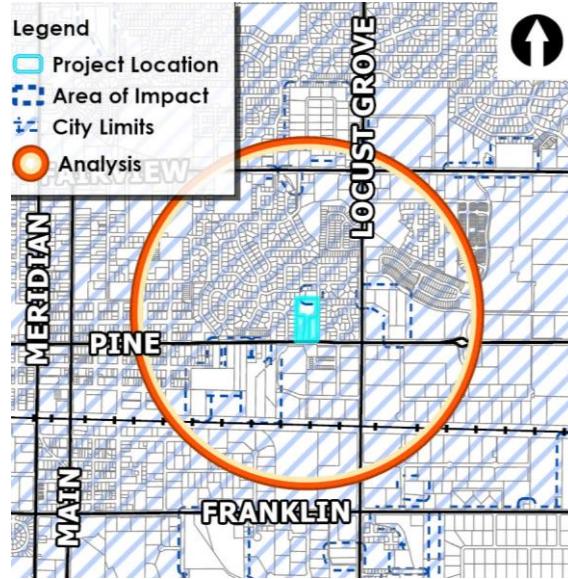


# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 12/4/2025  
DATE: (Remanded to Planning and Zoning Commission on 9/16/2025)  
TO: Planning & Zoning Commission  
FROM: Nick Napoli, Associate Planner  
208-884-5533  
nnapoli@meridiancity.org  
APPLICANT: Jessica Heggie  
SUBJECT: H-2025-0016  
Farrington Heights Subdivision RZ, PP, MDA  
LOCATION: Generally located at the northwest corner of E. Pine Avenue and N. Adkins Avenue in the SE corner of the SE 1/4 of the NE 1/4 of Section 7, T.2N., R2W.



## I. PROJECT OVERVIEW

### A. Summary

Rezone 2.9 acres of land from the R-4 to the R-15 zoning district and a Preliminary Plat on 4.68 acres of land, consisting of 25 building lots and 8 common lots, and a development agreement modification to terminate the old development agreement and establish a new one.

### B. Issues/Waivers

- This application was previously recommended for denial by the Planning and Zoning Commission and has since been remanded by the City Council to allow for changes to address the concerns of the neighbors and the Planning and Zoning Commission. The previous reasons for denial were a lack of open space, the 2-story transition to the existing single-story homes, and the change in zoning from R-4 to R-15 being too abrupt.
- The development does not require open space due to the subdivision being under five (5) acres in size, however, there is no regional park in the area for residents to recreate at. Since the previous hearing, the applicant has provided additional open space and is proposing a dog park and picnic area in Lot 14, Block 1.
- The applicant has indicated that the builders will determine which homes will be 1 or 2 stories; however, due to lot sizes, the applicant believes single story homes will not be financially feasible. This is a primary concern from the neighbors.
- The applicant requested the project be continued from the November 6<sup>th</sup> hearing to the December 4<sup>th</sup> hearing to allow for additional time to collaborate with the neighbors.

**C. Recommendation**

Staff: Approval with a Development Agreement and Conditions

Commission: Pending

**D. Decision**

Council: Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Residential	-
Proposed Land Use(s)	Residential	-
Existing Zoning	R-4	VII.A.2
Proposed Zoning	R-15	
Adopted FLUM Designation	Medium Density Residential	VII.A.3
Proposed FLUM Designation	Medium Density Residential	

**Table 2: Process Facts**

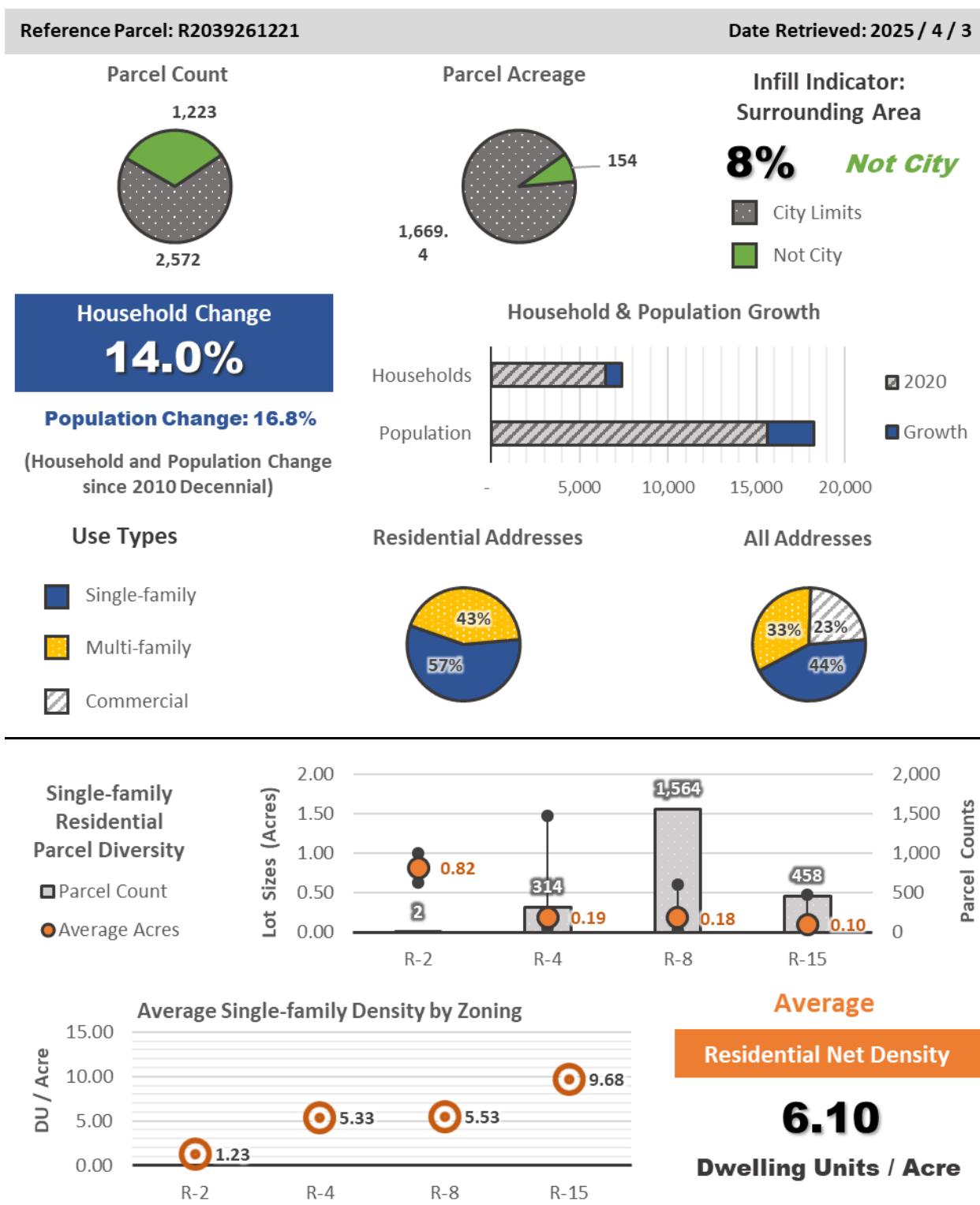
Description	Details
Preapplication Meeting date	12/10/2024
Neighborhood Meeting	2/10/2025
Site posting date	10/23/2025

