

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/3/2026

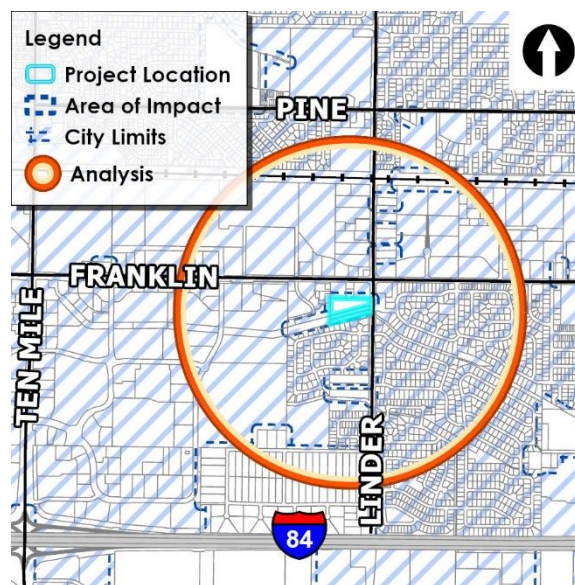
TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Bonnie Layton

SUBJECT: Findley Cove – CPAM, AZ
H-2026-0028

LOCATION: 115 S. Linder Rd., in the NE 1/4 of
Section 14, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Amendment to the Comprehensive Plan Future Land Use Map to change the land use designation on approximately 4.38 acres of land from Commercial to Medium Density Residential; and annexation of 4.73 acres of land with an R-15 zoning district.

B. Issues/Waivers

None

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

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COMMUNITY METRICS

Table 1: Land Use

II.	Description	Details	Map Ref.
	Existing Land Use(s)	Vacant/undeveloped land	-
	Proposed Land Use(s)	Residential townhouse dwellings (19 dwelling units)	-
	Existing Zoning	Mostly R1 in Ada County with some R-4 in the City along the southern boundary of the property	VII.A.2
	Adopted FLUM Designation	Mostly Commercial (4.36 acres) with some Medium Density Residential (MDR) (0.39 acres) along the southern boundary of the property	VII.A.3
	Proposed FLUM Designation	Medium Density Residential (MDR)	

Table 2: Project Overview

Description	Details
History	This property was previously platted as Lot 6 and “drain ditch,” Van Hees Subdivision
Physical Features	The Tenmile Creek runs along the southern boundary of the site. The topography of the land in this area slopes down from north to south making the subject property quite a bit lower than the adjacent commercial property to the north.
Acreage	4.46 acres

Table 3: Process Facts

Description	Details
Preapplication Meeting date	5/5/2026
Neighborhood Meeting	4/27/2026 & 8/3/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.E
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	Linder Rd. (arterial)	-
• Traffic Level of Service	Better than “E” (acceptable)	-
• TIS submitted?	No	
ITD Comments Received	No comments received	Error! Reference source not found.
Meridian Public Works Wastewater	See comments in Section IV.B	IV.B
• Distance to Mainline		
• Impacts or Concerns		
Meridian Public Works Water		IV.B
• Distance to Mainline		
• Impacts or Concerns		

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/browse.aspx?id=445954&dbid=0&repo=MeridianCity>

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property was previously platted in 1948 as Lot 6 and “drain ditch,” Van Hees Subdivision.

III.

In 2020, an application was submitted for a modification to the development agreement approved for the abutting property to the west (Hark’s Canyon Creek Subdivision –Inst. #2016-095715) to include the subject property and development plan for a 64-unit multi-family residential development in the agreement (H-2020-0014 Villas at Twelve Oaks East).

The City Council denied this application based on their finding that it wasn't in the best interest of the City to annex the property with the multi-family development plan and found commercial/office development to be more appropriate use for this property, consistent with the Commercial Future Land Use Map (FLUM) designation in the Comp Plan for this property.

