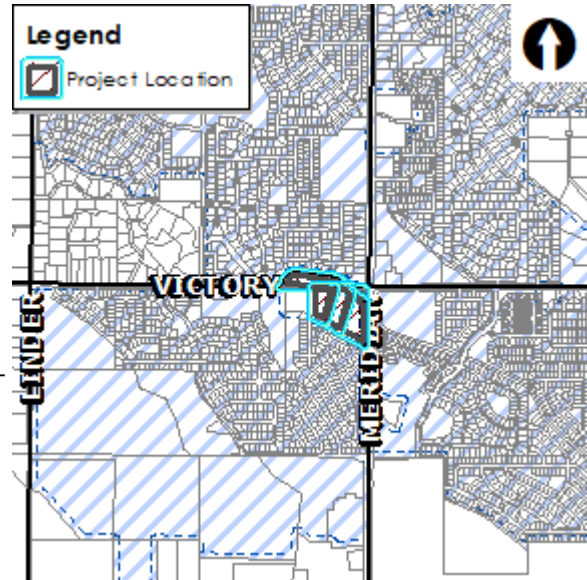


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: August 20, 2020  
 TO: Planning & Zoning Commission  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: H-2020-0065  
 Victory Apartments – CPAM, AZ  
 LOCATION: Southwest corner of S. Meridian Rd./SH-69 and W. Victory Rd., in the NE ¼ of Section 24, Township 3N., Range 1W.



**I. PROJECT DESCRIPTION**

The Applicant requests an amendment to the Future Land Use Map contained in the Comprehensive Plan to change the designation on 18.45 acres of land from Medium Density Residential (MDR) to Medium High Density Residential (MHDR); and annexation of 18.45 acres of land with an R-15 zoning district.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details	Page
Acreage	17 acres	
Future Land Use Designation	Medium Density Residential (MDR)	
Existing Land Use	Vacant/undeveloped land	
Proposed Land Use(s)	Multi-family residential (MFR)	
Current Zoning	RUT in Ada County	
Proposed Zoning	R-15 (Medium High-Density Residential)	
Lots (# and type; bldg/common)	NA (property is not proposed to be subdivided)	
Phasing plan (# of phases)	NA	
Number of Residential Units (type of units)	170 multi-family apartment units (2-plex and 4-plex style)	
Density (gross & net)	10.0 gross/13.01 net	
Open Space (acres, total [%] / buffer / qualified)	NA	

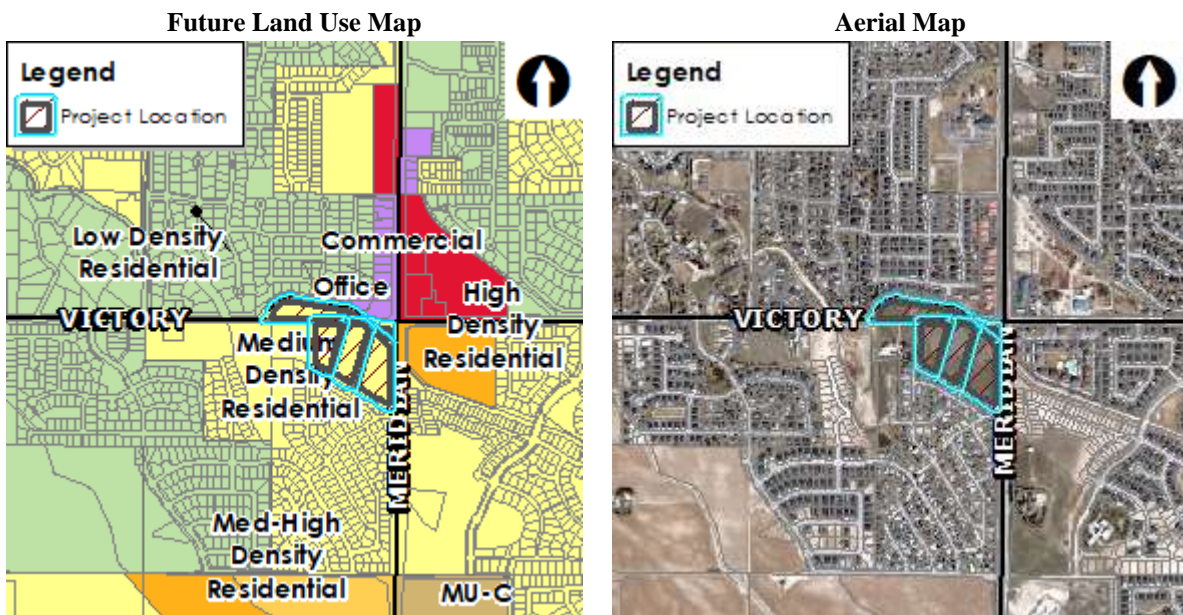
Amenities	10' wide multi-use pathway along Meridian Rd./SH-69	
Physical Features (waterways, hazards, flood plain, hillside)	The Ridenbaugh Canal runs along the northern boundary of this site within a 100' wide easement (50' from centerline of canal)	
Neighborhood meeting date; # of attendees:	April 16, 2020; 7 attendees	
History (previous approvals)	ROS #6419 (2004) & #7355 (2006)	

