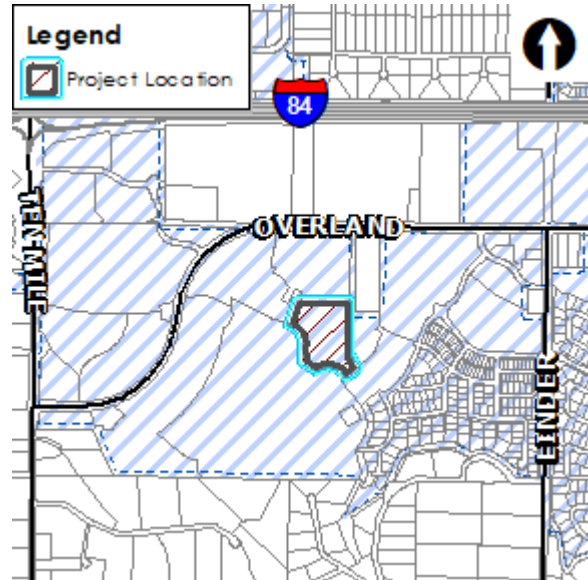


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: October 7, 2021  
 TO: Planning & Zoning Commission  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: H-2021-0055  
 Southridge Apartments Phase 3  
 LOCATION: South of W. Overland Rd. and east of S. Ten Mile Rd., in the north ½ of Section 23, Township 3N., Range 1W. (Parcel #S1223120955)



**I. PROJECT DESCRIPTION**

Conditional Use Permit for a multi-family development consisting of 164 units on 9.07 acres of land in the R-15 zoning district.

**II. SUMMARY OF REPORT**

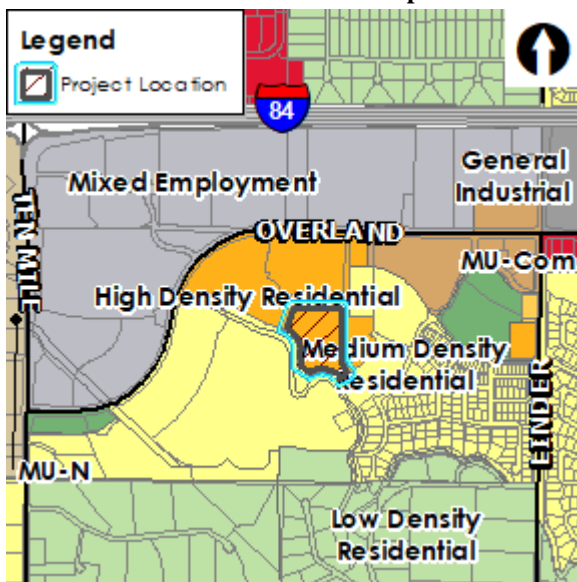
A. Project Summary

Description	Details	Page
Acreage	9.07	
Future Land Use Designation	High Density Residential (HDR)	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Multi-family development	
Current Zoning	R-15	
Proposed Zoning	NA	
Number of Residential Units (type of units)	164-units (apartments)	

Density (gross & net)	18.08 units/acre (gross)/19.05 units/acre (net)	
Open Space (acres, total [%] / buffer / qualified)	2.08-acres (22.9%)	
Amenities	Fitness facility	
Physical Features (waterways, hazards, flood plain, hillside)	The Ridenbaugh Canal runs off-site along the southwest boundary of the site.	
Neighborhood meeting date; # of attendees:	May 11, 2021; no attendees other than Applicant	
History (previous approvals)	RZ-11-002 (DA Inst. #111099621); MDA-15-010 (DA Addendum Inst. #2015-112096); H-2017-0077; H-2020-0109 (2 <sup>nd</sup> DA Addendum Inst. #2021-018471)	

B. Project Maps

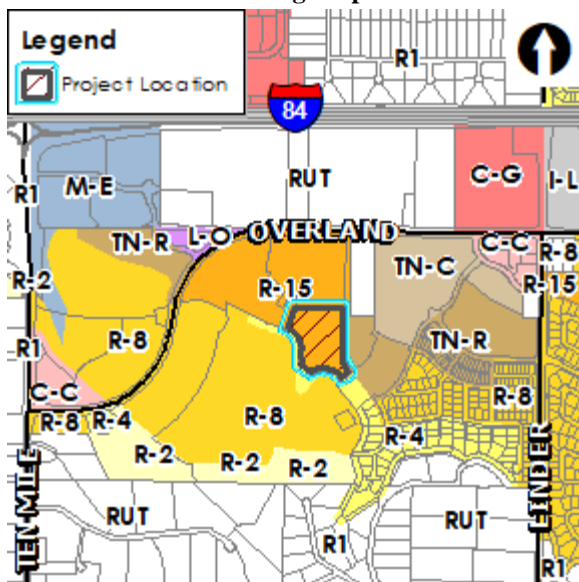
Future Land Use Map



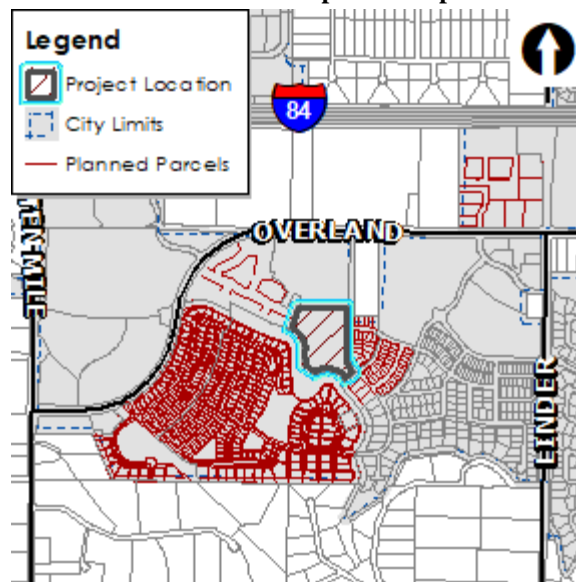
Aerial Map



Zoning Map



Planned Development Map



**III. APPLICANT INFORMATION**

A. Applicant:

Kristen McNeill, The Land Group – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

