

BEFORE THE MERIDIAN CITY COUNCIL

HEARING DATE: 10/22/2024
ORDER APPROVAL DATE: 11/6/2024

IN THE MATTER OF THE)
REQUEST FOR FINAL PLAT)
CONSISTING OF 30 SINGLE-)
FAMILY RESIDENTIAL)
BUILDING LOTS AND FIVE (5))
COMMON LOTS ON 2.7-ACRES OF)
LAND IN THE R-40 ZONING)
DISTRICT FOR PROMENADE)
COTTAGES NO. 1.)
)
BY: A TEAM LAND)
CONSULTANTS)
APPLICANT)

CASE NO. FP-2024-0001

ORDER OF CONDITIONAL
APPROVAL OF FINAL PLAT

This matter coming before the City Council on October 22, 2024 for final plat approval pursuant to Unified Development Code (UDC) 11-6B-3 and the Council finding that the Administrative Review is complete by the Planning and Development Services Divisions of the Community Development Department, to the Mayor and Council, and the Council having considered the requirements of the preliminary plat, the Council takes the following action:

IT IS HEREBY ORDERED THAT:

1. The Final Plat of “PLAT SHOWING PROMENADE COTTAGES

SUBDIVISION NO. 1, LOCATED IN A PORTION OF THE NORTHEAST

QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 3

ORDER OF CONDITIONAL APPROVAL OF FINAL PLAT
FOR PROMENADE COTTAGES NO. 1 FP-2024-0001

NORTH, RANGE 1 EAST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO, 2024, HANDWRITTEN DATE: 1/19/2024, by LAWRENCE H. KOERNER, PLS, SHEET 1 OF 4,” is conditionally approved subject to those conditions of Staff as set forth in the staff report to the Mayor and City Council from the Planning and Development Services divisions of the Community Development Department dated October 22, 2024, a true and correct copy of which is attached hereto marked “Exhibit A” and by this reference incorporated herein.

2. The final plat upon which there is contained the certification and signature of the City Clerk and the City Engineer verifying that the plat meets the City’s requirements shall be signed only at such time as:
 - 2.1 The plat dimensions are approved by the City Engineer; and
 - 2.2 The City Engineer has verified that all off-site improvements are completed and/or the appropriate letter of credit or cash surety has been issued guaranteeing the completion of off-site and required on-site improvements.

NOTICE OF FINAL ACTION

AND RIGHT TO REGULATORY TAKINGS ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code § 67-8003, the Owner may request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at

issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of Meridian, pursuant to Idaho Code § 67-6521. An affected person being a person who has an interest in real property which may be adversely affected by this decision may, within twenty-eight (28) days after the date of this decision and order, seek a judicial review pursuant to Idaho Code§ 67-52.

By action of the City Council at its regular meeting held on the _____ day of _____, 2024.

By:

Robert E. Simison
Mayor, City of Meridian

Attest:

Chris Johnson
City Clerk

Copy served upon the Applicant, Planning and Development Services Divisions of the Community Development Department and City Attorney.

By:_____ Dated:_____

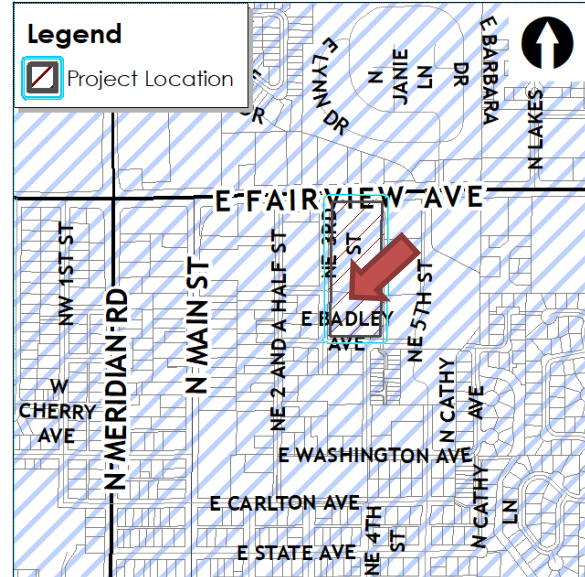
EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



DATE: 10/22/2024
TO: City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: FP-2024-0001
Promenade Cottages No. 1
PROPERTY LOCATION:
403 E. Fairview Ave., in the NW 1/4 of
Section 7, T.3N., R.1E.