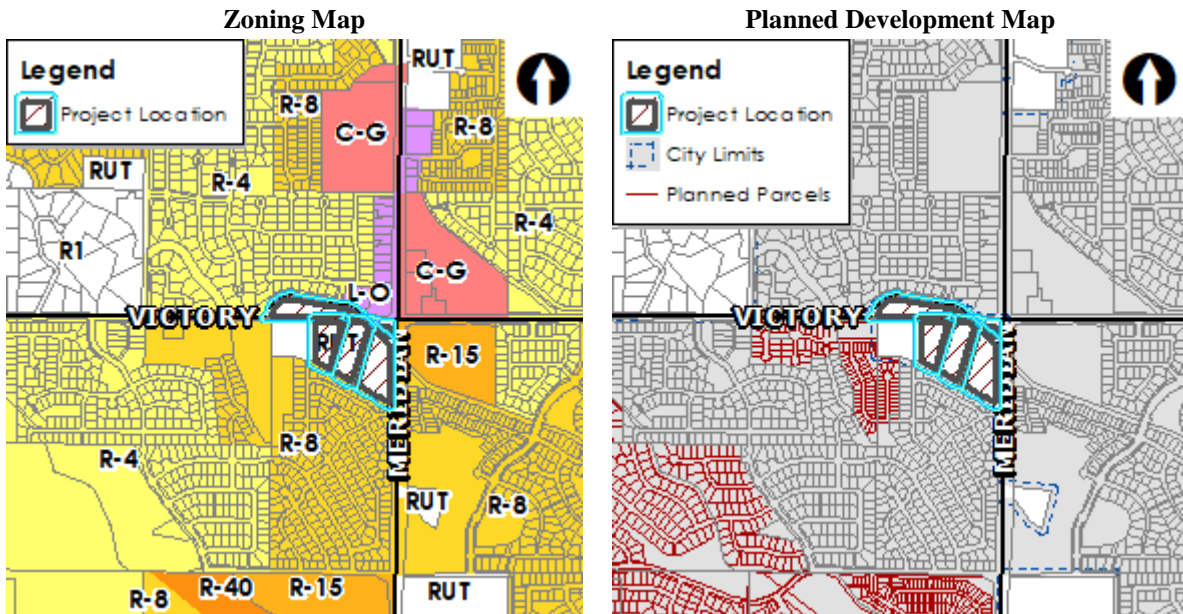
## B. Community Metrics

Description	Details	Page
<b>Ada County Highway District</b>		
• Staff report (yes/no)	Yes (draft)	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	S. Meridian Rd./SH-69 is improved with 4 travel lanes and a center turn lane, with no curb, gutter or sidewalk; W. Victory Rd. is improved with 2 travel lanes with no curb, gutter or sidewalk.	
• CIP/IFYWP	Victory Rd. is listed in the CIP to be widened to 3-lanes from Meridian to Locust Grove Roads between 2026 and 2030	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One (1) access is proposed via W. Victory Rd.; one (1) emergency access only is proposed via S. Meridian Rd./SH-69	
Traffic Level of Service	W. Victory Rd. – Better than “E” (acceptable)	
Stub Street/Interconnectivity/Cross Access	A stub street is proposed to the west boundary for future extension and connectivity through the outparcel to Jocelyn Park subdivision	
Existing Road Network	Public (W. Victory Rd. and S. Meridian Rd./SH-69)	
Existing Arterial Sidewalks / Buffers	None	
Proposed Road Improvements	None	
Fire Service	<i>No comments were submitted as the project complies with Fire Code requirements.</i>	
<b>Police Service</b>		
Distance to Police Station	3 miles	
Police Response Time	3 minutes (expected); 4 minutes (average)	
Calls for Service	451 within a mile of the proposed development (between 6/1/19 and 5/31/20)	
% of calls for service split by priority	See Section IX.D	
Accessibility	No concerns with access	
Specialty/resource needs	No additional resources are required at this time – service is already provided in this area.	
Crimes	19 (between 6/1/19 and 5/31/20)	
Crashes	6 (between 6/1/19 and 5/31/20)	
Other Reports	NA	

West Ada School District																	
Distance (elem, ms, hs)																	
Capacity of Schools																	
# of Students Enrolled																	
	<table border="1"> <thead> <tr> <th></th> <th>Enrollment</th> <th>Capacity</th> <th>Miles (Dev. to School)</th> </tr> </thead> <tbody> <tr> <td>Mary McPherson Elementary**</td> <td>571</td> <td>500</td> <td>1.7</td> </tr> <tr> <td>Victory Middle School</td> <td>999</td> <td>1000</td> <td>1.2</td> </tr> <tr> <td>Meridian High School</td> <td>2126</td> <td>2400</td> <td>3.8</td> </tr> </tbody> </table>		Enrollment	Capacity	Miles (Dev. to School)	Mary McPherson Elementary**	571	500	1.7	Victory Middle School	999	1000	1.2	Meridian High School	2126	2400	3.8
	Enrollment	Capacity	Miles (Dev. to School)														
Mary McPherson Elementary**	571	500	1.7														
Victory Middle School	999	1000	1.2														
Meridian High School	2126	2400	3.8														
	**During the 20/21 school year Mary McPherson's student capacity will increase to 675, due to the cur expansion underway. **																
Wastewater																	
Distance to Sewer Services	Approximately 300' west of the subject site in Victory Rd.																
Sewer Shed	South Black Cat trunkshed																
Estimated Project Sewer ERU's	See application																
WRRF Declining Balance	13.97																
Project Consistent with WW Master Plan/Facility Plan	Yes																
Impacts/Concerns	No utility plans have been submitted for analysis, therefore no site specific conditions have been provided with this application. Applicant shall be required to submit utility designs as part of their CUP application and conditions will be conveyed at that time.																
Water																	
Distance to Water Services	Directly adjacent to the subject site in Victory Rd.																
Pressure Zone	4																
Estimated Project Water ERU's	See application																
Water Quality	NA																
Project Consistent with Water Master Plan	NA																
Impacts/Concerns	No utility plans have been submitted for analysis, therefore no site specific conditions have been provided with this application. Applicant shall be required to submit utility designs as part of their CUP application and conditions will be conveyed at that time.																

