

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



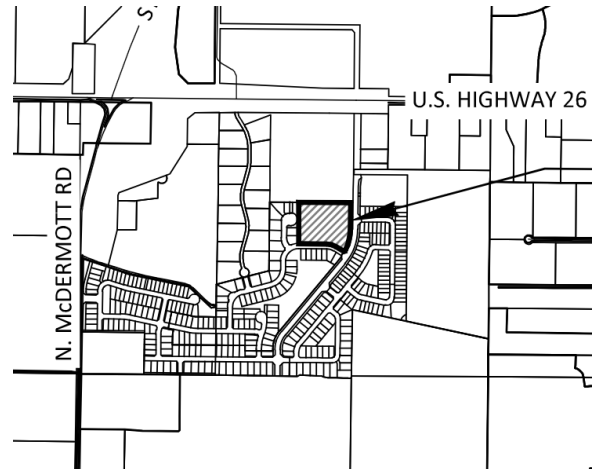
HEARING DATE: 11/6/2024

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: Prescott Ridge Subdivision No. 5
[FP-2024-0019](#)

LOCATION: Generally located 1/4 mile south of W. Chinden Blvd. on the west side of N. Rustick Oak Way, in the NW 1/4 of Section 28, T.4N., R.1W.



I. PROJECT DESCRIPTION

Final Plat consisting of 46 building lots and three (3) common lots on 4.68-acres of land in the R-15 zoning district, by KM Engineering, LLP.

II. APPLICANT INFORMATION

A. Applicant

Cheryl Heath, KM Engineering, LLP – 5725 N. Discovery Way, Boise, ID 83713

B. Owner:

Hubble Homes, LLC – 701 S. Allen St., Ste. 104, Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2020-0047](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

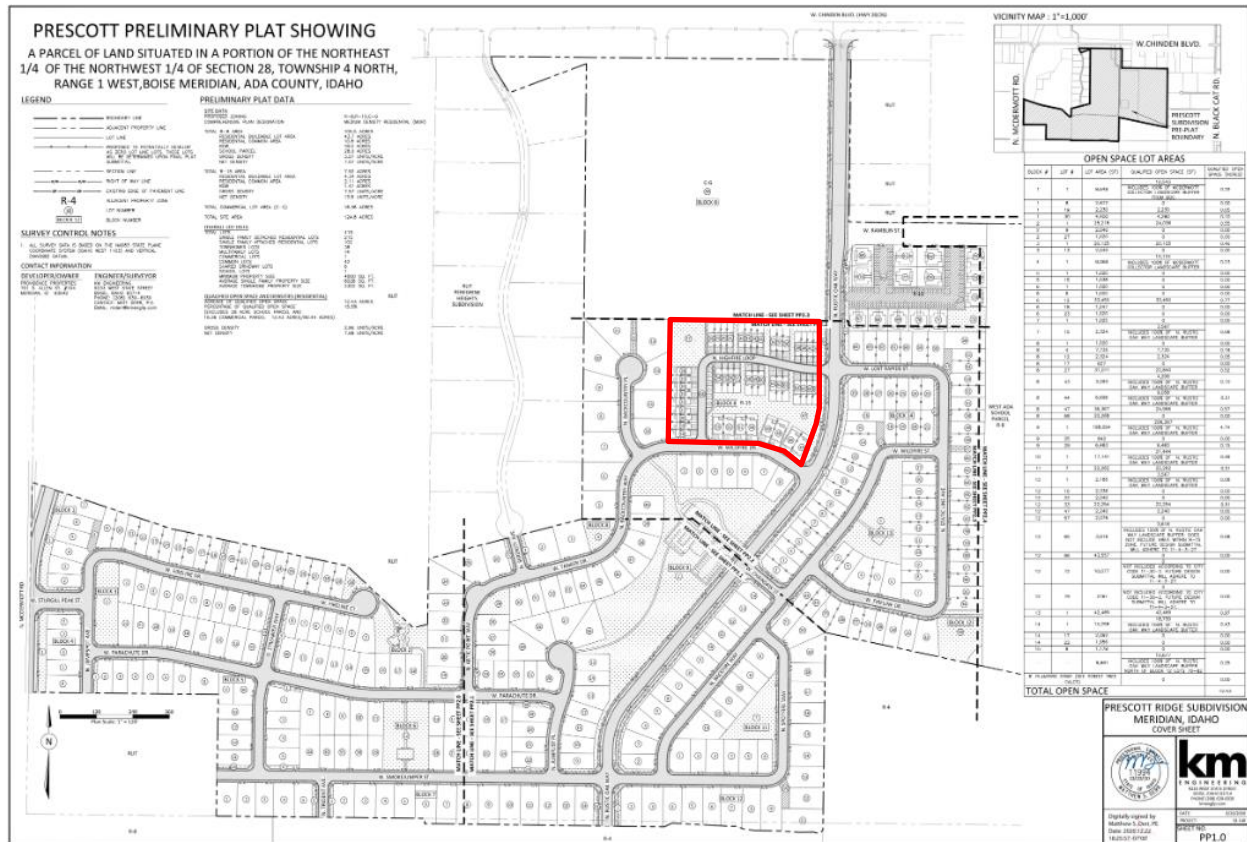
This phase is depicted as Phase 8 on the phasing plan approved with the preliminary plat.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and the amount of common open space is the same, therefore, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