I. PROJECT DESCRIPTION

Final plat consisting of 30 single-family residential building lots and five (5) common lots on 2.7-acres of land in the R-40 zoning district for the first phase of Promenade Cottages Subdivision.

II. APPLICANT INFORMATION

A. Applicant

Steve Arnold, A Team Land Consultants – 1785 Whisper Cove Ave., Boise, ID 83709

B. Owner:

Lesley's Mobile Estates, LLC – 313 N. Main St., Hailey, ID 83333

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the associated preliminary plat (H-2022-0013) as required by UDC 11-6B-3C.2. The proposed final plat depicts the same number of building lots and common open space area as shown on the approved preliminary plat. Therefore, Staff finds the proposed final plat is in substantial compliance with the approved preliminary plats as required by UDC 11-6B-3C.

IV. DECISION

A. Staff:

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

A. Preliminary Plat (dated: 4/7/23)



Plat Showing
Promenade Cottages Subdivision No. 1
A Portion of the Northeast Quarter of the Northwest Quarter of Section 7,
Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho.
2024



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PLANT PALLET - SHRUBS

BARBERS	PLANT PALETTE - 9HUBS		
	BOTANICAL / COMMON NAME	CONT	REMARKS
	SCHEUCHZERIA PALMATA 'TUTTI BIANCHI' PINK FLOWER CONFESSION	1 GAL	24 X 24
	PORPHYRA A HIBERNICA 'GOLDEN' / HIBERNICA GOLD PORTULACA	5 GAL	30 X 40
	PERNETTIA APOCYNACEA 'TIGER PANT' / TIGER PANT PORTULACA	1 GAL	30 X 40
	PRINCESTON NIGRA 'RED KINGDOM' / RED KINGDOM PORTULACA	1 GAL	30 X 40
	PRINCESTON NIGRA 'RED KINGDOM' / RED KINGDOM PORTULACA	1 GAL	30 X 40
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	PRINCESTON NIGRA 'RED KINGDOM' / RED KINGDOM PORTULACA	1 GAL	30 X 40
	TOTAL		346

PLANT PALLET - TREES						
TREES	REFUGIATION	PLANT	CONT	CAL	CONT	REMARKS
	42P	PLANTER (CROWN HOLE) CROWN 4245	5B5	0'-2"	1	30" X 25" CLASS I
	42P	CECRO CAMPECANO / EASTERN REDWOOD	5B5	0'-2"	5	30" X 25" CLASS I
	42P	GUATEMALA PINEAPPLE TREE / TROPICAL CACTUS (CROWN HOLE) CROWN 4245	5B5	0'-2"	4	40" X 25" CLASS I
	42P	UNCOMMON FLORIDA TROPICAL CITY /	5B5	0'-2"	4	30" X 25" CLASS I
	42P	PRIMA PRIMA GUATEMALA / TROPICAL BLUE SPINOSA	5B5	0'-2"	3	35-30" X 15-20" CLASS I
	42P	PRIMA PRIMA GUATEMALA / GUATEMALA JAPANESE	5B5	0'-2"	19	30" X 25" CLASS I
	42P	PLANTER GUATEMALA / GUATEMALA JAPANESE	5B5	0'-2"	42	

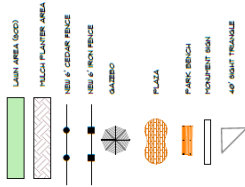
LANDSCAPE CALCULATIONS:

LOCATION	REQUIRED	PROVIDED
6TH STREET TREES		14
2ND ST.		3
E. BADLEY AVE		25
PARK/CORNER 55,220/6000 = 1		
OPEN SPACE		

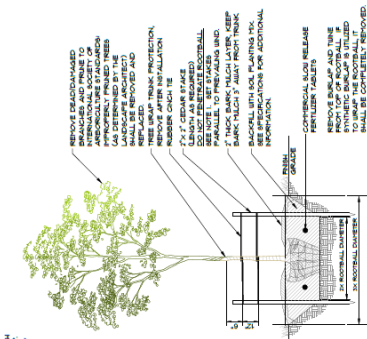
DEVELOPMENT DATA:

