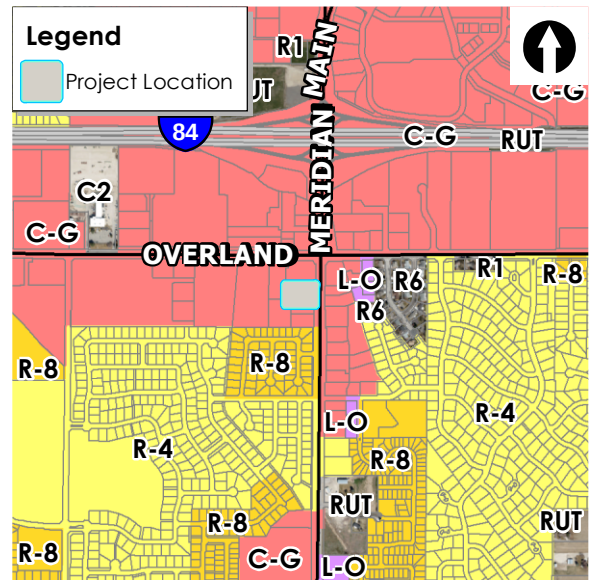


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 1/9/2024
TO: Mayor & City Council
FROM: Linda Ritter, Associate Planner
208-884-5533
SUBJECT: SHP-2023-0005
Hesperus Subdivision
LOCATION: 1737 S Meridian Rd., in the SEC of
Section 24, T.3N., R.1W.



I. PROJECT DESCRIPTION

Short plat to subdivide Lot 4, Block 1, Medina Subdivision, consisting of 1.38 acres of land, into two (2) building lots in the C-G zoning district.

II. APPLICANT INFORMATION

- A. Applicant: Antonio Conti, Ackerman-Estvold – 7661 W Riverside Dre, Ste 102, Garden City, ID 83714
- B. Owner: Spencer Smith, Smith Frazier LLC – 50 Henry Street, Cortez, CO 81321
- C. Representative: Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	12/24/2023
Radius notice mailed to property owners within 500 feet	12/15/2023
Posted to Next Door	12/11/2023

IV. STAFF ANALYSIS

The short plat proposes to subdivide Lot 4, Block 1, Medina Subdivision, consisting of 1.38 acres of land, into two (2) building lots in the C-G zoning district. The Short Plat is consistent with the Commercial Future Land Use Map designation for this site.

The property is currently under construction for the installation of the approved Conditional use Permit and certificate of zoning compliance and design review for a Chipotle restaurant and a two-tenant building with the first tenant as a medical doctor's office.

Staff has reviewed the proposed short plat for compliance with the criteria set forth in UDC [11-6B-5](#) and deems the short plat in compliance with said requirements.

Access to this property is provided via an existing access point from S. Meridian Rd and W. Overland Rd. The Fire Department has approved the design of the proposed drive aisles for the short plat. The street buffer adjacent to the eastern boundary of the site along S. Meridian Rd. was constructed with the subdivision improvements for Medina Subdivision. There is existing landscaping (i.e. trees and lawn) along the street frontage that complies with the standards listed in UDC [11-3B-7](#).

Future development of the proposed lots should comply with the dimensional standards listed in UDC [Table 11-2B-3](#) for the C-G zoning district.

V. DECISION

Staff:

Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

A. Short Plat (date: 12/1/23)

[illegible]

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS THAT WEST SMITH FRADER, LLC, IS THE OWNER OF
 A PARCEL OF LAND HEREIN AFTER DESCRIBED AND THAT IT IS HER INTENTION TO
 INCLUDE SAID REAL PROPERTY IN THIS SUBDIVISION PLAT.