B. Owner:

Timothy Eck, Southridge Farm, LLC – 6152 W. Half Moon Ln., Eagle, ID 83616

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper Notification	9/17/2021	
Radius notification mailed to properties within 300 feet	9/15/2021	
Public hearing notice sign posted on site	9/25/2021	
Nextdoor posting	9/16/2021	

**V. COMPREHENSIVE PLAN** ([Comprehensive Plan](#) and [TMISAP](#))

**Land Use:**

The subject property is designated High Density Residential (HDR) on the Future Land Use Map (FLUM) in the Comprehensive Plan and is within the area governed by the Ten Mile Interchange Specific Area Plan (TMISAP).

HDR designated areas are multiple-family housing areas where relatively larger and taller apartment buildings are the recommended building type. HDR should include a mix of housing types that achieve an overall average density target of at least 16-25 dwelling units per gross acre. Most developments in this area should fall within or below this range, although smaller areas or higher or lower density may be included. Residential densities can be concentrated in multi-story projects with up to 50 dwelling units per acre allowed.

**Design:** HDR designated areas are typically relatively compact located adjacent to or very close to larger MU-COM and Employment areas, and other intensively developed lands. The design and orientation of new HDR buildings should be pedestrian-oriented and special streetscape improvements should be considered to create rich and enjoyable public spaces. A strong physical relationship between the commercial and residential components to adjacent employment or transit centers is critical. Housing types desired in HDR areas are apartment buildings, townhouses or row houses, and live-work units; however, the expectation is that most buildings will be relatively dense multi-family types.

**Transportation:** The Transportation System Map (TSM) in the TMISAP does not depict any local, collector or arterial streets across this site.

A Traffic Impact Study (TIS) was not required by ACHD for this development.

**Proposed Use:** A multi-family development containing 164 apartment units is proposed to develop on the site at a gross density of 18.08 units per acre (gross) consistent with the land uses and density desired in the HDR designation.

## COMPREHENSIVE PLAN POLICIES:

**Goals, Objectives, & Action Items:** Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “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 proposed multi-family apartments will contribute to the variety of housing types and financial capabilities for such in the City as desired.*

- “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)

*City water and sewer services are available and can be extended by the developer with development in accord with UDC 11-3A-21.*

- “Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers.” (2.01.01H)

*The proposed multi-family development is located in close proximity to S. Ten Mile Rd., a mobility arterial, providing access to I-84 and is within an employment center area.*

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

*The proposed multi-family apartments will contribute to the mix of housing types available in the City. There is currently a mix of housing types, including single-family and multi-family dwellings, in close proximity to this site.*

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

*The proposed multi-family apartments should be compatible with existing multi-family residential uses to the north and existing and future single-family residential uses to the west, south and east.*

- “Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development.” (3.03.03A)

*The proposed development will connect to City water and sewer systems; services are required to be provided to and through this development in accord with current City plans.*

- “Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

*The proposed residential uses will allow residents to live in close proximity to future employment, retail and restaurant uses in the area which will reduce vehicle trips and enhance livability.*

## VI. STAFF ANALYSIS

A Conditional Use Permit (CUP) is proposed for a multi-family development consisting of 164 apartment units on 9.07 acres of land in the R-15 zoning district in accord with UDC Table 11-2A-2. This is the third and final phase of the Southridge Apartments development; phases 1 and 2 were approved under H-2017-0077 Southridge Apartments (A-2017-0170 & A-2021-0033 – CZC & DES).

The recently approved Development Agreement (Inst. #2021-018471) allows development of this site as proposed.

One (1) 2-story 8-unit building and 13 3-story 12-unit buildings are proposed. A total of 79 1-bedroom units, 79 2-bedroom units and six (6) 3-bedroom units are proposed with an option to build fewer 3-bedroom units and more 1- or 2-bedroom units. A 1,500 square foot building for a fitness facility is also proposed in this phase.

Specific Use Standards (UDC 11-4-3-27):

The proposed use is subject to the following standards: *(Staff's analysis/comments in italic text)*

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

Site Design:

1. 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. ***Building #43 is depicted on the site plan over the north property line; the site plan needs to be revised to comply with the minimum setback requirement or a property boundary adjustment application should be requested to adjust the boundary of the property or consolidate the subject property with the property to the north.***
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 depicts screened trash enclosures; all proposed transformer/utility vaults and other service areas shall comply with this requirement.*
3. A minimum of eighty (80) square feet (s.f.) 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. *Each unit proposes 84 square feet of decks/patios in accord with this standard.*
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space.
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 79 1-bedroom units, 79 2-bedroom units and six (6) 3-bedroom units, a minimum of 289 off-street parking spaces are required with 164 of those being covered in a carport or garage; 165 uncovered spaces and 173 covered spaces are proposed for a total of 338 spaces, exceeding UDC standards. (Four additional uncovered spaces are proposed for Phase 2 and four carport spaces are proposed for Building 43 as noted on the site plan.)*