C. Project Maps





**III. APPLICANT INFORMATION**

A. Applicant:

Wendy Shrief, J-U-B Engineers, Inc. – 250 S. Beechwood Ave., Ste. 201, Boise, ID 83709

B. Owner:

SW Victory, LLC – P.O. Box 2020, Boise, ID 83701

C. Representative:

Same as Applicant

**IV. NOTICING**

	<b>Planning &amp; Zoning Posting Date</b>	<b>City Council Posting Date</b>
Newspaper notification published in newspaper	7/31/2020	
Radius notification mailed to property owners within 300 feet	7/29/2020	
Public hearing notice sign posted on site	8/5/2020	
Nextdoor posting	7/28/2020	

## V. COMPREHENSIVE PLAN ANALYSIS

**LAND USE:** This property is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) in the [Comprehensive Plan](#). The MDR designation allows for dwelling units at gross densities of 3 to 8 dwelling units per acre.

The Applicant proposes an amendment to the FLUM to change the existing designation from MDR to Medium High-Density Residential (MHDR). The MHDR designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from 8 to 12 dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

The Applicant proposes to develop the 17.01 acre site with a total of 170 multi-family apartments (two story 2-plex and 4-plex styles) at a gross density of 10.0 units per acre consistent with the density desired in MHDR designated areas.

**Transportation:** The Master Street Map (MSM) does not depict any collector streets across this property.

**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 2-plex and 4-plex style apartments will contribute to the variety of residential categories in the City as desired. Single-family homes exist to the south (Meridian Heights), zoned R-8, and multi-family apartments (Red Tail) exist across the street to the east, zoned R-15.*

- “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 service is available and can be extended by the developer with development in accord with UDC 11-3A-21.*

- “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 apartments with the existing and future single-family detached homes in this area should provide for diverse housing options in this area. Multi-family apartments also exist across Meridian Rd./SH-69 to the east.*

- “Provide pathways, crosswalks, traffic signals and other improvements that encourage safe, physical activity for pedestrians and bicyclists.” (5.01.01B)

*A 10-foot wide segment of the City’s multi-use pathway system is proposed within the street buffer along S. Meridian Rd./SH-69 in accord with the Pathways Master Plan.*

- “Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves.” (3.03.04)

*A stub street is proposed from Victory Rd. to the out-parcel at the southwest corner of the site for future extension and access from the west and south. Urban utilities and services will be provided with annexation and development of the property.*

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)  
*The proposed multi-family residential development and site design with 2-plex structures along the perimeter boundary as a transition between proposed 4-plex structures and existing and future single-family homes should be compatible.*
- “Support infill development that does not negatively impact the abutting, existing development. Infill projects in downtown should develop at higher densities, irrespective of existing development.” (2.02.02C)  
*The proposed residential infill development shouldn’t negatively impact abutting development as existing uses are also residential in nature.*
- “Maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.” (2.01.01C)  
*The proposed MHDR FLUM designation for this property will contribute to the range of residential land use designations in this area of the City which currently consist mainly of low and medium density residential designations.*
- “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 proposed to be provided to and though this development in accord with current City plans.*
- “Require appropriate landscaping, buffers, and noise mitigation with new development along transportation corridors (setback, vegetation, low walls, berms, etc.).” (3.07.01C)  
*The proposed development is required to provide a minimum 35-foot wide landscaped street buffer along S. Meridian Rd./SH-69 with noise mitigation in accord with the standards listed in UDC 11-3H-4D.*
- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)  
*Urban sewer and water infrastructure and curb, gutter and sidewalks are required to be provided with development.*
- “Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences.” (2.01.01)  
*The proposed multi-family apartments in 2-plex and 4-plex configurations will contribute to the diverse housing options available in the southern portion of the City.*
- “Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities and other best site design practices.” (3.07.01A)  
*Because residential uses and zoning are proposed adjacent to existing and future residential uses and zoning, screening and buffering is not required by the UDC. Transitional densities are proposed (i.e. 2-plex structures next to existing and future single-family homes).*
- “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.” (2.02.01E)  
*The proposed medium high-density development is located along S. Meridian Rd./SH-69, a major*

*transportation corridor, and in close proximity to office and future commercial uses to the north and northeast.*

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

*Development of the subject infill parcels will maximize public services.*

- “Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided.” (3.03.03)

*The proposed development plan is not consistent with the City's existing vision in terms that this property is designated for medium density residential uses but is consistent with the proposed MHDR FLUM designation requested with this application. Public services and infrastructure are proposed to be provided.*

## **VI. STAFF ANALYSIS**

### **A. COMPREHENSIVE PLAN MAP AMENDMENT (CPAM)**

As discussed above, the Applicant requests an amendment to the FLUM to change the future land use designation on 17.01 acres of land from MDR to MHDR for the development of 170 multi-family apartments at a gross density of 10.0 units per acre. An exhibit map showing the existing and proposed FLUM designations is included in Section VIII.A.

The Applicant's request for approval of an increase in density for development on this site is based on recent [market studies](#) included in this application that corroborate the demand for housing in Meridian is high and a range and diversity of housing types is needed.

As discussed above, the Comprehensive Plan encourages higher density residential uses adjacent to major transportation corridors such as S. Meridian Rd./SH-69 which lies along the eastern boundary of the site. Approval of the proposed amendment to MHDR will contribute to the range of residential land use designations and diversity in housing types and densities in this area as desired. For these reasons, Staff is in support of the request for a map amendment to MHDR.