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.C
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Adkins Avenue: Local Street	-
• Traffic Level of Service	ACHD does not have traffic counts available for Pine and Adkins	-
ITD Comments Received	Yes	-
Meridian Public Works Wastewater	Sewer Available at Site	IV.B
• Distance to Mainline	See Public Works Site Specific Conditions	
• Impacts or Concerns		
Meridian Public Works Water	Water Available at Site	IV.B
• Distance to Mainline	No	
• Impacts or Concerns		
School District(s)	No Comments	-

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

**Figure 1: One-Mile Radius Existing Condition Metrics**



**Figure 2: ACHD Summary Metrics**

## Level of Service Planning Thresholds

### 1. Condition of Area Roadways

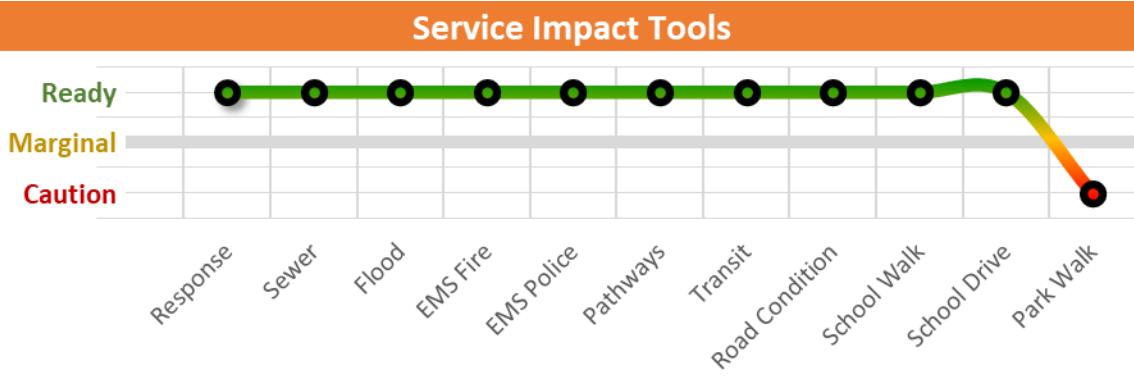
Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Pine Avenue	314-feet	Minor Arterial	N/A	N/A
** Adkins Avenue	648-feet	Local	N/A	N/A

\* Acceptable level of service for a three-lane minor arterial is "E" (720 VPH).

\*\* ACHD does not set level of service thresholds for local streets.

**Figure 3: Service Impact Summary**



### III. STAFF ANALYSIS

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

##### A. General Overview

This property is designated Medium Density Residential on the City's Future Land Use Map (FLUM) contained in the Comprehensive Plan. The medium-density residential designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

The applicant proposes to rezone 2.9 acres of the 4.68 acres of land from the R-4 zoning district to the R-15 zoning district and leave the remaining 1.78 acres as the R-4 zoning district. A preliminary plat and conceptual building elevations were submitted showing how the property is proposed to be subdivided and developed with twenty-five (25) residential building lots and eight (8) commons lots at a gross density of 5.34 units per acre. The proposed use and density are consistent with the Medium Density Residential (MDR) FLUM designation of three (3) to eight (8) units per acre.

Additionally, the applicant is proposing a development agreement modification to terminate the existing development agreement (DA) and create a new one.

The R-15 zoning designation, which allows for reduced lot sizes down to 2,000 square feet, provides flexibility for developers to support a diversity and variety of housing types. This can create a dynamic, multi-generational community where residents can transition through different stages of life (known as aging in place) while remaining in the same neighborhood. This type of zoning in conjunction with other designations, should be used to support a diverse housing mix that supports long-term residency and continuity within the community, promoting stability and a sense of place for residents throughout different stages of life.

The surrounding landscape consists of single-family detached homes to the east, west, and north, while to the south is Pine Avenue. It is important to note that the majority of the surrounding homes are single-story. The average density for a one-mile radius is 6.1 units per acre, which is higher than the 5.34 units per acre the applicant is proposing. Single-family detached dwellings are listed as a principally permitted use in the R-15 zoning district per UDC Table 11-2A-2. The applicant is proposing to keep the three (3) existing homes on the property and will configure new lot lines around the existing homes that conform to the dimensional standards.

Since the previous hearing, the applicant has submitted a phasing plan indicating they would like to north portion to be apart of Phase one (1) and the southern portion as Phase two (2).

Future development is subject to the dimensional standards listed in UDC Table 11-2A-7 for the R-15 zoning district. The property is already annexed with the R-4 zoning. The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. If this property is annexed, Staff recommends a DA is required with the provisions discussed herein and included in Section IV.

Overall, the proposed infill development is an allowed use within the Medium Density Residential designation and contributes to the area's intended mix of residential housing types. Therefore, staff is supportive of the proposed development with the conditions and DA provisions listed in Section IV.

*Comprehensive Plan Policy 2.02.02C: Support infill development that does not negatively impact the abutting, existing development. Infill projects in Downtown should develop at higher densities, irrespective of existing development.*

Staff encouraged the applicant to converse with the neighbor early on in the process, and after their neighborhood meeting, the applicant indicated the neighbors had minimal concerns. However, at the first hearing in front of the Planning and Zoning Commission, the neighbors had

several concerns that were not addressed by the applicant. With the resubmittal, the applicant has addressed some of these concerns but the transition from two-story to existing one-story homes persists. The Planning and Zoning Commission and City Council shall evaluate if further restrictions are necessary to provide an adequate transition.

*Comprehensive Plan Policy 2.02.01D: Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity.*

The applicant will be extending the sidewalk along the west side of N. Adkins Avenue to connect with the northern subdivision, which will improve the walkability in the neighborhood. However, there is still an Ada County parcel that will leave a gap in the sidewalk. Once the Ada County parcel annexes into the city, the sidewalk will be completed along the west side of Adkins.

*Comprehensive Plan Policy 6.01.02B: Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.*

The applicant will be eliminating three access points to E. Pine Avenue, which will decrease the number of curb cuts on an increasingly busier arterial roadway.

*Comprehensive Plan Policy 2.02.00: Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.*

Open space and amenities are not required by the UDC since the development is five (5) acres or less. However, staff has concerns with the lack of opportunities for outdoor recreation for residents in this area, as there is no regional park nearby. Since the previous application, the applicant has increased the amount of open space and is proposing a dog park and picnic area in Lot 14, Block 1.

**Table 4: Project Overview**

<b>Description</b>	<b>Details</b>
History	AZ-00-012; DA Inst# 101052483
Phasing Plan	2 Phases
Residential Units	27 new single-family detached 3 existing single-family detached
Open Space	None; The development is less than 5 acres
Amenities	None; The development is less than 5 acres
Acreage	4.68 acres
Lots	30 Buildable Lots and 3 Common Lots
Density	Gross: 5.77 Units/Acre Net: 7.61 Units/Acre

## **B. History**

The subject properties were annexed in 2000 as a part of Farrington, Opal application (AZ-00-012). The zoning granted at the time of annexation was the R-4 zoning district. With the annexation approval, the properties were subject to a DA that restrict the property to adding one (1) additional home on the 4.68 acres. The existing DA will be replaced with a new DA to update the concept plan and provisions to improvements relevant to the current proposal.