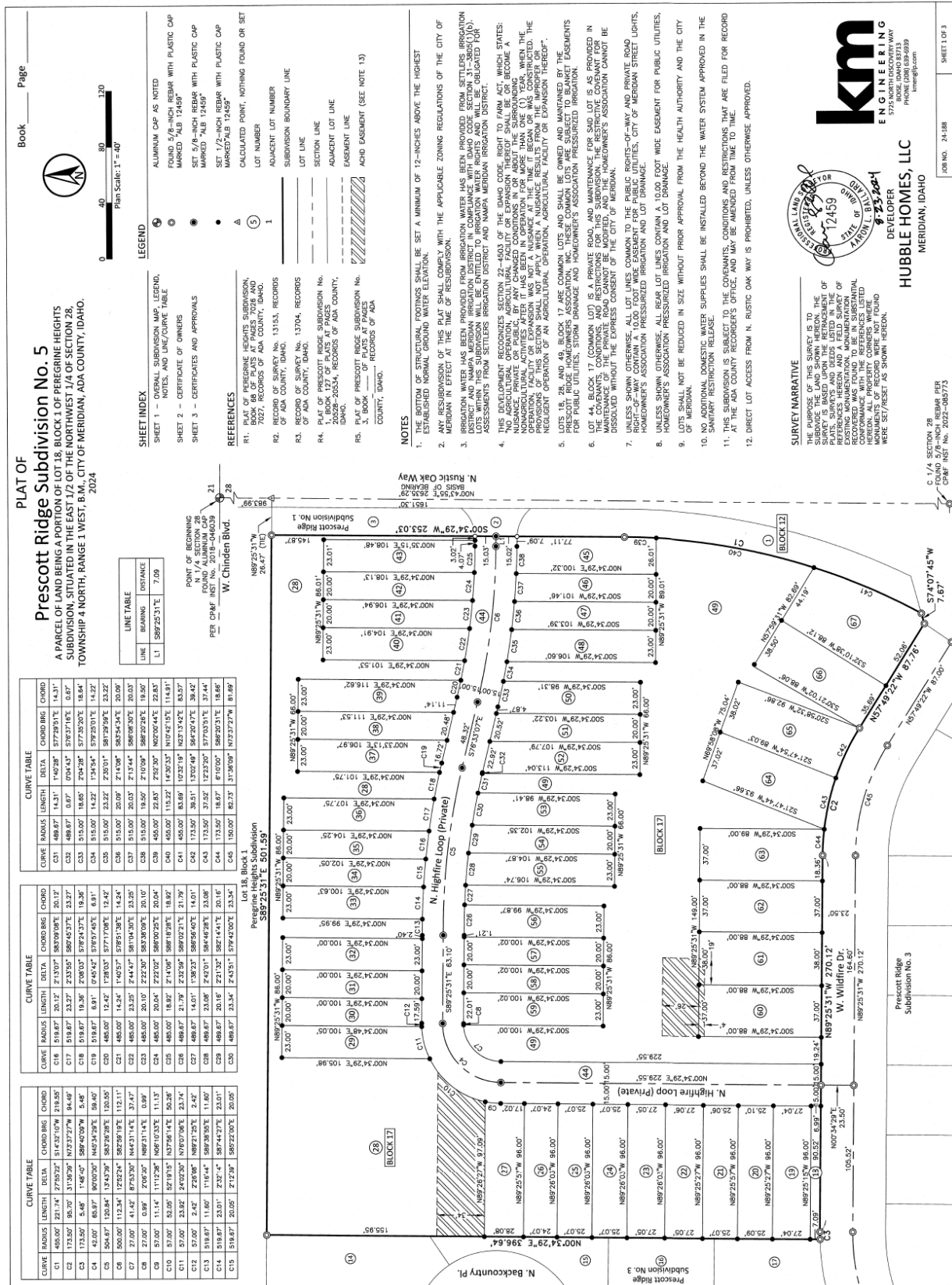
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

