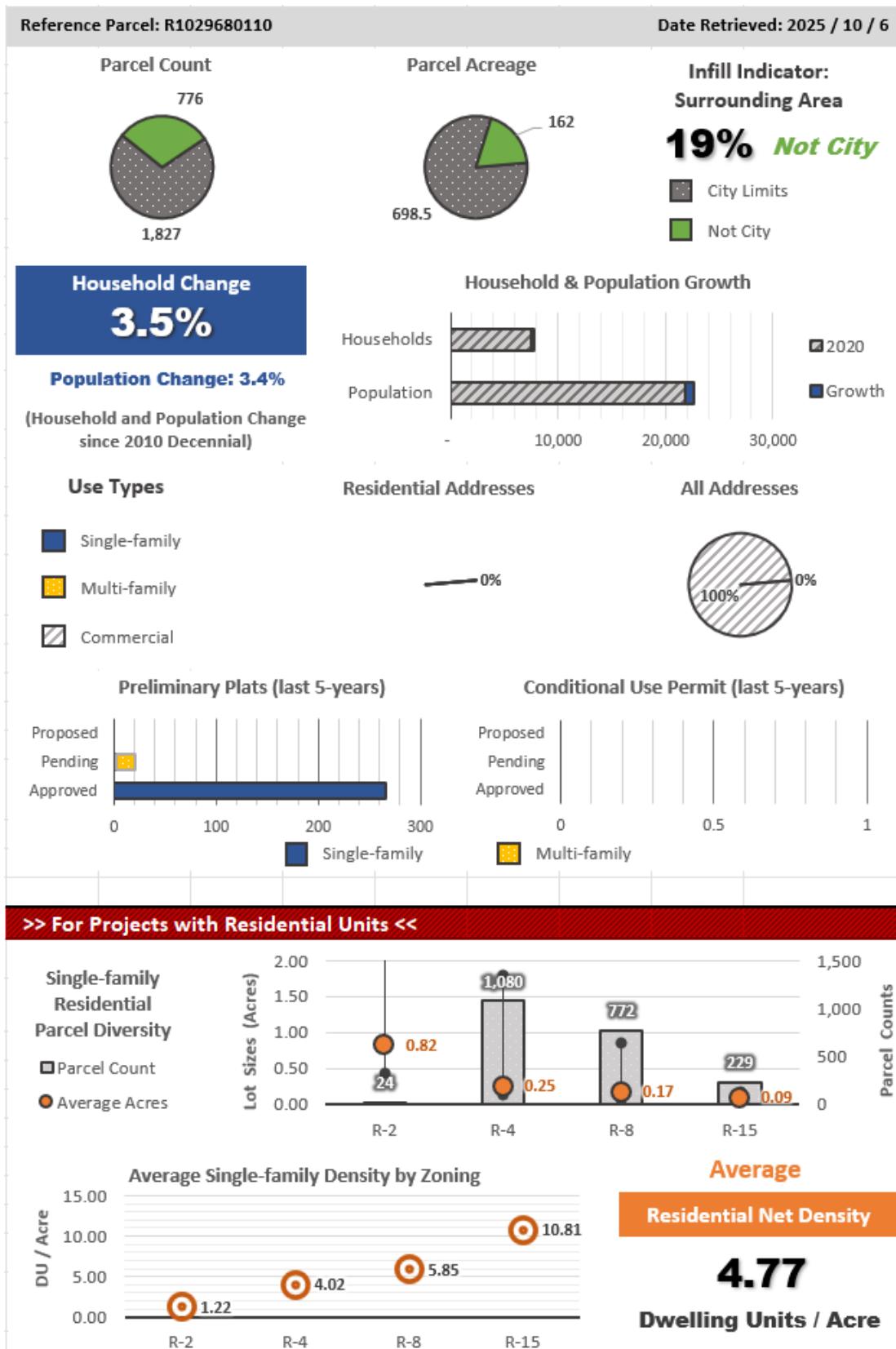
Description	Details
Preapplication Meeting date	6/23/2025
Neighborhood Meeting	3/26/2025
Site posting date	10/3/2025

Table 3: Community Metrics

Agency / Element	Description / Issue
Ada County Highway District	Yes – no improvements are required to adjacent streets.
• Comments Received	No
• Commission Action Required	N. Jericho Rd. (local street)
• Access	Yes – no comments
ITD Comments Received	No comments received
Meridian Fire	No comments received
Meridian Police	No comments received
Meridian Public Works Wastewater	Available at site
• Distance to Mainline	See specific conditions
• Impacts or Concerns	
Meridian Public Works Water	Available at site
• Distance to Mainline	Ensure no trees are located within 10' of the water meter
• Impacts or Concerns	No comments received
School District(s)	

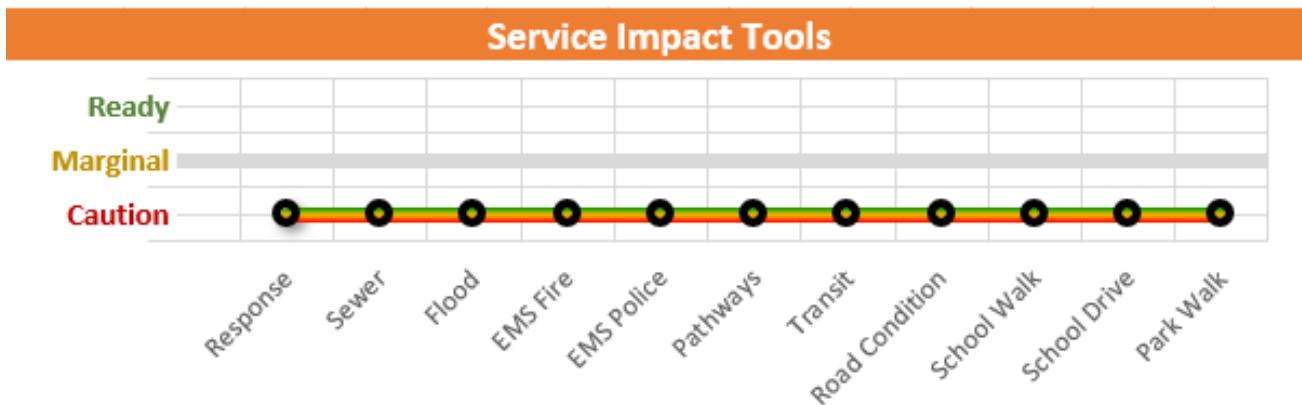
Note: See section IV. City/Agency Comments & Conditions for comments received.

Figure 1: One-Mile Radius Existing Condition Metrics



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: Service Impact Summary



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

This property was originally platted in Ada County in 2003 as part of Lot 6, Block 1, Westborough Subdivision and later annexed into the City in 2005 with L-O zoning as part of a larger development area totaling approximately 29 acres. A Development Agreement (DA) was required as a provision of annexation for the overall annexation area. The DA requires either a Conditional Use Permit (CUP) or a Planned Development (PD) application to be submitted to the City prior to future development on the site and construction of a 10' tall berm/fence or berm/wall combination along Chinden Blvd.

In accord with the DA, a CUP was approved with annexation of the property for a PD, which consists of six (6) professional office buildings on the subject property site in the L-O district & 10 multi-family residential buildings on the adjacent property to the east in the R-15 zoning district containing a total of 40 dwelling units. The PD allowed for multiple buildings on a single-lot and a waiver of the street frontage requirement in the R-15 district on the abutting multi-family development to the east, which was constructed with Phase 1. The office buildings in Phase 2 on the subject property were never constructed but sewer and water main lines, pressure irrigation, asphalt drives and parking areas, and street buffer and parking lot landscaping was installed. Further development of this site was delayed due to the bank foreclosing on the property during the recession in 2008.

A preliminary plat was approved with the annexation and PD in 2005, which consisted of a total of seven (7) building lots and one (1) common/other lot on 5.39 acres of land, which included the subject property and the abutting property to the east.

A final plat was approved in 2005, which included six (6) buildable lots for office uses on the subject property and one (1) multi-family residential building lot on the abutting property to the east on 5.4 acres of land in the R-15 and L-O zoning districts. However, the plat was never recorded and expired.

In 2008, the Idaho Transportation Department (ITD) decided to eliminate the collector street (N. Jericho Rd.) connection to Chinden Blvd./SH-20/26, located along the west boundary of this site, and ACHD vacated the right-of-way (ROW).

In 2015, an application was submitted for a rezone from L-O to R-15 and modification to the existing CUP/PD to change the use and site layout for the subject property from office to multi-

family residential for the development of 34 townhome-style units at a gross density of 12.55 units per acre. This rezone application (and consequently the PD application) was denied by City Council due to their opinion the R-15 zone was not in the best interest of the City at that time. Reasons cited were that the density of the development proposed with the PD was too high and the entitled office uses would off-set the multi-family use approved in Phase 1. Other relevant testimony included preference for uses allowed in the L-O district such as professional office uses, a daycare facility and/or fitness facility, rather than more multi-family residential units in this area.

In 2016, a short plat application was submitted consisting of two (2) building lots on 5.57 acres of land in the R-15 and L-O zoning districts, which included the subject property as Lot 1, Block 1, Borough Subdivision, the abutting property to the east and the eastern portion of the vacated right-of-way (ROW) from N. Jericho Rd. along the west boundary of the subject property.

A 35' wide landscaped street buffer with irrigation, a 10' wide multi-use pathway and 10' tall berm and wall was constructed along Chinden Blvd./SH-20/26 with the subdivision improvements as required by the DA but was later removed by ITD with the road widening project. ITD acquired an additional 10 feet of right-of-way from the subject property and installed a 10-foot-tall concrete wall for buffering along with decorative rock on the south side of Chinden Blvd. in this area. Utilities were installed, which included a large transformer, underground power and a natural gas line between the back of sidewalk and the wall.

B. General Overview

The subject property is designated Mixed Use – Community (MU-C) on the Future Land Use Map (FLUM) included in the Comprehensive Plan. The purpose of this designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Residential uses are expected to comprise between 20% and 50% of the overall MU-C development area, with gross densities ranging from 6 to 15 units per acre (of the residential area). Supportive and proportional public and/or quasi-public spaces and places should comprise a minimum of 5% of the development area. *Note: This property previously had a Neighborhood Center (N.C.) overlay designation, which was removed in 2019 along with other N.C designations on the FLUM.*

The overall MU-C designated area, which lies mostly along the south side of Chinden Blvd./SH-20/26, between N. Long Lake Way to a ¼ mile east of N. Locust Grove Rd., includes approximately 300 acres. A variety of uses exist in this area including churches, schools, retail stores, a storage facility, veterinary hospital, coffee shop/restaurant, indoor recreation and residential [single-family detached and multi-family (single-family attached style dwellings on one lot)] uses. Residential uses comprise less than 50% of the overall MU-C area.

The site consists of a total of 2.81 acres of land, currently zoned L-O and R-15. The L-O zoned portion consists of 2.64 acres and is entitled to develop with six (6) office buildings through the previously approved PD. The R-15 zoned portion consists of 0.17 acres of land along the west boundary of the site, which is vacated right-of-way (ROW) from N. Jericho Rd.

A modification to the DA is proposed to change the approved use of the property from office to residential, update the development plan for the site and enter into a new agreement only applicable to the subject property (see legal description and exhibit map below in Section VII.L for property subject to new DA). The original DA will remain in effect for the rest of the properties included in the agreement. The modification includes removal of the requirement for a berm and a fence/wall to be constructed along Chinden Blvd./SH-20/26 due to ITD's road widening project, which removed the previously constructed berm and wall and constructed a 10' tall concrete wall immediately adjacent to the sidewalk. The proposed residential uses for rent

and sale will contribute to the variety of uses and specifically the variety of residential housing types in this area as desired in the MU-C designation.

