

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: April 22, 2025 continued to May 13, 2025

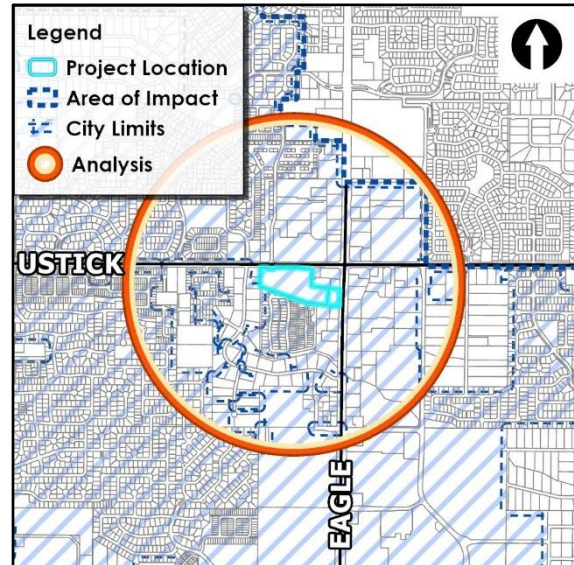
TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533
lritter@meridiancity.org

APPLICANT: Mike Maffia, MGM2

SUBJECT: H-2025-0009
Centrepont Apartments MDA

LOCATION: 3100 N. Centrepont Way and 3030 N. Cajun Lane, located in the NE ¼ of Section 5, Township 3N, Range 1E (Parcel(s) # S1105110111 and S1105110120)



I. PROJECT OVERVIEW

A. Summary

The applicant is proposing to move forward with the project approval that was received in 2022 (H-2022-0072) with the modification to the existing Development Agreement (Instrument No. 2022-079000) for the existing 11.17 acres. The modification will create two (2) new agreements which will allow each property to be developed independently.

B. Issues/Waivers

In 2024, CUP and DA modifications were approved with a deed restricted affordable multi-family development with 239 units. The applicant terminated his entitlements and withdrew his application due to complications at the State level with project financing. The applicant is proposing to move forward with the project that was previously approved in 2022 (H-2022-0072).

C. Recommendation

Recommend approval of the proposed Development Agreement modification.

D. Decision

II. COMMUNITY METRICS

Table 1: Land Use

| Description | Details | Map Ref. |
|---------------------------|---|----------|
| Existing Land Use(s) | Vacant | - |
| Proposed Land Use(s) | Multi-Family Residential and Commercial | - |
| Existing Zoning | C-G | VI.A.2 |
| Proposed Zoning | C-G | |
| Adopted FLUM Designation | MU-R | VI.A.3 |
| Proposed FLUM Designation | MU-R | |

Table 2: Process Facts

| Description | Details |
|-----------------------------|-----------|
| Preapplication Meeting date | 1/28/2025 |
| Neighborhood Meeting | 2/25/2025 |
| Site posting date | 4/3/2025 |

A. Note: See section III.C. Staff's Analysis

Staff has no objection to the Applicant's request for a modification to the existing development agreement (H-2021-0103, Inst. #2022-066859) to create two (2) new development agreements so that each parcel can develop independently.

On December 3, 2024, the City Council approved findings for H02024-0019 for modifications to the existing Development Agreement (DA) H-2022-0035 and Conditional Use Permit (CUP) H-2022-0072 to facilitate the construction of a 239-unit multifamily affordable apartment project. This proposal strictly pertains to the residential component of the approved development plan. The applicant also requested alternative compliance for the to the open space and parking lot landscaping. In January of 2025, that applicant terminated the entitlements and withdrew their application for the Centrepont Apartments project (H-2024-0019 ALT, CUP, MDA) due to complications at the State level with project financing. An administrative time extension (TED-2023-0002) was approved for a two-year period in April of 2023. Prior to the expiration date of April 1, 2025, the applicant submitted an application for an additional two-year

During the review process for H-2024-0019, ITD required the applicant to dedicate twelve (12) feet of right-of-way on Eagle Road and reconstruct the right turn lane to Seville Lane.

The current DA requires the landscape street buffers and multi-use pathway segments to be constructed and vegetated with the first phase of development along E. Ustick Road and N. Eagle Road; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the first phase of development.

The applicant is proposing to create two development agreements for the following reasons:

- To allow landscape street buffers and pathways along E. Ustick Road as well as the 25-foot landscape buffer along the west and south boundaries to be developed with the residential development on Parcel E. Staff is requiring the frontage improvements along E. Ustick Road are installed no later than a year after approval of the development agreement modification as this is the final missing link leading up to Eagle Road.
- To allow the landscape buffer and pathway along N. Eagle Road to be constructed with the commercial development on Parcel F.

Therefore, each parcel owner will be responsible for the improvements outlined in each of their development agreements.

City/Agency Comments & Conditions for comments received.