This application was previously heard by the Planning and Zoning Commission on 8/7/25 and was recommended for denial. Since the hearing, the applicant was remanded by the City Council back to the Planning and Zoning Commission to address the concerns of the neighbors and commission. The reason for denial was due to a lack of open space, a lack of transition between the proposed two (2) story homes and existing single-story homes, and the zoning change from R-4 to R-15 being too abrupt.

## C. Site Development and Use Analysis

### 1. Existing Structures/Site Improvements (*UDC 11-1*):

The subject site contains three (3) existing homes that will remain with the formation of the subdivision. These homes will be included in southern portion of the development and shall conform to the dimensional standards listed UDC Tables 11-2A-5 and 11-2A-7.

### 2. Proposed Use Analysis (*UDC 11-2*):

The applicant is proposing single-family detached homes (22 new and 3 existing), which are listed as a principal permitted use in UDC Table 11-2A-2 for the R-15 and R-4 zoning districts. In addition to this, the proposed gross density of the subdivision is 5.34 units per acre, which is less than the one-mile radius average density of 6.1 units per acre.

*Comprehensive Plan policy 2.01.01C encourages the applicants to maintain a range of residential land use designations that allow diverse lot sizes, housing types, and densities.*

*Comprehensive Plan policy 2.01.01G states development should avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.*

*Comprehensive Plan policy 2.06.02D encourages a diversity of housing, recreation, and mobility options to attract and sustain the local workforce.*

The applicant is proposing a total of 25 detached single-family homes, which is consistent with what has been approved in the surrounding subdivisions. However, the lot sizes in this development are smaller than the neighboring subdivisions but have increased since the previous application. As a result of the increased lot sizes, the applicant has lost 5 buildable lots. In addition, the proposed development is anticipated to develop with two (2) story homes while the surrounding area is all single-story homes.

### 3. Dimensional Standards (*UDC 11-2*):

The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Tables 11-2A-5 and 11-2A-7 for the R-4 and R-15 zoning districts.

*The proposed plat complies with the dimensional standards of the R-4 and R-15 zoning districts.*

## D. Design Standards Analysis

### 1. Site Design Standards (*Comp Plan, UDC 11-3A-19*):

Goals 2.01.02D, 2.01.01G, and 2.02.02C of the Comprehensive Plan emphasize the importance of offering diverse housing types throughout Meridian to accommodate the needs, preferences, and financial capacities of current and future residents. These goals also support infill development that complements existing neighborhoods.

The subject site is adjacent to established R-8 subdivisions (Danbury Fair Subdivision Nos. 1 and 7, and Maws Add No. 3) to the east, north, and west. The applicant submitted a preliminary plat and conceptual building elevations proposing 25 single-family detached dwellings at a gross density of 5.34 units per acre (see Section VII.G). This density aligns with the Medium Density Residential (MDR) Future Land Use Map (FLUM) designation.

Although the proposed subdivision does not provide a one-to-one lot size transition with the adjacent neighborhoods, the applicant has increased the lot sizes since the previous proposal, resulting in the reduction of five (5) buildable lots. However, concerns still persist that the proposed changes did not address the transition to the existing single-family homes, as the applicant has indicated the new homes are likely going to be two (2) stories. **The Planning**

**and Zoning Commission and City Council shall carefully determine whether the changes are an adequate transition to the existing homes.**

A county enclave parcel remains to the north along N. Adkins Avenue, which will result in a persistent gap in the sidewalk network.

The property is contiguous to annexed City land to the north and lies within the City's Area of City Impact. A legal description and exhibit map of the proposed R-4 and R-15 rezone areas are included in Section VII. Pursuant to Idaho Code § 67-6511A, the City may require a development agreement (DA) with annexation. Staff recommends that a DA be required, incorporating the provisions outlined herein and in Section IV.

2. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):

UDC Section 11-3G-2 requires common open space and amenities for developments that are five (5) acres or larger. The proposed development, at 4.68 acres, falls below this threshold and is therefore not subject to the open space and amenity requirements outlined in the code. However, staff have engaged in multiple discussions with the applicant regarding the value of including open space and amenities, especially given the absence of a regional park in the surrounding area. While not a code requirement, staff are concerned about the lack of recreational space or amenities for future residents.

Since the previous application, the applicant has revised the amount of open space in the development to increase the open space to 11.4% of the development. However, staff did not receive an open space exhibit, and it appears some of the open spaces being included in the calculation do not meet the standards to be counted towards qualified open space.

In addition, the applicant is proposing a dog park and picnic area in Lot 14, Block 1.

Comprehensive Plan Goal 2.02.00 emphasizes the importance of planning for safe, attractive, and well-maintained neighborhoods that offer ample open space and diverse amenities to support a variety of lifestyles.

**Given the absence of a regional park in the area, staff recommends that the Planning and Zoning Commission and City Council thoughtfully consider whether the revised open space and amenities are sufficient.**

3. Landscaping (*UDC 11-3B*):

i. Landscape buffers along streets

UDC 11-2A-7 requires a twenty-five (25) foot wide landscape buffer along E. Pine Avenue, an arterial roadway. A landscape buffer is not required along N. Adkins Avenue, a local street; however, a 10-foot setback to the living space is required from the back of the sidewalk.

*The applicant has provided a twenty-five (25) foot wide landscape buffer along E. Pine Avenue and is required to comply with the dimensional standards for the R-4 and R-15 districts. With the submittal of the final plat, the applicant shall provide vegetation coverage calculations.*

ii. Tree preservation

Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper

trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees). Deciduous specimen trees four-inch caliper or greater may count double towards total calipers lost, when planted at entryways, within common open space, and when used as focal elements in landscape design.

*The applicant shall provide mitigation calculations with submittal of the final plat if any trees are being removed from the property.*

iii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

iv. Pathway landscaping

No new pathway is being proposed as the existing attached ten (10) foot multi-use along E. Pine Avenue is going to remain.

4. Parking (UDC 11-3C):

i. Residential parking analysis

Off-street parking is required to be provided for each home based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6. On-street parking is also available on portions of the proposed streets.

*Lot 20 will be taking access off Adkins Avenue. The applicant has submitted an exhibit showing the garage and street setback to the property in compliance with the standards. Lot 20 has an existing home that shall have the required twenty (20) foot garage setback and fifteen (15) foot living setback.*

5. Building Elevations (Comp Plan, Architectural Standards Manual):

Goal 5.01.02D of the Comprehensive Plan highlights the need for effective building design and landscaping to buffer, screen, beautify, and integrate commercial, multifamily, and parking areas with existing neighborhoods. In response, the developer has submitted two (2) conceptual building elevations that illustrate the appearance of future homes in the development (see Section VII).

The proposed designs include variations of one and two-story homes, each featuring a two-car garage. The elevations showcase a range of architectural styles and design elements, including lap siding, neutral color accents, brick and stone veneer, varied roof profiles, and different home styles. Staff review confirms that these elevations adhere to the city's architectural standards and comply with the required design criteria.