TOTAL AREA.....	2.10 ACRES
COTTAGE LOTS.....	30
COMMON LANDSCAPE LOTS.....	3
TOTAL LOTS.....	33
EXISTING ZONING.....	R-6
PROPOSED RESIDENTIAL ZONING.....	R-40

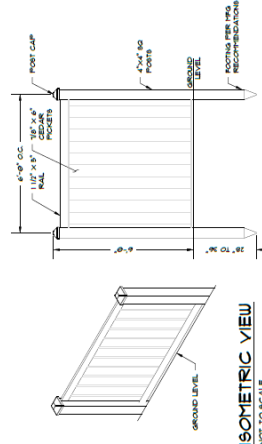
SITE LEGEND:



SHRUB PLANTING



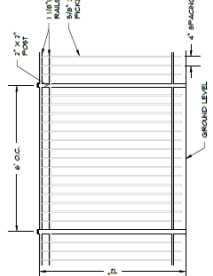
TREE PLANTING/STAKING



ISOMETRIC VIEW

- NOTES:
1. FENCE IS TO STEP DOWN TO 3' IN HEIGHT WHEN IT IS 20' FROM THE RIGHT OF WAY.
 2. VINYL FENCE STYLE MAY VARY SLIGHTLY.

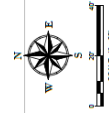
6' CEDAR FENCE DETAIL



6' IRON FENCE DETAIL

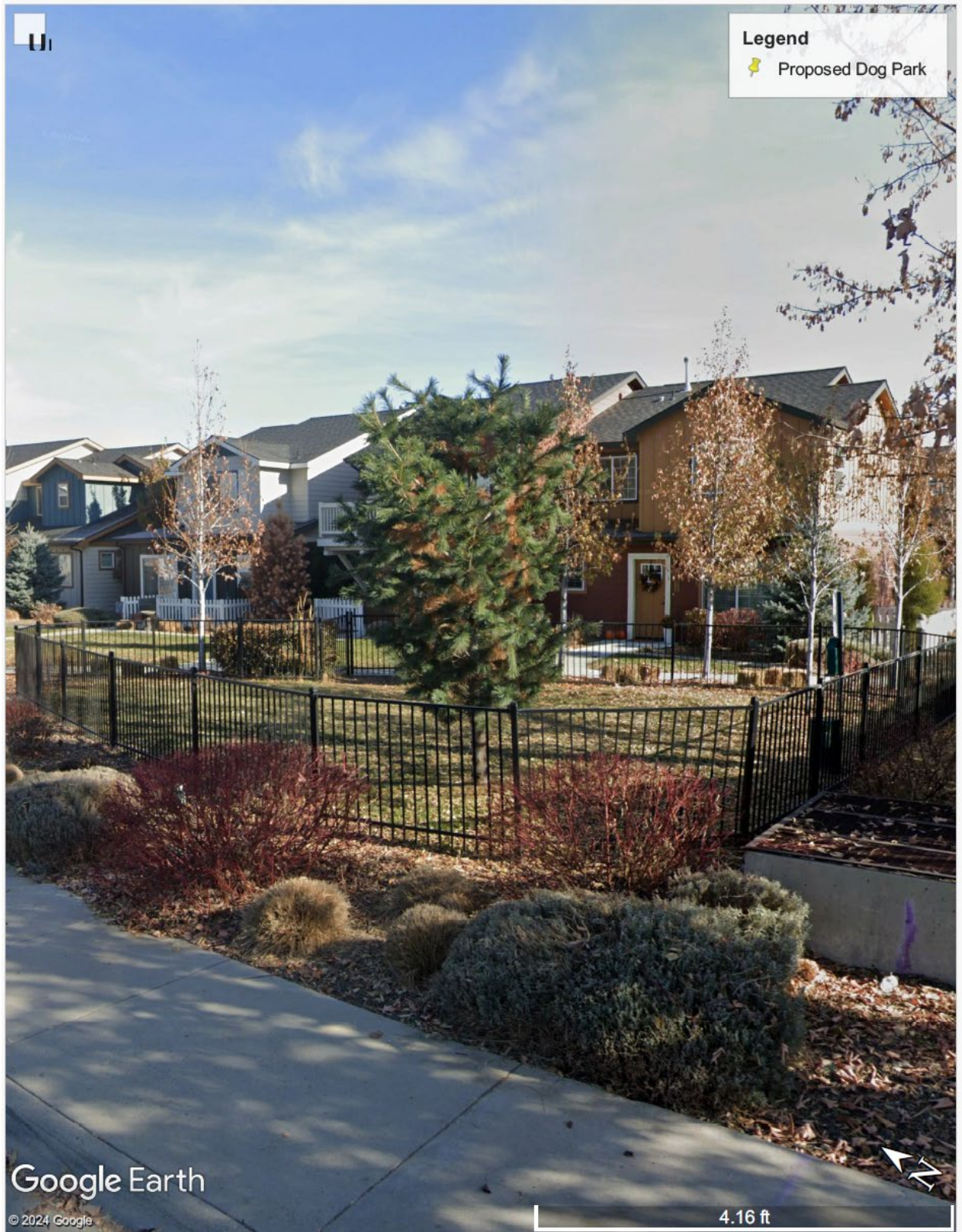
OWNER/DEVELOPER	SUNBELT SUNBELT LLC 3131 MAIN ST. NASHVILLE, TN 37203 PHONE: (615) 833-3333	SURVEYOR JAMES WATSON/CONCRETE NASHVILLE, TN 37203 ADDRESS: 5562	PROMENADE COTTAGES SUBDIVISION COMMON DRIVE EXHIBIT/LANDSCAPE PLAN SECTION 7, T1N, 8E, 31E, 32E, 33E, 34E, 35E, 36E, 37E, 38E, 39E, 40E, 41E, 42E, 43E, 44E, 45E, 46E, 47E, 48E, 49E, 50E, 51E, 52E, 53E, 54E, 55E, 56E, 57E, 58E, 59E, 60E, 61E, 62E, 63E, 64E, 65E, 66E, 67E, 68E, 69E, 70E, 71E, 72E, 73E, 74E, 75E, 76E, 77E, 78E, 79E, 80E, 81E, 82E, 83E, 84E, 85E, 86E, 87E, 88E, 89E, 90E, 91E, 92E, 93E, 94E, 95E, 96E, 97E, 98E, 99E, 100E, 101E, 102E, 103E, 104E, 105E, 106E, 107E, 108E, 109E, 110E, 111E, 112E, 113E, 114E, 115E, 116E, 117E, 118E, 119E, 120E, 121E, 122E, 123E, 124E, 125E, 126E, 127E, 128E, 129E, 130E, 131E, 132E, 133E, 134E, 135E, 136E, 137E, 138E, 139E, 140E, 141E, 142E, 143E, 144E, 145E, 146E, 147E, 148E, 149E, 150E, 151E, 152E, 153E, 154E, 155E, 156E, 157E, 158E, 159E, 160E, 161E, 162E, 163E, 164E, 165E, 166E, 167E, 168E, 169E, 170E, 171E, 172E, 173E, 174E, 175E, 