Table 3: Project Overview

| Description | Details |
|--------------------|---|
| History | H-2018-0121 (Villasport CUP, MDA); H-2021-0006 (CUP), H-2022-0035 (MDA, DA Inst. # 2022-079000); H-2024-0019 (ALT, CUP, MDA) – this application was approved but the applicant terminated their entitlement rights; TED-2023-0002; TEC-2025-0001 |
| Phasing Plan | None |
| Residential Units | 213 multi-family units - One (1) two-story building and five (5) 3-story buildings |
| Open Space | 6.78 acres (295,401 s.f.) of qualified open space proposed according to the open space exhibit (approximately 40%). |
| Amenities | At a minimum, 13 amenities are proposed – See the amenity Exhibit in Section VII below. |
| Physical Features | The Milk Lateral has previously been piped and there is a thirty (30) foot irrigation easement that goes through the property. |
| Acreage | 11.17 |
| Lots | 2 |
| Density | Gross – 21.3 du/ac. |

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The subject application encompasses two (2) parcels located south of E. Ustick Road (Parcels S1105110111 and S1105110120. Parcel S1105110111 was part of a Development Agreement Modification and Conditional Use Permit (CUP) application in 2019 that removed the subject parcel from an existing Development Agreement (DA) for the purpose of entering into a new DA with a new conceptual plan and building elevations (H-2018-0121, DA Inst. # 2019-060877) and a request for a new athletic club and spa (indoor recreation facility), Villasport. The CUP approval for the indoor recreation facility has since expired and the property was sold.

The current CUP and DA (H-2022-0035 DA Inst# 2022-079000) was approved to construct a mixed-use development consisting of commercial space and a 213-unit multi-family development in lieu of an athletic club/spa and commercial building.

In 2024, CUP and DA modifications were approved with a deed restricted affordable multi-family development with 239 units. The applicant terminated his entitlements and withdrew his application due to complications at the State level with project financing.

B. Development Agreement Modification

The applicant is requesting the following changes to the Development Agreement:

- Parcel E (3100 Centrepont Way) - The required landscape street buffers and multi-use pathway segments shall be constructed and vegetated with the residential phase of development along E. Ustick Road; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the residential phase – Parcel E of development.
- Parcel F (3030 N. Cajun Lane) - The required landscape street buffers and multi-use pathway along N. Eagle Road will be constructed and vegetated with the development of the Commercial Parcel – Parcel F.

C. Staff's Analysis

Staff has no objection to the Applicant's request for a modification to the existing development agreement (H-2021-0103, Inst. #2022-066859) to create two (2) new development agreements so that each parcel can develop independently.

On December 3, 2024, the City Council approved findings for H02024-0019 for modifications to the existing Development Agreement (DA) H-2022-0035 and Conditional Use Permit (CUP) H-2022-0072 to facilitate the construction of a 239-unit multifamily affordable apartment project. This proposal strictly pertains to the residential component of the approved development plan. The applicant also requested alternative compliance for the to the open space and parking lot landscaping. In January of 2025, that applicant terminated the entitlements and withdrew their application for the Centrepont Apartments project (H-2024-0019 ALT, CUP, MDA) due to complications at the State level with project financing. An administrative time extension (TED-2023-0002) was approved for a two-year period in April of 2023. Prior to the expiration date of April 1, 2025, the applicant submitted an application for an additional two-year

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- To allow the landscape buffer and pathway along N. Eagle Road to be constructed with the commercial development on Parcel F.

Therefore, each parcel owner will be responsible for the improvements outlined in each of their development agreements.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Development Agreement Modification (Parcel E – Multi-family):

- 1.1 The modified Development Agreement shall be signed by the property owner(s) and returned to the Planning Division within six (6) months of the City Council approval of the Findings. The Development Agreement shall, at minimum, incorporate the following provisions:
 - a. Future development of the site shall be substantially consistent with the submitted concept plan and color renderings included in Section VI of Exhibit B and the provisions contained herein.
 - b. Future development of Parcel E shall comply with the standards outlined in the multi-family development specific use standards, UDC 11-4-3-27.
 - c. All future pedestrian crossings that traverse shared drive aisles within the development shall be constructed with brick, pavers, stamped concrete, or colored concrete to clearly delineate the driving surface from the pedestrian facilities, per UDC 11-3A-19B.4b.
 - d. The required landscape street buffers and multi-use pathway segment shall be constructed and vegetated with the ~~first~~ residential phase of development along E. Ustick Road ~~and N. Eagle Road~~; the proposed 25-foot landscape buffer along the west and south boundaries shall be constructed with the ~~first~~ residential phase of development.
 - e. Applicant shall work with ACHD to construct a safe pedestrian crossing from the central multi-family site area to the parking lot along the west boundary across N. Centrepont Way.
 - f. With the future Conditional Use Permit for the multi-family development, the building along the west boundary shall be no more than two-stories in height and the three (3) buildings within the center of the project shall be no more than three-stories in height, consistent with the Applicant's revised concept plan and presentation to Council.
 - g. Applicant shall continue the masonry wall along the west property boundary consistent with adjacent development and help buffer the proposed project.
 - h. Staff and Applicant shall work with ACHD to mark Centrepont Way as no-parking on both sides, should ACHD allow it.
 - i. Applicant shall work with ITD regarding right-of-way dedication and the proposed improvements to Eagle Road.
 - j. A shared access easement and parking agreement shall be granted between the Commercial Parcel (F) and the Residential Parcel (E) allowing vehicular and pedestrian ingress and egress across both properties unless a property boundary adjustment has been completed. A recorded copy of said easement shall be submitted to the Planning Division with the Certificate of Zoning Compliance application.