**One of the largest concerns of the neighboring residences was the transition from the existing single-story homes to the proposed two-story homes. The applicant has indicated that they do not believe single-story homes will be financially feasible due to the proposed lot sizes. Ultimately, the applicant has indicated that the individual builders will make the final decision on whether the homes will be one (1) or two (2) stories. This raises some concerns among staff, as this provides some uncertainty about the transition to the existing single-story homes that appear to be approximately twenty (20) feet in height. As a result, staff is recommending building heights not to exceed 28 feet in height and windows placed on the rear façade are oriented to promote privacy for the existing residences.**

Homes on lots that abut W. Pine Avenue, an arterial street, will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lots 15, 16, and 18, Block 1) should 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 and existing structures are exempt from this requirement.*

6. Fencing (*UDC 11-3A-6, 11-3A-7*):

All fencing is required to comply with the standards listed in UDC 11-3A-7. According to the submitted landscape plans, the applicant is proposing two types of fencing throughout the site, six (6) foot solid vinyl fencing and a four (4) foot wrought iron semi-privacy fencing.

In addition, the applicant shall indicate the fencing location on the residential lots with the submittal of the building permits. These will be required to comply with UDC 11-3A-7.

## E. Transportation Analysis

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Goals 6.01.01H and 6.01.02B of the Comprehensive Plan stress the need to minimize the number of direct access points onto arterial streets. This can be achieved through cross-access agreements, access management, frontage and backage roads, and enhancing connectivity through local and collector streets. Additionally, these goals highlight the importance of incorporating pedestrian access connectors in new developments to link subdivisions and support neighborhood connectivity within a community pathway system.

Access to the property is proposed from N. Adkins Avenue, a local roadway on the eastern portion of the site. This local road is a shared drive between the proposed subdivision and the existing subdivision to the east and north. The applicant is proposing two (2) access points off N. Adkins Avenue with a common drive accessing the three (3) properties on the southern portion of the site and a common drive accessing three (3) properties on the northern portion of the site.

2. Multiuse Pathways and Pathways (*UDC 11-3A-5, Comp Plan, UDC 11-3A-8*):

Comprehensive Plan policy 4.04.01A ensures that new development and subdivisions connect to the pathway system.

UDC 11-3G-5 emphasizes the importance of common open space and amenities being located in areas that maximize pedestrian and bicycle connectivity.

Multi-use pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and Roadways to Bikeways Master Plan. The standards along Arterial roadways are to provide a detached ten (10) foot wide sidewalks (multiuse pathway), however, in conversation with the parks department, it was determined the existing ten (10) foot attached multi-use pathway will be sufficient due to it being relatively new. The applicant is in compliance with this, as the ten (10) foot sidewalk already exists along E. Pine Avenue.

3. Sidewalks (*UDC 11-3A-17*):

All sidewalks constructed as part of this proposal are required to comply with the standards listed in UDC 11-3A-17. A sidewalk connection along the west side of N. Adkins Avenue is required to be installed to connect the existing subdivision to the multi-use pathway along E.

Pine Avenue. The applicant is depicting the sidewalk on the landscape plan in compliance with this standard. The applicant shall provide a street section exhibit with the submittal of the final plat reflecting compliance with these standards.

With the construction of the sidewalk along the western side of Adkins, the sidewalk will extend to the north and stub at the lone remaining Ada County parcel. The sidewalk will be completed when the Ada County parcel annexes in the future.

4. Subdivision Regulations (*UDC 11-6*):

i. Dead end streets

The proposed subdivision does not contain a dead end street other than the two (2) common drives as discussed below.

ii. Common driveways

Per UDC 11-6C-3D, common driveways shall serve a maximum of four (4) dwelling units. In no case shall more than three (3) dwelling units be located on one (1) side of the driveway unless alternative compliance is applied for.

*The applicant is proposing two (2) common drives in the development in which the northern one services three (3) homes and the southern one services three (3) homes. The southern common drive is in compliance with the UDC; however, the northern common drive shall be revised to show Lot 7, Block 1, with the same building envelope as Lot 8, Block 1.*

*In addition, it is important to note that the applicant still needs to comply with the parking requirements for driveways off of common drives. If the house exceeds two (2) bedrooms, the applicant will be required to have a twenty-by-twenty (20 x 20) foot parking pad.*

*The applicant worked with staff to modify the common drives to provide the five (5) feet of landscaping required in the UDC 11-6. Additionally, the applicant has provided details into where the curb cuts for Lots 15, 16, and 20 will take access from on the southern common drive.*

iii. Block face

UDC 11-6C-3- regulates block lengths for residential subdivisions. The intent of this section of code is to ensure block lengths do not exceed 750 ft, although there is the allowance of an increase in block length to 1,000 feet if a pedestrian connection is provided. In no case shall a block face exceed one thousand two hundred (1,200) feet, unless waived by the City Council. *The applicant is in compliance with the block length requirements in the UDC.*

## F. Services Analysis

1. Waterways (*Comp Plan, UDC 11-3A-6*):

The existing irrigation ditches on the property shall be piped or tiled in accordance with UDC 11-3A-6.

2. Pressurized Irrigation (*UDC 11-3A-15*):

An underground pressurized irrigation system is required to be installed to provide irrigation to each lot in the subdivision in accord with the standards listed in UDC 11-3A-15.

3. Storm Drainage (*UDC 11-3A-18*):

An adequate storm drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow the best

management practices as adopted by the City as outlined in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

4. Utilities (*Comp Plan, UDC 11-3A-21*):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are available to the site. Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees, are allowed inside the easement.

Comprehensive Plan policy 3.03.03G require urban infrastructure to be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

## IV. CITY/AGENCY COMMENTS & CONDITIONS

### A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of rezone of this property. Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer. **A final plat shall not be submitted until the DA and Ordinance is approved by City Council.**

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions *IF* City Council determines rezone is in the best interest of the City:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, common open space/site amenity exhibit, and conceptual building elevations included in Section VIII and the provisions contained herein.
- b. Any future development of the site must comply with the City of Meridian ordinances in effect at the time of the development.
- c. Homes on lots that abut W. Pine Avenue, an arterial street, will be highly visible; therefore, the rear and/or side of structures on these lots (i.e. Lots 20, 21, and 23, Block 1) should 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 and existing structures are exempt from this requirement.*
- d. The existing structures on Lots 15, 16, and 20 shall meet the dimensional standards for the R-4 zoning district listed in UDC Table 11-2A-5. In addition, the applicant shall provide paved driveways to the existing homes that will take access off the southern common drive.
- e. Lots 2-5, Block 1, and Lots 7-13, Block 1 shall be restricted to building heights of 28 feet measured to the peak of the roof, and windows placed on the rear façade are oriented to promote privacy for the existing residences.

2. The final plat shall include the following revisions:
  - a. Add a plat note stating “direct lot access to E. Pine Avenue is prohibited.”
  - b. Graphically depict the three (3) foot wide public utility, drainage, and irrigation easements on the sides of Lots 1-10, Block 2, and Lots 2-5 & 7-13, Block 1
  - c. Graphically depict the five (5) foot wide public utility, drainage, and irrigation easements on the side of Lots 15,16,18,20, Block 1.
  - d. Modify note 15 to include language stating that all interior side lot lines for Lots 1-10, Block 2, and Lots 2-5 & 7-13, Block 1 contain a three (3) foot wide easement for public utilities, irrigation, and drainage.
  - e. Modify note 15 to include language stating that all side lot lines for Lots 15,16,18,20, Block 1 contain a five (5) foot wide easement for public utilities, irrigation, and drainage.
  - f. Submit a street section showing the five (5) foot sidewalk along N. Adkins Ave.

