

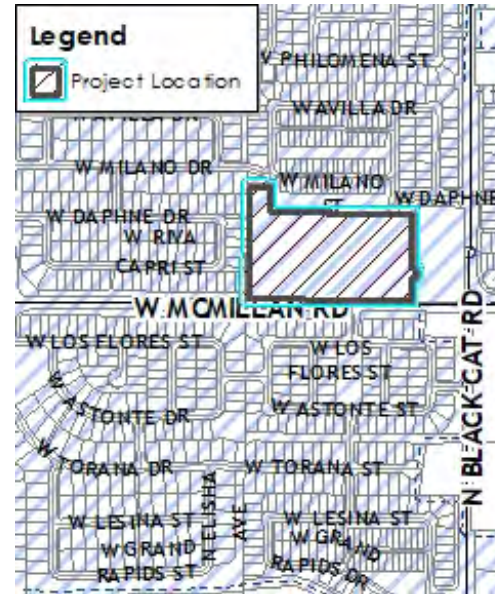
STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 6/2/2022
 TO: Planning & Zoning Commission
 FROM: Alan Tiefenbach
 208-884-5533

SUBJECT: PP - H-2022-0006
 Jump Creek South Preliminary Plat

LOCATION: The site is located at the northwest corner of W. McMillan Rd. and N. Black Cat Rd. on Parcel S0428449525 in the SE ¼ of the SE ¼ of section 28, Township 4N, Range 1W.



I. PROJECT DESCRIPTION

Request for a preliminary plat consisting of 20 single-family residential lots and 4 common lots on 3.57 acres of land in the R-8 zoning district, by Kent Brown.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	3.57 acres
Future Land Use Designation	Medium Density Residential 3-8 du/acre
Existing Land Use(s)	Vacant
Proposed Land Use(s)	Single Family Residential
Lots (# and type; bldg./common)	20 building lots, and 4 common lots.
Phasing Plan (# of phases)	1 phase
Number of Residential Units (type of units)	20
Density (gross & net)	5.6 du / ac
Open Space (acres, total [%]/buffer/qualified)	Not required for properties less than 5 acres, but 15.73% of open space was provided with the Jump Creek Development Agreement, which governs this property.
Amenities	Numerous amenities are included with the larger Jump Creek development.
Physical Features (waterways, hazards, flood plain, hillside)	The West Tap Lateral traverses a small portion on the southeast
Neighborhood meeting date; # of attendees:	December 21, 2021, no attendees

Description	Details
History (previous approvals)	AZ-14-011, PP-14-013, DA instr. 2014-105206, FP-2022-0004

B. Community Metrics

Description	Details
Ada County Highway District	

<ul style="list-style-type: none"> Staff report (yes/no) 	No
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Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	There are multiple points of access, but primary access occurs via W. Daphne Street from N. Black Cat Rd.
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Stub Street/Interconnectivity/Cross Access	No stubs required.
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Existing Road Network	N. Black Cat Rd and W. McMillian Rd, numerous internal roads.
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Existing Arterial Sidewalks / Buffers	There is an existing 5 ft. wide detached sidewalk and 25 ft. wide buffer along N. Black Cat Rd. A 5 ft. wide sidewalk and buffer along W. McMillian Rd. was approved with the Jump Creek development but is not yet installed along the southern perimeter of the subject property.
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Proposed Road Improvements	Required road improvements have already occurred with Jump Creek No 1 through 6.
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Fire Service

No comments, property will be serviced by Fire Station 7 when completed in 2023.

Police Service

- No comments

Wastewater

- Flow is committed

Water

<ul style="list-style-type: none"> Distance to Water Services 	0
<ul style="list-style-type: none"> Pressure Zone 	1
<ul style="list-style-type: none"> Water Quality 	No concerns
<ul style="list-style-type: none"> Project Consistent with Water Master Plan 	Yes
<ul style="list-style-type: none"> Comments 	<ul style="list-style-type: none"> Encase water main with steel sleeve when crossing the west Tap Sublaterial piping or open channel. Water main sizes were not provided. All mains were modeled as 8"