Development Agreement #2 (Parcel F - Commercial):

- a. Future development of the site shall be generally consistent with the submitted concept plan included in Section VI of Exhibit B and the provisions contained herein.
- b. The required landscape street buffers, multi-use pathway, and decorative lighting along N. Eagle Road shall be constructed and vegetated with the development of the Commercial Parcel.
- c. A shared access easement and parking agreement shall be granted between the Commercial Parcel (F) and the Residential Parcel (E) allowing vehicular and pedestrian ingress and egress across both properties unless a property boundary adjustment has been completed. A recorded copy of said easement shall be submitted to the Planning Division with the Certificate of Zoning Compliance application.

B. Meridian Public Works

Site Specific Conditions of Approval

1. Water is about 200ft from the Property boundary for parcel S1105110120.
2. Any changes to public water infrastructure must be approved by public works.
3. Ensure no sewer services pass through infiltration trenches.
4. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
5. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

General Conditions of Approval

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department.
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.
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). Sewer/water easement varies depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement. 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.
4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). 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.
5. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

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.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
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.
9. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures.
10. 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.
11. 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.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. 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.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.

20. 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. Meridian Park's Department

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=389740&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=389740&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=389740&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the requested Development Agreement Modification per the conditions of approval included in Section IV.

B. City Council:

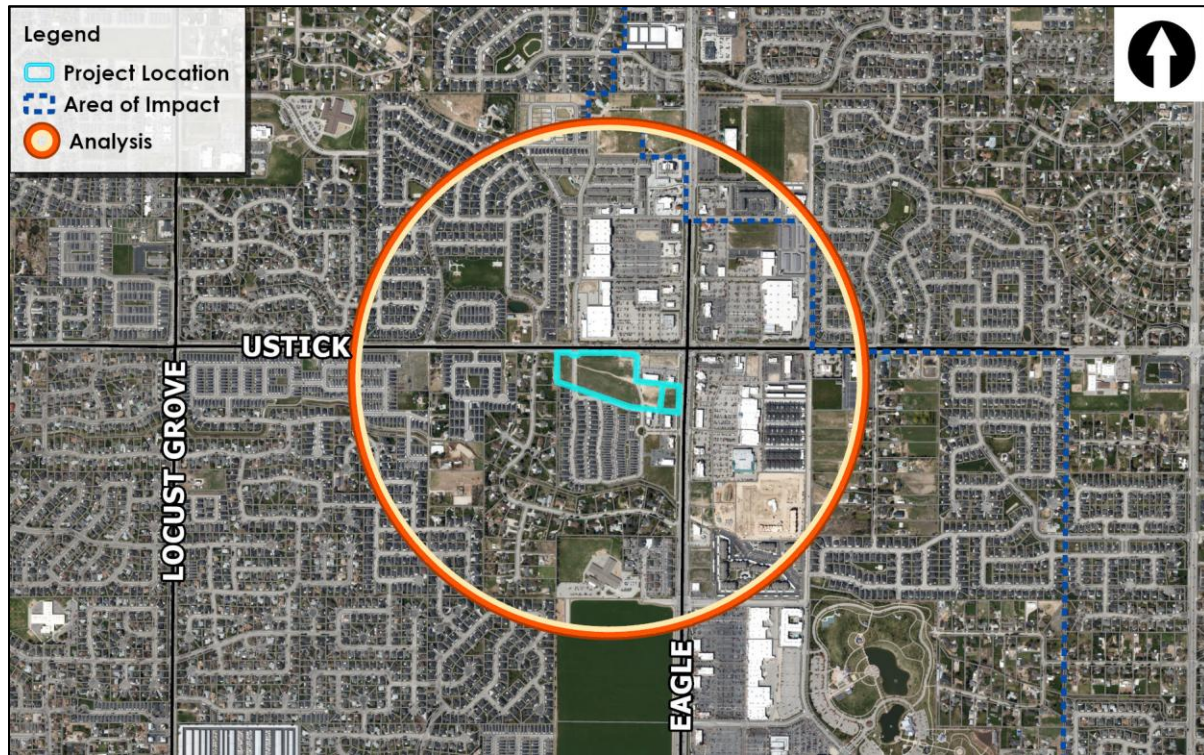
Pending

VI. EXHIBITS

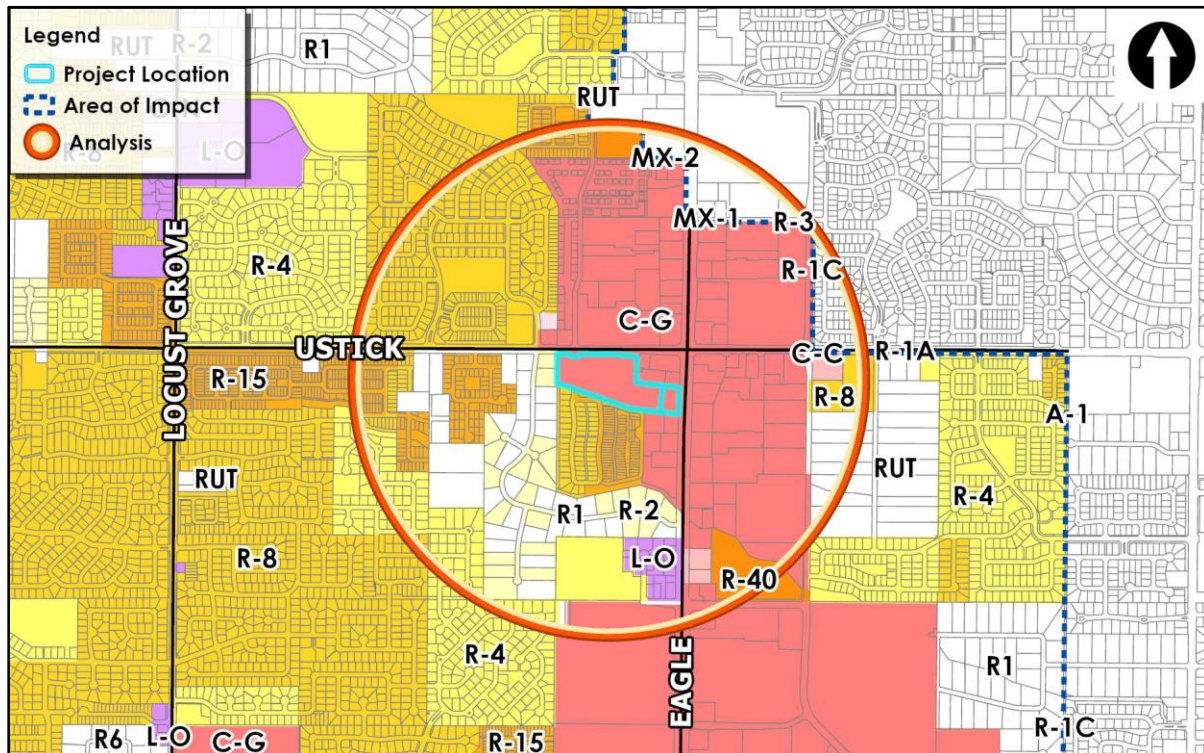
A. Project Area Maps

(link to [Project Overview](#))

