

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 4/7/2026

DATE:

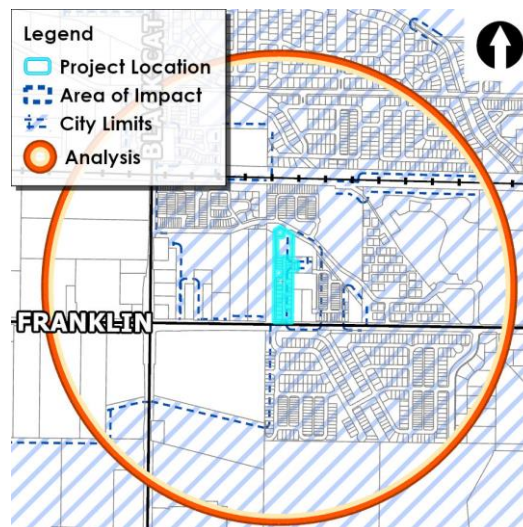
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org

APPLICANT: Jessica Stewart, Midas Corporation

SUBJECT: H-2026-0005  
Alamar

**LOCATION:** Generally located at the Northeast corner of Black Cat Road and Franklin Road in the SE 1/4 of the SW 1/4 of Section 10, Township 3N, Range 1W.



## I. PROJECT OVERVIEW

### A. Summary

Development Agreement Modification to amend the building elevations and allow deviations from the Ten Mile Interchange Specific Area Plan design elements such as garage setback requirements, front porch requirement, and garage door configuration.

### B. Recommendation

Planning Division: Approval with amended development agreement

### C. Decision

City Council: Pending

### D. Table of Contents

|                                          |                     |
|------------------------------------------|---------------------|
| Community Metrics.....                   | <a href="#">II</a>  |
| Staff Analysis.....                      | <a href="#">III</a> |
| City/Agency Comments and Conditions..... | <a href="#">IV</a>  |
| Action.....                              | <a href="#">V</a>   |
| Exhibits.....                            | <a href="#">VI</a>  |

II. COMMUNITY METRICS

**Table 1: Land Use**

| Description              | Details                         | Map Ref.               |
|--------------------------|---------------------------------|------------------------|
| Existing Land Use(s)     | Residential                     | -                      |
| Proposed Land Use(s)     | Residential                     | -                      |
| Existing Zoning          | TN-R                            | <a href="#">VI.A.1</a> |
| Proposed Zoning          | TN-R                            |                        |
| Adopted FLUM Designation | Medium High Density Residential | <a href="#">VI.A.2</a> |

**Table 2: Process Facts**

| Description                 | Details    |
|-----------------------------|------------|
| Preapplication Meeting date | 12/19/2025 |
| Neighborhood Meeting        | 12/30/2025 |

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record.