V. EXHIBITS

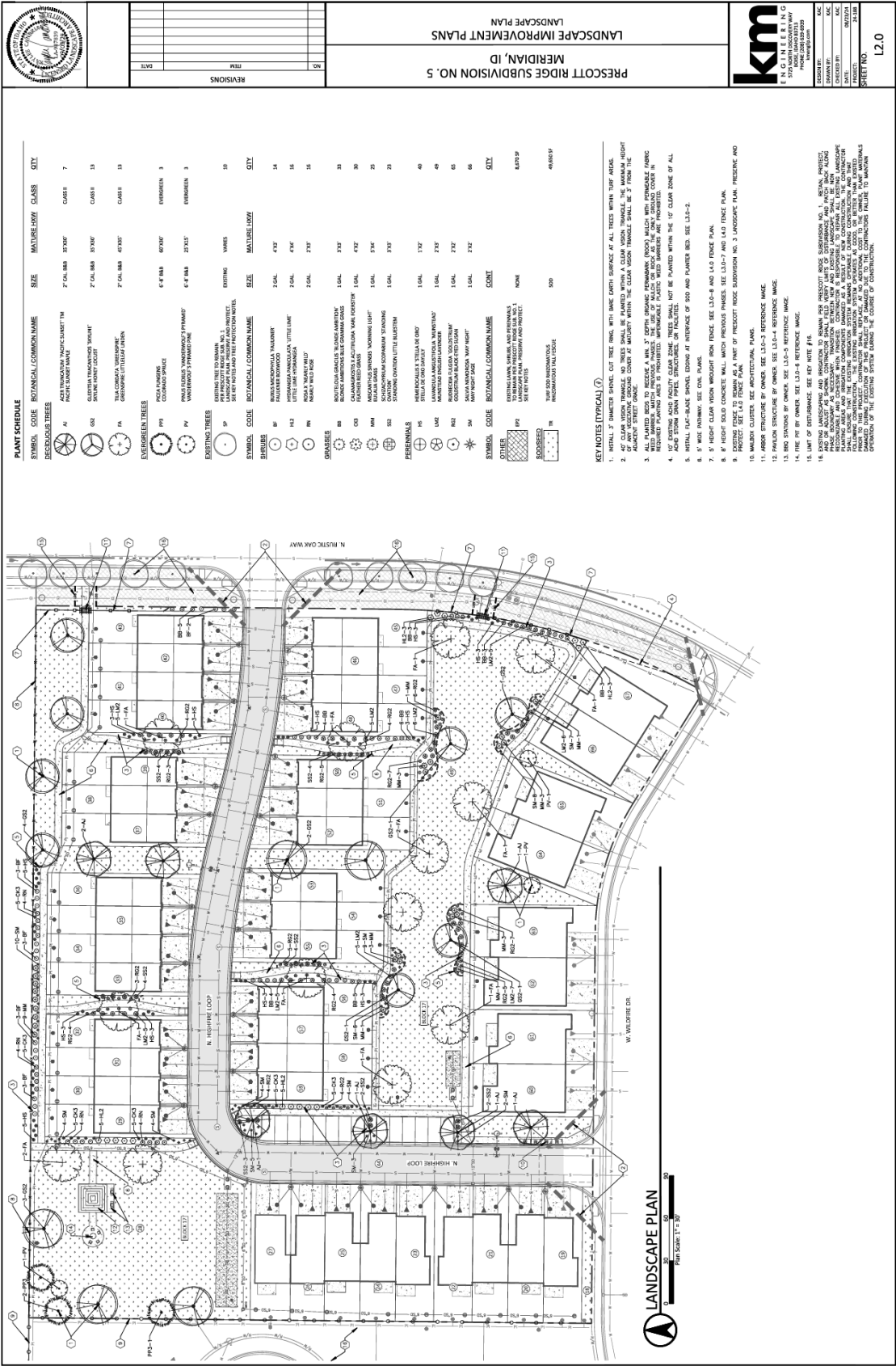
A. Preliminary Plat (dated: 12/22/20)