A rezone from the L-O to the R-15 district is proposed per the legal description and exhibit map included below in Section VII.K, along with an amendment to the PD to change the approved use and development plan from office, as shown below in Section VII.C, to residential. The proposed development consists of 18 multi-family residential dwelling units to be constructed as single-family-attached style homes, and two (2) single-family residential detached dwelling units at a gross density of 6.4 units per acre consistent with that desired in the MU-C designation, as shown below in Section VII.E. *Note: Although the multi-family development consists of single-family attached style units, the use is considered “multi-family” because all units are on one (1) property, per UDC 11-1A-2 Figure 2.*

A preliminary plat is proposed to re-subdivide Lot 1, Block 1, Borough Subdivision and includes the vacated ROW of N. Jericho Rd. along the west boundary of Lot 1. The plat consists of three (3) buildable lots consisting of one (1) multi-family building lot and two (2) single-family building lots; and three (3) common/other lots consisting of an access drive, a parking lot and a common lot, on 2.81 acres of land as shown below in Section VII.G. The single-family lots range in size from 4,176 to 4,228 square feet (sq. ft.) with an average lot size of 4,202 sq. ft. The multi-family lot will contain nine (9) structures with 18 single-family-attached style dwellings. The gross density is 6.58 dwelling units per acre with a net density of 8.70 dwelling units per acre.

Alternative Compliance is requested to the street buffer standards in UDC 11-3B-7C.1c due to existing conflicts with utilities, which prevent installation of irrigation facilities under the footings of the wall. There is no break in the wall so maintenance of the limited area of landscaping on the north side of the wall would have to take place from Chinden which the Applicant feels would be hazardous. The subject property is also considerably lower than Chinden with a significant slope into the property from the 10-foot-tall wall and a 3-foot-tall retaining wall. As alternative compliance, the developer is proposing to install nine (9) trees north of the retaining wall with shrubs, decorative boulders and rock mulch. South of the retaining wall, four (4) additional trees are proposed. The Applicant proposes to install a fenced dog park with benches and a waste station along the west side of the property and a grassy area with a horseshoe pit and benches along the east side of the property with a landscaped area behind the proposed units connecting to a pocket park area with a picnic shelter and trees, which exceeds UDC standards for common open space and amenities.

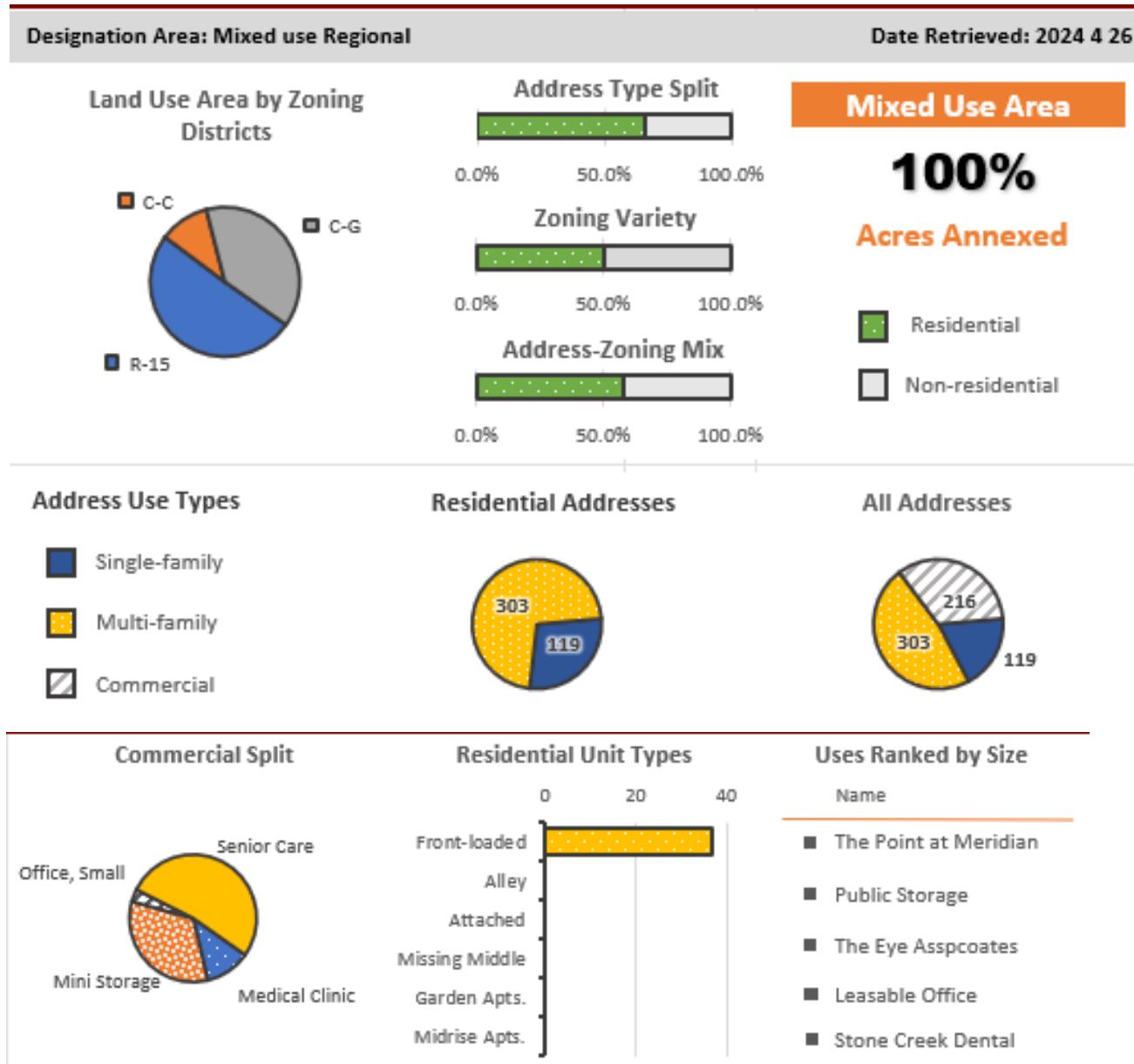
Reasons cited in the Applicant's narrative supporting the proposed rezone and change of use include the lack of collector street (Jericho Rd.) access to Chinden Blvd/SH-20/26 (the nearest access is circuitous via N. Saguaro Hills Ave. to Everest St., over 1,000+' to the west and north) and lack of visibility from the highway with ITD's construction of a 10' tall wall between the property and the highway, which created an isolated office zoned parcel without potential for development. The property has sat vacant and underutilized since 2008.

Table 4: Project Overview

Description	Details
History	AZ-05-018 (Annexation – Ord. #07-1186B, DA Inst. # 105152707), CUP-05-027 (Planned Development), PP-05-020 (Preliminary Plat) – Westborough Square Subdivision; FP-05-075 (Final Plat – Westborough Square Subdivision) - expired; H-2015-0036 (Rezone & modification to PD) – Westborough Square – denied; H-2016-0135 (Short Plat – Borough Subdivision)
Phasing Plan	Not proposed to be phased
Residential Units	18
Open Space	7,222 sq. ft. (or 0.17 acres)

Description	Details
Amenities	Sports court (horseshoe pit)
Physical Features	The elevation of this site is approximately 5' lower than the adjacent state highway
Acreage	2.81 acres
Lots	3 buildable lots & 3 common/other lots
Density	6.4 units/acre (gross)

Figure 4: Mixed Use Analysis by Land Use Area



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

C. Site Development and Use Analysis

The proposed development is consistent with the following Comprehensive Plan policy, *Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.* (2.01.01)

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

There are no existing structures on the subject property. Water and sewer main lines exist on the site that were installed for the previously approved development as well as paved driveways, sidewalks, parking areas with landscaped planter islands and a pad for trash enclosures.

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

Multi-family residential developments are listed as a conditional use and single-family detached dwellings are a principal permitted use in the R-15 district per UDC Table 11-2A-2. However, multi-family dwellings may be an allowed use when approved through a planned unit development such as this, per UDC 11-7-4C.1.

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

Compliance with the dimensional standards for the proposed R-15 district in UDC Table 11-2A-7 is required.

4. Planned Unit Developments (PUD) (*UDC 11-7*):

Per UDC 11-7-1:

- A. The purpose of the PUD requirements is to provide an opportunity for exemplary site development that meets the following objectives:
 1. Preserves natural, scenic and historic features of major importance;
 2. Allows for innovative design that creates visually pleasing and cohesive patterns of development (including, but not limited to, residential development at densities greater than eight (8) units per acre where design guidelines are in place for development and where garage doors are generally not fronting the street); and
 3. Creates functionally integrated development that allows for a more efficient and cost-effective provision of public services.

Per UDC 11-7-4, the Council may approve PUD's upon recommendation by the Commission, in accord with the following standards:

A. General use standards:

1. Deviations from underlying district requirements: No deviations are proposed.
2. Allowed uses: Multi-family developments typically require a conditional use permit in the R-15 district but the Applicant may request the use be allowed as a principal permitted use through the PUD; single-family dwellings are allowed as a principal permitted use in the R-15 district.
3. Interconnected uses: The proposed development is connected via a driveway and pedestrian walkway to the multi-family development to the east.
4. Building clusters: The proposed buildings appear to be clustered as close as possible. Compliance with the setback requirements of the R-15 district and the building code separation requirements is required.

- B. Private open space: A minimum of 80 sq. ft. of private usable open space is required per unit – the floor plans included below in Section VII.I depict patios over 80 sq. ft. for each unit.

C. Residential use standards:

1. Multi-family: Multi-family dwellings may be an allowed use when approved through a PUD.

2. Housing types: A variety of housing types are proposed in the planned development consisting of multi-family (single-family attached style) and single-family detached dwelling units, as required.
3. Density bonus: Not applicable

D. Infill planned developments: No exceptions are requested.

E. Approval: In approving the PD, the Council may prescribe appropriate conditions, additional conditions, bonds, and safeguards in conformity with the UDC that: *(Staff comments in italics)*

1. Minimize adverse impact of the use on other property. *All homes in the development will be a single-story in height per the elevations included below in Section VII.I. Single-family attached homes are proposed next to the same to the west and single-family detached structures are proposed next to the same to the south. Only two (2) homes are proposed with retention of the existing parking lot adjacent to the existing single-story detached home on the 1-acre property to the south as a transition. Two-story townhome style multi-family structures exist on the abutting property to the east.*
2. Control the sequence and timing of the use.
3. Control the duration of the use.
4. Assure that the use and the property in which the use is located is maintained properly. *Per UDC 11-4-3-27F, all multi-family developments are required to record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including but not limited to, structures, parking, common areas, and other development features.*
5. Designate the exact location and nature of the use and the property development. *See the conceptual development plan included below in Section VII.E.*
6. Require the provision for on-site or off-site public facilities or services.
7. Require more restrictive standards than those generally required in the UDC.
8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, which provides services within the City.

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

Compliance with the following specific use standards listed in UDC 11-4-3-27 for multi-family developments is required: *(Staff analysis in italics)*

B. Site Design:

1. Residential buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or [title 10](#) of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *The site plan submitted with the Certificate of Zoning Compliance (CZC) application should demonstrate compliance with this standard. Setbacks and building separation shall also comply with the applicable building code in effect at the time of application for building permits.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *The site plan submitted with the Certificate of Zoning Compliance (CZC) application should demonstrate compliance with this standard.*

3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other access ways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section [11-5B-5](#) of this title. *The floor plans submitted with this application, included below in Section VII.I, depict patios in excess of 80 sq. ft. for each unit.*
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site.*
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *The Applicant shall comply with this requirement.*
6. The parking shall meet the requirements set forth in [chapter 3](#), "Regulations Applying to All Districts", of this title. *Based on (18) 1-bedroom units, a minimum of 27 vehicle parking spaces are required with at least 18 of those in a covered carport or garage. The concept plan depicts a total of 78 spaces with 18 of those covered spaces, which exceeds the minimum standard.*

An additional 16 spaces are provided in an overflow parking lot along the southern boundary of the site for use by guests and residents of Borough Subdivision, the multi-family development to the east, to alleviate existing parking issues in this area (i.e. parking on this site and along Jericho Rd. and Everest St.)

A minimum of one (1) bicycle parking space is required for every 25 proposed vehicle parking spaces or portion thereof. Based on a total of 94 spaces, a minimum of four (4) bicycle parking spaces are required to be provided. Three (3) concrete pads with bike racks capable of holding four (4) bicycles each for a total of 12 bicycles is proposed, exceeding the minimum standard.