### III. STAFF ANALYSIS

#### Comprehensive Plan and Unified Development Code (UDC)

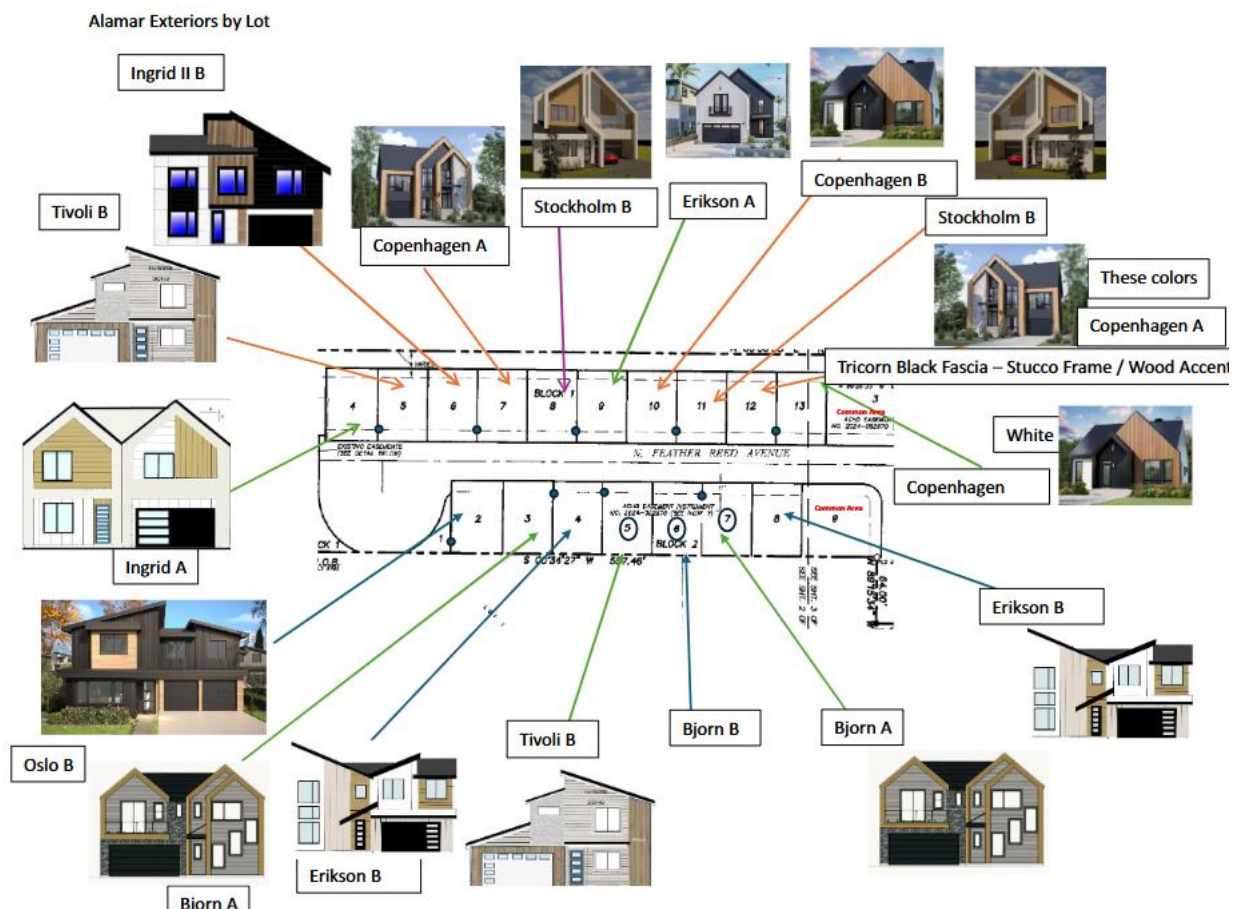
##### A. History

Alamar Subdivision was annexed and received preliminary plat approval in 2022, followed by final plat approvals in 2023 and 2024. Phase 2 of the subdivision is currently under review for the City Engineer's signature and is expected to be completed soon.

As part of the annexation process, the applicant entered into a Development Agreement that included approved building elevations and specific site design provisions consistent with the Ten Mile Interchange Specific Area Plan. Since that time, the project has been acquired by a new home builder who is requesting modifications to the approved building elevations, garage setback standards, front porch requirement, and garage door configuration.

##### B. General Overview

The applicant is requesting to modify the design standards in the development agreement. The applicant's narrative states the modifications are intended to maintain and reinforce the architectural intent, neighborhood character, and pedestrian oriented design that was originally approved. In addition, the proposed changes uphold the original developments intention to avoid repetitive housing forms and to create a visually engaging neighborhood through varied architecture, materials, rooflines, and color palettes. The exhibit below shows the applicants models on different lots throughout the subdivision.



The design changes the applicant is requesting include amending provision 5.1f to reduce the garage setback from living area from 16 feet to 12 feet, eliminate the requirement for front

porches to be fenced or enclosed to help it integrate better with the primary residential façade, and allow garage doors to utilize either 2 single garage doors or 1 double garage door. The design standard for the porch and garage door are in the Ten Mile Interchange Specific Area Plan, which the development agreement requires compliance with. In addition, the 16 feet garage setback from living area was a requirement of the development agreement, which was intended to provide a varied profile for housing; however, with the size of the lots in the subdivision, fitting some models of the different home types cannot fit on the property and meet all the setbacks.

