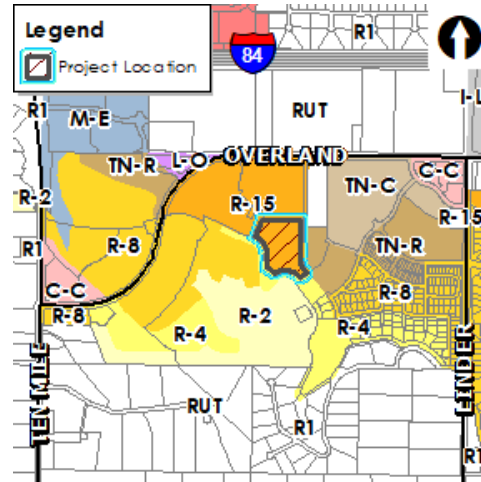


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 12/22/2020
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2019-0109
 Southridge Apartments
 LOCATION: South of W. Overland Rd., midway between S. Ten Mile Rd. and S. Linder Rd., in the north 1/2 of Section 23, T.3N., R.1W. (Parcel #S1223120955)



I. PROJECT DESCRIPTION

Modification of the existing Development Agreement (Inst. #2015-112096) to include an updated conceptual development plan for the third phase of development.

II. APPLICANT INFORMATION

A. Applicant:

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

B. Owner:

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

C. Representative:

Jason Densmer, The Land Group, Inc. – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	12/4/2020
Radius notice mailed to properties within 300 feet	11/23/2020
Public hearing notice sign posted	12/10/2020
Next Door	11/23/2020

IV. STAFF ANALYSIS

History: *This property was annexed as part of the larger Southridge Subdivision development in 2007 (AZ-06-031); a Development Agreement (DA) was approved with the annexation (Inst. #107074205).*

An amendment to the DA (Inst. #107074205) was approved in 2008, which replaced the original agreement (MDA-08-004, Inst. #111102269, recorded on 12/15/11) but was actually recorded after a subsequent amendment to the DA associated with RZ-11-002 referenced below but didn't reference that agreement.

In 2011, an amendment to the original DA (Inst. 107074205) was approved with the rezone (RZ-11-002) to R-15 that replaced the original DA and separated the subject property into its own DA – this amendment appears to have “crossed paths” at the same approximate time as the DA associated with MDA-08-004 and therefore included incorrect reference numbers for the recorded DA it was replacing. This amendment included a conceptual development plan for the first two of three phases of a multi-family development and was required to be modified prior to development of the third phase to include an updated concept plan for that area (Inst. #111099621, recorded on 12/7/11).

An amendment to the agreement (Inst. #111099621) was approved in 2015 to change the development plan for the eastern 3.05 acres of the third phase from multi-family to single-family but did not include a development plan for the remaining portion of Phase 3 (MDA-15-010, Inst. #2015-112096).

An amendment to the existing Development Agreement (DA) (Inst. #2015-112096, Southridge Apartments – MDA-15-010) is proposed to include a conceptual development plan for the third and final phase of the multi-family development, as required by the DA. The concept plan also includes the previously approved first and second phases of development.

The proposed concept plan depicts a total of 14 structures on 8.61 acres of land containing approximately 164 dwelling units with associated common areas, access driveways and parking for the third phase of development (see Section VI.B). Two (2) access driveways are proposed via S. Grand Fork Way, a local street. The third phase continues the design of the first two phases with 3-story apartment buildings rotated such that no two buildings are parallel to each other or parallel with a public street, eliminating the “row” effect. Associated parking areas and drive aisles are angled to eliminate long parking lot views, which also assist in traffic calming. The proposed concept plan appears to be in general compliance with UDC standards; detailed review will take place with a subsequent Conditional Use Permit (CUP) application.

A total of 476 dwelling units were approved to develop in the first two phases combined (CUP H-2017-0077). With the third phase, an overall gross density of 18+/- units on 35.5 acres of land will be provided for the entire multi-family development, consistent with the density (i.e. 16-25 units/acre) desired in High Density Residential designated areas in the Ten Mile Interchange Specific Area Plan (TMISAP).

A conditional use permit is required to be submitted for the third phase of the multi-family development per UDC Table 11-2A-2. At that time, Staff will review the details of the proposed project for consistency with the dimensional standards of the R-15 zoning district listed in UDC Table 11-2A-7, specific use standards for multi-family developments in UDC 11-4-3-27 and other applicable UDC standards. All structures are required to be designed consistent with the design standards listed in the Architectural Standards Manual.

The Applicant requests condition #5.1.5 in Section 5.1 of the DA, which requires the DA to be modified prior to development of Phase 3 to include a conceptual development plan for the area, is removed from the agreement as the condition has been satisfied with this application (see Section VII.B below).