### **B. ANNEXATION & ZONING**

The Applicant proposes to annex 18.45 acres of land into the City with an R-15 (Medium High-Density Residential) zoning district consistent with the proposed FLUM designation of MHDR.

A conceptual site plan and building elevations were submitted showing how the property is planned to develop with (170) 2-story multi-family apartment units consisting of 2-plex and 4-plex style structures (see Section VIII.C). A total of (58) 2- and 3-bedroom units in 2-plex and (112) 2-and 3-bedroom units in 4-plex configurations are proposed. The proposed gross density of the development is 10.0 units per acre with a net density of 13.06 units per acre, which is consistent with that desired in the MHDR designated areas.

This property along with the 4 acre rural residential out-parcel (Brewer/Schmidt) at the southwest corner of the site are enclaves surrounded by City annexed land. Annexation of this property will leave one parcel in the County. The Applicant states they have visited with that property owner about including their land in the annexation and FLUM amendment application but they prefer to remain as-is in the County. Remnant parcels such as this in the County create an inefficient provision of City services.

Multi-family developments are listed as a conditional use in the R-15 zoning district per UDC Table 11-2A-2. Future development is subject to the dimensional standards listed in UDC Table 11-2A-7 for the

R-15 zoning district and the specific use standards for multi-family developments listed in UDC [11-4-3-27](#).

The site plan depicts access to the proposed development via a public street from W. Victory Rd., an arterial street; no stub streets exist to this property. Emergency access is proposed via S. Meridian Rd./SH-69 in two possible locations (only one access is required). A stub street is proposed at the west boundary for future extension and connectivity to an east/west local street planned in Jocelyn Park subdivision; this street will also eventually provide a connection to Victory Rd. from S. Peoria Way to the south if/when the out-parcel (Brewer/Schmidt) redevelops in the future. Direct access, except for one emergency only access via S. Meridian Rd./SH-69, is prohibited per UDC 11-3H-4B.2. **Right-of-way for the public street should be dedicated to ACHD with development of the site through the subdivision process or other alternative process as required by ACHD. The bridge across the Ridenbaugh and other improvements noted in the ACHD report shall be completed to ACHD standards with development.**

Two-plex structures are proposed as a transition between the proposed 4-plex structures and the existing and future single-family homes at the south and west boundaries of the site. **Staff recommends a 2:1 transition in dwelling units along these boundaries; minor adjustments may be necessary with the future CUP application to achieve this transition where more than 2 units abut each single-family home/lot.**

A total of 420 off-street parking spaces are depicted on the concept plan in garages, carports, surface and driveway parking. Based on the standards listed in UDC Table 11-3C-6 for multi-family developments, a minimum of 340 spaces are required with 170 of those in a covered carport or garage. A total of 50 spaces are proposed in *excess* of the minimum UDC standards.

**There are existing power poles on this site that may be located in an Idaho Power easement; if so, the easement should be vacated with redevelopment of the property.**

The Pathways Master Plan depicts a segment of the City's regional pathway on this site along S. Meridian Rd. The concept plan depicts a 10-foot wide pathway in accord with the Plan; landscaping is required on either side of the pathway in accord with the standards listed in UDC 11-3B-12C. A pedestrian bridge over the Ridenbaugh Canal is also proposed providing pedestrian access to a dog park proposed at the northeast corner of the site. A detached minimum 5-foot wide sidewalk is required along W. Victory Rd. in accord with UDC 11-3A-17.

Qualified open space and site amenities are required to be provided in residential developments in accord with the standards listed in UDC 11-3G-3; these standards are in addition to the common open space, private usable open space and site amenities required in UDC 11-4-3-27 for multi-family developments. A minimum of 10% (1.7 acres) of qualified open space and one (1) site amenity is required. A central common area is depicted on the concept plan with a clubhouse, swimming pool and tot lot; a dog park is proposed at the northeast corner of the site across the Ridenbaugh Canal with access proposed via a pedestrian bridge; and a 10-foot wide multi-use pathway is proposed along S. Meridian Rd./SH-55 as amenities. A qualified open space exhibit is required to be submitted with the Conditional Use Permit application to ensure compliance with the minimum standards.

With development, a minimum 35-foot wide street buffer is required to be constructed along S. Meridian Rd./SH-69, an entryway corridor; and a minimum 25-foot wide street buffer is required along W. Victory Rd., an arterial street, landscaped per the standards listed in UDC 11-3B-7C. Because there isn't adequate area next to Victory Rd. for a sidewalk between the street and the Ridenbaugh Canal, ACHD is requiring the sidewalk to be constructed on the south side of the canal in a permanent right-of-way easement. **If the buffer area is entirely encumbered by the easement for the canal, a minimum 5-foot wide area outside of the easement is required for planting shrubs and trees.**



As part of the future development application, vertical curb, gutter and a 7-foot wide attached concrete sidewalk to cross the Ridenbaugh Canal on both the west and east sides for pedestrian connectivity with bridge railings will be required by ACHD. Plans for the bridge crossing over the canal are required to be submitted to ACHD for review and approval as required in their staff report (see Section IX.L for more information).

**Noise abatement is required to be provided for residential uses adjacent to a state highway (SH-69) in accord with the standards listed in UDC 11-3H-4D.**

**The Ridenbaugh Canal runs along the northern boundary of the site. All canals are required to be piped unless used as a water amenity or linear open space as defined in UDC 11-1A-1 per UDC 11-3A-6. Due to its large capacity, it's not feasible for the waterway to be piped. Therefore, the Applicant requests a waiver from City Council to leave the waterway open. Council may approve such a waiver if it finds that the public purpose requiring such will not be served and public safety can be preserved. To preserve public safety, Staff recommends a 6-foot tall wrought iron fence is provided adjacent to the canal.**

Conceptual building elevations were submitted for the 4-plex structures that are the same or similar to those constructed in Little Creek, east of Locust Grove Rd., south of Fairview Ave. (see Section VIII.D); elevations for the 2-plex structures were not submitted but the Applicant stated they will be very similar in design to the 4-plex structures. Building materials consist of a mix of vertical and horizontal siding with stone or brick veneer accents. All future structures are required to comply with the design standards listed in the Architectural Standards Manual. Detailed review of the elevations for compliance with these standards will take place with the Certificate of Zoning Compliance and Design Review application prior to application for building permits.