Project Area Maps

Future Land Use Map



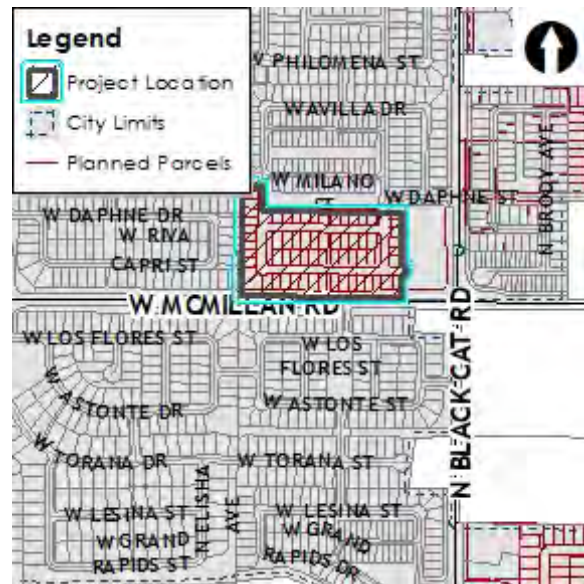
Aerial Map



Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant Representative:

Kent Brown – 3161 E. Springwood Dr, Meridian, ID 83642

B. Owner:

Corey Barton, Endurance Holdings – 1977 E. Overland Rd., Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	5/12/2022	
Radius notification mailed to properties within 300 feet	5/13/2022	
Nextdoor posting	5/13/2022	
Sign Posting	5/23/22	

V. STAFF ANALYSIS

An annexation, preliminary plat, and development agreement was approved by City Council in November of 2014 for the Jump Creek Subdivision, which included this property (AZ-14-011, PP-14-013, DA instr. 2014-105206). The approved project allowed 318 single family lots and two multifamily lots on 85.9 acres. Six final plats totaling 308 total lots, including seven (7) multi-family lots have been approved by the Council to date.

In May of 2021, the Planning Commission approved a conditional use permit for the first seven fourplexes (Jump Creek North Fourplex CUP, H-2021-0018). During review of the project, it was discovered that Jump Creek No 4., the final plat intended for the fourplexes, was platted as individual lots for each fourplex, whereas the preliminary plat approved one multi-family lot. Further, the applicant intends to subdivide the other multi-family lot approved with the preliminary plat in the same manner, which exceeds the number of lots approved with the original Jump Creek preliminary plat.

Staff discussed this issue with the applicant, and the agreed upon solution was that the applicant would move forward with Phase 6 for 44 single family lots (approved by City Council on May 18, 2022) and Phase 7 for 12 fourplex lots. The remaining 3.57 acres (the subject property, which was initially anticipated as Jump Creek No. 8) will be platted as 20 additional lots as a new preliminary plat. **It is important to note that although the total number of lots is more than was approved with the initial Jump Creek Subdivision, the total number of units (318 single family and 19 fourplexes) and configuration is the same as what was approved.**

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

The property is designated " Medium Density Residential" (MDR) on the future land use map. The MDR designation allows smaller lots for residential purposes within City limits. Uses may include single-family homes at densities of 3 to 8 dwelling units per acre.

The subject property was initially approved for 318 single family lot and 19 fourplexes on 85.9 acres, which is a gross density of 4.59 dwelling units per acre. Although the number of lots will increase by 20, the number of units and density will remain the same. This is consistent with the MDR land use designation.

B. Zoning:

The subject property is zoned R-8. The R-8 zoning district requires a minimum lot size of 4,000 sq. ft. and minimum street frontage of 40 ft. The preliminary plat shows the smallest lot being 5,000 sq. ft. and minimum street frontages of 50 ft.

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

- Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences. (2.01.01)

This project proposes 20 additional single family units in a development of 318 single family units and 72 fourplex units. This increases the diversity in housing and meets the needs, preferences, and financial capabilities of Meridian's present and future residents.

- Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents. (2.01.02D)

The applicant is developing a mixed housing residential development consisting of primarily medium density single- family and multi-family units, consistent with this goal. The multifamily developments are being evaluated with future conditional use permit applications.

- Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.

The development provides housing opportunities in close proximity to a proposed Walmart and an existing shopping center at the northeast corner of Chinden Boulevard and Linder Road. Future employment uses are planned a mile east of the proposed subdivision along the west side of N. Ten Mile Road.

- Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. (3.03.03F)

City services were required to be extended to the properties upon development in accord with UDC 11- 3A- 21. Infrastructure was constructed with phases 1, 2, and 3. No additional infrastructure is required with this proposal.

- Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services. (3.03.03F)

This proposal was referred to fire and police services as well as WASD. There were no additional comments beyond what were listed with the preliminary plat and final plat.

- Require open space areas within all residential development. (6.01.01A)

The development agreement approved with the annexation required 15% total open space, and 15.3% was provided with the total development. The lot size, area and open space configuration included with this preliminary plat matches what was approved with the initial approval.

- With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

The proposed plat depicts 5 ft. wide detached sidewalks on both sides of roads internal to the subdivision. Multiple pedestrian connections were approved throughout the initial Jump Creek development including several connections into the Oaks North project to the east. A 5 ft. wide detached sidewalk and 25 ft. wide buffer has already been constructed along N. Black Cat Rd. A landscape buffer and 5 ft. wide detached sidewalk exists to the west of this subject property; the applicant will be required to complete these improvements as a condition of approval of this preliminary plat.

D. Existing Structures/Site Improvements:

The property is presently vacant.

E Proposed Use Analysis:

Single-family dwellings are listed as a principal permitted use in the R-8 zoning districts in UDC Table 11-2A-2.

F. Dimensional Standards (UDC 11-2):

The preliminary plat and future development is required to comply with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 district. All proposed lots and public streets appear to meet UDC dimensional standards per the submitted preliminary plat. This includes minimum lot size of 4,000 sq. ft., and required street frontages of at least 40 ft. Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3.

UDC 11-6C-3- regulates block lengths for residential subdivisions. Staff has reviewed the submitted plat for conformance with these regulations. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. No block length exceeds 750 ft.

There is one common driveway serving Lots 30 and 31 of Block 20. This driveway connects to the future fourplexes in Jump Creek Filing 7 and will serve as secondary emergency access. As this would be a driveway and not a street, staff has added a condition that the common driveway shall be gated from the multifamily portion of the site (Filing 7). Such gate shall meet all requirements of Meridian Fire but shall not obstruct pedestrian access.

G. Access (*UDC 11-3A-3*):

All accesses were previously approved with the Jump Creek preliminary plat. ACHD has responded that they had reviewed and approved the Jump Creek Subdivision in 2014 and the site-specific conditions of approval for Jump Creek South apply to this project.

H. Parking (*UDC 11-3C*):

Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family attached dwellings based on the number of bedrooms per unit. Future development should comply with these standards.

I. Pathways (*UDC 11-3A-8*):

There is an existing 5' wide detached sidewalk along N. Black Cat Rd, at the eastern perimeter of the subject property as well as a 5 ft. detached sidewalk along W. McMillian Rd west of the subject property. The applicant will be required to complete this sidewalk with this project. Multiple pedestrian connections were approved throughout the initial Jump Creek development including several connections into the Oaks North project to the east. No additional pathways are required or proposed with this plat. All of the pedestrian connections must comply with the standards set forth in UDC 11-3A-8 and UDC 11-3B-12.

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

Five-foot detached sidewalks are proposed along internal streets in accord with the standards listed in UDC 11-3A-17.

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

UDC 11-2A-6 requires a 25 ft. wide buffers along arterial roads (W. McMillian Rd.). This buffer is indicated on the landscape plan. All pathways and micro-pathways meet the requirements of UDC 11-3B including landscape strips of at least 5 ft. in width on either side and one tree per 100 linear feet. A drainage facility is indicated in Lot 15, Block 20; this lot shall be landscaped as required per UDC 11-3B-11.

The landscape plan does not indicate whether there are healthy existing trees meeting the preservation requirements on the property. With the submittal of the final plat the applicant should submit a revised landscape plan that details any mitigation plan outlined by the developer and the City Arborist.

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

The subject property is 3.57 acres, which would exempt it from the common open space requirements of UDC 11-3G. However, this property is included in the Jump Creek Development Agreement which requires 15.73% open space, including numerous drainage lots, 50% of the arterial street buffers, collector street buffers, micropath lots, and passive open space in various sizes. The preliminary plat as proposed matches what was approved with the original Jump Creek Preliminary Plat in regard to lot size, configuration, and open space.

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

During the approval process for the entire Jump Creek Subdivision (which included the subject property), approved amenities included three tot lots, an integrated pathway system, extension of the Meridian Pathway system and 5% additional open space. Most amenities have already been constructed with the previous phases and two additional amenities were required with the conditional use permit that was approved for the first multifamily phase. As this current

preliminary plat is part of the approved Jump Creek development agreement and is proposed with the same design and number of lots as what was approved, additional amenities are required.