V. DECISION

A. Staff:

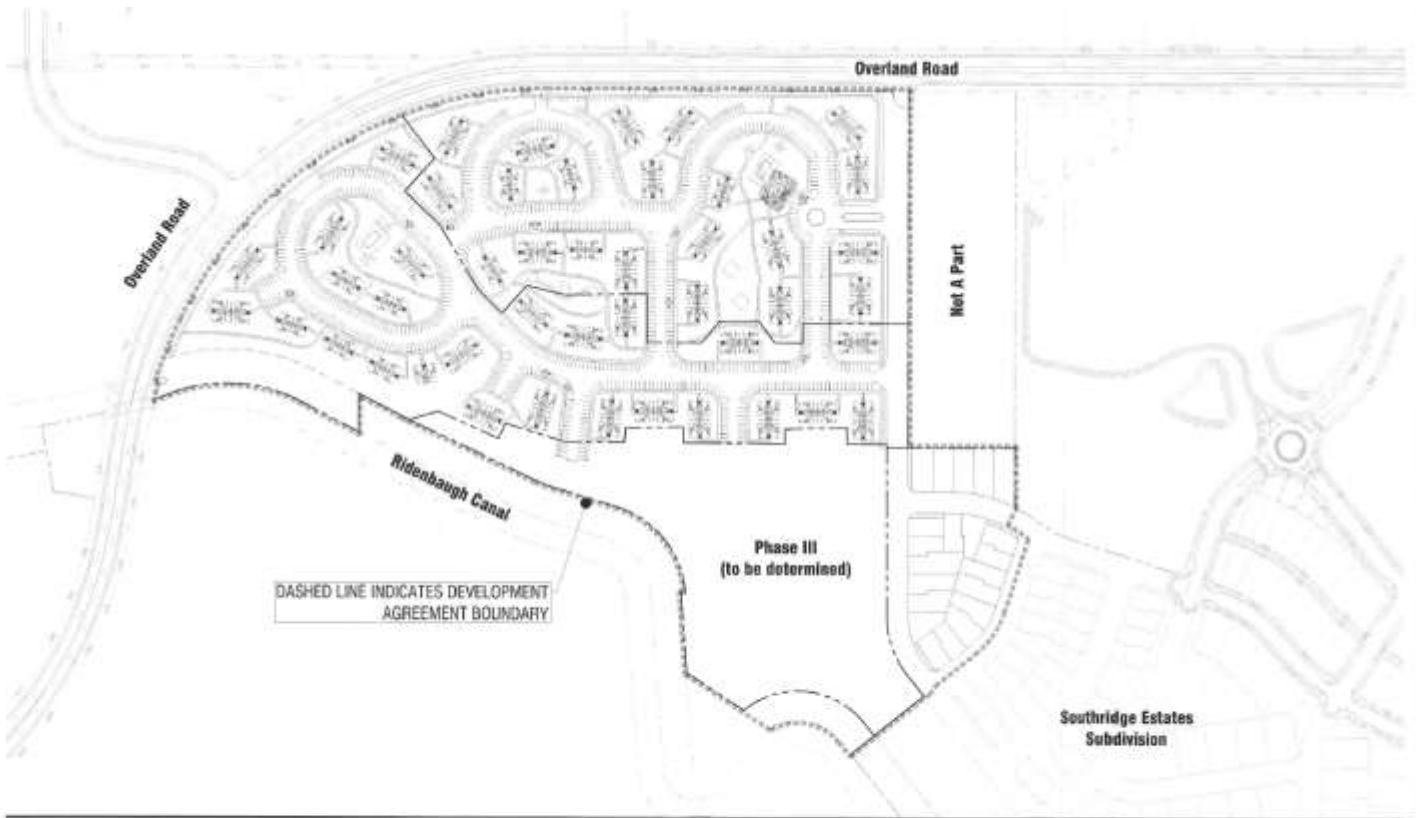
Staff recommends approval of the proposed MDA consistent with Section VII.B.

VI. EXHIBITS

A. Existing Conditions Governing Development of Subject Property and Conceptual Development Plan in Development Agreement (Inst. #2015-112096)

“5.1 Owner/Developer shall develop the Property in accordance with the following special conditions:

1. Development of the site shall substantially comply with the conceptual site plan included in Exhibit B, the design standards listed in UDC 11-3A-19 and the guidelines contained in the City of Meridian Design Manual or any updated version thereof in effect at the time of development.
2. All future development shall comply with the dimensional standards for the R-15 zoning district contained in UDC Table 11-2A-7 and the TN-R zoning district contained in UDC Table 11-2D-6 as applicable.
3. The developer shall comply with all ACHD conditions of approval associated with development of this site.
4. An easement recorded on 10/02/09 as instrument #109112713 grants cross-access to Parcel No. S1223120727 – the 4.8 acre parcel to the east of the subject property.
5. Prior to development of the third phase of the project, a modification to the development agreement is required to update the conceptual site plan to include a development plan for this area.
6. The 30-foot wide road right-of-way easement known as Old Thorn Lane that runs through this site and provides access to the Rice property (parcel #S1223131250) shall be protected and preserved throughout the construction process and after; or, an alternative access route shall be provided with the appropriate instrument.
7. The road right-of-way easement for Old Thorn Lane shall be vacated at such time as the easement has either been relocated or is no longer needed.”



DASHED LINE INDICATES DEVELOPMENT AGREEMENT BOUNDARY

Concept Site Plan
DATE: 08/11/11
 SCALE: 1" = 100'

Southridge Apartments
 Concept Site Plan
 Ten Mile Rd. & Overland Rd., Sheridan, Idaho




B. Proposed Amendment to Existing Conditions and Conceptual Development Plan

All existing conditions shall remain except for condition #5.1.5, which no longer applies with the subject amendment and shall be deleted, as follows:

5. Prior to development of the third phase of the project, a modification to the development agreement is required to update the conceptual site plan to include a development plan for this area.