B. General Overview

The northern 3.6 acres of the subject property is zoned R1 in Ada County with 0.87 acres along the southern boundary of the site zoned R-4 in the City where the Ten Mile Creek is located.

Most of the property is designated Commercial (4.38+/- acres) with a small amount along the southern boundary designated Medium Density Residential (MDR) (0.39+/- acres) on the Future Land Use Map (FLUM) in the Comprehensive Plan.

The Commercial designation provides a full range of commercial uses to serve area residents and visitors. Desired uses may include retail, restaurants, personal and professional services, and office uses, as well as appropriate public and quasi-public uses. Multi-family residential may be allowed in some cases but should be careful to promote a high quality of life through thoughtful design, connectivity and amenities.

The MDR designation allows residential dwellings at gross densities of three (3) to eight (8) units per acre.

The subject property is an infill piece of land in the County surrounded by City annexed property – commercial development (i.e. fuel sales facility, vehicle washing facility, restaurant with a drive-through and other multi-tenant retail/restaurant uses) to the north, minor vehicle repair and multi-family residential to the west, single-family detached homes to the south, and an ACHD storm drainage facility and residential common area to the east across Linder Rd.

The Applicant proposes an amendment to the FLUM to change the land use designation on approximately 4.38 acres of land from Commercial to MDR; and annexation of 4.73 acres of land with an R-15 zoning district.

The Applicant states that MDR is a more appropriate land use than Commercial because the terrain in the area slopes downward from north to south. As a result, the existing commercial development and Franklin Rd. to the north are situated higher in elevation than the developable area of the site, which would leave the site relatively tucked away with limited visibility from Franklin Rd. The “triangle” configuration of the property, with only approximately 110’ of frontage along Linder Rd., further limits visibility of the site and may reduce the viability for commercial development. The future center median on Linder Rd. will limit access to the site and may also deter commercial users from choosing this site.

A conceptual development plan and building elevations were submitted showing how the property is anticipated to develop in the future with 19 townhouse dwellings, a public street and common open space area, along the existing Tenmile Creek, included below in Sections VII.D and VII.E.

The proposed townhouses are a desired use in the MDR designation. The proposed density of 7 dwelling units per acre based on 19 units on 2.7-acres of development area is consistent with the density desired in MDR designated areas.

A legal description and exhibit map is included below in Section VII.C that depicts the boundary of the annexation area contiguous to City annexed land.

The proposed use and density is generally consistent and compatible with adjacent single-family residential development to the south and multi-family residential development to the west and provides a transition to the commercial development to the north.

C. Comprehensive Plan Policies (*Staff analysis in italic text*)

- 3.01.01A – Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks). *The existing FLUM designation for this property in the Comprehensive Plan is Commercial, which has a higher traffic impact than the proposed development plan with medium density residential uses. The school and parks impact from 19 dwelling units should be minimal.*
- 3.03.01E – Encourage infill development. *The subject property and proposed development is considered infill development.*
- 3.07.00 – Encourage compatible uses and site design to minimize conflicts and maximize use of land. *The proposed townhomes should be compatible with the apartments to the west and single-family homes to the south, which should minimize conflicts. A commercial use would likely create more conflicts to these residential uses.*
- 3.07.01 – Proactively address potential conflicts between incompatible uses. *The proposed townhomes shouldn't create conflicts with any of the existing adjacent uses (i.e. commercial and residential). A solid wall/fence with an 8' +/- landscape buffer exists on the property to the north along the shared property line, which should assist in providing a buffer to the proposed residential uses.*
- 2.02.02 – Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe. *Development of the infill property as proposed will maximize public services.*
- 3.07.01A – Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices. *The proposed development is screened and buffered from the commercial development to the north by a tall solid wall/fence and landscaping. The proposed development plan provides a transition in density between the lower density single-family detached homes to the south and commercial uses to the north.*
- 2.01.01 – Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences. *The proposed townhomes will provide diversity in housing types in this area.*
- 4.05.01D – Improve and protect creeks and other natural waterways throughout commercial, industrial, and residential areas. *The Ten Mile creek is proposed to remain open along the southern boundary of the site and should be protected during development of the site.*
- 2.02.02C – Support infill development that does not negatively impact the abutting, existing development. *The proposed infill development will not negatively impact adjacent existing developments.*
- 2.01.01G – Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City. *The general area of the site*

contains primarily single-family detached homes with some apartments to the west. The proposed townhomes will provide another housing type in this area.