- g. Submit an exhibit showing Lots 15, 16, and 18 conform to the R-4 dimensional standards. If they do not, lot lines may need to be adjusted or structures may need to be removed.
  - h. Provide an amenity detail with the submittal of the final plat.
3. The landscape plan submitted with the final plat shall include the following revisions:
  - a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accord with the standards listed in UDC 11-3B-10C.5. The Applicant shall coordinate with the City Arborist (Kyle Yorita [kyorita@meridiancity.org](mailto:kyorita@meridiancity.org)) to determine mitigation requirements prior to removal of existing trees from the site.
  - b. Provide details on the ground coverage material that will be used along Pine Avenue.
  - c. Provide an amenity detail with the submittal of the final plat.
4. The proposed plat and subsequent development are required to comply with the dimensional standards listed in UDC Table 11-2A-5 and 11-2A-7 for the R-4 and R-15 zoning districts.
5. Prior to the City Engineer's signature on the final plat, all existing structures that do not conform to the setbacks of the R-4 zoning district shall be removed.
6. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
7. 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.
8. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.
9. The final plat shall substantially comply with the approved preliminary plat as set forth in UDC 11-6B-3C.
10. Comply with all subdivision design and improvement standards as set forth in UDC 11-6C-3, including but not limited to cul-de-sacs, alleys, driveways, common driveways, easements, blocks, street buffers, and mailbox placement.
11. The applicant and/or assigns shall have the continuing obligation to provide irrigation that meets the standards as set forth in UDC 11-3B-6 and to install and maintain all landscaping as set forth in UDC 11-3B-5, UDC 11-3B-13 and UDC 11-3B-14.
12. Submit an updated common drive exhibit for the southern common drive showing the driveways and the setbacks for the existing homes that will remain on Lots 15, 16, and 20, Block 1.
13. Submit a revised common drive exhibit for the northern common drive showing Lot 7, Block 1, with the same building envelope as Lot 8, Block 1.
14. The applicant shall either construct the landscape buffer along and close the access points or post surety for the improvements along W. Pine Avenue with Phase one (1) of the development.
15. The Applicant shall comply with all ACHD conditions of approval.

16. The Applicant shall have a maximum of two (2) years to obtain City Engineer's signature on a final plat in accord with UDC 11-6B-7.
17. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

## B. Meridian Public Works

### PRE-PLAT CONDITIONS

Wastewater	
• Distance to Sewer Services	Sewer Available at site
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> <li>• See Public Works Site Specific Conditions</li> </ul>
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None

### PUBLIC WORKS DEPARTMENT

#### Site Specific Conditions of Approval

1. Engineer shall remove Sewer main loop.
2. Engineer to verify if there is a well onsite. If a Well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Can be used for Pressurized irrigation.
3. 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.
4. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
5. Ensure no sewer services pass through infiltration trenches.
5. Ensure that there is no fence within 5' of the water meter.

**General Conditions of Approval**

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
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). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. 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. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
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. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. 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. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. 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.
13. 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.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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](http://www.meridiancity.org/public_works.aspx?id=272).
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction costs 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.
22. 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. Ada County Highway District (ACHD)



Miranda Gold, President  
 Alexis Pickering, Vice-President  
 Kent Goldthorpe, Commissioner  
 Dave McKinney, Commissioner  
 Patricia Nilsson, Commissioner

Date: June 9<sup>th</sup>, 2025 **REVISED**

To: Jessica Heggie, Studio H Architects

Staff Contact: Matt Pak, Planner

Project Description: Farrington Heights

Trip Generation: This development is estimated to generate 340 vehicle trips per day, 34 vehicle trip per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 11<sup>th</sup> edition.

Proposed Development Meets		Traffic Impact Study	
All ACHD Policies		Yes	
Requires Revisions to meet ACHD Policies	X	No	X
Area Roadway Level of Service		ACHD Planned Improvements	
Do area roadways meet ACHD's LOS Planning Thresholds?		FYP	X
Yes	N/A	CIP	
No			
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?		Livable Street Performance Measures	
Yes	N/A	Pedestrian	LTS 2
No		Cyclist	LTS 2
Is Transit Available?			
Yes		Yes	X
No		No	

*connecting you to more*

Ada County Highway District - 5800 N Meeker Avenue - Boise, ID - 83713 - PH 208-387-6100 - FX 345-7650 - [www.achd.idaho.org](http://www.achd.idaho.org)

## V. FINDINGS

### A. Rezone (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan; *Staff finds the map amendment complies with the applicable provisions of the Comprehensive Plan in regard to the Medium Density Residential future land use map designation for the site.*

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;  
*Staff finds that the proposed map amendment and subsequent development will contribute to the range of housing opportunities available in the City.*
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;  
*Staff finds the proposed zoning amendment will not be materially detrimental to the public health, safety, or welfare with compliance of the proposed DA and conditions listed in Section IV.*
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and  
*Staff finds that the proposed amendment will not result in any adverse impact upon the delivery of services by any political subdivision providing public services to this site.*
5. The annexation (as applicable) is in the best interest of city.  
*This is not applicable due to this application being a rezone.*

## **B. Preliminary Plat and Short Plat (UDC 11-6B-6)**

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision-making body shall make the following findings:

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;  
*Staff finds the proposed plat is in conformance with the Comprehensive Plan and Unified Development Code.*
2. Public services are available or can be made available and are adequate to accommodate the proposed development;  
*Staff finds that public services are available and can be extended into the site to accommodate the proposed development.*
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;  
*City water and sewer and other utilities will be extended by the developer at their own cost, therefore, staff find the subdivision will not require the expenditure of capital improvement funds.*
4. There is public financial capability of supporting services for the proposed development;  
*Staff finds there is financial capability of supporting services for the proposed development.*
5. The development will not be detrimental to the public health, safety or general welfare; and  
*Staff finds the proposed development will not be detrimental to the public health, safety, or general welfare with compliance of the proposed DA and conditions listed in Section IV.*
6. The development preserves significant natural, scenic or historic features.  
*Staff finds there are no natural, scenic, or historic features that need to be preserved with development of this property.*

## **VI. ACTION**

### **A. Staff:**

Staff recommends approval of the proposed modification to the Development Agreement, Rezone, and Preliminary Plat with the conditions of approval listed in Section IV.