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. A legal description and exhibit map for the annexation area is included in Section VIII.B.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure the site develops as proposed with this application, Staff recommends a DA is required with the provisions discussed above and included in Section IX.A.**

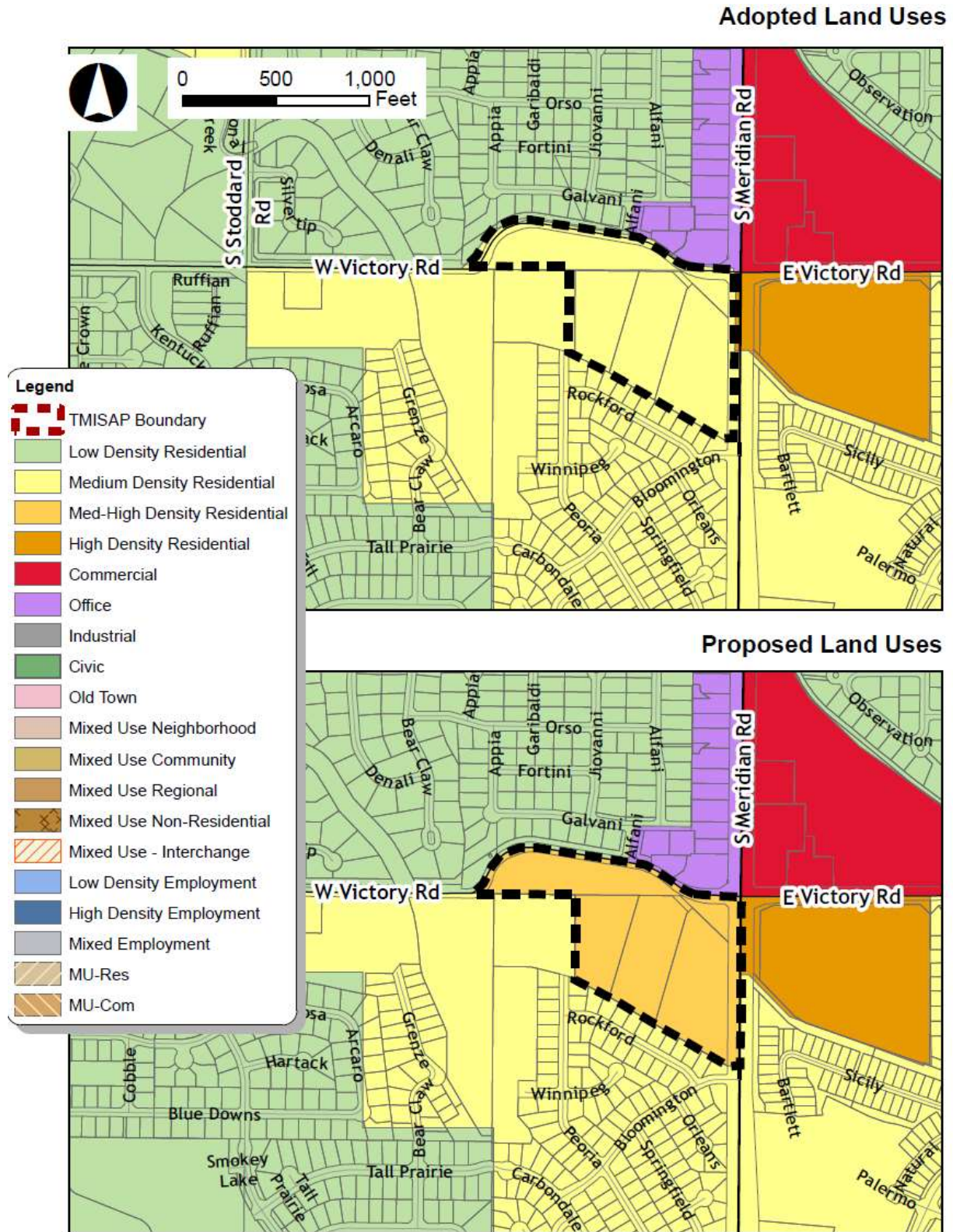
## **VII. DECISION**

### **A. Staff:**

Staff recommends approval of the proposed amendment to the Future Land Use Map and Annexation & Zoning with the requirement of a Development Agreement per the provisions in Section VIII in accord with the Findings in Section IX.