A PARCEL OF LAND BEING PARCEL E AS SHOWN ON RECORD OF SURVEY NO. 1074,
 INSTRUMENT NO. 202-07946 ADA COUNTY RECORDS, IN THE SE 1/4 SECTION 14, T. 36,
 R. 11E, BOGGS QUAD, CITY OF MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL E, THENCE ON THE EASTERLY
 LINE OF SAID PARCEL E, SOUTHWEST A DISTANCE OF 24.13 FEET, THENCE SOUTHWEST A
 DISTANCE OF 106.86 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL E, THENCE ON
 THE SOUTH LINE OF SAID PARCEL E, SOUTHWEST A DISTANCE OF 36.66 FEET TO THE
 SOUTHWEST CORNER OF SAID PARCEL E, THENCE ON THE WEST LINE OF SAID PARCEL E
 SOUTHWEST A DISTANCE OF 20.16 FEET TO THE NORTHWEST CORNER OF SAID PARCEL E,
 THENCE ON THE NORTH LINE OF SAID PARCEL E, SOUTHWEST A DISTANCE OF 303.41 FEET
 TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 1.376 ACRES, MORE OR LESS.

ALL THOSE IN THIS SUBDIVISION WILL BE ELIGIBLE TO RECEIVE DOMESTIC WATER SERVICE
 FROM THIS CITY OF MERIDIAN, IDAHO, AND SAID CITY HAS AGREED IN WRITING TO SERVE
 ALL LOTS WITHIN THIS SUBDIVISION.

IN WITNESS WHEREOF, WE HAVE HEREIN SET OUT HANDS THIS ____ DAY OF
 2021.

BY: _____

SPECIES (SMITH MANAGER, SMITH FRADER, LLC) DATE _____

ACKNOWLEDGEMENT

STATE OF _____) S.S.
 COUNTY OF _____)

ON THIS ____ DAY OF _____, 2021, BEFORE ME, THE UNDERSIGNED, A
 NOTARY PUBLIC IN AND FOR SAID STATE, PERSONALLY APPEARED SPENCER SMITH, KNOWN
 OR IDENTIFIED TO ME TO BE THE MANAGER OF SMITH FRADER, LLC, THE CORPORATION THAT
 EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE
 EXECUTED SAID INSTRUMENT FOR AND ON BEHALF OF SAID TRUST AND THAT SAID TRUST
 EXECUTED THE SAME.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND AFFIRMED MY OFFICIAL SEAL
 THE DAY AND YEAR IN THIS CERTIFICATE FIRST ABOVE WRITTEN.

MY COMMISSION EXPIRES _____ NOTARY PUBLIC FOR _____
 RESIDING IN _____

CERTIFICATE OF SURVEYOR

(ANTONIO M. CORTE, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR
 LICENSED IN THE STATE OF IDAHO, AND THAT THIS PLAT AS DESCRIBED IN THE
 "CERTIFICATE OF OWNERS" IS DRAWN FROM AN ACTUAL SURVEY MADE ON THE GROUND
 UNDER MY DIRECT SUPERVISION AND ACCURATELY REPRESENTS THE POINTS PLATTED
 THEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS
 AND SURVEYS.)

ANTONIO M. CORTE, P.L.S. 18350 DATE: _____

APPROVAL OF CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER IN AND FOR THE CITY OF MERIDIAN, ADA
 COUNTY, IDAHO, DO HEREBY ACCEPT AND APPROVE THIS PLAT AND CERTIFY
 THAT IT IS IN ACCORDANCE WITH MERIDIAN SUBDIVISION ORDINANCE RELATING
 TO SUBDIVISION PLATS.

Meridian City Engineer _____ Date _____

APPROVAL OF CITY COUNCIL

I, THE UNDERSIGNED, CITY CLERK, IN AND FOR THE CITY OF MERIDIAN, ADA
 COUNTY, IDAHO, DO HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY
 COUNCIL, HELD THIS ____ DAY OF _____, 2021, THIS PLAT WAS
 ACCEPTED AND APPROVED.

Meridian City Clerk _____ Date _____

APPROVAL OF ADA COUNTY HIGHWAY DISTRICT

THE FOREGOING PLAT WAS ACCEPTED AND APPROVED BY THE BOARD OF ADA
 COUNTY HIGHWAY DISTRICT COMMISSIONERS ON THE ____ DAY OF
 _____, 2021.