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

The West Tap Sublateral clips the northeastern corner of Lot 31, Block 20. Per UDC, all irrigation ditches, laterals or canals, exclusive of natural waterways and waterways being used as amenities, which intersect, cross or lie within the area being subdivided should be covered.

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

The landscape plan includes a fencing plan. The plan includes 6 ft. high vinyl fencing along the western periphery of the site, along the side of residential lots adjacent to internal roads, and rear of the residential lots adjacent to W. McMillan Rd (but outside of the required landscape buffers). 4 ft. high vinyl fencing is shown along at least one side of common open spaces and both sides of pathways and micro-pathways. The fencing appears to meet the requirements of 11-3A-6 and 11-3A-7.

P. Utilities (*UDC 11-3A-21*):

Public services are available to accommodate the proposed development and most utilities have already been installed.

Q. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

Building elevations were submitted and approved with the initial annexation and development agreement. The Applicant submitted the same approved elevations. Per the approved Jump Creek Development Agreement, all homes adjacent to McMillan Road shall incorporate a mix of materials, windows and decorative trim, pop -outs, covered porches and two variations in the roof lines to provide articulation and modulation to the side and rear facades that face the arterial and collector streets.

VI. DECISION

A. Staff:

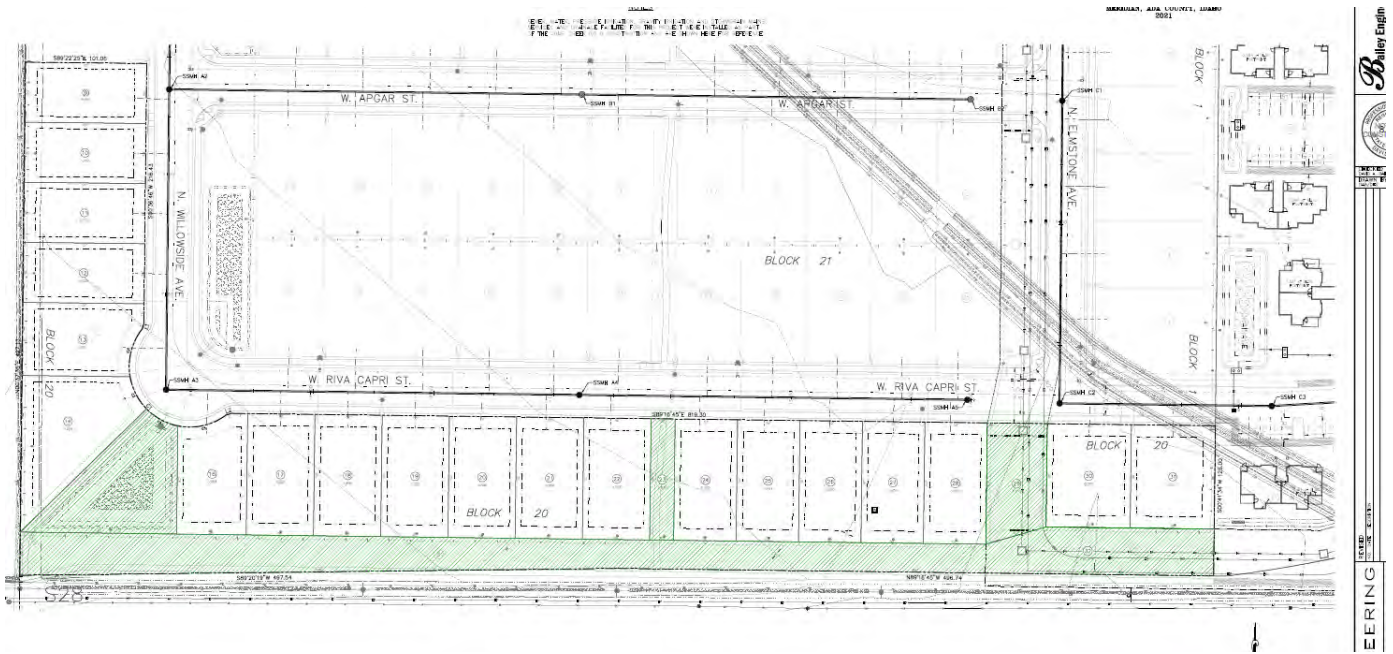
1. Staff recommends approval of the requested preliminary plat with the conditions noted in Section VIII. per the Findings in Section IX.