*Bicycle parking is required per the standards listed in UDC 11-3C-6G and should comply with the standards listed in UDC 11-3C-5C. One bicycle parking space is required for every 25 proposed vehicle parking spaces or portion thereof. Based on 338 spaces, a minimum of 13 spaces are required. The site plan notes each apartment building will be provided a bicycle parking area next to each entry point. **Bicycle parking in accord with UDC standards should be***

*noted on the site plan submitted with the Certificate of Zoning Compliance application; a detail of the bicycle rack shall also be depicted that complies with the standards listed in UDC 11-3C-5C.*

7. Developments with twenty (20) units or more shall provide the following:
  - 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)

*The earlier phases of development include a clubhouse where the property management office, maintenance storage area and mailboxes are located. A directory and map of the development is located at the main entrance from the public street at the east boundary of the development.*

C. Common Open Space Design Requirements:

1. 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. *There are no units containing 500 s.f. or less of living area.*
  - 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 164 units fall within this range; therefore, a minimum of 41,000 square feet (or 0.94-acre) of common open space is required. A total of 2.08-acres (or 22.9%) is proposed in accord with this 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. *There are no units proposed that contain more than 1,200 square feet of living area.*
2. 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.D meet this requirement.*
3. 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. *This phase complies with the open space standards.*
4. 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)

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.
- b. Open space:
  - (1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.
  - (2) Community garden.
  - (3) Ponds or water features.
  - (4) Plaza.
- c. Recreation:
  - (1) Pool.
  - (2) Walking trails.
  - (3) Children's play structures.
  - (4) Sports courts.
- 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. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

*In earlier phases (H-2017-0077; A-2017-0170; A-2021-0033), a clubhouse with a fitness facility, indoor spa, swimming pool and a gazebo; a pool house with a fitness facility, indoor spa, covered patio and outdoor kitchen; and three open spaces consisting of over 50' x 100' in area, were proposed as amenities to serve 476 units. Another 1,500 square foot fitness facility is proposed as an amenity for this phase of development consisting of 164 units. Because all of the amenities will be shared, Staff is supportive of the existing and proposed amenities which will serve the overall development.*

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:
  - 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.

***The landscape plan submitted with the Certificate of Zoning Compliance application should depict landscaping along the street facing elevations adjacent to S. Grand Fork Way in accord with these standards.***

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.***

**Access:** One (1) access is proposed via S. Grand Fork Way, a local street, along the east boundary of the site; access is also available from the north via Grand Fork through the earlier phases of development. Driveways are proposed for internal access.

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

A street buffer is not required along S. Grand Fork Way, a local street, per UDC Table 11-2A-7.

Landscaping is required within parking lots in accord with the standards listed in UDC 11-3B-8C.

**Landscaping is required within common open space areas per the standards listed in UDC 11-3G-3E. Calculations should be included in the Project Calculations table demonstrating compliance with this standard.**

**Pathways:** No multi-use pathways are required with development of this site. A multi-use pathway is being provided on the southwest side of the Ridenbaugh Canal with the adjacent development.

**Fencing:** No fencing is depicted on the landscape plan for this development. Any fencing constructed on the site should comply with the standards listed in UDC 11-3A-6 and 11-3A-7. **To preserve public safety, Staff recommends a 6-foot tall wrought iron fence is constructed on this site adjacent to the Ridenbaugh Canal.**

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

Conceptual building elevations were submitted for the proposed structures as shown in Section VIII.D that are consistent with those approved in previous phases. The architectural theme is modern northwest; building materials consist of a variety of painted hardboard sidings, stone veneers and architectural asphalt shingles. Three (3) different building types are proposed; each type has two separate roof and elevation designs and will utilize multiple color schemes. Final design is required to comply with the design guidelines in the TMISP and the design standards in the Architectural Standards Manual.

**A Certificate of Zoning Compliance and Design Review application is required to be submitted and approved prior to submittal of building permit applications.**