7. Developments with twenty (20) units or more shall provide the following: *Not applicable*
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018) *Although not required, Staff recommends this is provided for visitors as well as emergency responders.*

C. Common Open Space Design Requirements:

1. The total baseline land area of all qualified common open spaces shall equal or exceed ten (10) percent of the gross land area for multi-family developments of five (5) acres or more. *Not applicable*
2. All common open spaces shall meet the following standards:

- a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for land use after all other development elements have been designed. Open space areas that have been given priority in the development design have:
 - (1) Direct pedestrian access;
 - (2) High visibility;
 - (3) Comply with Crime Prevention through Environmental Design (CTED) standards; and
 - (4) Support a range of leisure and play activities and uses.
- b. Open space shall be accessible and well-connected throughout the development. This quality can be shown with open spaces that are centrally located within the development, accessible by pathway and visually accessible along collector streets or as a terminal view from a street.
- c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering, and relaxation to serve the development.

Staff finds the proposed open space areas within the multi-family development comply with these standards.

- 3. Alternative compliance is available for the standards listed in subsections (C)1 and (C)2 above, if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or mixed-use future land use designations with collectively integrated and shared open space areas.
- 4. All multi-family projects over twenty (20) units shall provide at least one (1) common grassy area integrated into the site design allowing for general activities by all ages. This area may be included in the minimum required open space total. Projects that provide safe access to adjacent public parks or parks under a common HOA, without crossing an arterial roadway, are exempt from this standard. *Not applicable*
 - a. Minimum size of the common grassy area shall be at least five thousand (5,000) square feet in area. This area shall increase proportionately as the number of units increase and shall be commensurate to the size of the multi-family development as determined by the decision-making body. Where this area cannot be increased due to site constraints, it may be included elsewhere in the development.
 - b. Alternative compliance is available for these standards if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or mixed-use future land-use designations with collectively integrated and shared open space areas.
- 5. In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:
 - a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. *Not applicable*
 - b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. *All multi-family units are approximately 722 square feet; therefore, a minimum of 4,500 square feet (or 0.10-acres) of outdoor common*

open space should be provided; a total of 7,222 sq. ft. is proposed, which exceeds the standard.

- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. *Not applicable*
- 6. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). *The common open space areas depicted on the open space exhibit in Section VIII.F meet this requirement.*

In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *Not applicable*

- 7. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *Not applicable*
- 8. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009) *Not applicable*
- 9. Buffer(s): One hundred (100) percent of the landscape buffer along collector streets and fifty (50) percent of the landscape buffer along arterial streets that meet the enhanced buffer requirements below may count towards the required baseline open space. *Not applicable*
 - a. Enhanced landscaping as set forth in Article 11-3B, Landscaping Requirements;
 - b. Multi-use pathways;
 - c. Enhanced amenities with social interaction characteristics;
 - d. Enhanced context with the surroundings.

D. Site Development Amenities:

- 1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
 - a. Quality of life:
 - (1) Clubhouse.
 - (2) Fitness facilities.
 - (3) Enclosed bike storage.
 - (4) Public art such as a statue.
 - (5) Dog park with a waste station.
 - (6) Commercial outdoor kitchen.
 - (7) Fitness course.
 - (8) Enclosed storage
 - b. Open space:
 - (1) Community garden.
 - (2) Ponds or water features.
 - (3) Plaza.
 - (4) Picnic area including tables, benches, landscaping, and a structure for shade.

- c. Recreation:
 - (1) Pool.
 - (2) Walking trails.
 - (3) Children's play structures.
 - (4) Sports courts.
- d. Multi-modal amenity standards.
 - (1) Bicycle repair station.
 - (2) Park and ride lot.
 - (3) Sheltered transit stop.
 - (4) Charging stations for electric vehicles.
- 2. The number of amenities shall depend on the size of multi-family development as follows:
 - a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.
 - b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each category.
 - c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each category.
 - d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.
- 3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection (D), provided that these improvements provide a similar level of amenity.

A total of 18 units are proposed; therefore, a total of two (2) amenities are required from two (2) separate categories. A sports court (i.e. horseshoe pit) is proposed from the Recreation category; a dog park with a waste station is proposed from the Quality of Life category; and a picnic area with a shade structures is proposed from the Open Space category, exceeding UDC standards.

- E. Landscaping Requirements:
 - 1. Development shall meet the minimum landscaping requirements in accord with [chapter 3](#), "Regulations Applying to All Districts", of this title.
 - 2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards: *Not applicable*
 - a. The landscaped area shall be at least three feet (3') wide.
 - b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four inches (24") shall be planted.
 - c. Ground cover plants shall be planted in the remainder of the landscaped area.
- F. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. ***The Applicant shall comply with this requirement.***

G. Police access under exigent circumstances. Multifamily developments with units that take access via secured common corridors shall install and maintain a keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances. The keyless entry system or alternative shall be subject to review and approval by the Meridian Police Department. *Not applicable*

D. Design Standards Analysis

The proposed development is consistent with the following Comprehensive Plan policy, *Encourage compatible uses and site design to minimize conflicts and maximize use of land*. (3.07.00)

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):

The multi-family residential structures are required to be designed in accord with the design standards in the Architectural Standards Manual; single-family detached dwellings are exempt from these standards.

Color conceptual building elevations with floor plans were submitted that demonstrate the quality and building materials of the proposed dwellings, shown below in Section VII.I.

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

Because the portion of the development where single-family detached dwellings are proposed is less than 5 acres in size, the open space and site amenity standards in UDC 11-3G-3, 4 are not applicable. *Note: The multi-family portion of the development is required to comply with the common open space and site amenity standards in UDC 11-4-3-27C, D.*

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

i. Landscape buffers along streets

A 35-foot wide street buffer is required along E. Chinden Blvd., an entryway corridor, with landscaping per the standards listed in UDC 11-3B-7C. Noise abatement is also required for residential uses adjoining state highways per the standards in UDC 11-3H-4D.

As noted above, a buffer and wall meeting these requirements was constructed with the subdivision improvements associated with Borough Subdivision but was later removed with the road widening project, which took an additional 10' of ROW. ITD constructed a 13'+/- wide gravel parkway with a detached 10' wide paved pathway and a 10' tall concrete wall at the back edge of the pathway within the required street buffer area; the remaining 12'+/- of the required 35' wide street buffer is behind the wall on the subject property (see site photo below in Section VII.J).

Alternative Compliance is requested to the street buffer landscape standards in UDC 11-3B-7C.1c, which require a minimum of one (1) tree per 35 linear feet and shrubs, lawn or other vegetative groundcover with additional landscape design features along entryway corridors (i.e. Chinden Blvd.) as noted in UDC 11-3B-7C.3f.

Due to existing conflicts with utilities, which prevent installation of irrigation facilities under the footings of the wall, no landscaping is proposed on the north side of the wall along Chinden Blvd. Additionally, there is no break in the wall so maintenance of the limited area of landscaping on the north side of the wall would have to take place from Chinden which the Applicant feels would be hazardous. The subject property is also considerably lower than Chinden with a significant slope into the property from the 10-foot-tall wall and a 3-foot-tall retaining wall.

As alternative compliance, the developer is proposing to install nine (9) trees north of the retaining wall behind the 10-foot tall wall with retaining decorative boulders, shrubs/ornamental grasses/perennials and rock mulch. South of the retaining wall, four

(4) additional trees are proposed, which exceed the minimum standard of 10 trees. No trees or vegetative groundcover is proposed north of the wall due to lack of irrigation. The Applicant proposes installing a fenced dog park with benches and a waste station along the west side of the property and a grassy area with a horseshoe pit and benches along the east side of the property with a landscaped area behind the proposed units connecting to a pocket park area with a picnic shelter and trees in addition to the minimum required common open space and amenities. **Staff recommends vegetation within the buffer area have at least 70% coverage at maturity with mulch used under and around the plants in accord with UDC 11-3B-5N.**

The Director finds the proposed alternative means of compliance provides an equal means for meeting the requirements that will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties in accord with the Findings in UDC 11-5B-5E.

ii. Parking lot landscaping

Parking lot landscaping is required in accord with the standards listed in UDC 11-3B-8C.

iii. Landscape buffers to adjoining uses

A buffer to adjoining uses is not required in the R-15 district.

iv. Tree preservation

There are some existing trees on the site along the driveway and in planter islands in the parking area that should be protected during construction.

v. Storm integration

Compliance with the stormwater integration standards listed in UDC 11-3B-11C is required.

vi. Pathway landscaping

There are no pathways required or proposed on the site except for the existing multi-use pathway along Chinden Blvd./SH-20/26 and there isn't room for landscaping next to the pathway due to the borrow pit and wall constructed by ITD on either side of the pathway.

4. Parking (UDC 11-3C):

Off-street parking is required in accord with the standards listed in UDC Table 11-3C-6 for the single-family dwellings proposed on Lots 4 and 5, Block 1 based on the number of bedrooms per unit. *Note: Analysis on compliance with off-street parking standards for the multi-family development is included above in Section C.*

i. Residential parking analysis

There are three (3) bedrooms per unit; therefore, a minimum of four (4) spaces are required for each unit with at least two (2) of those in an enclosed garage – 2-car garages are proposed for each unit with a parking pad for two (2) vehicles in front of the garage in accord with this standard.

ii. Nonresidential parking analysis

Not applicable

iii. Bicycle parking analysis

Not applicable

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

Conceptual building elevations and floor plans are included below in Section VII.I. All homes in this development are proposed to be a single-story in height.

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

A 6' tall vinyl privacy fence exists along the project's west boundary. A 3' tall retaining wall and 10' tall concrete wall exist along the northern boundary of the site as shown on the concept plan.

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

No parkways are proposed.

E. Transportation Analysis

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

Access is proposed via an existing 28' wide drive off Jericho Rd. to the east in alignment with Everest St. that lies within a 41' wide access easement on Lot 2, Block 1. Direct access via W. Chinden Blvd./SH-20/26 is prohibited.

The existing access drive and easement was approved with Borough Subdivision and provides access to the subject property and the abutting multi-family development to the east. **A plat note should be included that grants perpetual ingress/egress access to Lot 1, 3, 4 and 5, Block 1 Borough Village Subdivision and Lot 2, Block 1, Borough Subdivision and requires maintenance of a paved surface capable of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.8.**

2. Multiuse Pathways (*UDC 11-3A-5*):

There is an existing 10' wide detached multi-use pathway/sidewalk along W. Chinden Blvd./SH-20/26 in a public use easement (Inst. #2017-113748); no other pathways are planned for this site.

3. Pathways (*Comp Plan, UDC 11-3A-8*):

The pathway and associated easement along W. Chinden Blvd./SH-20/26 exists; therefore, the standards in UDC 11-3A-8 do not apply.

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

There are existing 5' wide sidewalks on this site along N. Jericho Rd. and within the site; no new sidewalks are required. There is an existing 8' wide ACHD sidewalk easement (Inst. #103137057) depicted on the plat along the west boundary of the site adjacent to the vacated ROW for Jericho Rd. that could be vacated if desired.

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

Private streets are not proposed.

6. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

Not applicable as no streets are proposed and a Fire Dept. approved turnaround exists on the site.

ii. Common driveways

Not applicable

iii. Block face

The proposed plat complies with the maximum block face standards.

F. Services Analysis

The subject property was annexed into the City many years ago but was only partially developed and demonstrates consistency with Comprehensive Plan Policy #2.02.02, *Maximize public*

services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.

1. Waterways (*Comp Plan, UDC 11-3A-6*):

There are no waterways that cross this site.

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

The Karnes Lateral provides irrigation water in this area and is under the jurisdiction of Settler's Irrigation District. The Borough and Hightower Subdivisions share a pressure irrigation pump station located east of the subject property. Pressurized irrigation systems are required to comply with the standards listed in UDC 11-3A-15.

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

Per UDC 11-3A-18, an adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

Stormwater drainage facilities were constructed with the previous Borough Subdivision. An existing ACHD storm drainage facility and easement encumber the site and are delineated on the plat.

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

Domestic water and sewer service will be provided by the City. An 8" water main line and sewer line exist in an easement (Inst. #2017-113207) in the access drive and within the drive aisle of the parking lot. The Applicant's engineer will coordinate with Public Works to abandon some of these services and install additional services for the proposed structures. The utility plan depicts the existing improvements on the property and modifications to the sewer and water service to serve the proposed development.