VII. EXHIBITS

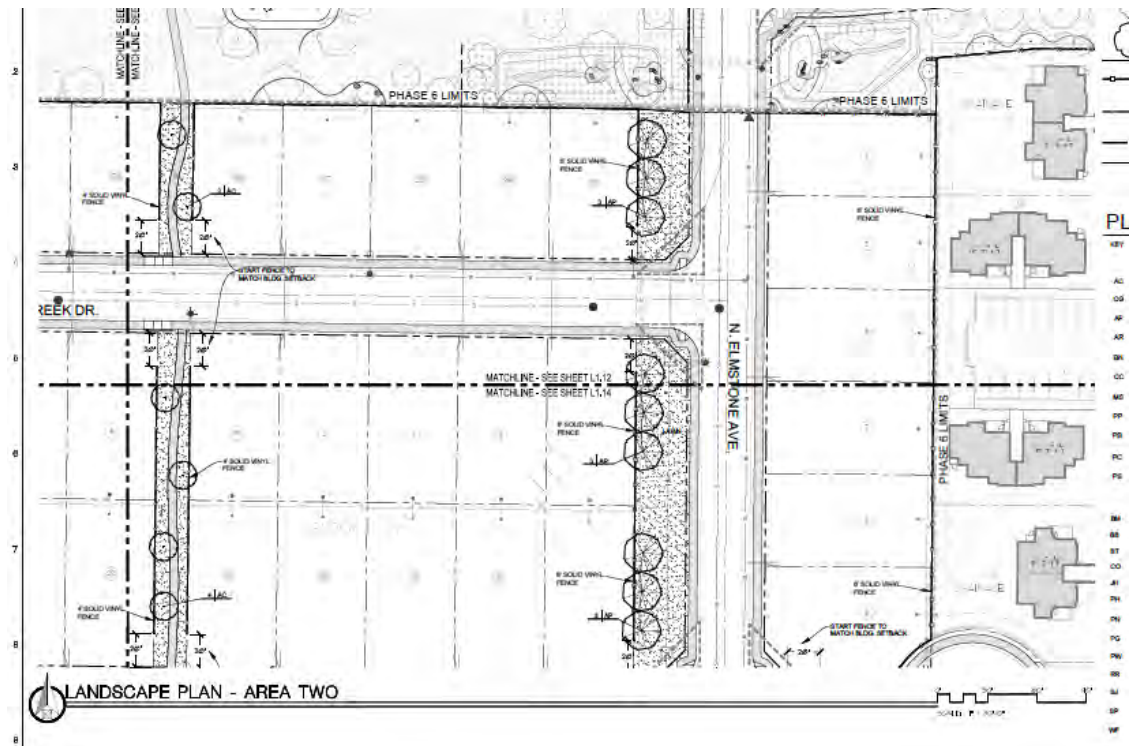
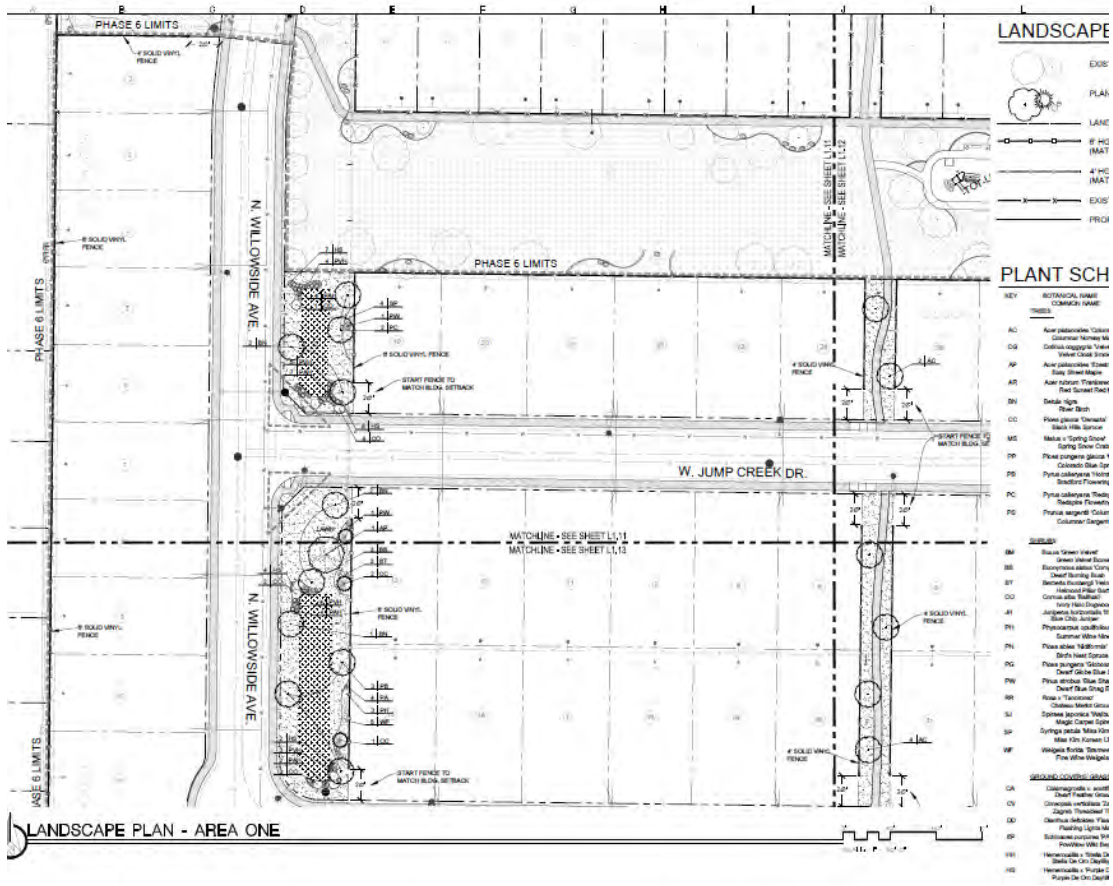
A. Approved Preliminary Plat (date: 05/30/2014)