## VII. DECISION

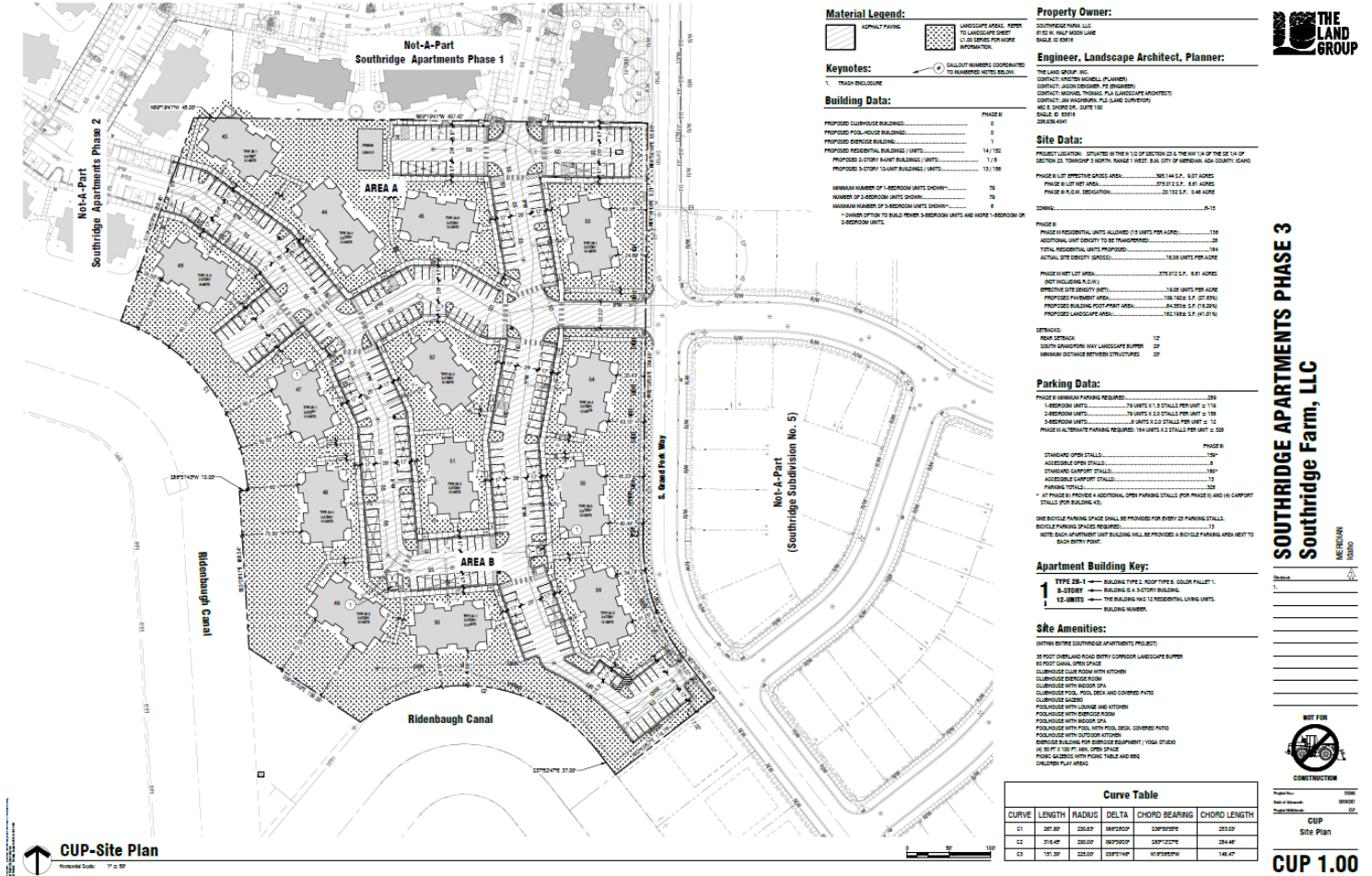
A. Staff:

Staff recommends approval of the proposed CUP in accord with the Findings in Section X.