PRESIDENT: ADJO _____

HEALTH CERTIFICATE

Sanitary Facilities on this Certificate are in accordance with Idaho Code, Title 20, Chapter 13 have been satisfied
 According to the Letter to be read on file with the County Recorder or Health Officer
 Listing the Conditions of Approval.
 Sanitary Facilities may be Required, in Accordance with Section 20-1306, Idaho
 Code, by the Issuance of a Certificate of Disapproval.

Health Officer _____ Date _____

PLAT FOR
HESPERUS LANDING SUBDIVISION

2023 SHEET 2 OF 2

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED, COUNTY TREASURER IN AND FOR THE COUNTY OF ADA, STATE OF
 IDAHO, DO HEREBY CERTIFY THAT THE REQUIREMENTS OF I.C. 20-1306 DO HEREBY CERTIFY THAT ANY AND ALL
 CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED
 IN THIS SUBDIVISION HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT
 THIRTY (30) DAYS ONLY.

COUNTY TREASURER _____ DATE: _____

CERTIFICATE OF COUNTY SURVEYOR

I, THE UNDERSIGNED, PROFESSIONAL LAND SURVEYOR IN AND FOR ADA COUNTY, IDAHO, DO
 HEREBY CERTIFY THAT I HAVE EXAMINED THIS PLAT AND THAT IT COMES IN LINE WITH THE STATE
 OF IDAHO CODE RELATING TO PLATS AND SURVEYS.

COUNTY SURVEYOR _____ DATE: _____

CERTIFICATE OF COUNTY RECORDER

STATE OF (IDAHO) _____) S.S.
 COUNTY OF ADA _____)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD AT THE REQUEST OF
 ACKERMAN-ESTVOLD AT _____ MINUTES PAST _____ O'CLOCK, A.M. THIS ____ DAY OF
 _____, 2021, IN BOOK _____ OF PLATS AT PAGE _____.