Per UDC 11-3A-21, all utilities and street lights shall be installed in accord with the City's adopted standards, specifications and ordinances. Adequate fire protection shall be required in accord with the appropriate fire district standards.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

Development Agreement Modification/Rezone

1. A new DA shall be entered into between the City of Meridian, the property owner(s), and the developer. The subject property identified in the legal description in Section VII.L shall no longer be subject to any previous agreements (i.e. Inst. #105152707 – Westborough Square AZ-05-018). The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the subject application. The DA shall, at minimum, incorporate the following provisions:

- i. Future development of this site shall be generally consistent with the conceptual development plan and building elevations, preliminary plat, common open space and amenity exhibits submitted with this application and the provisions contained herein.

Preliminary Plat:

1. Include a note on the plat stating the access easement on Lot 2, Block 1 grants perpetual ingress/egress to Lots 1, 3, 4 and 5, Block 1, Borough Village Subdivision and Lot 2, Block 1, Borough Subdivision to the east. The note shall include a requirement for maintenance of a

paved surface capable of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.8.

2. The street buffer area shall have vegetation with at least 70% coverage at maturity with mulch used under and around the plants in accord with UDC 11-3B-5N.
3. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
4. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.

Planned Unit Development:

5. The multi-family development is allowed as a principal permitted use in the R-15 district through the planned unit development as allowed by UDC 11-7-4 and does not require approval of a conditional use permit.
6. Compliance with the specific use standards listed in UDC 11-4-3-27 shall be required for the multi-family development.
7. Compliance with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 district shall be required.
8. All multi-family residential structures shall comply with the design standards in the Architectural Standards Manual. Single-family detached structures are exempt from these standards.
9. All multi-family residential buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or title 10 of this Code per UDC 11-4-3-27B.1. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. Building setbacks and building separation shall also comply with the applicable building codes in effect at the time of application for building permits.
10. Provide a directory and map of the development at an entrance or convenient location for those entering the development for visitors as well as emergency responders. Depict the location of the directory and map on the site plan submitted with the Certificate of Zoning Compliance application.
11. All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features per UDC 11-4-3-27F. **A copy of the recorded document shall be submitted prior to issuance of the first Certificate of Occupancy within the development.**
12. Parking lot landscaping is required in accord with the standards listed in UDC 11-3B-8C and shall be depicted on the landscape plan submitted with the Certificate of Zoning Compliance application.

13. A Certificate of Zoning Compliance and Design Review application shall be submitted for the multi-family development and approved by the Planning Division prior to submittal of application(s) for building permits.
14. "No Parking" signs shall be installed along the common entry driveway shared with the multi-family development to the east and enforcement of such is required.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=413399&dbid=0&repo=MeridianCity>

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=414330&dbid=0&repo=MeridianCity>

D. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=416860&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=413734&dbid=0&repo=MeridianCity>

V. FINDINGS

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

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

1. The map amendment complies with the applicable provisions of the comprehensive plan;
The City Council finds the proposed map amendment to the R-15 zoning district and conceptual development plan complies with the applicable provisions of the Comprehensive Plan in that it's consistent with the uses and density desired in the MU-C designated area and provides housing opportunities targeted (but not restricted) for tenants 55 and older.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The City Council finds the proposed map amendment and development plan complies with the regulations outlined for the proposed district as the R-15 district in that it provides for a range of housing opportunities, including those for 55 and older, consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The City Council finds the proposed map amendment shall not be materially 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
The City Council finds the proposed 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.

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

This finding is not applicable as the request is for a rezone, not annexation.

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

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

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

The City Council finds the proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.

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

The City Council finds that public services are available and are adequate to accommodate the proposed development.

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

The City Council finds the proposed plat is in conformance with scheduled public improvements in accord with the City's CIP.

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

The City Council finds there is public financial capability of supporting services for the proposed development.

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

The City Council finds the proposed development will not be detrimental to the public health, safety or general welfare.

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

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

C. Planned Unit Development (UDC 11-7-5)

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 a planned development request, the Council shall make the following findings:

1. The planned unit development demonstrates exceptional high quality in site design through the provision of cohesive, continuous, visually related and functionally linked patterns of development, street and pathway layout, and building design.

The City Council finds the proposed modification to the planned unit development demonstrates a high quality through the provision of cohesive, continuous, visually related and functionally linked patterns of development and building design.

2. The planned unit development preserves the significant natural, scenic and/or historic features.

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

3. The arrangement of uses and/or structures in the development does not cause damage, hazard, or nuisance to persons or property in the vicinity.

The City Council is of the opinion the proposed modification to the previously approved conceptual development plan and uses (from office to residential) will not cause damage, hazard, or nuisance to persons or property in the vicinity. The proposed concept plan demonstrates a good transition in uses and density to adjacent residential uses.

4. The internal street, bike and pedestrian circulation system is designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions contained within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area.

The City Council finds the existing internal driveways and pedestrian circulation are designed for the efficient and safe flow of vehicles, bicyclists and pedestrians without having a disruptive influence upon the activities and functions within the development, nor place an undue burden upon existing transportation and other public services in the surrounding area. The additional overflow parking will assist in mitigation of the existing parking burden that has negatively affected adjacent properties in the area.

5. Community facilities, such as a park, recreational, and dedicated open space areas are functionally related and accessible to all dwelling units via pedestrian and/or bicycle pathways.

The City Council finds the proposed dedicated open space areas and amenities are functionally related and easily accessible to all dwelling units via the means noted.

6. The proposal complies with the density and use standards requirements in accord with chapter 2, "District Regulations", of this title.

The City Council finds the proposed development complies with the density and use standard requirements in UDC 11-2A-7 for the R-15 district and with the MU-C designation in the Comprehensive Plan.

7. The amenities provided are appropriate in number and scale to the proposed development.

The City Council finds the proposed amenity plan for the multi-family development consisting of a fenced dog park with benches and a waste station along the west side of the property and a grassy area with a horseshoe pit and benches along the east side of the property with a landscaped area behind the proposed units connecting to a pocket park area with a picnic shelter, will be appropriate in number and scale to the proposed development.

8. The planned unit development is in conformance with the comprehensive plan.

The City Council finds the proposed amendment to the planned unit development from office to residential use is in conformance with the comprehensive Plan.

D. Alternative Compliance (UDC 11-5B-5E)

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or

The Director finds it's not feasible for the Applicant to fully comply with the street buffer landscape standards in UDC 11-3B-7C due to ITD's improvements, which include a 10-foot-tall wall within the buffer area.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

The Director finds the proposed alternative compliance provides an equal means for meeting the requirements.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

The Director finds the proposed alternative means of compliance will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed development agreement modification, PUD modification, preliminary plat and rezone applications in accord with the Findings in Section V. The Director approved the alternative compliance request in accord with the Findings in Section V.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on October 16 and November 20, 2025. At the public hearing on November 20, 2025, the Commission moved to recommend approval of the subject PUD, PP and RZ requests.

1. Summary of Commission public hearing:

- a. In favor: Becky McKay, Engineering Solutions; Jack Harriff
- b. In opposition: Drew Robert representing HOA, Forrest Spencer
- c. Commenting: Tyler Rountree
- d. Written testimony: Melissa Chandler, Melinda & Ray Akhbari, Ginne Hostvedt & John Elliott
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. Safety concerns for children & pedestrians with the increased traffic, inadequate parking, increased traffic volume on surrounding roads not designed to handle the volume, increase in noise in the quiet neighborhood, incompatibility with surrounding land uses, and strain on City services & infrastructure.
- b. Desire for a traffic signal at the Saguaro Hills & Chinden Blvd/SH 20-26 intersection.
- c. In favor of cleaning up the site with the proposed development.

3. Key issue(s) of discussion by Commission

- a. Installation of “No Parking” signs along the entry drive to reduce congestion.
- b. In favor of the extra parking proposed with this development to alleviate existing parking issues in the area.
- c. Encourage the Applicant to continue to work with the abutting Hightower HOA to improve the strip of land that is vacated ROW on their property for a larger shared common area between the two developments.

4. Commission change(s) to Staff recommendation:

- a. Include a new condition requiring “No Parking” signs to be installed along the common entry driveway shared with the multi-family development to the east and for enforcement of such.

5. Outstanding issue(s) for City Council:

- a. None

C. City Council:

The Meridian City Council heard these items on December 16, 2025. At the public hearing, the Council moved to approve the subject MDA, PUD, PP and RZ requests.

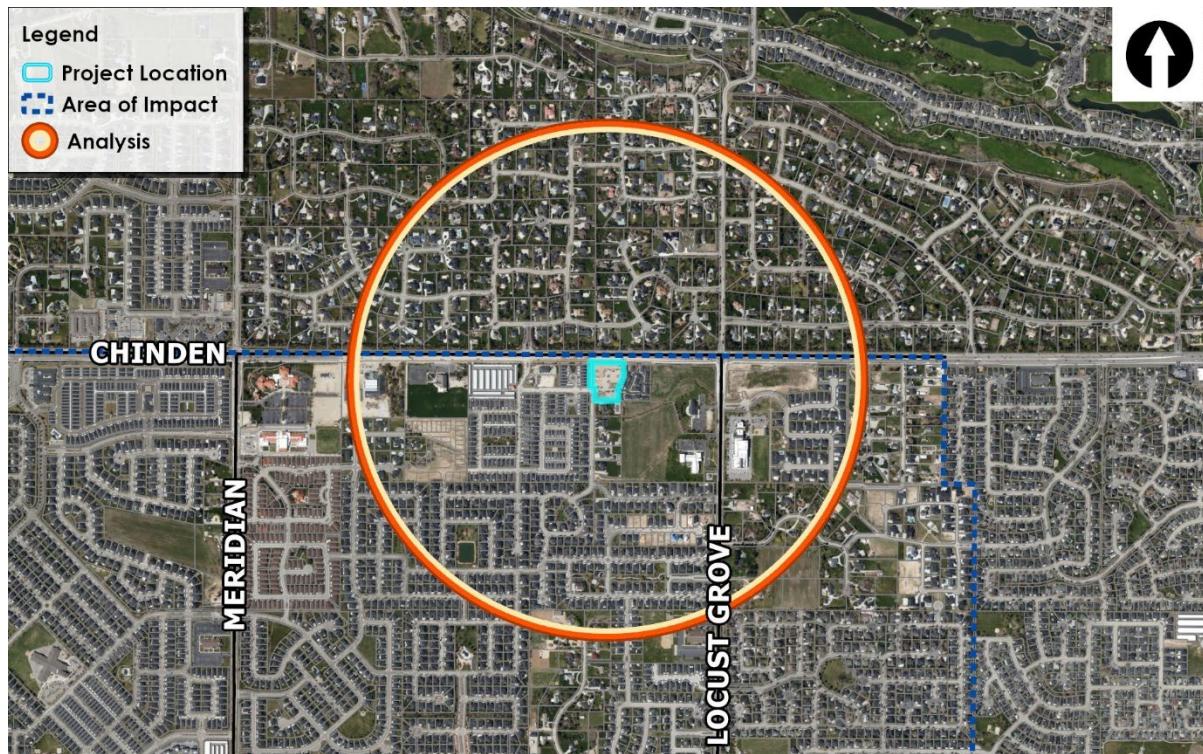
1. Summary of the City Council public hearing:
 - a. In favor: Becky McKay, Engineering Solutions
 - b. In opposition: None
 - c. Commenting: David Lieberman; Craig Telford, HOA Vice President for Reserve Subdivision; Tyler Rountree
 - d. Written testimony: None
 - e. Staff presenting application: Caleb Hood
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. In favor of only single-story homes and extra parking to alleviate existing parking issues, as proposed; concern pertaining to the units only having carports for parking and not garages and being rental units and traffic generated from the proposed development. Question as to whether the units would be age restricted for 55 and older – they won't be restricted but will be marketed as such.
 - b. Request for "No Parking" signs NOT to be installed along the private common entry drive due to concerns overflow parking would then move to the adjacent public streets (i.e. Everest & Jericho).
3. Key issue(s) of discussion by City Council:
 - a. Opinion that marketing this development for 55 and older may not be feasible due to the parking being in carports located away from the units rather than a garage attached to the units.
4. City Council change(s) to Commission recommendation:
 - a. Council removed the Commission's requirement for "No Parking" signs to be installed along the common entry driveway shared with the multi-family development to the east and for enforcement of such.