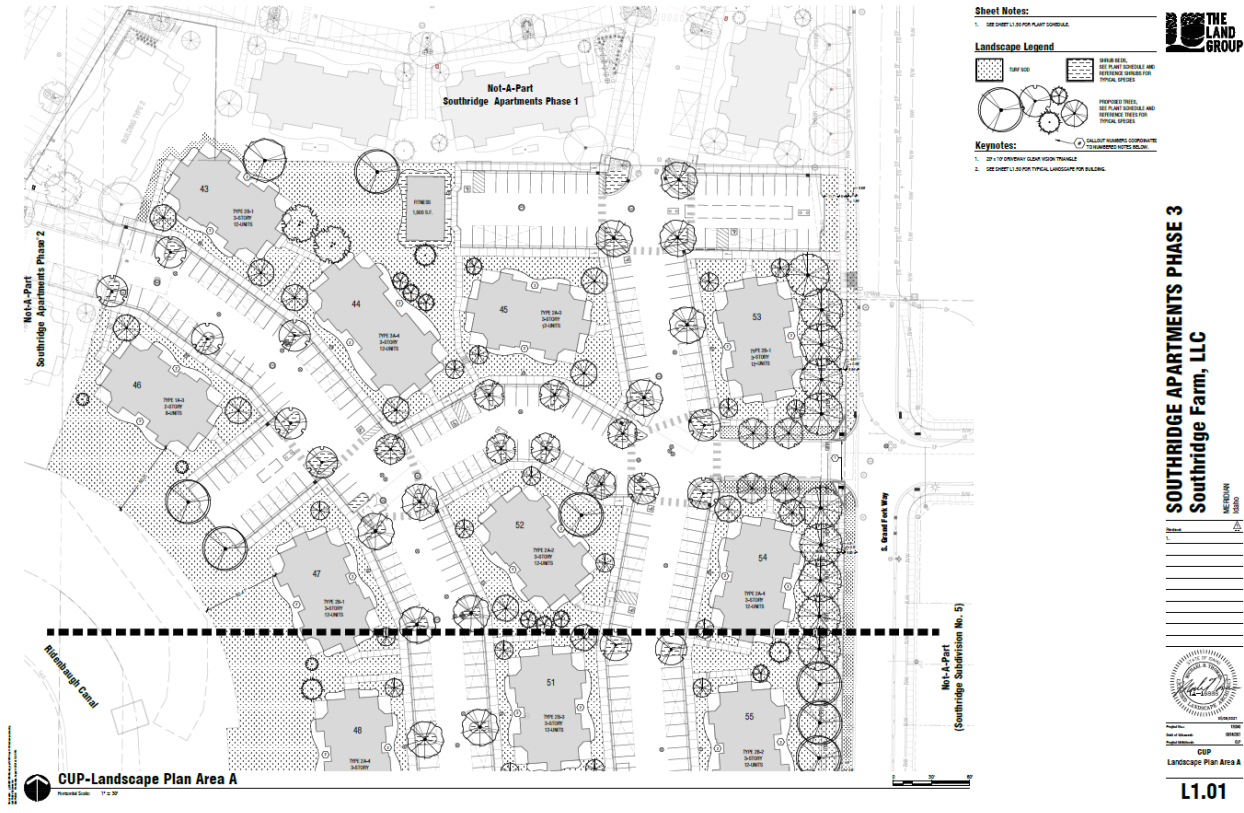
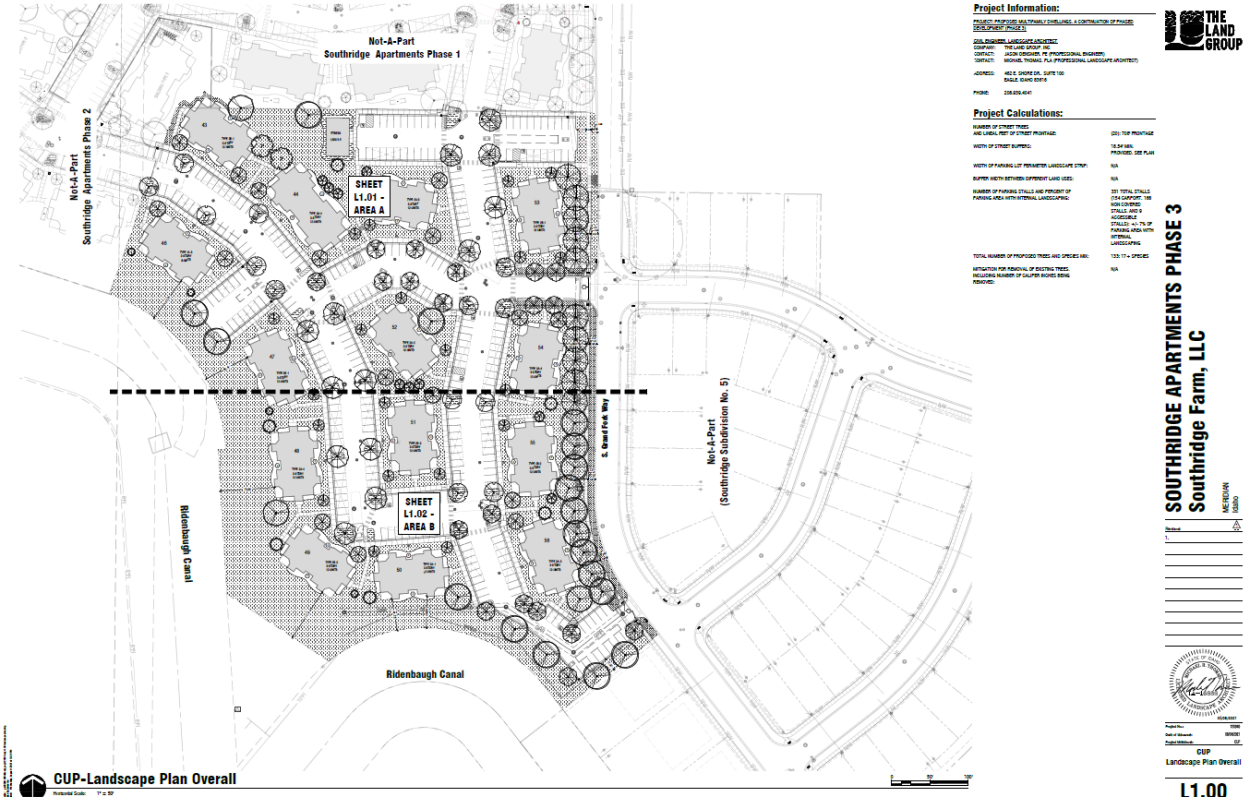


# VIII. EXHIBITS

## A. Site Plan (date: 8/4/2021)



B. Landscape Plan (dated: 8/4/21)





**Sheet Notes:**  
 1. SEE SHEET L1.01 FOR PLANT SCHEDULE

**Landscape Legend**  
 (Symbol for tree) TREE: 10' DBH  
 (Symbol for shrub) SHRUB: 6' DBH  
 (Symbol for groundcover) GROUND COVER: 1' DBH

**Keynotes:**  
 1. 2" x 1/2" OPENING: CLEAR VIEW TRAVEL  
 2. SEE SHEET L1.01 FOR TYPICAL LANDSCAPE FOR BUILDING

**THE LAND GROUP**

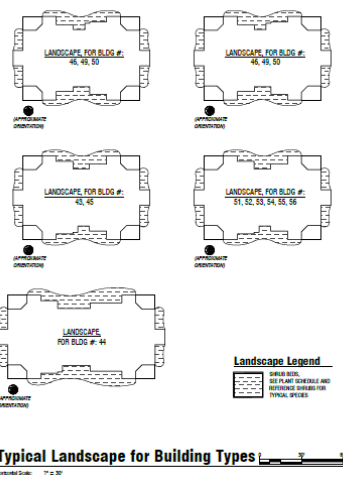
**SOUTHRIDGE APARTMENTS PHASE 3**  
 Southridge Farm, LLC

REGISTERED ARCHITECT

**CUP**  
 Landscape Plan Area B

**L1.02**

**CUP-Landscape Plan Area B**  
 Revised Date: 7/2/20



CLASS	TREE	COMMON NAME	SIZE	CONTAINER
47	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
48	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
49	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
50	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
51	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
52	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
53	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
54	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
55	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.
56	FR	FRAXINUS AMERICANA	2" CAL.	5 GAL.