## VIII. EXHIBITS

### A. Future Land Use Map – Existing & Proposed



B. Annexation & Zoning Legal Description and Exhibit Map



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT "A"

VICTORY APARTMENTS  
ANNEXATION TO THE CITY OF MERIDIAN  
LEGAL DESCRIPTION

Those portions of the Southeast Quarter of the Southeast Quarter of Section 24 and the Northeast Quarter of the Northeast Quarter of Section 25, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

**BEGINNING** at the northeast corner of Section 25, Township 3 North, Range 1 West, Boise Meridian, from which the east quarter corner of said Section 25 bears South 00°25'44" West, 2,642.97 feet;

Thence S00°25'44"W, 926.51 feet along the east line of the Northeast Quarter of the Northeast Quarter of said Section 25 to the northeast corner of Meridian Heights No. 2 Subdivision according to the official plat thereof filed in Book 41 of Plats at Pages 3353 through 3354, Ada County Records;

Thence along the northeasterly boundary of said Meridian Heights No. 2 Subdivision the following four (4) courses:

Thence N 89°21'10" W, 25.00 feet;  
Thence N 60°10'49" W, 562.21 feet;  
Thence N 58°42'19" W, 210.37 feet;  
Thence N 63°32'19" W, 212.25 feet;

Thence N 00°30'08" E, 452.66 feet departing from said northeasterly boundary to the south line of the Southeast Quarter of the Southeast Quarter of said Section 24;  
Thence N 89°21'43" W, 434.41 feet along said south line to the southwest corner of said Southeast Quarter of the Southeast Quarter;  
Thence N 00°47'01" E, 165.13 feet along the west line of said Southeast Quarter of the Southeast Quarter to the centerline of W. Victory Road;

Thence along said centerline the following ten (10) courses:

Thence N 52°45'48" E, 58.84 feet to the beginning of a non-tangent curve;  
Thence along said non-tangent curve to the right an arc length of 27.08 feet, having a radius of 100.00 feet, a central angle of 15°30'48", a chord bearing of N 60°22'53" E and a chord length of 26.99 feet;  
Thence N 68°08'17" E, 44.82 feet to the beginning of a curve;  
Thence along said curve to the right an arc length of 137.15 feet, having a radius of 250.00 feet, a central angle of 31°26'00", a chord bearing of N 83°51'17" E and a chord length of 135.44 feet;



J-U-B ENGINEERS, INC.

J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

Thence S 80°25'43" E, 514.81 feet to the beginning of a non-tangent curve;  
 Thence along said non-tangent curve to the right an arc length of 89.16 feet, having a radius of 350.00 feet, a central angle of 14°35'45", a chord bearing of S 73°07'49" E and a chord length of 88.92 feet to the beginning of a non-tangent curve;  
 Thence along said non-tangent curve to the right an arc length of 113.33 feet, having a radius of 319.41 feet, a central angle of 20°19'42", a chord bearing of S 56°42'33" E and a chord length of 112.73 feet;  
 Thence S 49°33'41" E, 56.30 feet to the beginning of a curve;  
 Thence along said curve to the left an arc length of 138.93 feet, having a radius of 200.00 feet, a central angle of 39°48'02", a chord bearing of S 69°27'42" E and a chord length of 136.15 feet;  
 Thence S 89°21'43" E, 213.76 feet to the **POINT OF BEGINNING**, containing 18.45 acres, more or less.

**END DESCRIPTION**

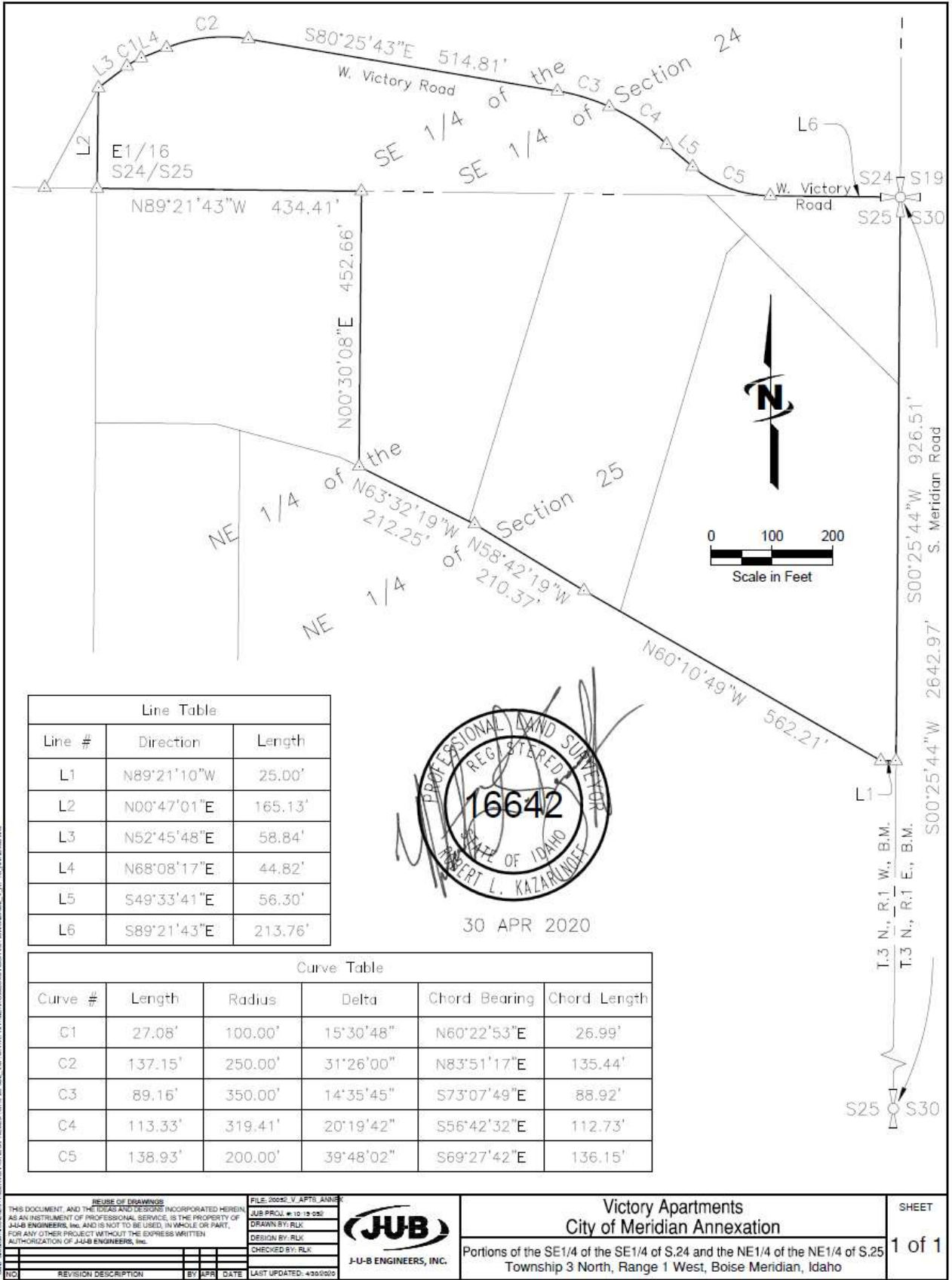
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