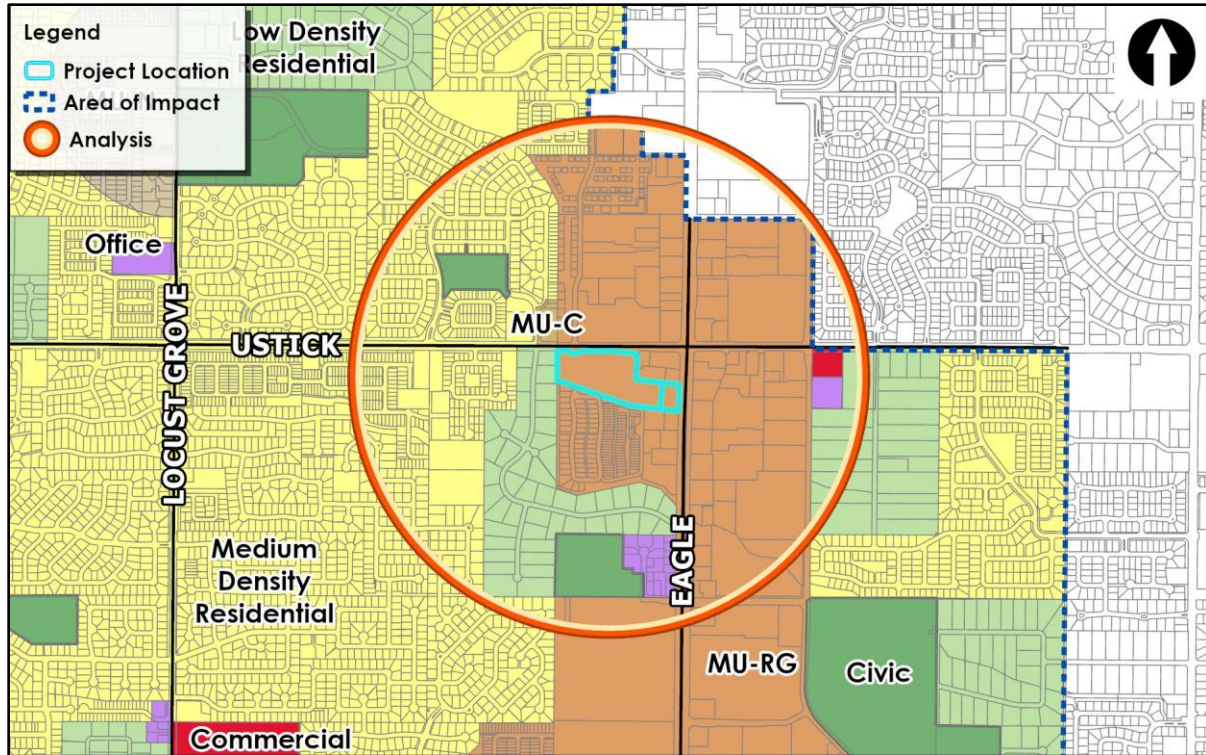
1. Aerial



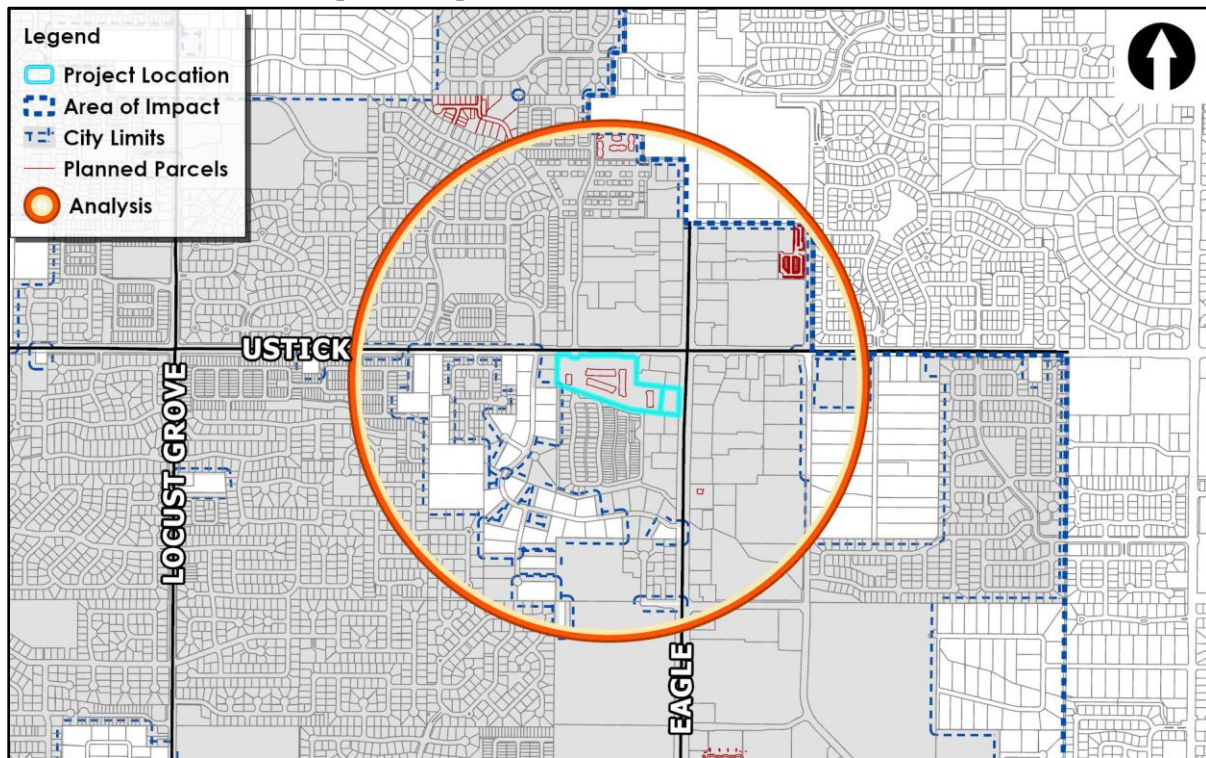
2. Zoning Map



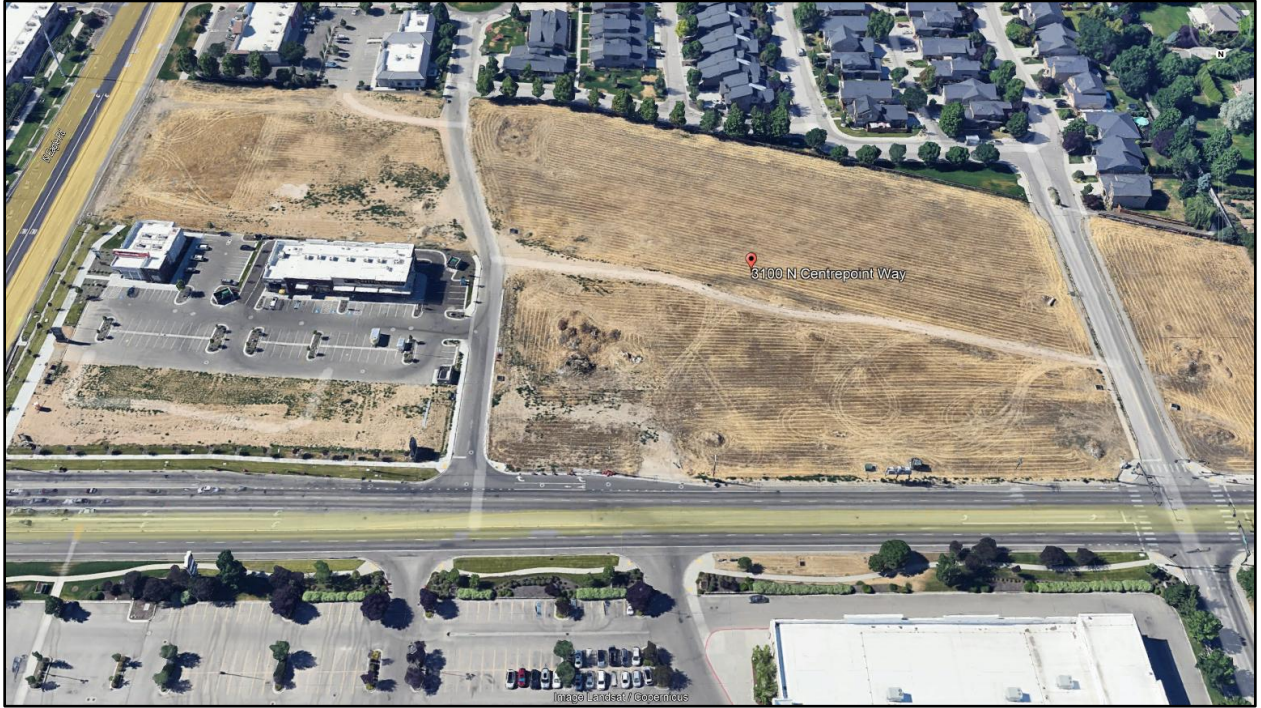