- 2.01.01H – Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers. *The proposed medium-density housing is located near the Linder/Franklin Rd. intersection where a Valley Regional Transit (VRT) bus stop is located, which provides connections to employment, shopping, banking, restaurants, etc. at The Village, Ten Mile Crossing and downtown Meridian (Route 30 Pine).*
- 2.01.02D – Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian's present and future residents. *The proposed townhomes will contribute to the variety of housing types available in this area, which consist mainly of single-family detached homes.*
- 6.01.01J – Encourage new development to include buffered sidewalks, a sidewalk separated from the motor vehicle lane by a planter strip, especially on collector and arterial roadways. *With development, a 25' wide street buffer with a detached 10' wide sidewalk will be required along S. Linder Rd.*
- “A premier community needs a good cross-section of housing and therefore must guard against an abundance of subdivisions in similar and repetitive densities, appearances, and price ranges.” *The proposed townhomes with a gross density of 7 units per acre will contribute to the housing types and densities in this area.*

D. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):
There are no existing structures or improvements on this property.
2. Proposed Use Analysis (*UDC 11-2*):
The proposed townhouse dwellings are listed as a principal permitted use in the R-15 zoning districts in UDC Table 11-2A-2.
3. Dimensional Standards (*UDC 11-2*):
See UDC Table 11-2A-7 for the R-15 dimensional standards.

E. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):
All structures and site design is required to comply with the standards listed in UDC 11-3A-19.
2. Landscaping (*UDC 11-3B*):

- i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet (Linder Rd.)	S. Linder Rd. – A minimum 25' wide street buffer will be required with development

Landscaping must comply with the standards in UDC 11-3B-7C. Lawn and other grasses requiring regular mowing shall comprise no more than sixty-five (65) percent of the vegetated coverage of a landscape buffer; calculations demonstrating compliance should be included on the plan.

- ii. Buffer to adjoining residential use

A buffer is not required on this property in the R-15 district.

Typically, a 25' wide landscape buffer would be required on commercial property that abuts a residential use. However, because the abutting commercial area to the north developed first and this property was designated for commercial uses, a buffer to residential uses is not provided. There is a concrete wall that exists along the northern boundary of this site with a narrow strip of landscaping on the north side of the wall with trees that provides a buffer to this property.

iii. Tree preservation

Per UDC 11-3B-10, 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).

There doesn't appear to be any existing trees on this site. If there are any existing trees, mitigation should be assessed prior to removal and information should be included on the landscape plan that demonstrates compliance with the standards in UDC 11-3B-10C.5.

iv. Storm integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

v. Pathway landscaping

Landscaping is required along all pathways per the standards in UDC 11-3B-12C.

3. Parking (*UDC 11-3C*):

Residential use parking analysis:

Off-street parking is required per the standards listed in UDC Table 11-3C-6 for townhouse dwellings; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal.

4. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevations were submitted for the proposed townhomes as shown below in Section VII.E. Future structures will be required to obtain design review approval and comply with the single-family residential design standards in the Architectural Standards Manual (ASM).

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

All fencing is required to comply with the standards listed in UDC 11-3A-6 and 11-3A-7. Fencing is not depicted on the conceptual development plan.

6. Parkways (*UDC 11-3A-17*):

A parkway will be required between the curb and detached sidewalk along S. Linder Rd. with development in accord with the standards in UDC 11-3A-17.