\_\_\_\_\_  
Robert L. Kazarinoff, PLS 16642

\_\_\_\_\_  
Date



30 APR 2020



Line Table		
Line #	Direction	Length
L1	N89°21'10"W	25.00'
L2	N00°47'01"E	165.13'
L3	N52°45'48"E	58.84'
L4	N68°08'17"E	44.82'
L5	S49°33'41"E	56.30'
L6	S89°21'43"E	213.76'



30 APR 2020

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	27.08'	100.00'	15°30'48"	N60°22'53"E	26.99'
C2	137.15'	250.00'	31°26'00"	N83°51'17"E	135.44'
C3	89.16'	350.00'	14°35'45"	S73°07'49"E	88.92'
C4	113.33'	319.41'	20°19'42"	S56°42'32"E	112.73'
C5	138.93'	200.00'	39°48'02"	S69°27'42"E	136.15'

REUSE OF DRAWINGS  
 THIS DOCUMENT, AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF J-U-B ENGINEERS, INC. AND IS NOT TO BE USED, IN WHOLE OR PART, FOR ANY OTHER PROJECT WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF J-U-B ENGINEERS, INC.

FILE: 2002\_V\_APTS\_ANNEX  
 JUB PROJ. # 10-19-02E  
 DRAWN BY: RLK  
 DESIGN BY: RLK  
 CHECKED BY: RLK  
 LAST UPDATED: 4/30/2020



**Victory Apartments**  
**City of Meridian Annexation**  
 Portions of the SE1/4 of the SE1/4 of S.24 and the NE1/4 of the NE1/4 of S.25  
 Township 3 North, Range 1 West, Boise Meridian, Idaho

SHEET  
 1 of 1

C. Conceptual Development Plan (dated: 8/13/20)



Conceptual Site Plan - Meridian Rental Apartments - Scheme 12

Updated  
Aug 13, 2020

## D. Conceptual Building Elevations

**COLOR PALETTE #3**

SHINGLES = BLACK  
 BODY 1 = RARE GRAY (SW 6189)  
 BODY 2 = PEWTER GREEN (SW 5287)  
 TRIM = CASA BLANCA (SW 7571)  
 ACCENT = CALVIN RED (SW 0088)  
 STONE = RURAL COUNTRY  
 LEDGESTONE® WHITE OAK

**COLOR PALETTE #2**

SHINGLES = BLACK  
 BODY 1 = FERLAND (SW7545)  
 BODY 2 = SIERRA REDWOOD (SW 7598)  
 TRIM = CASA BLANCA (SW 7571)  
 ACCENT = BUNGALOW BLUE (SW 0048)  
 STONE = RURAL COUNTRY  
 LEDGESTONE® WHITE OAK

**COLOR PALETTE #1**

SHINGLES = BLACK  
 BODY 1 = SANDBAR (SW 7647)  
 BODY 2 = VINTAGE TAPE (SW 7691)  
 TRIM = CASA BLANCA (SW 7571)  
 ACCENT = BUNGALOW BLUE (SW 0048)  
 STONE = RURAL COUNTRY  
 LEDGESTONE® WHITE OAK



**3 COLOR PALETTE #3**  
SWP 071



**2 COLOR PALETTE #2**  
SWP 071



**1 COLOR PALETTE #1**  
SWP 071













LITTLE CREEK FOURPLEX  
LITTLE CREEK SUBDIVISION  
LOCUST DRIVE & WEST LANE  
MERIDIAN, ID

FOURPLEX  
COLLIER  
2344 SHELTON  
A4.0 CP



**Exterior Elevation - Facade "A"**

**Exterior Elevation - Facade "B"**



**Exterior Elevation - Facade "C"**

**Exterior Elevation - Facade "D"**

South Meridian & West Victory Road Apartments  
Meridian Idaho



Exterior Elevation - Facade "A"

Exterior Elevation - Facade "B"



Exterior Elevation - Facade "C"

Exterior Elevation - Facade "D"

South Meridian & West Victory Road Apartments

Meridian, Idaho

Scheme 2

May 11, 2020



Exterior Elevation - Facade "A"

Exterior Elevation - Facade "B"



Exterior Elevation - Facade "C"

Exterior Elevation - Facade "D"