176E, 177E, 178E, 179E, 180E, 181E, 182E, 183E, 184E, 185E, 186E, 187E, 188E, 189E, 190E, 191E, 192E, 193E, 194E, 195E, 196E, 197E, 198E, 199E, 200E, 201E, 202E, 203E, 204E, 205E, 206E, 207E, 208E, 209E, 210E, 211E, 212E, 213E, 214E, 215E, 216E, 217E, 218E, 219E, 220E, 221E, 222E, 223E, 224E, 225E, 226E, 227E, 228E, 229E, 230E, 231E, 232E, 233E, 234E, 235E, 236E, 237E, 238E, 239E, 240E, 241E, 242E, 243E, 244E, 245E, 246E, 247E, 248E, 249E, 250E, 251E, 252E, 253E, 254E, 255E, 256E, 257E, 258E, 259E, 260E, 261E, 262E, 263E, 264E, 265E, 266E, 267E, 268E, 269E, 270E, 271E, 272E, 273E, 274E, 275E, 276E, 277E, 278E, 279E, 280E, 281E, 282E, 283E, 284E, 285E, 286E, 287E, 288E, 289E, 290E, 291E, 292E, 293E, 294E, 295E, 296E, 297E, 298E, 299E, 300E, 301E, 302E, 303E, 304E, 305E, 306E, 307E, 308E, 309E, 310E, 311E, 312E, 313E, 314E, 315E, 316E, 317E, 318E, 319E, 320E, 321E, 322E, 323E, 324E, 325E, 326E, 327E, 328E, 329E, 330E, 331E, 332E, 333E, 334E, 335E, 336E, 337E, 338E, 339E, 340E, 341E, 342E, 343E, 344E, 345E, 346E, 347E, 348E, 349E, 350E, 351E, 352E, 353E, 354E, 355E, 356E, 357E, 358E, 359E, 360E, 361E, 362E, 363E, 364E, 365E, 366E, 367E, 368E, 369E, 370E, 371E, 372E, 373E, 374E, 375E, 376E, 377E, 378E, 379E, 380E, 381E, 382E, 383E, 384E, 385E, 386E, 387E, 388E, 389E, 390E, 391E, 392E, 393E, 394E, 395E, 396E, 397E, 398E, 399E, 400E, 401E, 402E, 403E, 404E, 405E, 406E, 407E, 408E, 409E, 410E, 411E, 412E, 413E, 414E, 415E, 416E, 417E, 418E, 419E, 420E, 421E, 422E, 423E, 424E, 425E, 426E, 427E, 428E, 429E, 430E, 431E, 432E, 433E, 434E, 435E, 436E, 437E, 438E, 439E, 440E, 441E, 442E, 443E, 444E, 445E, 446E, 