F. Transportation Analysis

1. Roadway Improvements (FYWP & CIP):

ACHD's planned improvements for this area are as follows:

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- Linder Road is scheduled in the FYP to be widened to 5-lanes between Overland Road and Franklin Road in 2026-2027. This project includes replacing bridges #1200 and #1537, adding multi-use pathways on both sides of the roadway and two pedestrian crossings at Waltman Street and Ten Mile Creek Road.
- The intersection of Linder Road and Franklin Road is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2026 and 2030.

Area roadways meet ACHD's level of service planning thresholds.

Public transit and a bus stop is available near this site at the Franklin/Linder intersection.

A Traffic Impact Study (TIS) was not submitted to ACHD for this development. In the ACHD report, a trip generation table is provided for single-family attached housing and multi-family housing with estimated trip generation rates for uses that may be included within the site, as follows:

Use	Avg. Daily Trips	Avg. PM Peak Hour
Single Family Attached Housing (per unit)	6.57	0.51
Multi-family Housing (Low-rise) (per dwelling unit)	6.21	0.52

The trip generation from the proposed townhomes should be significantly less than that of a commercial use.

2. Access (*UDC 11-3A-3, UDC 11-3H-4*):

One (1) public street access is proposed via S. Linder Rd. in alignment with W. Barrett Dr. on the east side of Linder, which terminates in a cul-de-sac. A center median will be constructed within Linder Rd. with the road widening project, which will restrict access to a right-in/right-out access.

Dead end streets shouldn't be longer than 500' per UDC 11-6C-3, unless otherwise approved by City Council as set forth in UDC 11-6C-3B.4b. The proposed street doesn't exceed 500 feet.

A common driveway is proposed for access to Lots 15-18; compliance with the standards in UDC 11-6C-3D. A common driveway exhibit is required to be submitted with the preliminary plat application. A maximum of three (3) dwelling units are allowed to be located on one (1) side of the driveway – the number of units accessed by the common driveway should be reduced by one (1) or alternative compliance may be requested to this standard as set forth in UDC 11-5B-5.

There is a cross-access easement that exists between the subject property & the property to the north (Hark's Corner) that was intended to provide cross-access with commercial development of this property. Because commercial development is not proposed, an access drive is not proposed or required to the north for interconnectivity. A concrete wall exists along the northern boundary of this site – if cross-access were to be provided, a 20' wide section of the wall would need to be removed.

There is not a cross-access easement between this property and the abutting property to the west because a cross-access easement was granted through the Hark's Corner property to the north, instead of to the west, per the Twelve Oaks development agreement (H-2016-0100 Inst. #2016-095715).

3. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

With development, a 10' wide detached sidewalk/multi-use pathway is required on this site along S. Linder Rd. and along the north side of the Tenmile Creek on the subject property, per the Pathways Master Plan. Consent should be obtained from the irrigation district if the pathway along the creek is proposed to be located within the irrigation easement. A license agreement will be required for any improvements within the easement.

All pathways should comply with the standards in UDC 11-3A-8. A public use easement will be required for the pathway along the creek and for any portion of the pathway along Linder Rd. that lies outside of the adjacent right-of-way, as required by the Park's Dept.

Staff recommends the Applicant work with the property owner of the development to the west on a reciprocal cross-access/ingress-egress easement for pedestrian interconnectivity. If an agreement can be reached, a pedestrian pathway should be provided through the common area to the west boundary of the site in alignment with the sidewalk on the south side of the drive to the west.

G. Services Analysis

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

The Tenmile Creek runs along the southern boundary of the site. The creek is required to remain open and be protected during development. There is an existing 120' wide easement on the subject property for the creek. An access road for the irrigation district exists along the creek.

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

An underground pressurized irrigation system is required to be installed with development of the property as set forth in UDC 11-3A-15.

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

An adequate storm drainage system will be required with development in accord with the City's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the City.