**THE LAND GROUP**

**SOUTHRIDGE APARTMENTS PHASE 3**  
 Southridge Farm, LLC

REGISTERED ARCHITECT

**CUP**  
 Building Landscape & Plant Schedule

**L1.50**

### C. Open Space Exhibit

**OPEN SPACE CALCULATION:**

90,542 SQFT QUALIFIED OPEN SPACE  
TOTAL BOUNDARY SQUARE FOOTAGE: 395,089 SQFT  
PERCENTAGE OF QUALIFIED OPEN SPACE: 22.9%



### Open Space Exhibit

Horizontal Scale: 1" = 150'

Project No.: 120040  
Date of Issuance: 10.04.2021

Vertical Scale: 1" = 150'  
Last Printed By: [illegible]  
Date Printed: Monday, October 4, 2021 at 10:28 AM



**Southridge Apartments Phase 3**  
**Southridge Farms, LLC**  
**Meridian, Idaho**

**EX - 1**















CURBHOUSE FRONT ELEVATION



ROOF TYPE A



ROOF TYPE B



ROOF TYPE A



ROOF TYPE B



PORCHHOUSE FRONT ELEVATION

EXTERIOR FINISH SCHEDULE

Table with columns for Material, MP / Color, and Finish Color. It lists various materials like 'KEYPAL SHINGLE', 'METAL', 'PAINTED WOOD', and 'STONE VENEER' with their corresponding finish colors.



PROJECT SOUTHTRIDGE APARTMENTS

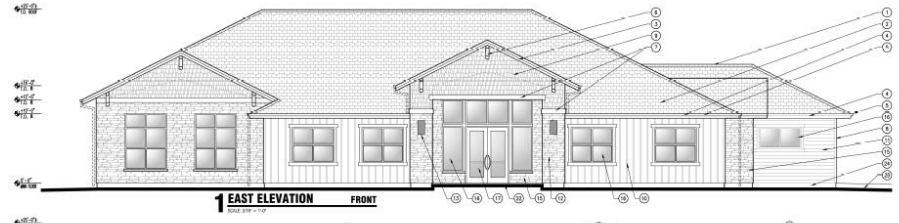
TEN MILE RD. & OVERLAND RD. MERIDIAN, IDAHO

DESIGN REVIEW

PRELIMINARY

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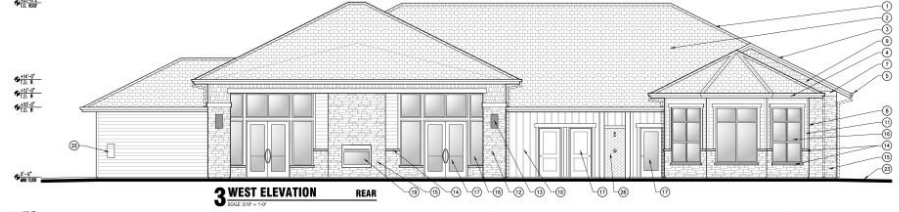
AA5.8 BUILDING TYPE 4B



1 EAST ELEVATION FRONT



2 NORTH ELEVATION RIGHT SIDE



3 WEST ELEVATION REAR



4 SOUTH ELEVATION LEFT SIDE

KEYNOTES

- List of 26 keynotes detailing construction and finish requirements for the building elevations, such as 'KEYPAL SHINGLE / MP COF. SEE ROOF PLAN FOR LOCATION AND TYPES OF ROOF TYPES'.

GENERAL NOTES

- List of 10 general notes providing additional context and requirements for the building elevations, such as 'ALL NOTES ON ELEVATIONS ARE TYPICAL AND APPLY TO ALL ELEVATIONS'.

EXTERIOR FINISH SCHEDULE

Table with columns for Material, MP / Color, and Finish Color. It lists various materials like 'KEYPAL SHINGLE', 'METAL', 'PAINTED WOOD', and 'STONE VENEER' with their corresponding finish colors.



PROJECT SOUTHTRIDGE APARTMENTS

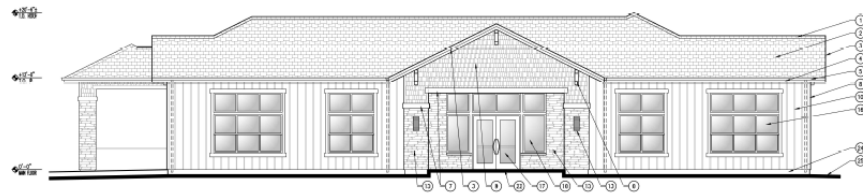
TEN MILE RD. & OVERLAND RD. MERIDIAN, IDAHO

DESIGN REVIEW

PRELIMINARY

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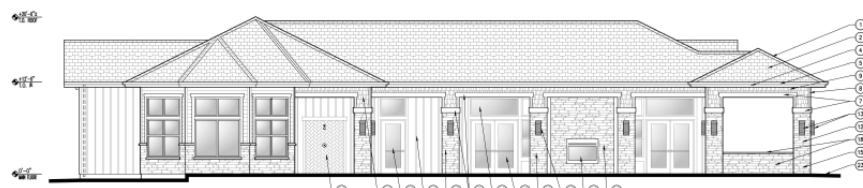
AC5.0 DESIGN DEVELOPMENT BUILDING ELEVATIONS



