

CITY OF MERIDIAN ORDINANCE NO. 26-

BY THE CITY COUNCIL:

**CAVENER, LITTLE ROBERTS, OVERTON,
STRADER, TAYLOR, WHITLOCK**

AN ORDINANCE (ADERO MIXED-USE NEIGHBORHOOD H-2024-0068) FOR REZONE OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 4 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED IN EXHIBIT “A,” REZONING 11.19 ACRES OF LAND FROM THE R-4 (MEDIUM LOW-DENSITY RESIDENTIAL) AND C-C (COMMUNITY BUSINESS) ZONING DISTRICTS TO THE R-8 (MEDIUM-DENSITY RESIDENTIAL) ZONING DISTRICT; REZONING 35.82 ACRES FROM THE L-O (LIMITED OFFICE), C-C (COMMUNITY BUSINESS), AND C-G (GENERAL RETAIL AND SERVICE COMMERCIAL) ZONING DISTRICTS TO THE R-15 (MEDIUM HIGH-DENSITY RESIDENTIAL) ZONING DISTRICT; AND REZONING APPROXIMATELY 10 ACRES IN THE C-C (COMMUNITY BUSINESS) ZONING DISTRICT TO THE C-G (GENERAL RETAIL AND SERVICE COMMERCIAL) ZONING DISTRICT FOR A TOTAL C-G ZONING AREA OF 21.37 ACRES IN THE MERIDIAN CITY CODE; DIRECTING CITY STAFF TO ALTER ALL APPLICABLE USE AND AREA MAPS AS WELL AS THE OFFICIAL ZONING MAPS AND ALL APPLICABLE OFFICIAL MAPS DEPICTING THE BOUNDARIES AND THE ZONING DISTRICTS OF THE CITY OF MERIDIAN IN ACCORDANCE WITH THIS ORDINANCE; PROVIDING THAT COPIES OF THIS ORDINANCE SHALL BE FILED WITH THE ADA COUNTY ASSESSOR, THE ADA COUNTY TREASURER, THE ADA COUNTY RECORDER, AND THE IDAHO STATE TAX COMMISSION, AS REQUIRED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE MAYOR AND THE CITY COUNCIL OF THE CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO:

SECTION 1. That the property described in the Legal Description attached hereto as Exhibit “A,” which is incorporated herein by reference, is within the corporate limits of the City of Meridian, Idaho, and that the City of Meridian has received a written request for rezoning by *Bridgetower Investments LLC and Cottonwood Development LLC*, the owners of said property.

SECTION 2. That the above-described real property is hereby rezoned from the R-4 (Medium Low-Density Residential) and C-C (Community Business) zoning districts to the R-8 (Medium-Density Residential) zoning district (11.19 acres); from the L-O (Limited Office), C-C (Community Business), and C-G (General Retail and Service Commercial) zoning districts to the R-15 (Medium High-Density Residential) (35.82 acres) zoning district; and approximately 10 acres in the C-C (Community Business) zoning district to the C-G (General Retail and Service Commercial) zoning district for a total C-G zoning area of 21.37 acres.

SECTION 3. That City Staff is hereby directed to alter all applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance.

SECTION 4. That the City Clerk is hereby directed to file a certified copy of this ordinance and its exhibits with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission within ten (10) days following the effective date of this ordinance.

SECTION 5. That all ordinances, resolutions, orders or parts thereof in conflict herewith are hereby repealed.

SECTION 6. That this Ordinance, once passed, shall be in full force and effect upon publication, in accordance with law.

PASSED BY THE CITY COUNCIL OF THE CITY OF MERIDIAN, IDAHO, this ____ day of January, 2026.

APPROVED BY THE MAYOR OF THE CITY OF MERIDIAN, IDAHO, this ____ day of January, 2026.

MAYOR ROBERT E. SIMISON

ATTEST:

CHRIS JOHNSON, CITY CLERK

STATE OF IDAHO,)
) ss:
County of Ada)

On this ____ day of January, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared **ROBERT E. SIMISON** and **CHRIS JOHNSON** known to me to be the Mayor and City Clerk, respectively, of the City of Meridian, Idaho, and who executed the within instrument, and acknowledged to me that the City of Meridian executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.

(SEAL)

Notary Public for Idaho
My Commission Expires: _____

CERTIFICATION OF SUMMARY:

William L.M. Nary, City Attorney of the City of Meridian, Idaho, hereby certifies that the summary below is true and complete and upon its publication will provide adequate notice to the public.

William L. M. Nary, City Attorney

SUMMARY OF CITY OF MERIDIAN ORDINANCE NO. 26-

An ordinance (Adero Mixed-Use Neighborhood H-2024-0068) for rezone of land located in the southeast quarter of Section 27, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, as depicted in the map exhibit, rezoning 11.19 acres of land from the R-4 (Medium Low-Density Residential) and C-C (Community Business) zoning districts to the R-8 (Medium-Density Residential) zoning district; rezoning 35.82 acres from the L-O (Limited Office), C-C (Community Business), and C-G (General Retail and Service Commercial) zoning districts to the R-15 (Medium High-Density Residential) zoning district; and rezoning approximately 10 acres in the C-C (Community Business) zoning district to the C-G (General Retail and Service Commercial) zoning district for a total C-G zoning area of 21.37 acres zoning district in the Meridian City Code; directing city staff to alter all applicable use and area maps as well as the official zoning maps and all applicable official maps depicting the boundaries and the zoning districts of the City of Meridian in accordance with this ordinance; providing that copies of this ordinance shall be filed with the Ada County Assessor, the Ada County Treasurer, the Ada County Recorder, and the Idaho State Tax Commission, as required by law; and providing an effective date. A full text of this ordinance is available for inspection at City Hall, City of Meridian, 33 East Broadway Avenue, Meridian, Idaho. This ordinance shall be effective as of the date of publication of this summary.

[Publication to include map as set forth in Exhibit B.]