### **B. Commission:**

Pending

### **C. City Council:**

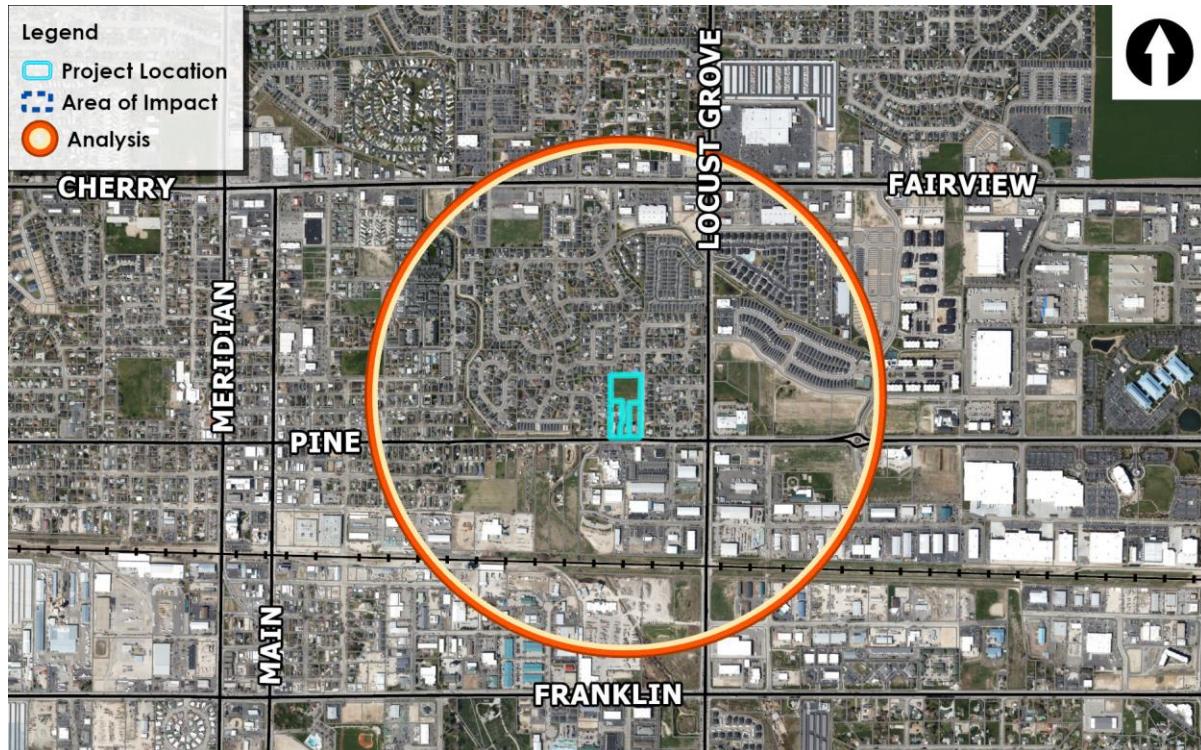
Pending

## VII. EXHIBITS

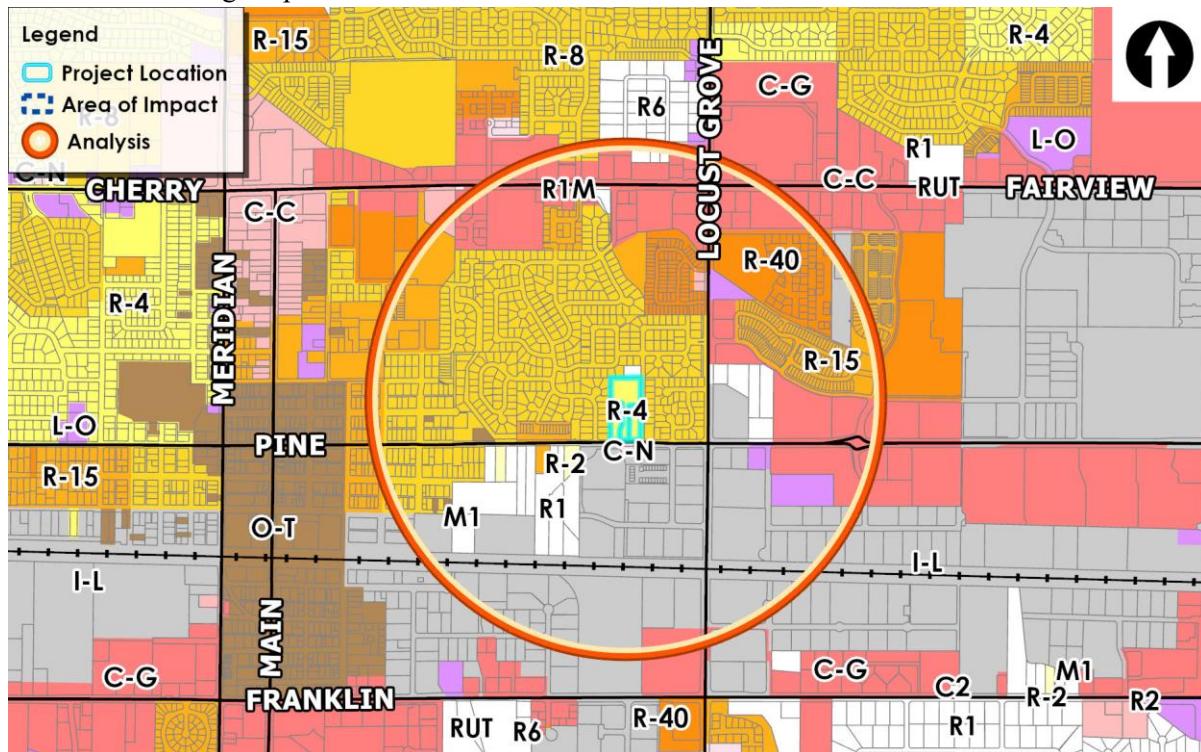
## A. Project Area Maps

(link to [Project Overview](#))