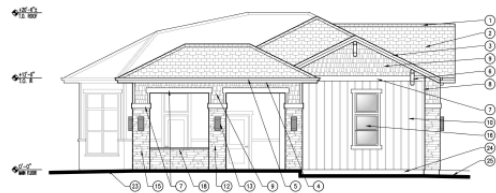
**1 SOUTH FRONT ELEVATION**  
SCALE 3/16" = 1'-0"



**2 EAST SIDE ELEVATION**  
SCALE 3/16" = 1'-0"



**3 NORTH REAR ELEVATION**  
SCALE 3/16" = 1'-0"



**4 WEST SIDE ELEVATION**  
SCALE 3/16" = 1'-0"

**KEYNOTES**

1. ASPHALT SHINGLE ROOF / 400 DFM. SEE ROOF PLAN FOR LOCATION AND TYPES OF ROOF AND GUTTERS.
2. ARCHITECTURAL UNFINISHED INTERIORS ROOF SHINGLES.
3. ROOF TRUSS: 1 x 8 RAFTERS HANGING FROM 4 x 8 8' RAFTERS HANGING FROM DIMENSIONED TRUSS. UNDIMENSIONED TRUSS SHALL BE 2" X 8" UNLESS OTHERWISE NOTED. ROOF TRUSS SHALL BE UNFINISHED. PROVIDE PRE-FINISHED METAL Drip FLASHING AT ROOF EDGE.
4. GABLE END: 2 x 8 FINISHED UNPAINTED INTERIOR TRUSS. PROVIDE FINISHED 1/2" X 4" UNFINISHED RAFTERS AT GABLE. UNFINISHED TRUSS USE FIBER CONCRETE BOARD AND SHEET TO LINE UP WITH UNFINISHED. PROVIDE PRE-FINISHED METAL Drip FLASHING AT ROOF EDGE.
5. PRE-FINISHED METAL SHEET AND DIMENSIONS FOR ROOF FLASHING SHALL BE IDENTIFIED IN THE GENERAL CONTRACTOR. PROVIDE DETAILED CONNECTION TO THE DOWNPIPE SYSTEM FOR OVER-EXPOSED CONCRETE SHEET FLASHING AT ROOF.
6. 4 x 4 FINISHED WOOD RAIL BRACE FOR SIGMA RAILS.
7. 2 x 4 FINISHED UNPAINTED INTERIOR TRUSS. UNDIMENSIONED TRUSS USE FIBER CONCRETE BOARD IN GUTTER OF UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
8. 2 x 4 FINISHED UNPAINTED INTERIOR TRUSS AT CORNER. PROVIDE UNFINISHED 2" X 4 BOARD IN GUTTER OF UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT CORNER.
9. FINISHED UNPAINTED INTERIOR TRUSS. UNDIMENSIONED TRUSS USE FIBER CONCRETE BOARD IN GUTTER OF UNFINISHED.
10. GUTTER: 5" X 3" GUTTER WITH 1" X 2" UNFINISHED RAFTERS. UNFINISHED TRUSS USE FIBER CONCRETE BOARD AND SHEET TO LINE UP WITH UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
11. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
12. GUTTER: 5" X 3" GUTTER WITH 1" X 2" UNFINISHED RAFTERS. UNFINISHED TRUSS USE FIBER CONCRETE BOARD AND SHEET TO LINE UP WITH UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
13. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
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18. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
19. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
20. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.

**GENERAL NOTES**

1. ALL NOTES ON ELEVATIONS ARE CRITICAL AND APPLY TO ALL ELEVATIONS.
2. REFER TO CONSTRUCTION TYPE DETAILS (WALLS AND ARCH) AND SPECIFICATIONS FOR FINISHING DETAILS FROM MATERIAL NOTES.
3. ALL WALLS AND CEILING FINISHES TO BE PRE-FINISHED METAL SHEET (WALLS) OR SHEET ROOFING (CEILING) TO MATCH EXISTING MATERIAL FINISH COLOR.
4. CONCRETE SHALL BE FINISHED TO MATCH EXISTING MATERIAL FINISH COLOR.
5. CONCRETE SHALL BE FINISHED TO MATCH EXISTING MATERIAL FINISH COLOR.
6. ALL UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
7. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
8. UNFINISHED TRUSS SHALL BE UNFINISHED. PROVIDE UNFINISHED 2" X 4 BOARD AT TOP OF UNFINISHED.
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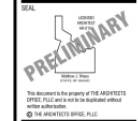
**EXTERIOR FINISH SCHEDULE**

MATERIAL	UNIT / COLOR	MATERIAL	FINISH COLOR
ASPHALT SHINGLE	UNFINISHED TRUSS	PAINTED FACIA	PAINT SYSTEM W/ LIGHT
EXPOSED METAL	COLOR: MATCH EXISTING	CONCRETE	CONCRETE W/ LIGHT
PRE-FINISHED METAL	COLOR: TO MATCH EXISTING	PAINTED BRICK	PAINT SYSTEM W/ LIGHT
DUPLEX / CORRUGATED	COLOR: TO MATCH EXISTING	PAINTED BRICK	PAINT SYSTEM W/ LIGHT
WOOD WINDOW FRAME	COLOR: MATCH EXISTING	PAINTED BRICK	PAINT SYSTEM W/ LIGHT
STONE	COLOR: MATCH EXISTING	PAINTED BRICK	PAINT SYSTEM W/ LIGHT