VII. EXHIBITS

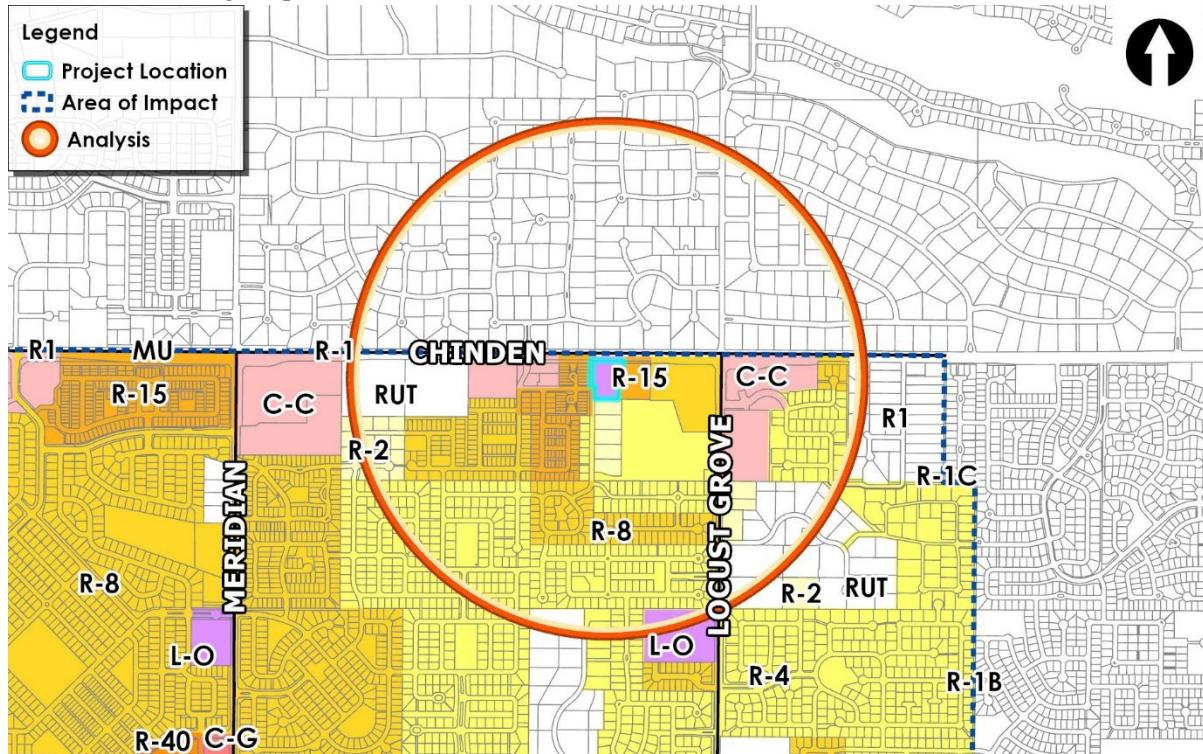
A. Project Area Maps

(link to [Project Overview](#))

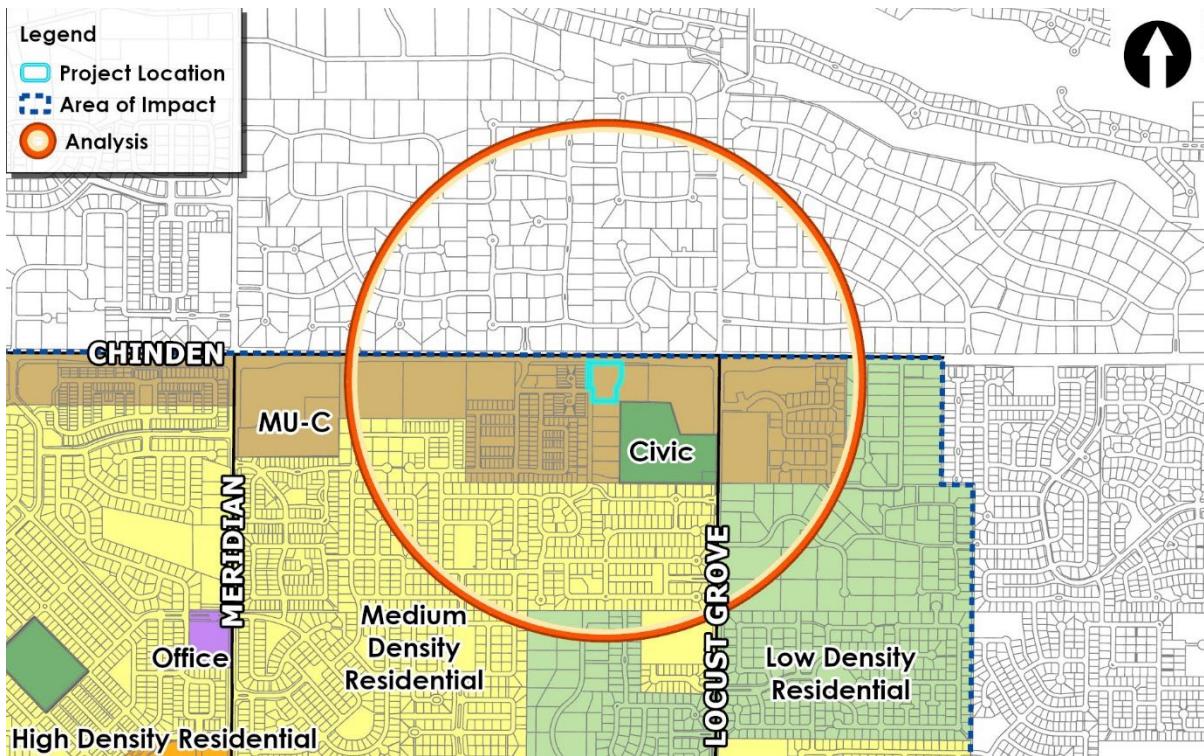
1. Aerial



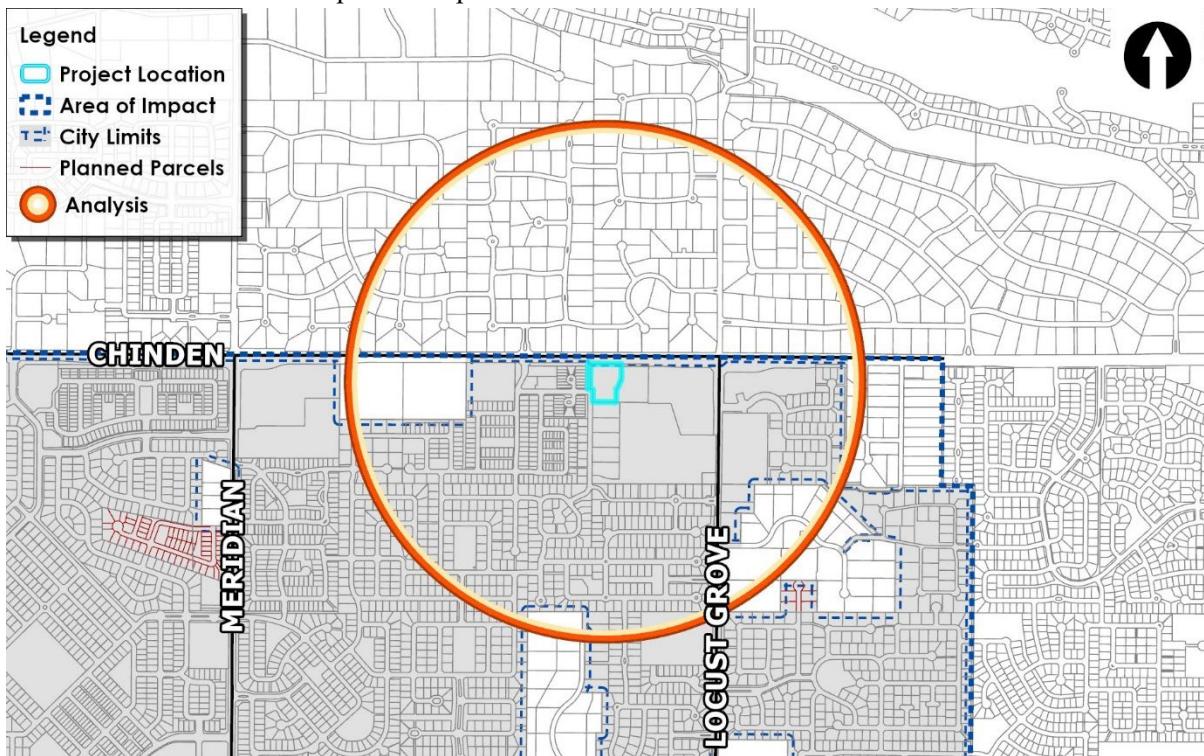
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Subject Site Photos

North side of Access Drive:



Looking northeast



Looking northwest



Street Buffer Area along Chinden Blvd./SH-20/26 (back side of wall)

South side of Access Drive:



Looking southwest

C. Service Accessibility Report

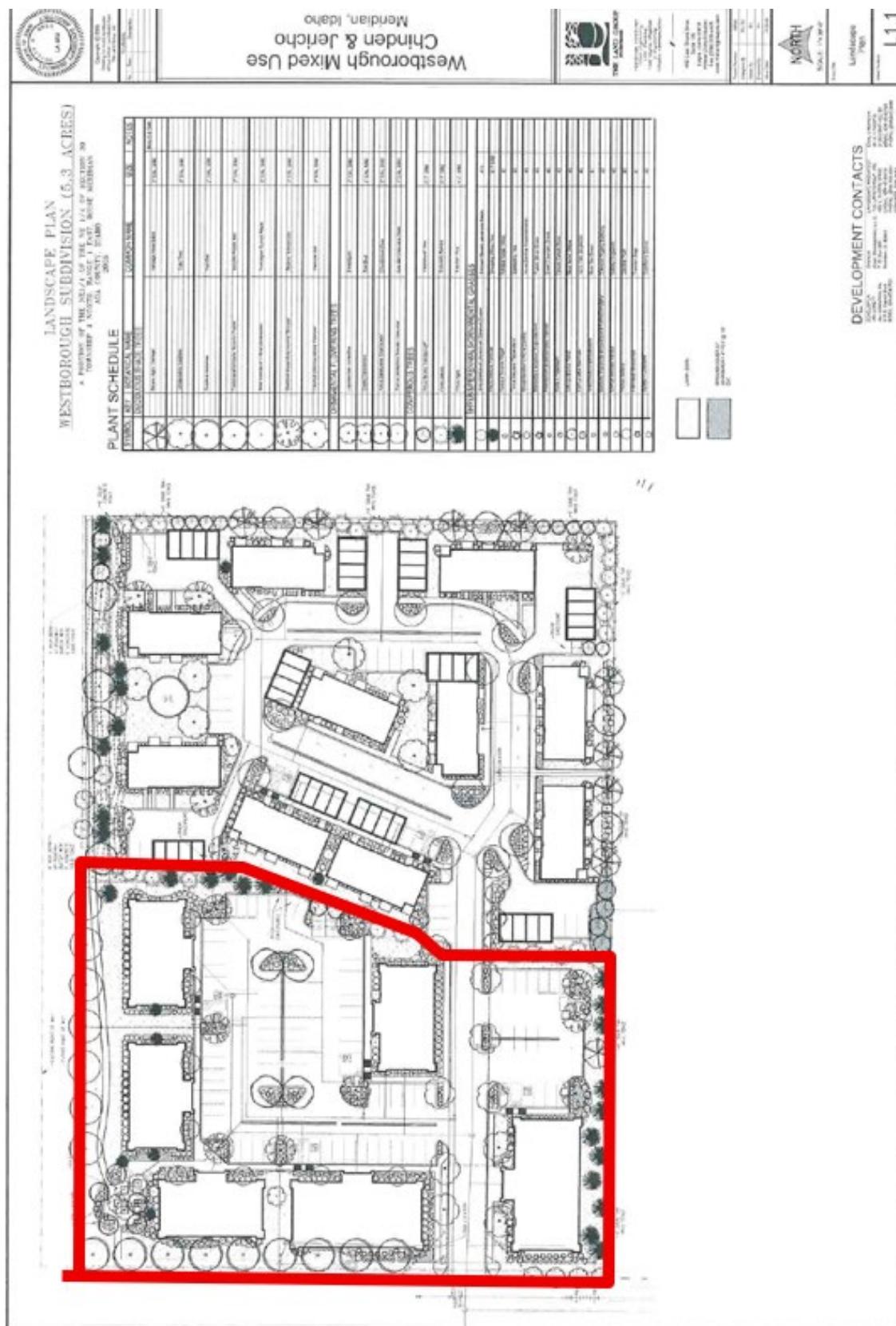
PARCEL R1029680110 SERVICE ACCESSIBILITY

Overall Score: 27	49th 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	Within 1/4 mile of future transit route	YELLOW
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	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