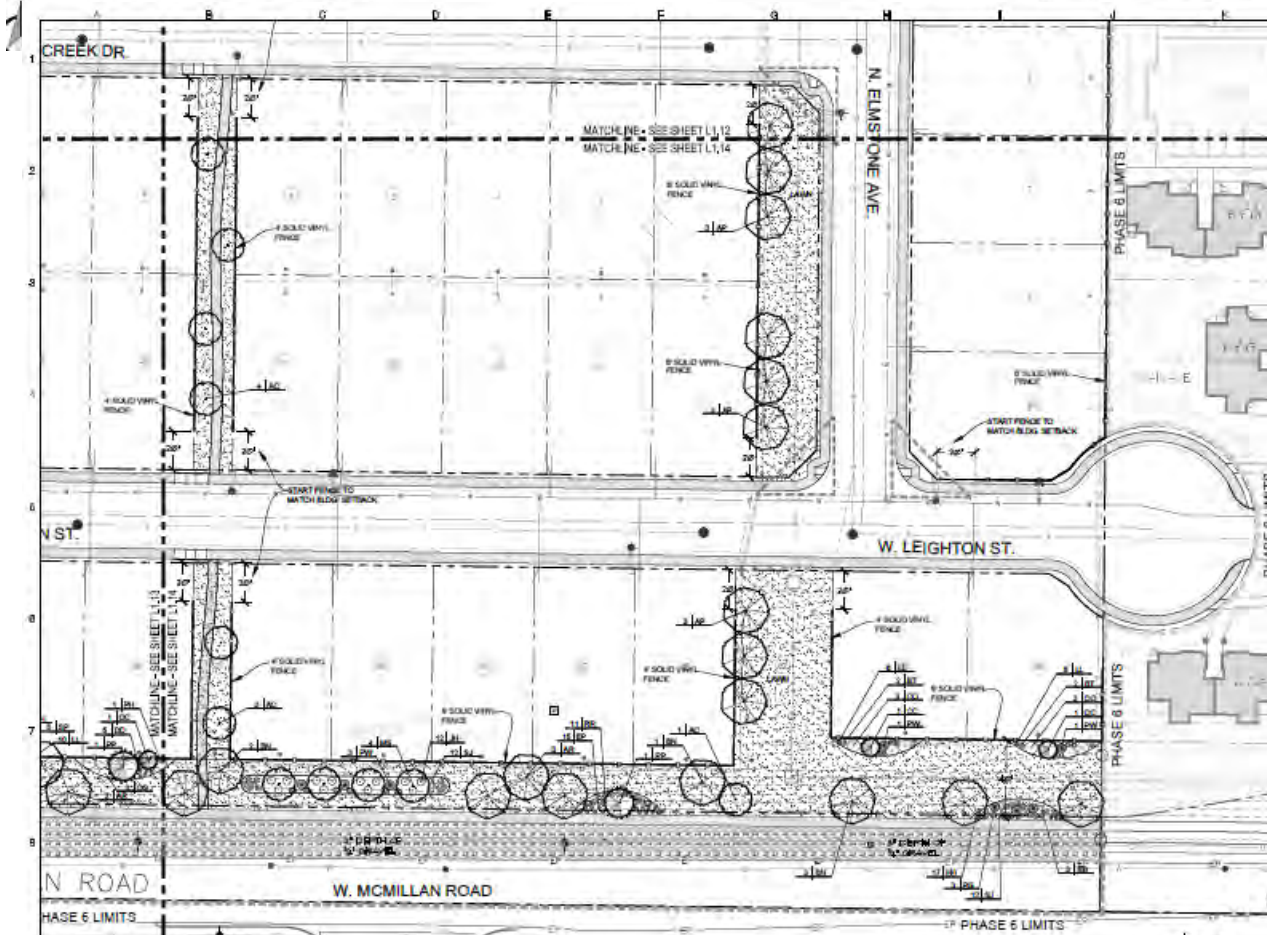