PROJECT:  
**SOUTHRIDGE APARTMENTS**  
TEN MILE RD. & OVERLAND RD. MERIDIAN, IDAHO

**DESIGN REVIEW**



DATE: AUGUST 18, 2017  
DRAWN: 15-303 AP5.0  
BY: MATT SHEES

**AP5.0**  
POOL HOUSE ELEVATIONS

## IX. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

#### Conditional Use Permit:

1. The Applicant shall comply with the provisions in the existing Development Agreement (Inst. #111099621, RZ-11-002); Addendum Inst. #2015-112096 – MDA-15-010; 2<sup>nd</sup> Addendum Inst. #2021-018471 – H-2020-0109), and all other previous conditions of approval (H-2017-0077; PBA-14-012, ROS #10035).
2. Development shall comply with the dimensional standards for the R-15 zoning district listed in UDC Table [11-2A-7](#).
3. The multi-family development shall have an ongoing obligation to comply with the specific use standards listed in UDC [11-4-3-27](#).
4. The multi-family development shall record a legally binding document that states the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC 11-4-3-27F. **A recorded copy of said document shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for the development.**
5. The site and/or landscape plan submitted with the Certificate of Zoning Compliance shall be revised as follows:
  - a. Building #43 shall be relocated to comply with the minimum setback standard in UDC Table 11-2A-7 and 11-4-3-27; or, a property boundary adjustment application should be submitted to consolidate the subject property with the property to the north or to adjust the boundary of the property.
  - b. Bicycle racks shall be depicted next to the entries of each building. At a minimum, 13 spaces shall be provided per UDC 11-3C-6G; a detail of the bicycle rack shall also be depicted that complies with the standards listed in UDC 11-3C-5C.
  - c. All transformer and utility vaults and other service areas shall be located in an area not visible from a public street, or shall be fully screened from view from a public street in accord with UDC 11-4-3-27B.2.
  - d. Depict landscaping along the foundations of all street facing elevations adjacent to S. Grand Fork Way as set forth in UDC 11-4-3-27E.2.
  - e. Depict landscaping within parking lots in accord with the standards listed in UDC 11-3B-8C.
  - f. Landscaping is required within common open space areas per the standards listed in UDC 11-3G-3E. Calculations should be included in the Project Calculations table demonstrating compliance with this standard.
  - g. Depict 6-foot tall wrought iron fencing adjacent to the Ridenbaugh Canal to preserve public safety.
6. A street light plan will need to be included in the building permit and/or final plat applications. Street light plan requirements are listed in section 6-7 of the City's Design Standards. A copy of the standards can be found at [http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272) .
7. An application for Certificate of Zoning Compliance and administrative Design Review shall be submitted for the proposed project and approved prior to submittal of building permit applications. Compliance with the design guidelines in the Ten Mile Interchange Specific Area Plan and the design standards listed in UDC 11-3A-19 and the Architectural Standards Manual, as applicable, is

required. *See the Application of the Design Elements matrix on pg. 3-49 of the TMISAP for design elements applicable to the proposed development.*

## **B. PUBLIC WORKS**

### **Site Specific Conditions of Approval**

1. Easements are required over all water and sewer mains. Each utility must be covered by a minimum 20 foot wide easement, centered over the main. Easements must be free of all permanent structures including but not limited to trees, bushes, buildings, car ports, light poles, infiltration trenches, fences, trash enclosures, etc. It appears that there are areas that may have carports in conflict with easements.

### **General Conditions of Approval**

2. 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.
3. 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.
4. 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. 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.**
5. 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.
6. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
7. 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.
8. 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.

9. 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.
10. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
11. 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.
12. 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.
13. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
14. Developer shall coordinate mailbox locations with the Meridian Post Office.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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](http://www.meridiancity.org/public_works.aspx?id=272).
20. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

**C. FIRE DEPARTMENT**

No comments were submitted.

**D. POLICE DEPARTMENT**

No comments were submitted.

**E. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=237893&dbid=0&repo=MeridianCity&cr=1>

**F. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=238155&dbid=0&repo=MeridianCity>

**G. WEST ADA SCHOOL DISTRICT (WASD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=238203&dbid=0&repo=MeridianCity>

**H. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=236263&dbid=0&repo=MeridianCity>

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=237542&dbid=0&repo=MeridianCity>

**X. FINDINGS**

**A. Conditional Use Permit (UDC 11-5B-6E)**

The Commission shall base its determination on the Conditional Use Permit requests upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

*Staff finds the subject property is large enough to accommodate the proposed use and dimensional and development regulations of the R-15 zoning district (see Analysis, Section V for more information).*

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.

*Staff finds the proposed use is consistent with the future land use map designations of HDR and the multi-family residential use is allowed as a conditional use in UDC Table 11-2A-2 in the R-15 zoning district.*

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

*Staff finds the proposed design of the development, construction, operation and maintenance should be compatible with other existing and future uses in this area and with the intended character of the area and that such uses will not adversely change the character of the area.*

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

*Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area. The Commission should weigh any public testimony provided to determine if the development will adversely affect other properties in the vicinity.*

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

*Staff finds that essential public services are available to this property and that the use will be adequately served by these facilities.*