3. Future Land Use



4. Planned Development Map

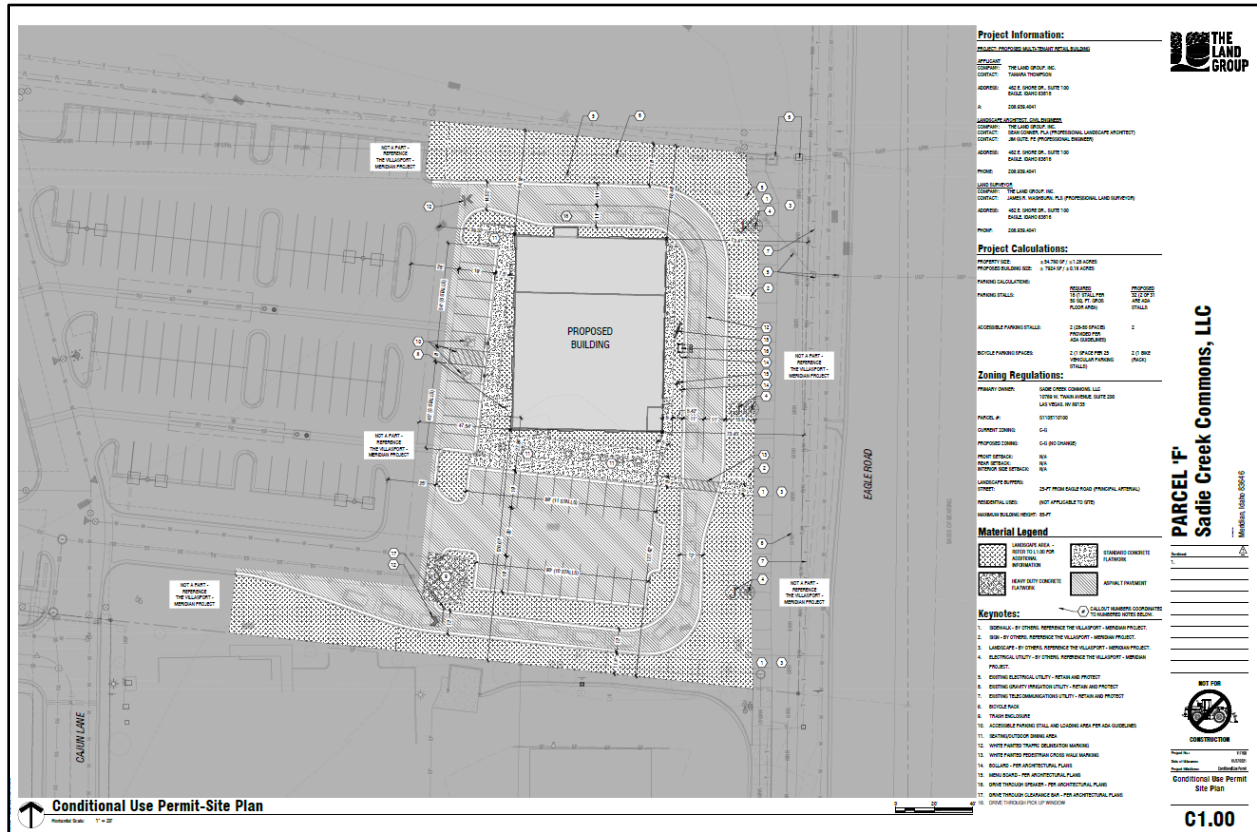


B. Subject Site Photo