Due to the exhibits the applicant has submitted with their request, staff is supportive of the design changes. While some of these changes will alter the TMISAP design elements, staff believes the intent behind these elements will still be upheld with the proposed changes. In addition, the applicant has provided detailed information on how the rest of the subdivision will build out.

### **C. Development Agreement Modifications**

Existing 5.1f: All garages shall be set back at least sixteen (16) feet behind the living area façade of the home.

Proposed 5.1f: All garages shall be set back at least twelve (12) feet behind the living area façade of the home. This standard shall apply to all lots within the subdivision.

Existing 5.1c: Future Development of the residential units shall be generally consistent with the required design elements outlined in the Ten Mile Interchange Specific Area Plan and include second story decks on at least 25% of the future residential units to better comply with the design standards.

Proposed 5.1c: Future development of the residential units shall be generally consistent with the required design elements outlined in the Ten Mile Interchange Specific Area Plan with the following exceptions: Front porches shall be architecturally integrated with the primary residential façade, garages may utilize either two (2) single garage doors or a single-plane double garage door, and include second story decks on at least 25% of the future residential units to better comply with the design standards.

## **IV. CITY/AGENCY COMMENTS & CONDITIONS**

### **A. Meridian Planning Division**

- 1.1 The amended 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 addendum shall incorporate the following:
  - a. Modify Provision A: Future Development of this site shall be substantially consistent with the approved plat, landscape plan, phasing plan, and updated building elevations and floor plans included in Section VII and the provisions contained herein, except that phase 1 may be modified to include additional building lots on the 1-acre east leg of the project should a public road connection to W. Atomic Street occur.
  - b. Modify Provision C: Future development of the residential units shall be generally consistent with the required design elements outlined in the Ten Mile Interchange Specific Area Plan with the following exceptions: Front porches shall be architecturally integrated with the primary residential façade, garages may utilize either two (2) single garage doors or a single-plane double garage door, and include second story decks on at least 25% of the future residential units to better comply with the design standards.

- c. Modify Provision F: All garages shall be set back at least twelve (12) feet behind the living area façade of the home. This standard shall apply to all lots within the subdivision.

## V. ACTION

### A. Staff:

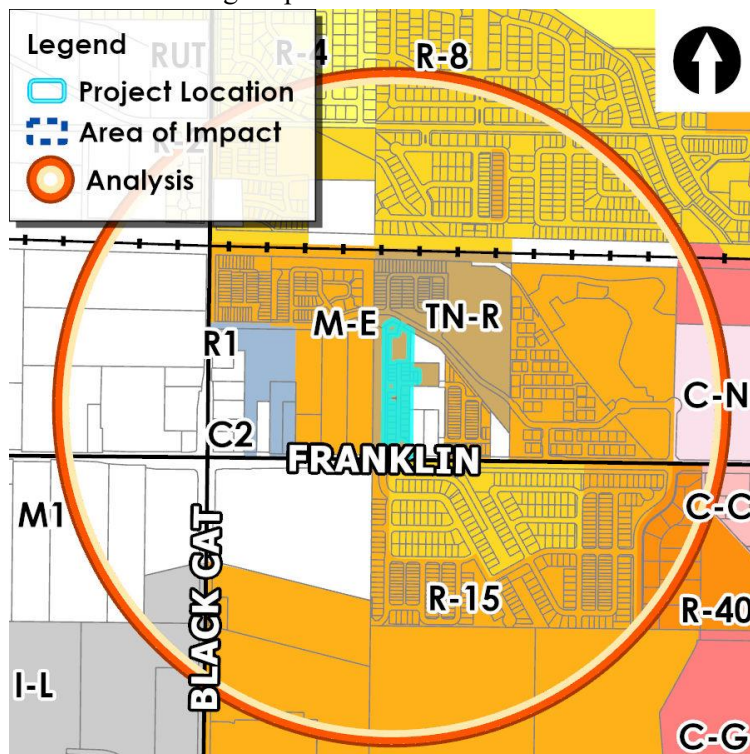
Staff recommends approval of the requested Development Agreement Modification per the conditions of approval included in Section IV.