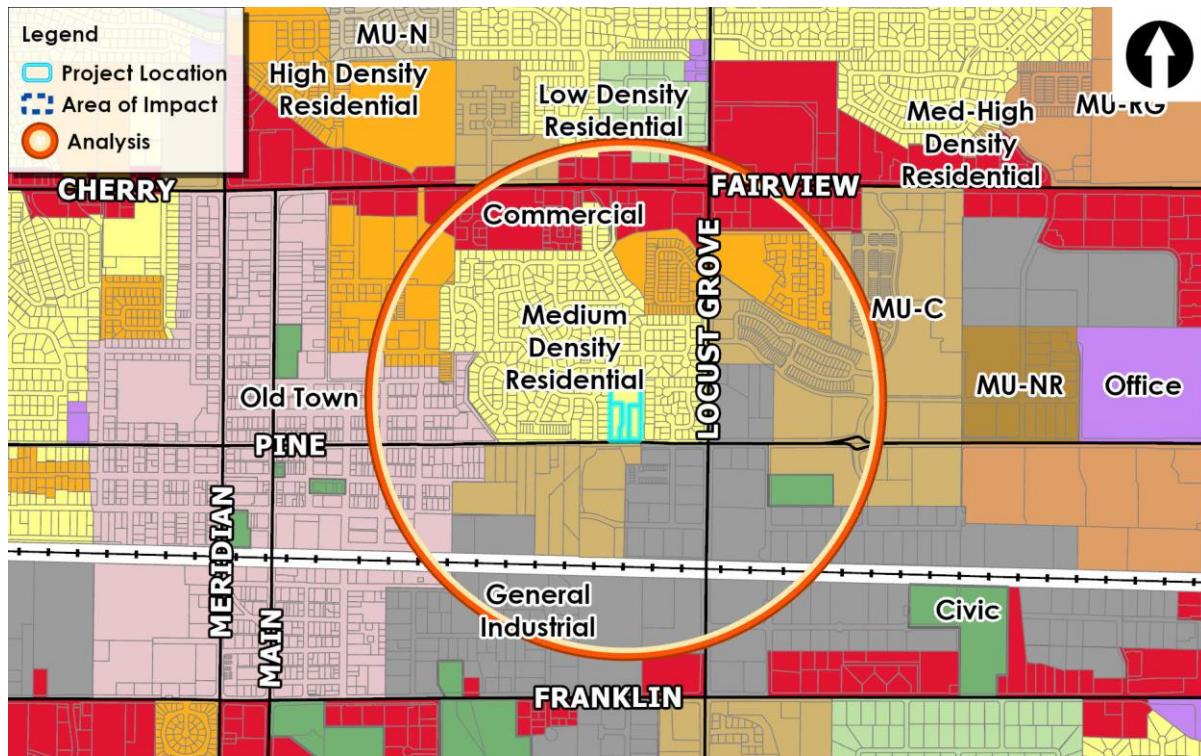
## 1. Aerial



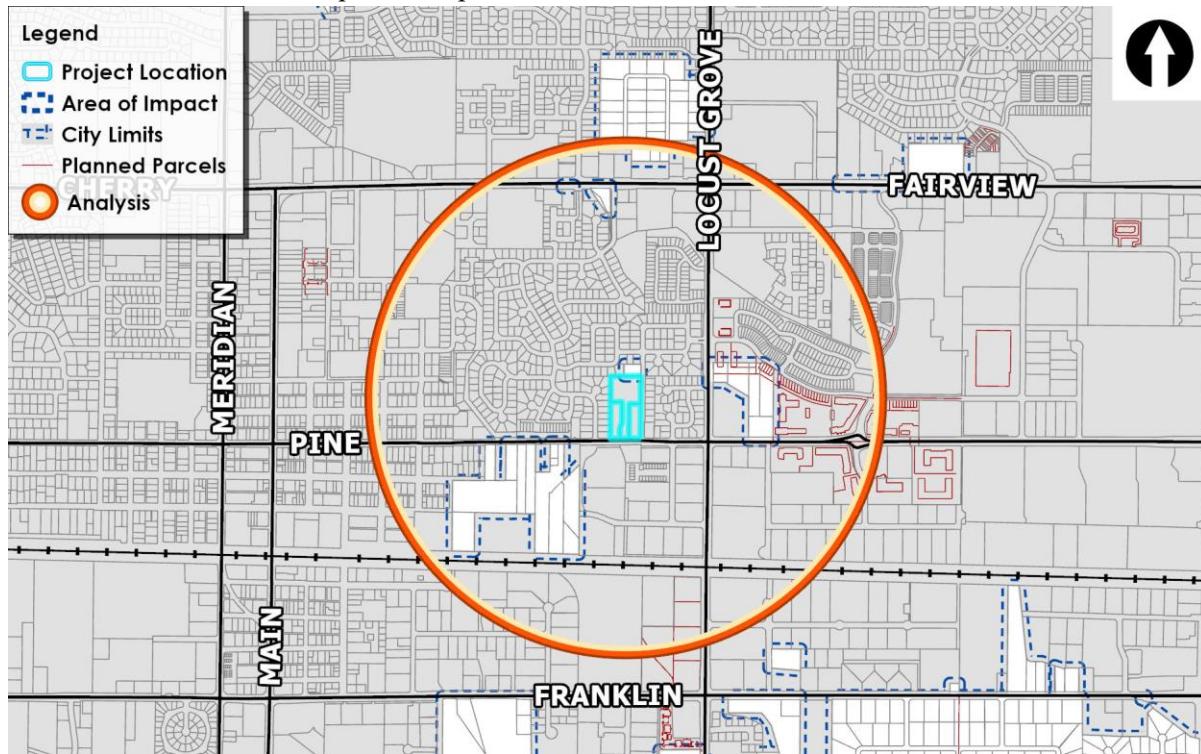
## 2. Zoning Map



### 3. Future Land Use



### 4. Planned Development Map



## B. Subject Site Photos





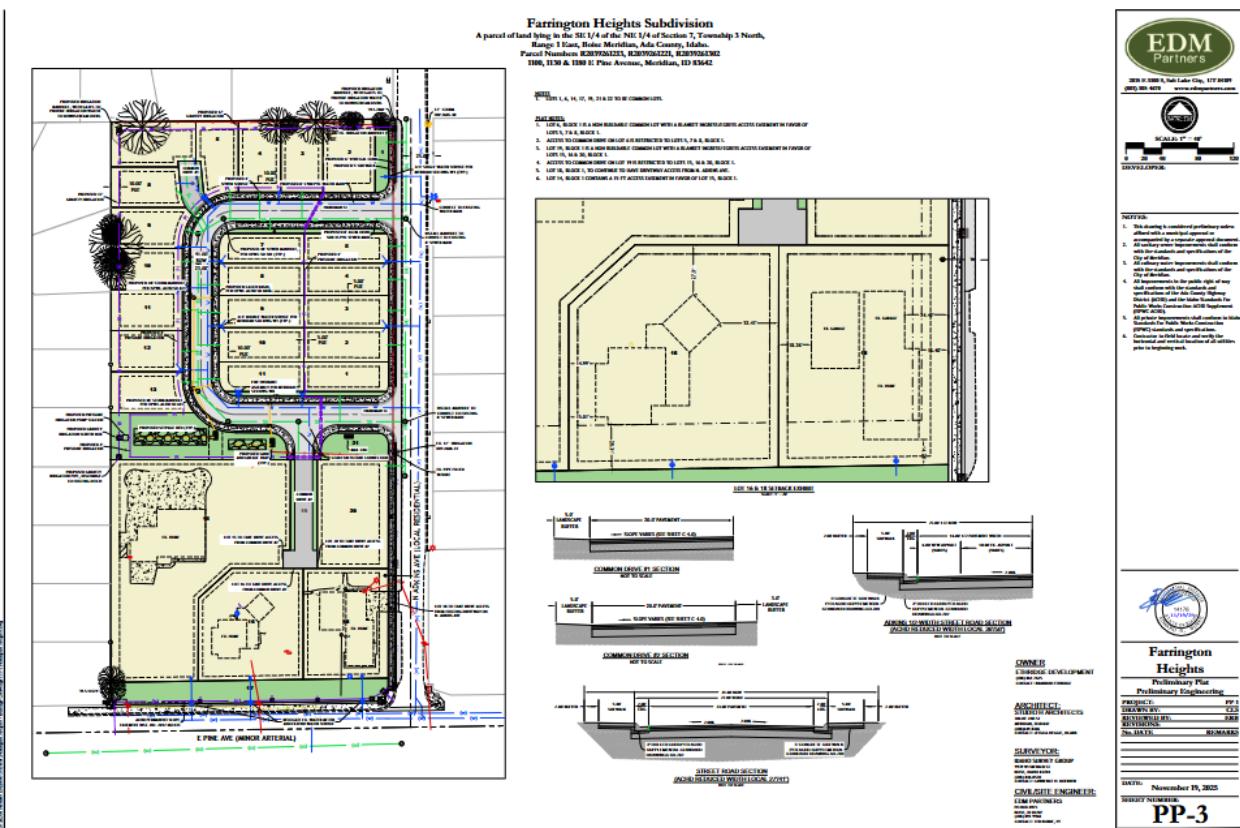
### C. Service Accessibility Report

<b>Overall Score: 37</b>	<b>83rd Percentile</b>
--------------------------	------------------------

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

#### **D. Landscape Plan and Open Space (date: 11/24/2025)**

#### **E. Preliminary Plat (date: 11/19/2025)**



**F. Building Elevations (date: 9/22/2025)**











## G. Rezone Legal Description & Exhibit Map



IDAHO  
SURVEY  
GROUP

9939 W Emerald St  
Boise, ID 83704  
Phone: (208) 846-8570  
Fax: (208) 884-5399

Exhibit "A"  
R-15 Rezone Description  
For  
1100, 1130 & 1180 East Pine Avenue  
City of Meridian, Idaho