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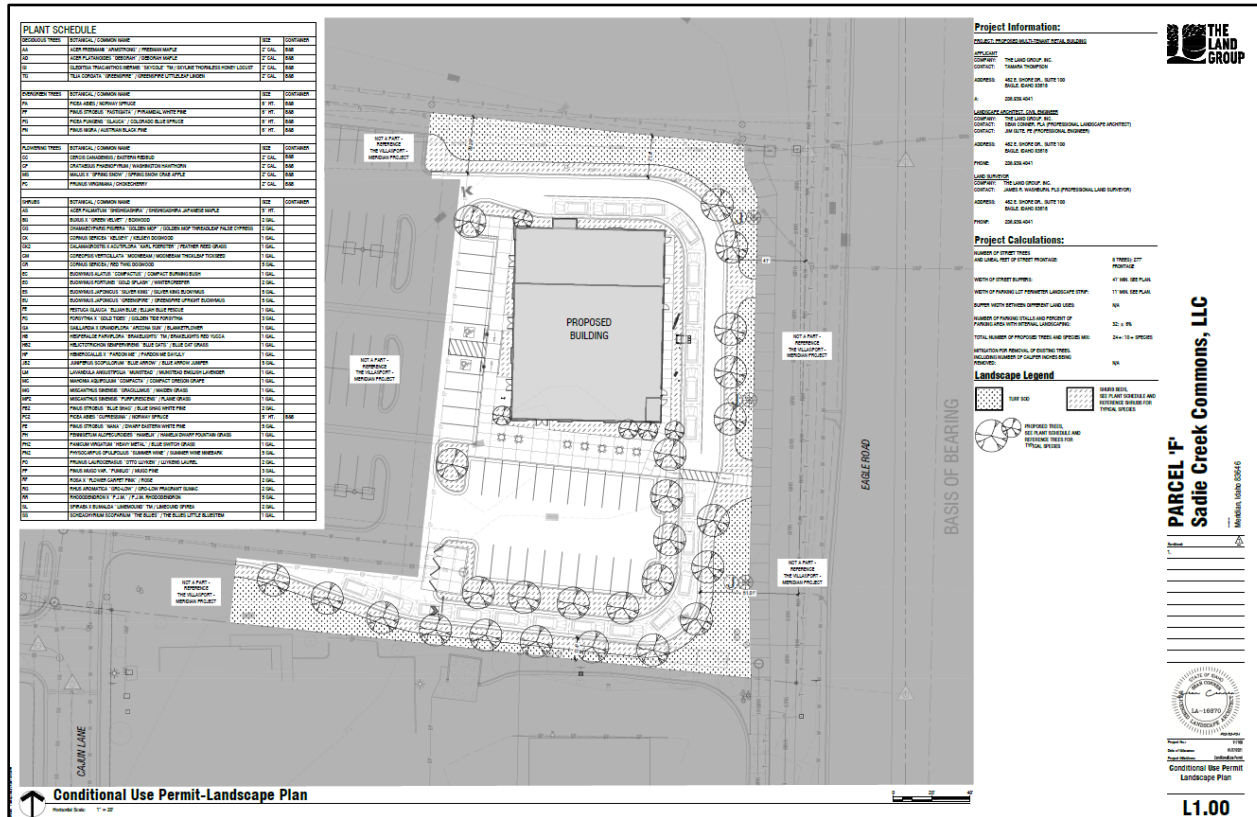
D. Approved Site Plan – Parcel F (date: 1/27/2021)