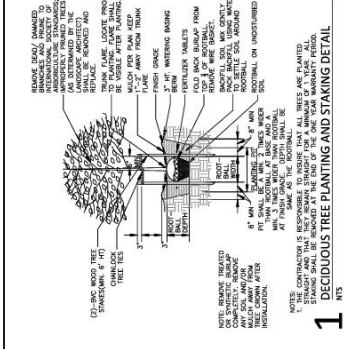


B. Final Plat (dated: 08/23/24)

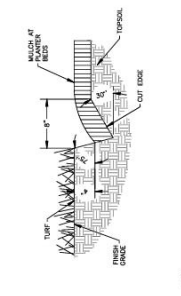


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1 DECIDUOUS TREE PLANTING AND STAKING DETAIL



2 SHOVEL CUT EDGE



3 ARBOR STRUCTURE REFERENCE IMAGE



4 PAVILION STRUCTURE REFERENCE IMAGE



5 BBQ STATION REFERENCE IMAGE



6 FIRE PIT REFERENCE IMAGE



7 8' HEIGHT SOLID CONCRETE WALL REFERENCE IMAGE



8 5' HEIGHT CLEAR VISION WROUGHT IRON FENCE REFERENCE IMAGE

GENERAL LANDSCAPE NOTES

1. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
2. MAINTAIN ACCESS TO ALL EXISTING UTILITIES AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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GENERAL IRRIGATION NOTES

1. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE SUFFICIENT WATER TO ALL PLANTS AND TREES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
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LANDSCAPE IMPROVEMENT PLANS
MERIDIAN, ID
PRESCOTT RIDGE SUBDIVISION NO. 5

km

1010 N. 10TH AVE. SUITE 100
BOZEMAN, MT 59717
PHONE: 406.552.1000
FAX: 406.552.1001
WWW.KMARCHITECTS.COM

CHECKED BY: KAC
DRAWN BY: KAC
DATE: 10/1/2010
PROJECT: PRESCOTT RIDGE SUBDIVISION NO. 5
SHEET NO. L3.0

D. Emergency Access Exhibit



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall comply with all previous conditions of approval associated with this development [H-2020-0047 (DA Inst. #2021-132713); H-2022-0058 (MDA Inst. #2023-025443); TED-2023-0001 (preliminary plat time extension)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the previous phase final plat as set forth in UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by KM Engineering, stamped on 08/23/2024 by Aaron L. Ballard, shall be revised prior to submittal of the final plat for City Engineer signature, as follows:
 - a. Under References, #R5 – include the Book and Page numbers of Prescott Ridge Subdivision No. 3.
 - b. Depict zero (0) setbacks on lot lines where attached units are proposed where a building setback won't be required/provided.
5. The landscape plan shown in Section V.C, dated 07/12/24, shall be revised as follows:
 - a. The wall along the northern boundary of the property is required to be constructed with development of the medical campus/hospital on the abutting property to the north and shall be a CMU wall with texture and a color complimentary to the subject residential structures per requirement of the Development Agreement (DA) – plain CMU block is not allowed. If the developer of the subject property constructs the wall instead, it shall comply with this requirement. Either remove the wall from the plans or revise the detail to reflect compliance with the associated DA provision.
 - b. Depict fencing along all common open space lots to distinguish common from private areas as set forth in UDC 11-3A-7 (see standards for specific fencing type). Extend clear vision fence at the rear of the street buffer along N. Rustick Oak Way.
 - c. The wall along the northern boundary of the property is required to be constructed with development of the medical campus/hospital on the abutting property to the north and shall be a CMU wall with texture and a color complimentary to the subject residential structures per requirement of the Development Agreement (DA) – plain CMU block is not allowed. If the developer of the subject property constructs the wall instead, it shall comply with this requirement. Either remove the wall from the plans or revise the Detail #7 on Sheet L3.0 to reflect compliance with the associated DA provision. *Note: A temporary fence may be erected and removed upon construction of the CMU wall; however, double fencing is prohibited per UDC 11-3A-7A.7b(4).*
6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-15 zoning district listed in UDC Table 11-2A-7.
8. Site amenities shall be provided as proposed with the preliminary plat as shown in Section V.C.

9. Submit documentation for final approval of private streets within this phase of development as set forth in UDC 11-3F-3B [i.e. final approval letter from the Ada County Street Name Committee for the private street names; contact the transportation authority (ACHD) to install an approved street name sign that complies with the regulations of the Ada County uniform street name ordinance; submit a copy of a binding contract (i.e. CC&R's) that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof].
10. The rear and/or side of structures on Lots 43, 45 and 67, Block 12 along N. Rustic Oak Way shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. *Single-story structures are exempt from this requirement.*
11. Administrative design review shall be required for all single-family attached and townhome structures. Compliance with the design standards for such listed in the Architectural Standards Manual is required. *A Certificate of Zoning Compliance application is not required.*
12. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

See the [Agency Comments](#) folder in the project file contained in the public record for additional comments/conditions from other City departments and agencies.