447E, 448E, 449E, 450E, 451E, 452E, 453E, 454E, 455E, 456E, 457E, 458E, 459E, 460E, 461E, 462E, 463E, 464E, 465E, 466E, 467E, 468E, 469E, 470E, 471E, 472E, 473E, 474E, 475E, 476E, 477E, 478E, 479E, 480E, 481E, 482E, 483E, 484E, 485E, 486E, 487E, 488E, 489E, 490E, 491E, 492E, 493E, 494E, 495E, 496E, 497E, 498E, 499E, 500E, 501E, 502E, 503E, 504E, 505E, 506E, 507E, 508E, 509E, 510E, 511E, 512E, 513E, 514E, 515E, 516E, 517E, 518E, 519E, 520E, 521E, 522E, 523E, 524E, 525E, 526E, 527E, 528E, 529E, 530E, 531E, 532E, 533E, 534E, 535E, 536E, 537E, 538E, 539E, 540E, 541E, 542E, 543E, 544E, 545E, 546E, 547E, 548E, 549E, 550E, 551E, 552E, 553E, 554E, 555E, 556E, 557E, 558E, 559E, 560E, 561E, 562E, 563E, 564E, 565E, 566E, 567E, 568E, 569E, 570E, 571E, 572E, 573E, 574E, 575E, 576E, 577E, 578E, 579E, 580E, 581E, 582E, 583E, 584E, 585E, 586E, 587E, 588E, 589E, 590E, 591E, 592E, 593E, 594E, 595E, 596E, 597E, 598E, 599E, 600E, 601E, 602E, 603E, 604E, 605E, 606E, 607E, 608E, 609E, 610E, 611E, 612E, 613E, 614E, 615E, 616E, 617E, 618E, 619E, 620E, 621E, 622E, 623E, 624E, 625E, 626E, 627E, 628E, 629E, 630E, 631E, 632E, 633E, 634E, 635E, 636E, 637E, 638E, 639E, 640E, 641E, 642E, 643E, 644E, 645E, 646E, 647E, 648E, 649E, 650E, 651E, 652E, 653E, 654E, 655E, 656E, 657E, 658E, 659E, 660E, 661E, 662E, 663E, 664E, 665E, 666E, 667E, 668E, 669E, 670E, 671E, 672E, 673E, 674E, 675E, 676E, 677E, 678E, 679E, 680E, 681E, 682E, 683E, 684E, 685E, 68
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TOTAL AREA = 2.10 AC
QUALIFYING OPEN SPACE = .64 AC (3.1%)
NON QUALIFYING OPEN SPACE = .09 AC
OPEN SPACE REQUIRED = .41 AC (1.9%)