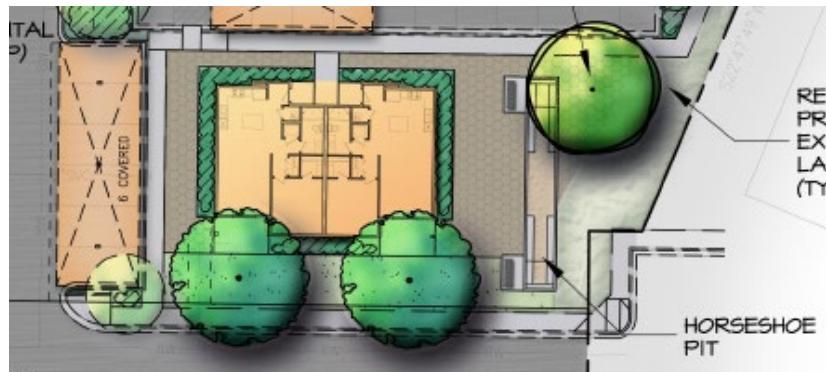
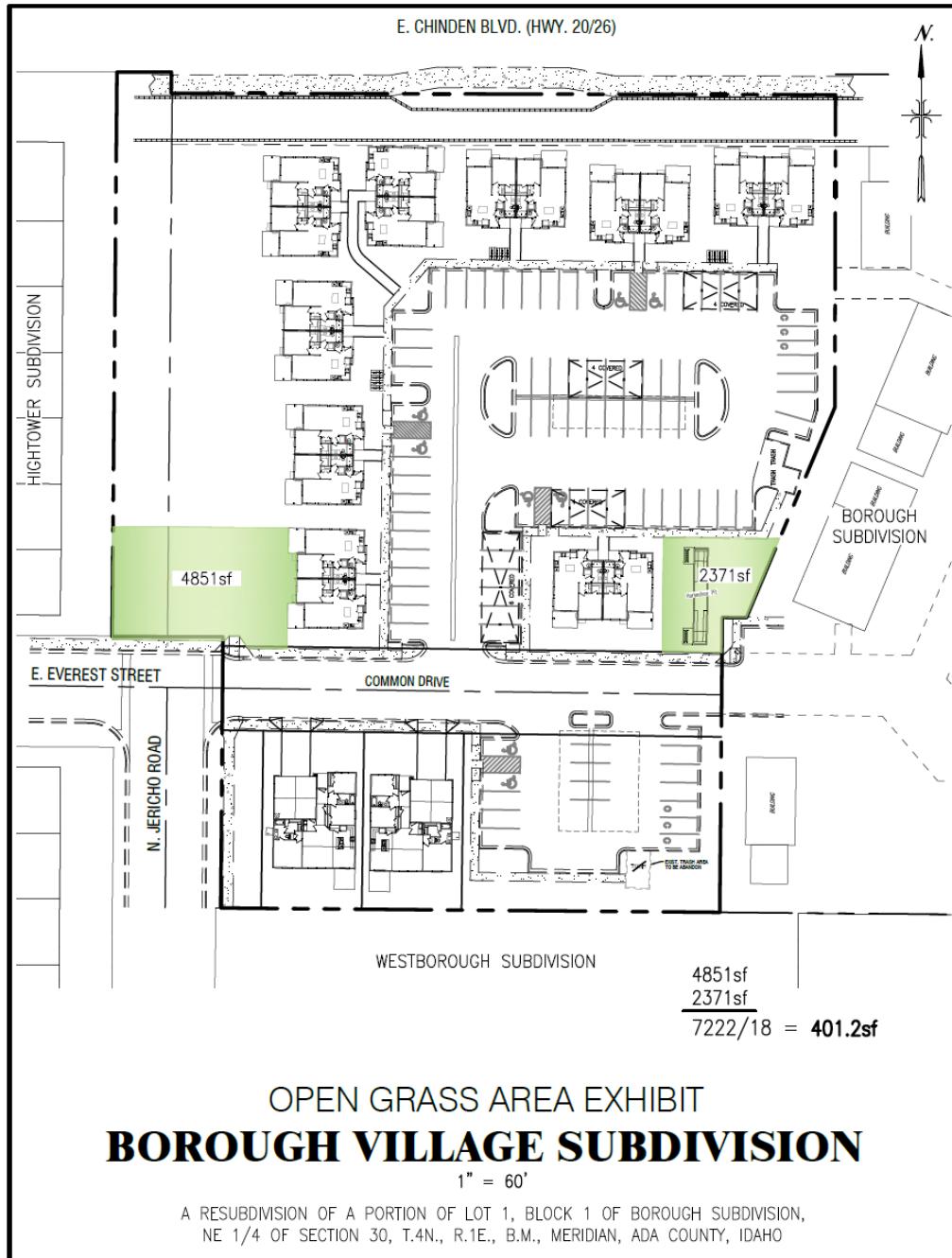
Report generated on 10-06-2025 by MERIDIAN\sallen

D. Existing Conceptual Development Plan Approved with Planned Unit Development

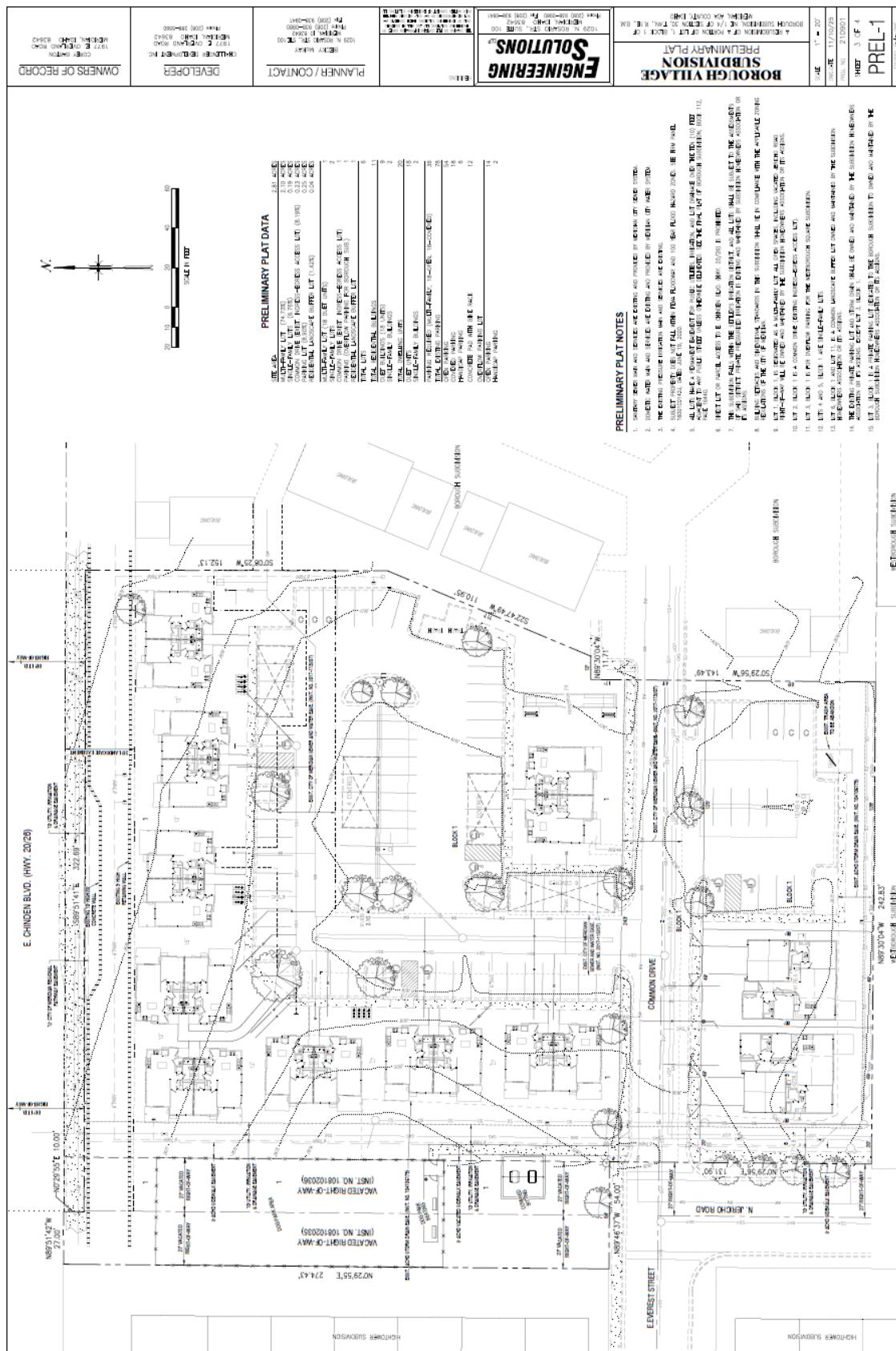


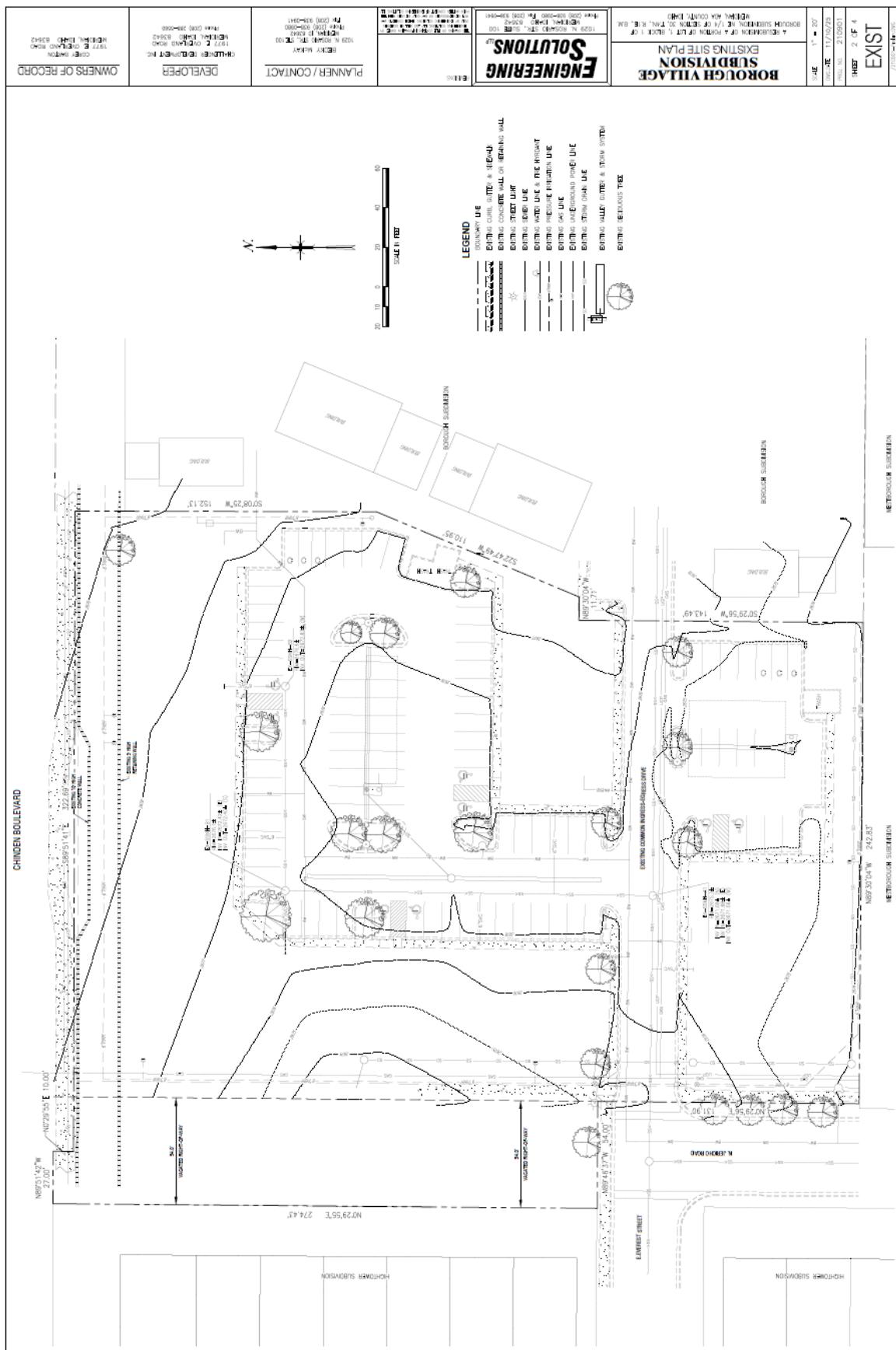
E. Proposed Conceptual Development Plan (dated: 8/27/25)