### B. City Council:

## VI. EXHIBITS

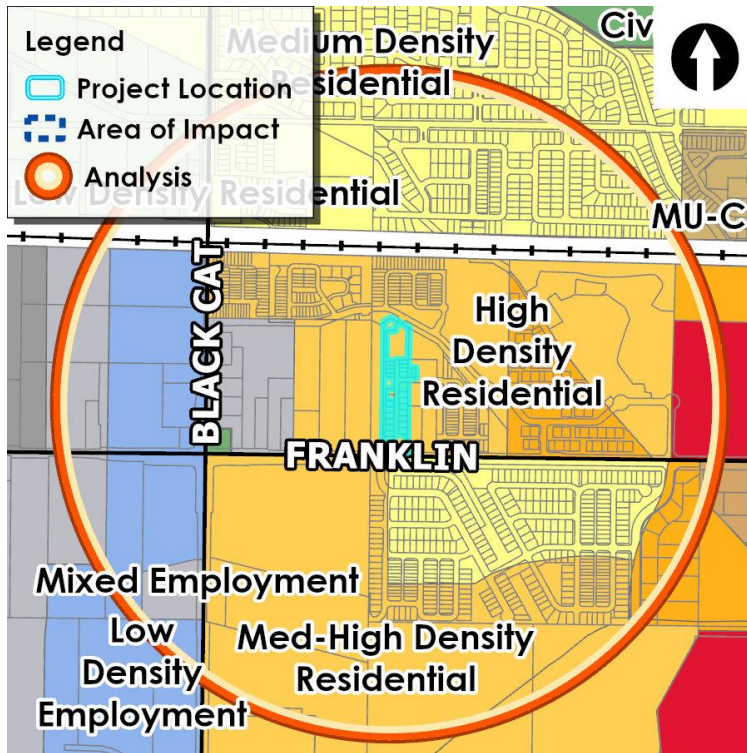
### A. Project Area Maps

#### 1. Zoning Map

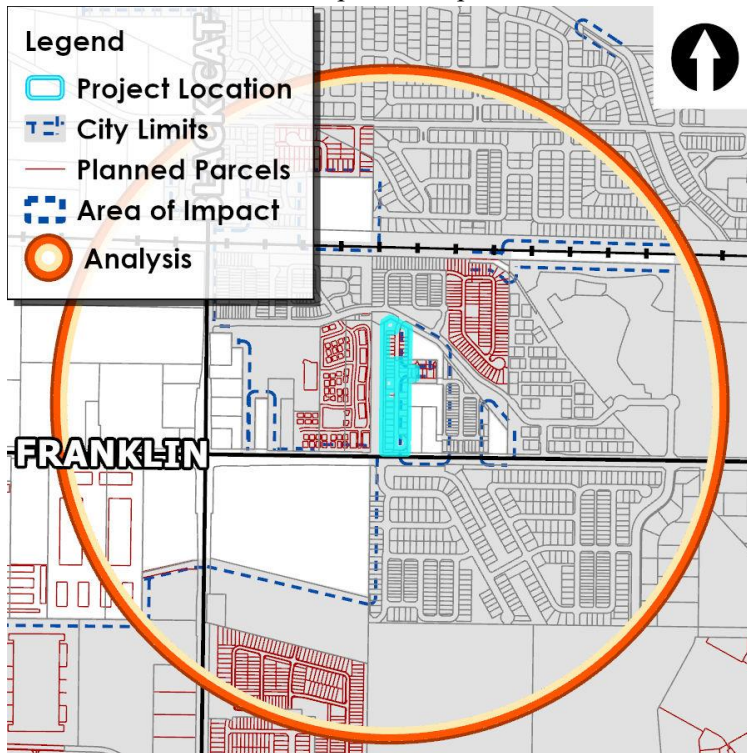




## 2. Future Land Use



## 3. Planned