OWNER/DEVELOPER HALLMARK REAL ESTATE, LLC 14000 W. 10TH AVE. SUITE 100 DENVER, CO 80202 TEL: 303.333.3333	SURVEY/CR DAVE SURVEY GROUP 10000 E. 10TH AVE. SUITE 100 DENVER, CO 80202	PROMENADE COTTAGES SUBDIVISION COMMON DRIVE EXHIBIT/LANDSCAPE PLAN LOCATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 10, T11N, R66W, S40E COUNTY: BAKED	SHEET 2 OF 2 DRAWN BY: CLIFFORD COOK CHECKED BY: JEFFREY W. PYLE DATE: 01/26/2006 
	LANDSCAPE DESIGNER ATLAS LANDSCAPE ARCHITECTS 10000 E. 10TH AVE. SUITE 100 DENVER, CO 80202		

D. Amenity Details



PROMENADE PROPOSED GAZEBO



PROMENADE PROPOSED PLAY EQUIPMENT





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E. Parking Exhibit (dated: 4/7/2023)



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (H-2022-0013, DA Inst. #2023-070499).
2. The applicant shall obtain the City Engineer's signature on the subject final plat within two years of City Council approval of the preliminary plat (i.e. by June 27, 2025); *or* apply for a time extension, in accord with UDC 11-6B-7.
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 prepared by Idaho Survey Group, LLC, stamped on 1/19/24 by Lawrence H. Koerner, included in Exhibit B shall be revised as follows:
 - a. A cross-access/ingress-egress easement shall be provided between the subject property and the multi-family and commercial lots to the north via a note on the final plat or a separate recorded agreement in accord with UDC [11-3A-3](#).
 - b. Delineate the private streets from the parking areas on common Lot 1.
 - c. Depict private street names on the plat as approved in the Ada County Street Name Review letter.
 - d. Depict zero (0) lot line setbacks where attached dwellings span across lot lines.
5. The landscape plan prepared by The 3 Brothers Landscaping Co., dated 1/31/24 included in Exhibit C, shall be revised as follows: *(Note: The version of the UDC that applies is Nov. 30, 2021)*
 - a. The landscape plan is required to be prepared by a landscape architect, landscape designer or qualified nurseryman per UDC 11-3B-3D; specify on the plan which applies.
 - b. In the Landscape Calculations table, include the linear feet of frontage on NE 3rd St. and the required number of street trees that demonstrate compliance with the standards listed in UDC [11-3B-7C.3](#).
 - c. Depict landscape materials within the street buffer along NE 3rd St. in accord with the standards listed in UDC [11-3B-7C](#).
 - d. In the Landscape Calculations table, include the linear feet of pathways within the site and the required number of trees that demonstrate compliance with the standards listed in UDC [11-3B-12C](#).
 - e. Depict landscape materials adjacent to all pathways within the site that demonstrate compliance with the standards listed in UDC [11-3B-12C](#).
 - f. Include mitigation information on the landscape plan for all existing trees that are being removed with development in accord with the standards listed in UDC [11-3B-10C.5](#).
 - g. Depict pedestrian lighting adjacent to the pathway along the eastern boundary of the subject property.

- h. Depict pedestrian connections between the subject property and the multi-family development to the north. All pathways should comply with the standards in UDC 11-3A-8.
- 6. All private streets within the development shall comply with the design and construction standards listed in UDC [11-3F-4](#)
- 7. Future development shall be consistent with the minimum dimensional standards listed in UDC [Table 11-2A-8](#) for the R-40 zoning district
- 8. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit. Alternative Compliance was approved for Lots 2, 5, 9, 11, 12, 14, 19, 22, 24, 26, 28 and 32, to allow the parking pads to be in alternate locations as depicted on the parking exhibit in Section V.E instead of in front of the garages.
- 9. Site amenities shall be provided as depicted on the landscape plan and as shown in the exhibits in Section V.D.
- 10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
- 11. The Applicant shall obtain final approval of the private streets within the development as set forth in UDC [11-3F-3B](#) prior to signature on the final plat by the City Engineer.
- 12. A Design Review application shall be submitted for approval of the single-family attached structures. Final design shall comply with the design standards in the Architectural Standards Manual.
- 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 [public record](#) for additional comments applicable to this development.