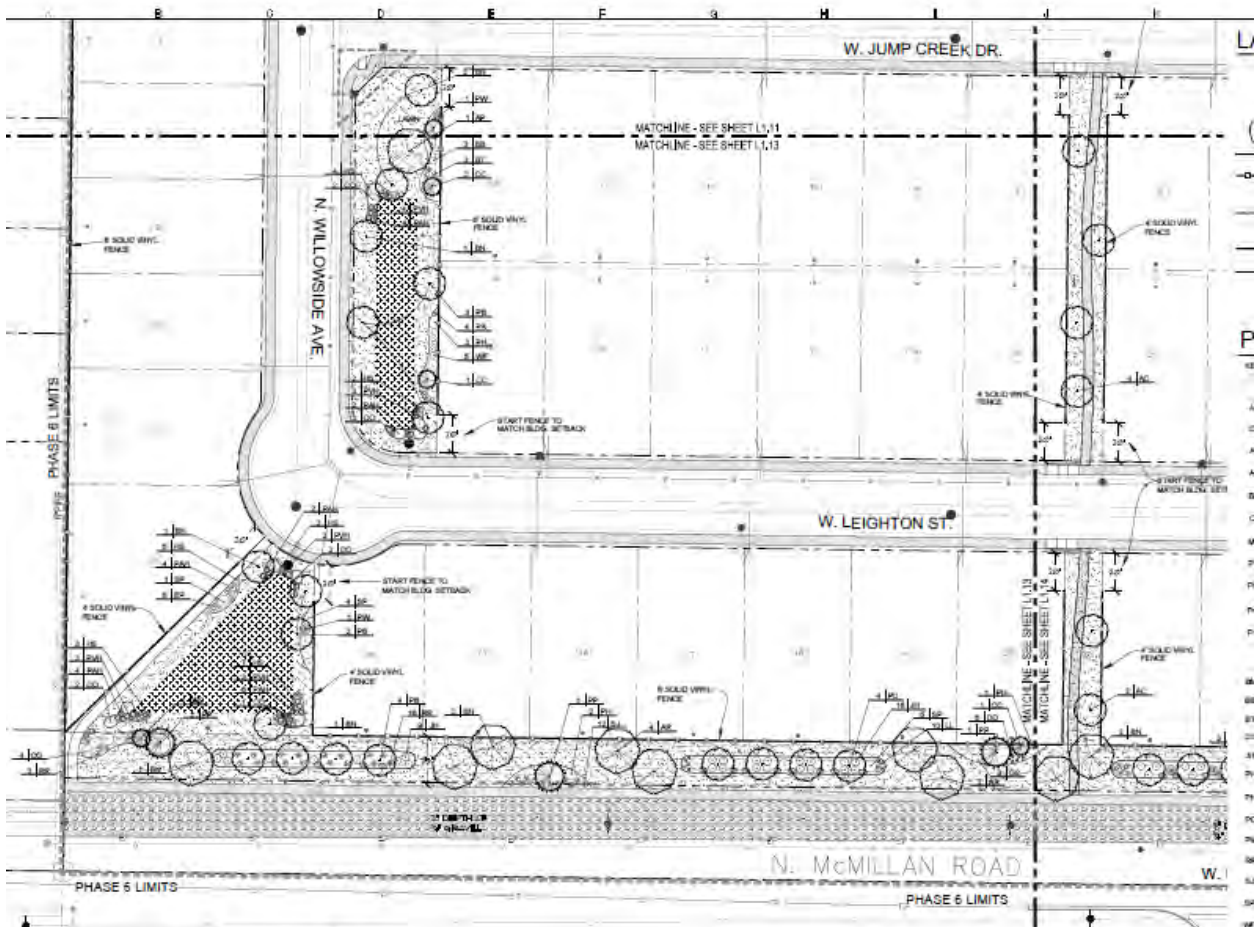