Development Map

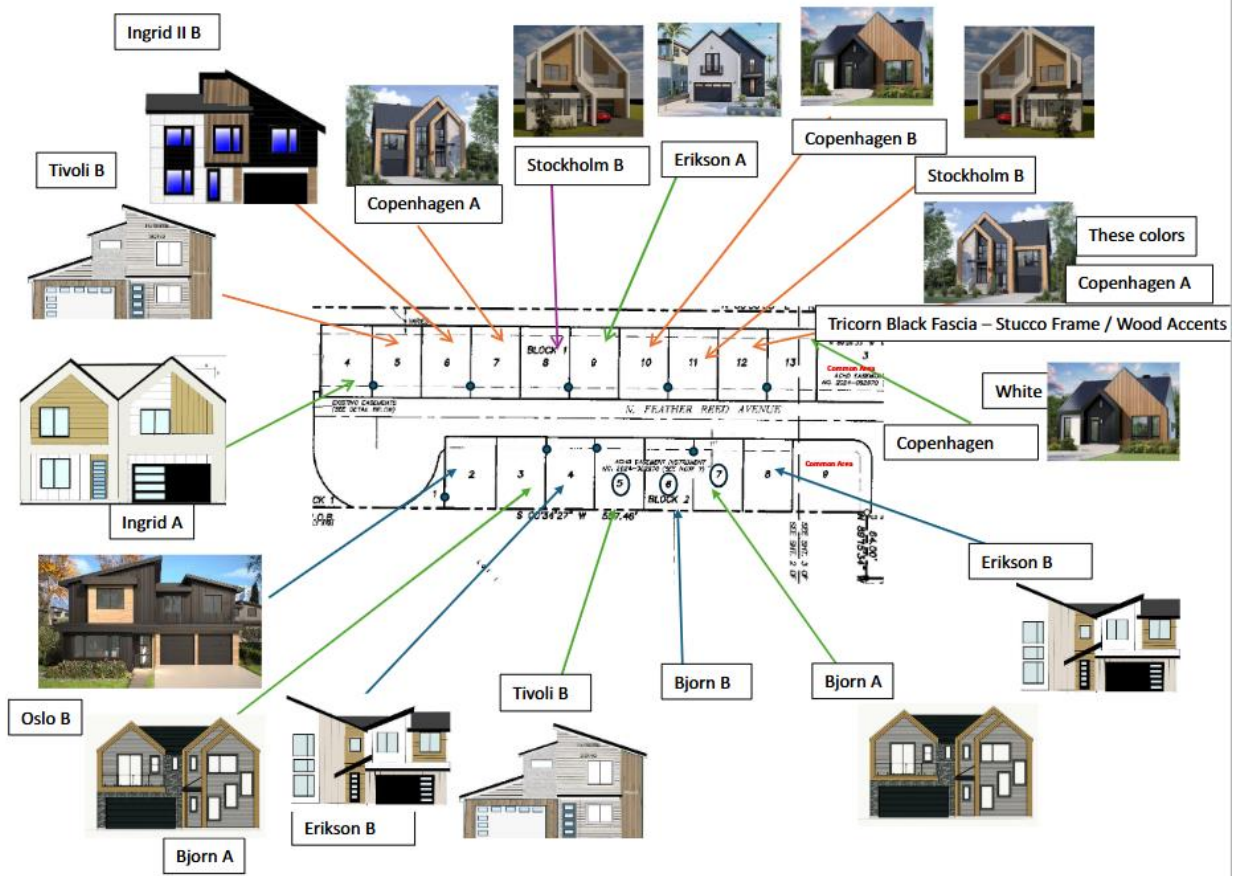


### C. Site Plan (date: 10/16/2024)



## D. Building Elevations and Placement (date: 2/17/2026)

Alamar Exteriors by Lot





Alamar Exteriors by Lot