The following Describes a Parcel of Land being Portions of 1100, 1130 and 1180 East Pine Avenue in the City of Meridian, Idaho, County Tax Parcel No's R2039261213, R2039261211 & R2039261302 lying in the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

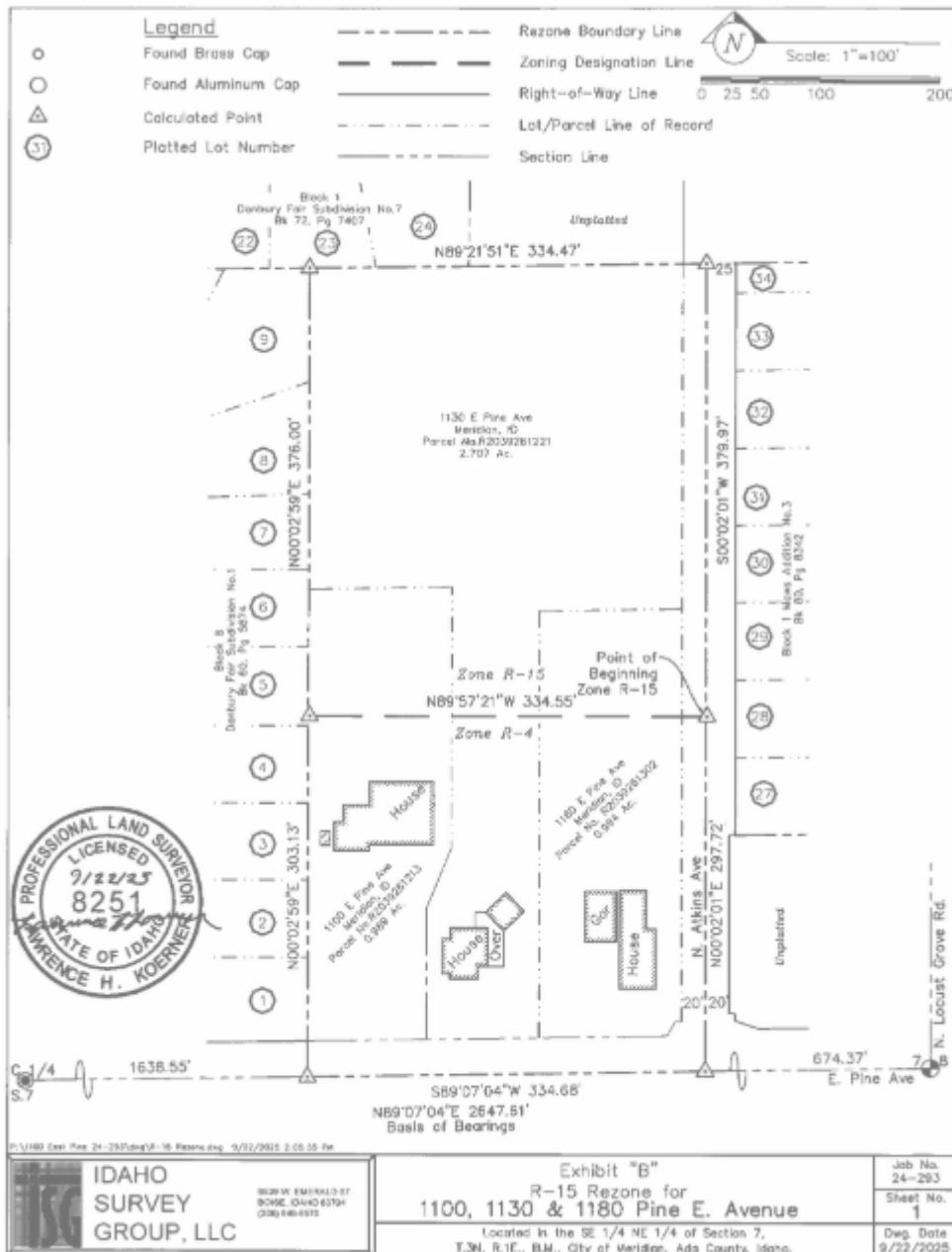
**COMMENCING** at the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 Corner) of Section 7, Township 2 North, Range 2 West, Boise Meridian; From which, the Southwest Corner of the Northeast 1/4 (Center 1/4 Corner) of said Section 7 bears, South 89°07'04" West, 2,647.81 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, South 89°07'04" West, 674.37 feet to the Centerline Intersection of North Aikins Avenue; Thence leaving said Southerly Boundary Line, and along the Centerline of North Aikins Avenue, North 00°02'01" East, 297.72 feet to the **POINT OF BEGINNING**:

Thence leaving said Centerline, North 89°57'21" West, 334.55 feet to the Westerly Boundary Line of County Tax Parcel No's R2039261213,  
Thence along the Westerly Boundary Lines of County Tax Parcel No's R2039261213 & R2039261211, North 00°02'59" East, 376.00 feet to the Northwest Corner of County Tax Parcel No R2039261211;  
Thence leaving said Westerly Boundary Lines, and along the Northerly Boundary Line of County Tax Parcel No R2039261211, and its Prolongation, North 89°21'51" East, 334.47 feet to the Centerline of North Aikins Avenue;  
Thence leaving said Northerly Boundary Line, and its Prolongation, and along the Centerline of North Aikins Avenue, South 00°02'01" West, 379.97 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 2.90 acres, more or less.



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IDAHO  
SURVEY  
GROUP

9939 W Emerald St  
Boise, ID 83704  
Phone: (208) 846-8570  
Fax: (208) 884-5399

Exhibit "A"  
R-4 Rezone Description  
For  
1100, 1130 & 1180 East Pine Avenue  
City of Meridian, Idaho

The following Describes a Parcel of Land being Portions of 1100, 1130 and 1180 East Pine Avenue in the City of Meridian, Idaho, County Tax Parcel No's R2039261213, R2039261211 & R2039261302 lying in the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

**COMMENCING** at the Southeast Corner of the Southeast 1/4 of the Northeast 1/4 (East 1/4 Corner) of Section 7, Township 2 North, Range 2 West, Boise Meridian; From which, the Southwest Corner of the Northeast 1/4 (Center 1/4 Corner) of said Section 7 bears, South 89°07'04" West, 2,647.61 feet; Thence along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, South 89°07'04" West, 674.37 feet to the Centerline Intersection of North Aikins Avenue, the **POINT OF BEGINNING**:

Thence Continuing along the Southerly Boundary Line of the Southeast 1/4 of the Northeast 1/4 of said Section 7, South 89°07'04" West, 334.68 feet to the Prolongation of the Westerly Boundary Line of County Tax Parcel No R2039261213; Thence leaving said Southerly Boundary Line, and along with the Westerly Boundary Line of County Tax Parcel No's R2039261213, and its Prolongation, North 00°02'59" East, 303.13 feet; Thence leaving said Westerly Boundary Line, and its Prolongation, South 89°57'21" East, 334.55 feet to the Centerline of North Aikins Avenue; Thence along the Centerline of North Aikins Avenue, South 00°02'01" West, 297.72 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 2.31 acres, more or less.



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