F. Common Open Space & Site Amenity Exhibit

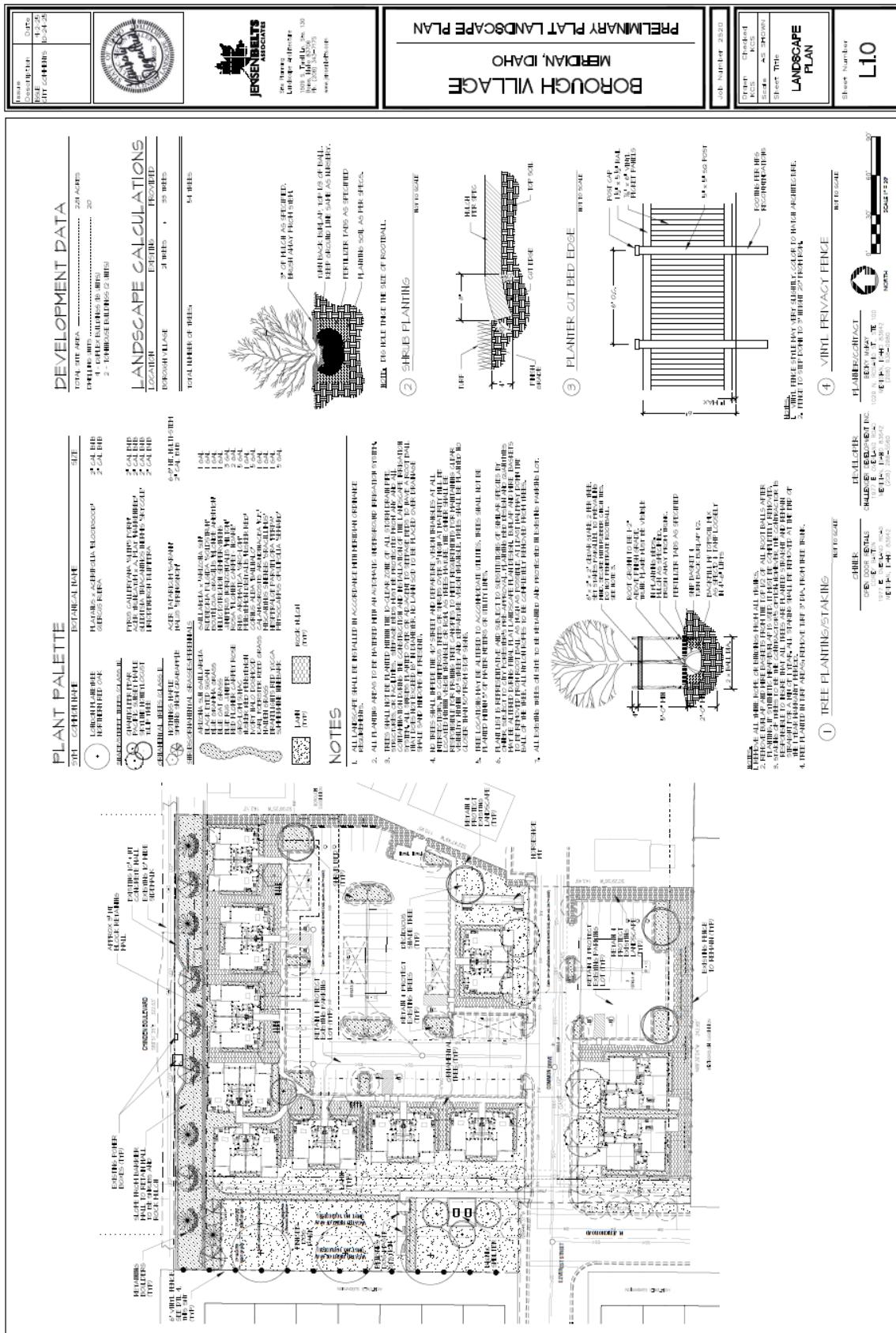


G. Preliminary Plat (date: 8/27/25 11/10/25)





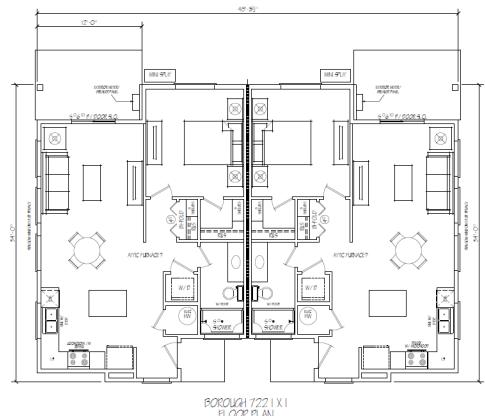
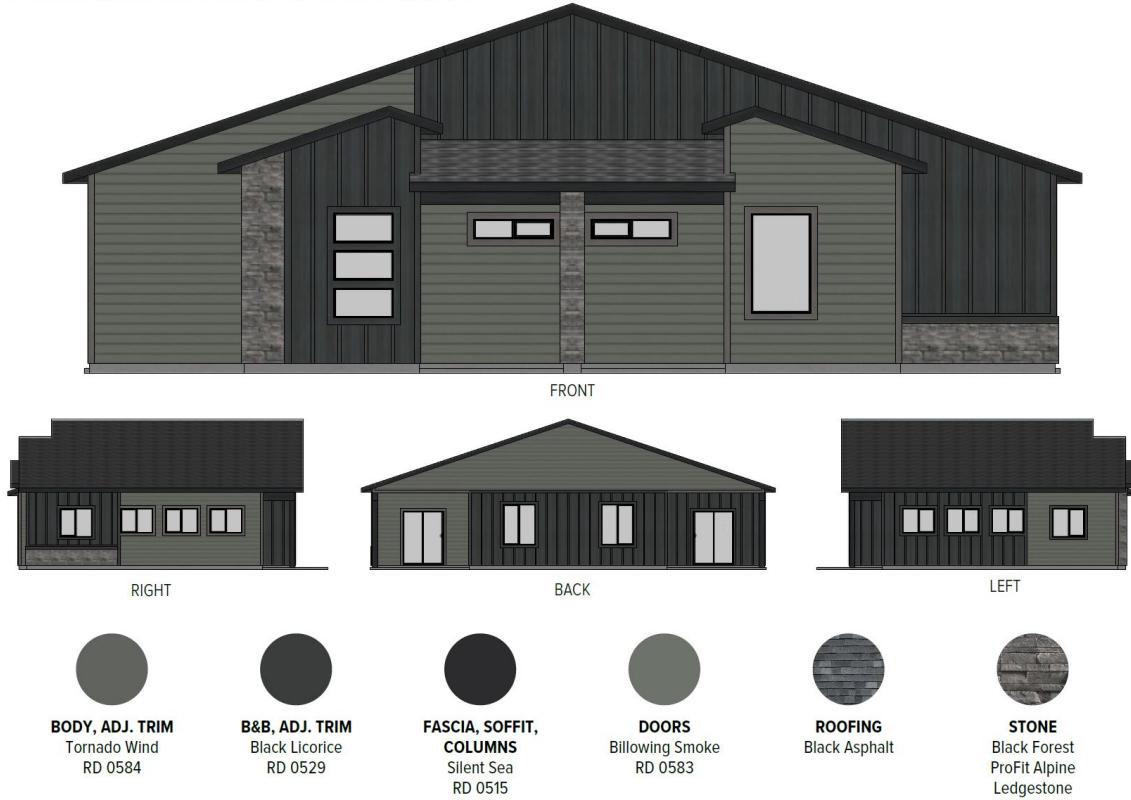
H. Landscape Plan (dated: 9/2/25 10/24/25)



I. Building Elevations

BOROUGH VILLAGE

CBH HOMES
Built Different.



CBH HOMES

Lot-Block Borough Subdivision



THE HARLOW 1364

3 | 2 | 2-3

CBH HOMES
Built Different.



FARMHOUSE



MODERN



BUNGALOW



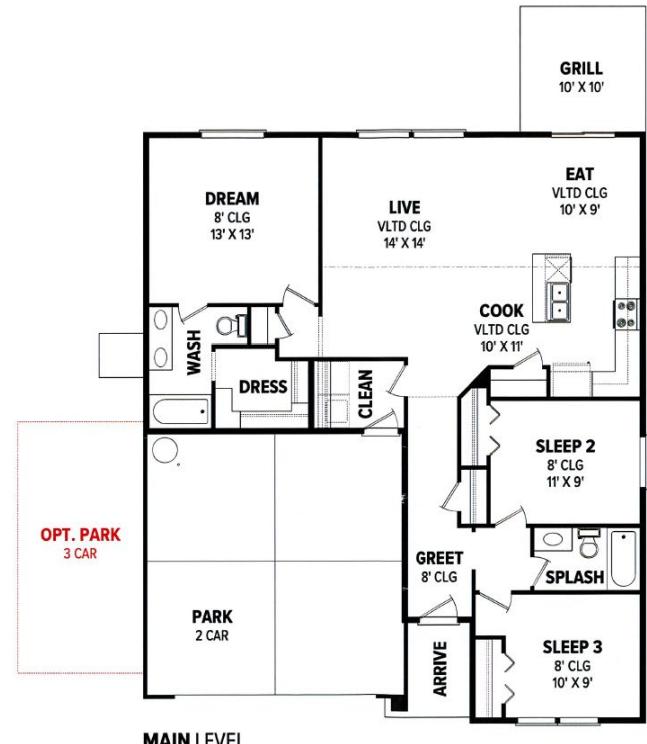
COTTAGE



CRAFTSMAN



TRADITIONAL



*Floor plan flyers are for illustrative purposes only. We're always working to make our CBH floor plans even better. Floor plans are subject to change and available spec homes may have variations that are different than the floor plans and options shown on this flyer. Componotions are shown as red dots and may not be included in the available spec home. Community specific requirements and/or elevations styles may cause elevation details, masonry, and window placement variations. Room dimensions and ceiling heights are approximated based on main room-defining walls. Buyer and buyer's agent to verify all room dimensions and available spec home specific floor plan details and options. See a CBH Sales Specialist for details. Marketed by CBH Sales and Marketing, Inc. RCE-923. Updated 11.19.24

J. Chinden Blvd. Photo



K. Rezone Legal Description & Exhibit Map

Legal Description Borough Village Subdivision – R-15 Rezone

A parcel being located in the NE $\frac{1}{4}$ of Section 30, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said NE $\frac{1}{4}$, from which a Brass Cap monument marking the northeast corner of said Section 30 bears S 89°51'42" E a distance of 2634.00 feet;

Thence along the northerly boundary of said NE $\frac{1}{4}$ S 89°51'42" E a distance of 1292.00 feet to the **POINT OF BEGINNING**;

Thence continuing along said northerly boundary, also being the northerly boundary of the City of Meridian City Limits S 89°51'42" E a distance of 27.00 feet to a point;

Thence leaving said northerly boundary of said NE $\frac{1}{4}$ and continuing along said City Limits S 0°29'55" W a distance of 40.00 feet to a point;

Thence continuing along said City Limits S 89°51'42" E a distance of 295.44 feet to a point;

Thence leaving said City Limits and along a line being the easterly boundary of Lot 1, Block 1 of Borough Subdivision as shown in Book 112 of Plats on Pages 16440 through 16442, records of Ada County, Idaho, and the extension thereof, S 0°08'25" W a distance of 192.13 feet to an angle point;

Thence continuing along the easterly boundary of said Lot 1, Block 1 the following described courses:

Thence S 22°47'49" W a distance of 110.95 feet to a point;

Thence N 89°30'04" W a distance of 11.71 feet to a point;

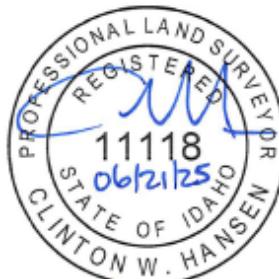
Thence S 0°29'56" W a distance of 143.49 feet to a point marking the southeasterly corner of said Lot 1, Block 1;

Thence along the southerly boundary of said Lot 1, Block 1 and the extension thereof N 89°30'04" W a distance of 269.83 feet to a point on the centerline of N. Jericho Road;

Thence along said centerline and the westerly boundary of said Lot 1, Block 1 N 0°29'55" E a distance of 476.24 feet to the **POINT OF BEGINNING**.