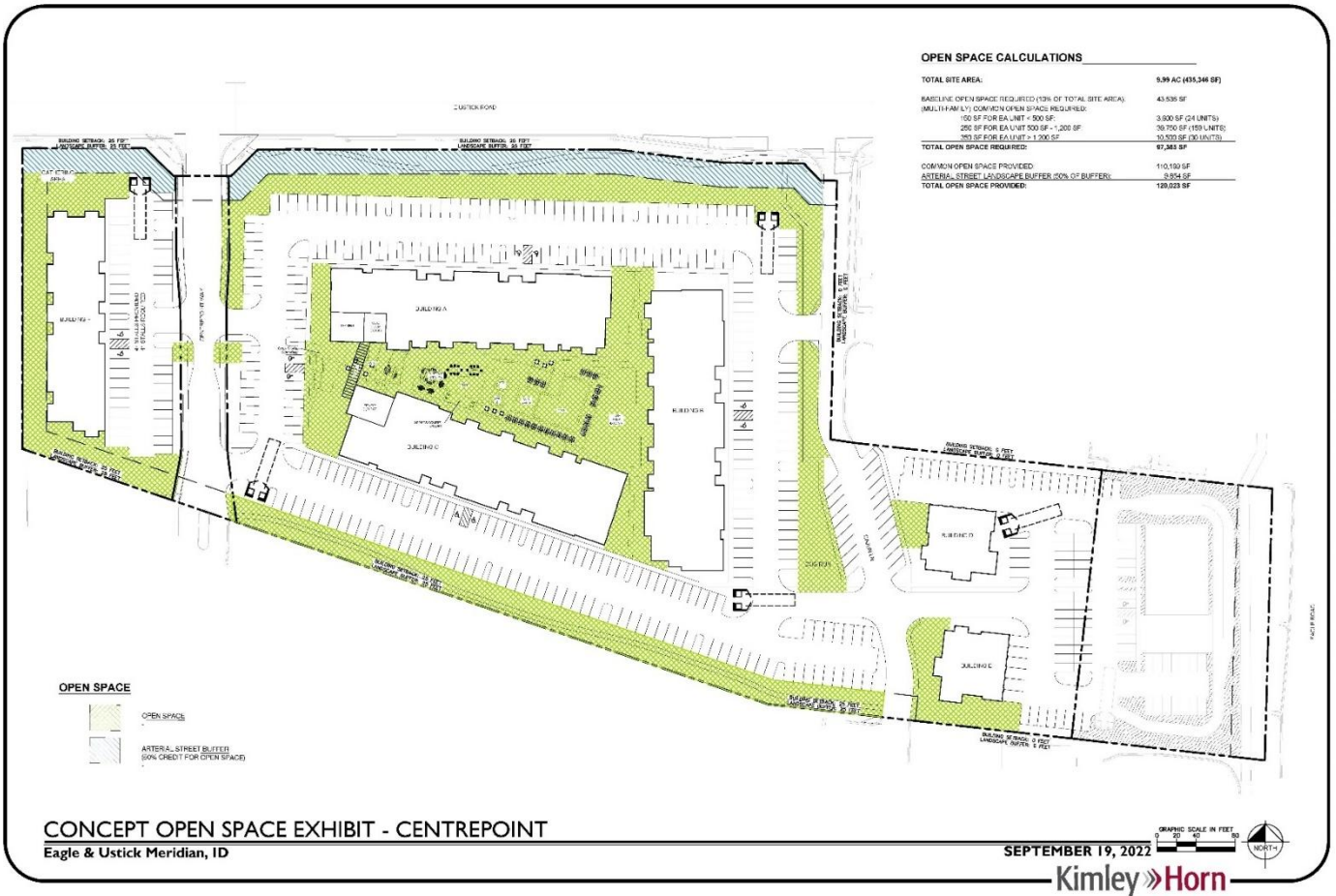
E. Approved Landscape Plan - Parcel E (date: 9/19/2022)



F. Approved Landscape Plan - Parcel F (1/27/2021)



Approved Open Space and Amenity Exhibit – Parcel E (date: 9/19/2022)



G. Approved Building Elevations – Parcel E (date: 8/30/2022)



BUILDING A - EAST ELEVATION 4

1/16" = 1'-0"



BUILDING A - WEST ELEVATION 3

1/16" = 1'-0"



BUILDING A - SOUTH ELEVATION 2

1/16" = 1'-0"



BUILDING A - NORTH ELEVATION 1

1/16" = 1'-0"



BUILDING A - ELEVATIONS

1/16" = 1'-0"

AP0.30

2223 - BUILDING A

BOISE, ID

08/30/22

All drawings and notes are the property of the architect and are not to be used for any other purpose without the written consent of the architect.



BUILDING D - WEST ELEVATION 4
1/16" = 1'-0"



BUILDING D - NORTH ELEVATION 2
1/16" = 1'-0"



BUILDING D - EAST ELEVATION 3
1/16" = 1'-0"



BUILDING D - SOUTH ELEVATION 1
1/16" = 1'-0"



BUILDING E ELEVATIONS

1/16" = 1'-0" **AP0.34**

2223 - BUILDING E

BOISE, ID

08/30/2022

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BUILDING F - NORTH ELEVATION 4
1/8" = 1'-0"



BUILDING F - WEST ELEVATION 2
1/8" = 1'-0"



BUILDING F - SOUTH ELEVATION 3
1/8" = 1'-0"



BUILDING F - EAST ELEVATION 1
1/8" = 1'-0"



2223 - BUILDING F

BUILDING F - ELEVATIONS

AP0.35

BOISE, ID

08/30/2022

RENDERING FOR EXHIBIT 1 OF THE CITY OF MERIDIAN'S PROPOSED 2223 - BUILDING F DEVELOPMENT