B. "Proposed" Jump Creek South Preliminary Plat (date: 9/24/2021)



C. Proposed Landscape Plan (Date: November 11/2/2020)





VIII. AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. The Preliminary Plat included in Section VI, is approved with the following revisions:
 - a. Add date to the plat.
 - b. Revise Preliminary Plat name to read “Jump Creek South Subdivision.
2. The Landscape Plan included in Section VI, dated 11/2/2020, is approved with the addition that the landscape plan shall indicate whether there are healthy existing trees meeting the preservation requirements on the property.
3. Unimproved right of way along W. McMillan Rd shall be improved as required per UDC 11-3B-7C.5
4. The common driveway serving Lots 30 and 31 of Block 20 shall be gated from the multifamily portion of the development (Filing 7). Such gate shall meet all requirements of Meridian Fire but shall not obstruct pedestrian access. A common driveway exhibit meeting the requirements of UDC 11-6C-3-D shall be provided at time of final plat.
5. The applicant is to meet all terms of the approved annexation (AZ-14-011) and development agreement (Instrument #2014-105206) for this development.
6. The applicant shall comply with all provisions of 11-3A-3 with regard to access to streets.
7. The development shall comply with standards and installation for landscaping as set forth in UDC 11-3B-5 and maintenance thereof as set forth in UDC 11-3B-13.
8. All homes adjacent to McMillan Road shall incorporate a mix of materials, windows and decorative trim, pop -outs, covered porches and two variations in the roof lines to provide articulation and modulation to the side and rear facades that face the arterial and collector streets per Development Agreement Instr. 2014-105206.
9. Pathway and adjoining fencings and landscaping shall be constructed consistent with the standards as set forth in UDC 11-3A-7A7, 11-3A-8 and 11-3B-12C.
10. The applicant shall construct all proposed fencing and/or any fencing required by the UDC, consistent with the standards as set forth in UDC 11-3A-7 and 11-3A-6B, as applicable.
11. The development shall comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to driveways, easements, blocks, street buffers, and mailbox placement.
12. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family attached dwellings based on the number of bedrooms per unit.
13. All ditches shall comply with the provisions for irrigation ditches, laterals, canals and/or drainage courses, as set forth in UDC 11-3A-6 unless waived by City Council.
14. The Applicant shall have a maximum of two (2) years to obtain City Engineer’s signature on a final plat in accord with UDC 11-6B-7.
15. The Applicant shall comply with all conditions of ACHD.

B. PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. The geotechnical investigative report prepared by SITE Consulting, LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations to help ensure that groundwater does not become a problem within crawlspaces of homes.
2. Encase water main with steel sleeve when crossing the West Tap Sublateral piping or open channel.
3. Water main sizes were not provided, all mains were modeled at 8' inch diameter.
4. An access roadway to manhole SSMH C3 must meet City standards.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in

accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=262186&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=261512&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. PRELIMINARY PLAT (UDC 11-6B-6)

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

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

Staff finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section VII.

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

Staff finds public services can be made available to the subject property and will be 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;

Staff finds the proposed plat is in substantial 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;

Staff 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

Staff 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. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

The West Tap Sublateral clips the northeastern portion of the property, but there are no natural features. According to the landscape plan, there are no healthy trees onsite meeting the requirements for preservation.