INSTRUMENT NO. _____

REC'D RECORDER _____ EX-OFFICIO RECORDER _____

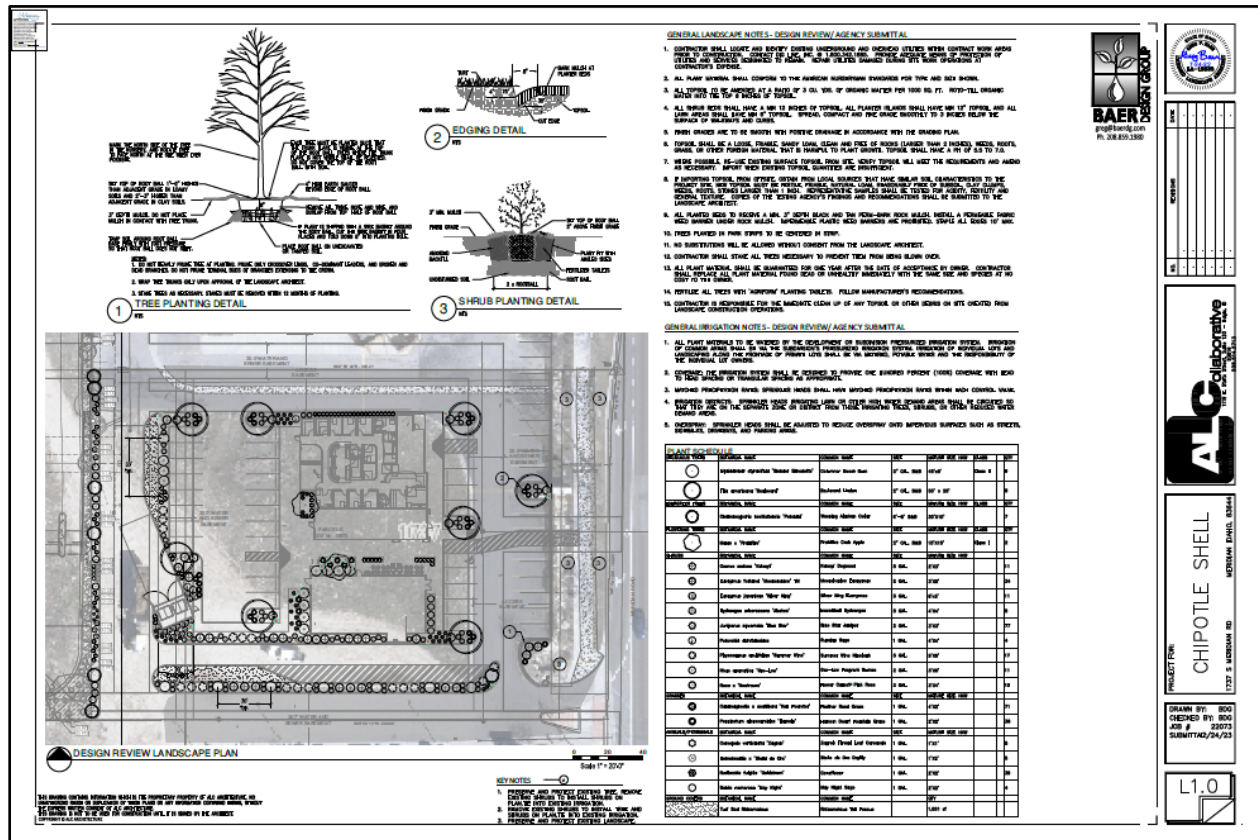
FEE: _____





1801 West Broadway Blvd., Ste. 112 Boise, ID 83725
 (208) 333-1473 ackerman-estvold.com

B. Landscape Plan (dated: 2/24/23)



CCE CCE DESIGN ASSOCIATES, INC.
 10000 10th Street, Suite 100, Denver, CO 80202
 (303) 733-1000
 www.ccedesign.com

DATE: 10/10/10

SCALE: 1\"/>

NO.	REVISION	DATE
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CHIPOTLE SHELL

10000 10th Street, Suite 100, Denver, CO 80202

PROJECT NO.	10000 10th Street, Suite 100, Denver, CO 80202
CHECKED BY:	10/10/10
DATE:	10/10/10
DESIGNED BY:	10/10/10
DATE:	10/10/10

811
 Know what's below.
 Call before you dig.

NOTICE TO CONTRACTORS
 CONTRACTOR TO VERIFY ALL UNDERGROUND UTILITIES AT
 10000 10th Street, Suite 100, Denver, CO 80202
 BEFORE CONSTRUCTION OF THE LOCATION OF UNDERGROUND
 UTILITIES.

SITE PLAN KEYNOTES / LEGEND

- ① EXISTING CONCRETE DRIVEWAY AND SIDEWALK
- ② EXISTING CONCRETE DRIVEWAY AND SIDEWALK
- ③ EXISTING CONCRETE DRIVEWAY AND SIDEWALK
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A. Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with this development: AZ-04-031 (Ord. #05-1179, DA Inst. #105134293) Meridian Gateway; VAR-05-027 (access to SH-69/Meridian Rd.); MI-07-002 1st Addendum to DA (Inst. #107099630 Medina Subdivision); MDA-13-007 2nd Addendum to DA (Inst. #2014-095963 Medina Subdivision) PBA-2022-0017, H-2022-0094, A-2023-0060 and A-2023-0061 as applicable.

- Page 5

4. Future development shall comply with the dimensional standards listed in UDC [Table 11-2B-3](#) for the C-G zoning district.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=313574&dbid=0&repo=MeridianCity>

C. Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=295088&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=313606&dbid=0&repo=MeridianCity>

E. Idaho Department of Environmental Quality (IDEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=313606&dbid=0&repo=MeridianCity>

F. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=313606&dbid=0&repo=MeridianCity>

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Commercial the current zoning district of the site is C-G. Staff finds the proposed short plat complies with the short plat standards listed in UDC [11-6B-5](#). Future development should comply with the dimensional standards for the C-G zoning district listed in UDC [Table 11-2B-3](#).

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

Staff finds that public services is provided and are adequate to serve the proposed lots.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Staff finds all required utilities are provided with lot development at the developer's expense.

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

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

E. 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.

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

Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.