South Meridian & West Victory Road Apartments

Meridian, Idaho

Scheme 1

May 11, 2020





**Exterior Elevation - Facade "A"**



**Exterior Elevation - Facade "B"**



**Exterior Elevation - Facade "C"**



**Exterior Elevation - Facade "D"**

**South Meridian & West Victory Road Apartments**

Meridian, Idaho

**Scheme 3**

May 11, 2020



**Exterior Elevation - Facade "A"**



**Exterior Elevation - Facade "B"**



**Exterior Elevation - Facade "C"**



**Exterior Elevation - Facade "D"**

**South Meridian & West Victory Road Apartments**

Meridian, Idaho

**Scheme 4**

May 11, 2020

## IX. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and building elevations included in Section VIII and the provisions contained herein.
- b. Right-of-way for a public street extending from W. Victory Rd. through the site to the west boundary shall be dedicated to ACHD with development of the site.
- c. The bridge across the Ridenbaugh Canal and other improvements noted in the ACHD report included in Section IX.L shall be constructed to ACHD standards with development of this site.
- d. A conditional use permit application is required to be submitted and approved for the multi-family development in the R-15 zoning district per UDC Table 11-2A-2.
- e. Noise abatement shall be provided for residential uses adjoining State Highway 69 in accord with the standards listed in UDC 11-3H-4D.
- f. A 10-foot wide multi-use pathway is required within a 14-foot wide public pedestrian easement in the street buffer along S. Meridian Rd./SH-69 in accord with the Pathways Master Plan; landscaping is required on either side of the pathway in accord with the standards listed in UDC 11-3B-12C.
- g. Future development shall comply with the design standards listed in the Architectural Standards Manual. An application for Design Review shall be submitted and approved for the multi-family structures prior to submittal of building permit applications.
- h. All structures shall have fire sprinklers for fire protection; and secondary emergency access shall be provided to the site with the first phase of development.
- i. The Ridenbaugh Canal shall be piped as set forth in UDC 11-3A-6B *unless* otherwise waived by City Council. If Council approves a waiver to allow the canal to remain open, a 6-foot tall wrought iron fence shall be constructed along the canal to preserve public safety.
- j. Direct access, except for one emergency access, via S. Meridian Rd./SH-69 is prohibited per UDC 11-3H-4B.2.

### B. PUBLIC WORKS

#### 1. Site Specific Conditions of Approval

None – No utility plans were submitted for analysis with this application. Utility designs shall be submitted with the Conditional Use Permit application.

#### 2. General Conditions of Approval

- 2.1 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 than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 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.
  - 2.3 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.
  - 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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.
  - 2.5 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.
  - 2.6 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.
  - 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
  - 2.8 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.
  - 2.9 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.
  - 2.10 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.
  - 2.11 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.

- 2.12 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.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 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.
- 2.19 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.
- 2.20 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.
- 2.21 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).
- 2.22 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.
- 2.23 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 received.*

**D. POLICE DEPARTMENT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192080&dbid=0&repo=MeridianCity>

**E. PARK'S DEPARTMENT**

*No comments were received.*

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192038&dbid=0&repo=MeridianCity>

**G. CENTRAL DISTRICT HEALTH DEPARTMENT (CDHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191389&dbid=0&repo=MeridianCity>

**H. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191617&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192799&dbid=0&repo=MeridianCity>

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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=192105&dbid=0&repo=MeridianCity>

**K. ADA COUNTY DEVELOPMENT SERVICES**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=191431&dbid=0&repo=MeridianCity>

**L. ADA COUNTY HIGHWAY DISTRICT (ACHD) - DRAFT**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=193034&dbid=0&repo=MeridianCity>

**X. FINDINGS**

**A. Comprehensive Plan Map Amendment**

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 an amendment to the Comprehensive Plan, the Council shall make the following findings:

**1. The proposed amendment is consistent with the other elements of the Comprehensive Plan.**

*Staff finds the proposed amendment to MHDR is consistent with the Comprehensive Plan in that higher density residential uses are desired along major transportation corridors (i.e. SH-69) and a diversity in housing types is desired in all areas of the City.*

**2. The proposed amendment provides an improved guide to future growth and development of the city.**

*Staff finds that the proposal to change the FLUM designation from MDR to MHDR will allow a higher density of residential development to occur in this area adjacent to SH-69, a major transportation corridor and in close proximity to I-84, which will provide an improved guide to future growth and development of the City.*

**3. The proposed amendment is internally consistent with the Goals, Objectives and Policies of the Comprehensive Plan.**

*Staff finds that the proposed amendment is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan as noted in Section V.*

**4. The proposed amendment is consistent with the Unified Development Code.**

*Staff finds that the proposed amendment is consistent with the Unified Development Code.*

**5. The amendment will be compatible with existing and planned surrounding land uses.**

*Staff finds the proposed amendment will be compatible with abutting existing and future residential land uses and existing office and future commercial uses across Victory Rd. to the north and across SH-69 to the east.*

**6. The proposed amendment will not burden existing and planned service capabilities.**

*Staff finds that the proposed amendment will not burden existing and planned service capabilities in this portion of the city. Sewer and water services are available to be extended to this site.*

**7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.**

*Staff finds the proposed map amendment provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.*

**8. The proposed amendment is in the best interest of the City of Meridian.**

*For the reasons stated in Section V and the subject findings above, Staff finds that the proposed amendment is in the best interest of the City.*

**B. Annexation and/or Rezone (UDC 11-5B-3E)**

Required Findings: 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 an annexation and/or rezone, the council shall make the following findings:

**1. The map amendment complies with the applicable provisions of the comprehensive plan;**

*The Applicant is proposing to annex the subject 18.45 acre property with R-15 zoning and develop multi-family apartments on the site at a gross density of 10.0 units per acre consistent with the proposed MHDR FLUM designation for this property. (See section V above for more information.)*

**2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;**

*Staff finds the proposed map amendment to R-15 and development generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities available in the City consistent with the Comprehensive Plan.*

**3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

*Staff finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed multi-family residential uses should be compatible with adjacent single-family uses in the area.*

- 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**

*Staff finds City services are available to be provided to this development.*

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

*Staff finds the proposed annexation is in the best interest of the City.*