This parcel contains 3.04 acres and is subject to any easements existing or in use.

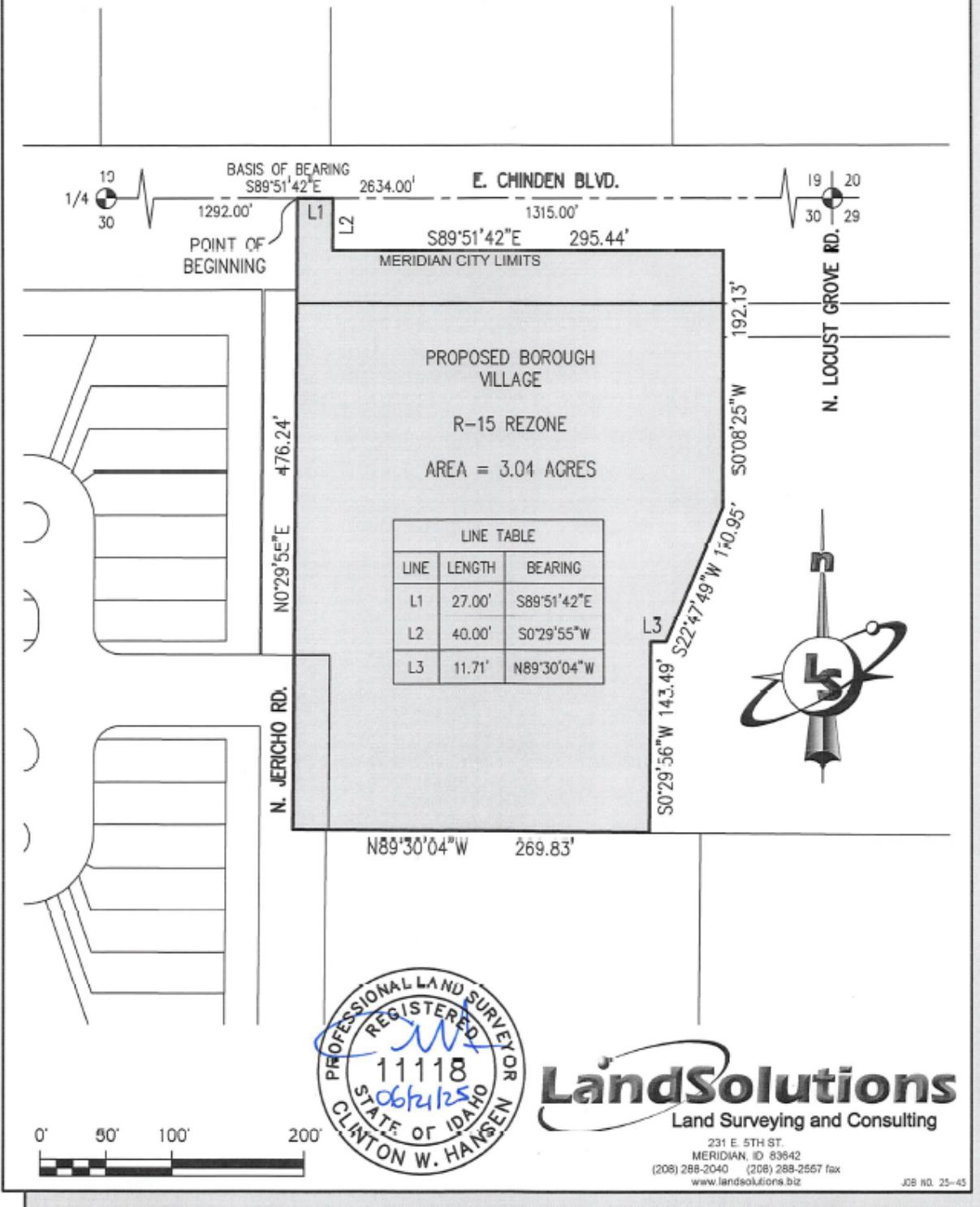
Clinton W. Hansen, PLS
Land Solutions, PC
June 21, 2025



Borough Village – R-15 Rezone
Job No. 25-45
Page 1 of 1

BOROUGH VILLAGE - R-15 REZONE - EXHIBIT

LOCATED IN THE NE 1/4 OF SECTION 30, T4N, R1E, BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO



L. Legal Description & Exhibit Map for Property Subject to New Development Agreement

Legal Description Borough Village Subdivision

A parcel being a resubdivision of a portion of Lot 1, Block 1 of Borough Subdivision as shown in Book 112 of Plats on Pages 16440 through 16442, records of Ada County, Idaho, located in the NE ¼ of Section 30, Township 4 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at a Brass Cap monument marking the northwest corner of said NE ¼, from which a Brass Cap monument marking the northeast corner of said Section 30 bears S 89°51'42" E a distance of 2634.00 feet;

Thence along the northerly boundary of said NE ¼ S 89°51'42" E a distance of 1292.00 feet to a point;

Thence leaving said northerly boundary S 0°29'55" W a distance of 70.00 feet to a point on the southerly right-of-way of E. Chinden Blvd. and the **POINT OF BEGINNING**;

Thence continuing along said right-of-way S 0°29'55" W a distance of 10.00 feet to a point;

Thence continuing along said right-of-way S 89°51'42" E a distance of 322.69 feet to a point on the easterly boundary of said Lot 1, Block 1 of Borough Subdivision;

Thence along said easterly boundary the following described courses:

Thence S 0°08'25" W a distance of 152.13 feet to a point;

Thence S 22°47'49" W a distance of 110.95 feet to a point;

Thence N 89°30'04" W a distance of 11.71 feet to a point;

Thence S 0°29'56" W a distance of 143.49 feet to a point marking the southeasterly corner of said Lot 1, Block 1;

Thence along the southerly boundary of said Lot 1, Block 1 N 89°30'04" W a distance of 242.83 feet to a point marking the southwest corner of said Lot 1, Block 1;

Thence along the westerly boundary of said Lot 1, Block 1 N 0°29'56" E a distance of 131.90 feet to a point;

Thence continuing along said westerly boundary and the extension thereof N 89°46'37" W a distance of 54.00 feet to a point on the westerly boundary of the vacated N. Jericho Road;



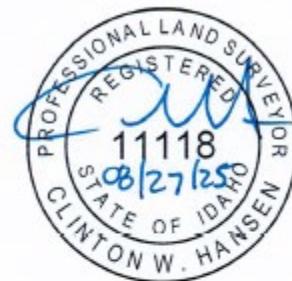
Borough Village Subdivision
Job No. 25-45
Page 1 of 2

Thence along said westerly boundary N 0°29'55" E a distance of 274.43 feet to a point on the southerly right-of-way of E. Chinden Blvd.;

Thence along said southerly right-of-way S 89°51'42" E a distance of 27.00 feet to the **POINT OF BEGINNING**.

This parcel contains 2.81 acres, more or less.

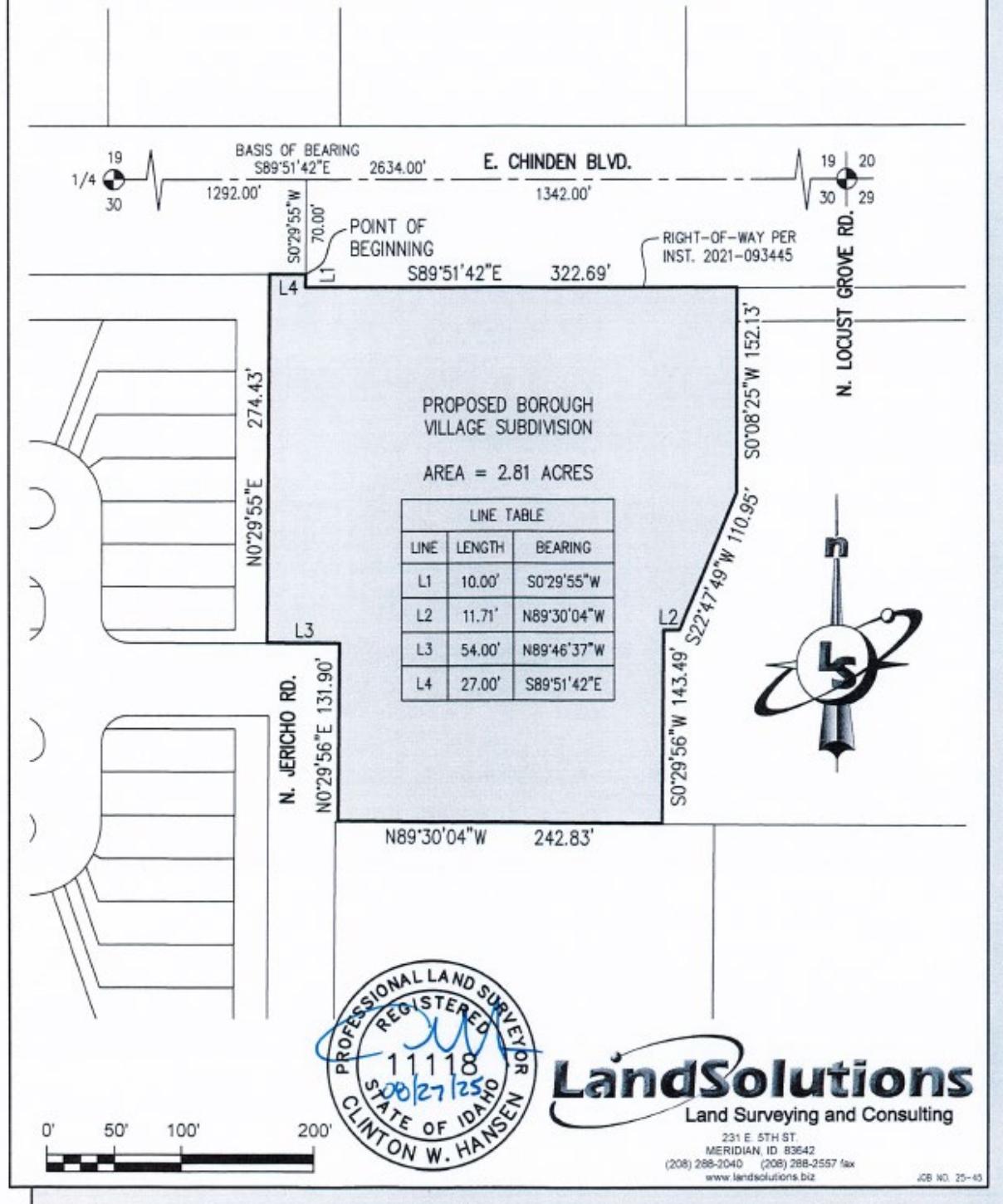
Clinton W. Hansen, PLS
Land Solutions, PC
REVISED: August 27, 2025



Borough Village Subdivision
Job No. 25-45
Page 2 of 2

BOROUGH VILLAGE SUBDIVISION - EXHIBIT

A RESUBDIVISION OF A PORTION OF LOT 1, BLOCK 1 OF BOROUGH
SUBDIVISION, BEING LOCATED IN THE NE 1/4 OF SECTION 30, T4N, R1E,
BM, CITY OF MERIDIAN, ADA COUNTY, IDAHO



VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Date retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: R-2 < 5.0; R-4 < 2.0; R-8 < 1.0; R-15 < 0.5; R-40 < 0.25.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunksheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.