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

All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances.

Street lighting is required to be installed in accord with the city's adopted standards, specifications and ordinances if the development is approved.

The development will be required to connect to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C if approved.

Adequate fire protection will be required if development is approved in accord with Fire Dept. standards.

IV.

CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation 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.

Currently, a fee of \$611.47 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 date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation request. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and building elevations included in Section VII, Unified Development Code standards, single-family residential design standards in the Architectural Standards Manual and the provisions contained herein.
- b. A preliminary plat application shall be submitted to subdivide the property.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=451931&dbid=0&repo=MeridianCity>

NON-PLAT CONDITIONS

PUBLIC WORKS DEPARTMENT

Site Specific Conditions of Approval

1. Capacity available to serve out of sewer shed per Master Plan. Proposed connection to temporary Whitestone Lift station. Capacity available in lift station.
2. Water main needs to extend and connect to the existing water main to the west. Water and sewer mains in parallel require a 30' easement. Water and sewer should be centered in easement (10' to edges and 10' to each other).

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 (IDWR). The Developer, Owner, or project 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. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR

- must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.
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/DocView.aspx?id=455129&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=452555&dbid=0&repo=MeridianCity>

E. Ada County Development Services

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=452605&dbid=0&repo=MeridianCity>

F. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=447298&dbid=0&repo=MeridianCity>

FINDINGS

A. Comprehensive Plan (UDC 11-5B-7D)

v.

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 a amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.
Staff finds the proposed amendment to Medium Density Residential is consistent with key elements of the Comprehensive Plan pertaining to compatibility and transition of land uses, infill development, the provision of a variety of housing types and other elements, as noted above in Section III.C.
2. The proposed amendment provides an improved guide to future growth and development of the city.
Staff finds the proposed amendment to Medium Density Residential will provide an improved guide for future growth and development of the city and is more appropriate than the existing Commercial FLUM designation per the policies in the Comprehensive Plan noted above.
3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.
Staff finds the proposed map amendment is consistent with the goals, objectives and policies of the Comprehensive Plan, which include but are not limited to, compatibility and transition of land uses and infill development among others as noted above in Section III.C.
4. The proposed amendment is consistent with this Unified Development Code.
Staff finds the proposed map amendment is consistent with UDC 11-5B-7, which requires the amendment to be compatible with existing surrounding land uses. The proposed medium density residential land use will be compatible with the adjacent higher density residential uses to the west and lower density residential uses to the south. Because this is an infill property, there is no adjacent undeveloped land that is planned to develop
5. The amendment will be compatible with existing and planned surrounding land uses.
Staff finds the proposed map amendment to Medium Density Residential will be compatible with existing residential land uses to the west and south and commercial uses to the north.

6. The proposed amendment will not burden existing and planned service capabilities.
Staff finds the proposed amendment will not burden existing and planned service capabilities. In regard to traffic, the proposed residential use of this property will have a lesser impact than commercial use(s) on the transportation system.
7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.
Staff finds the proposed map amendment provides a logical juxtaposition of uses and the proposed development shouldn't negatively impact the area.
8. The proposed amendment is in the best interest of the City of Meridian.
Staff finds the proposed map amendment is in the best interest of the City.

B. Annexation and/or 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 proposed map amendment to the R-15 zoning district and medium-density residential development is consistent with the proposed Medium Density Residential (MDR) FLUM designation. Therefore, staff finds the proposed map amendment, land use and density complies with the applicable provisions of the comprehensive plan.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment to R-15 and conceptual development plan for 19 new townhouse dwellings generally complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities in this area consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed map amendment to the R-15 district shall not be detrimental to the public health, safety and welfare.
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 City services are available to be provided to this development.
5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the City.

VI.

ACTION

A. Staff:

Staff recommends approval of the proposed Comprehensive Plan Map Amendment and Annexation and Zoning applications.

B. Commission:

Pending

C. City Council:

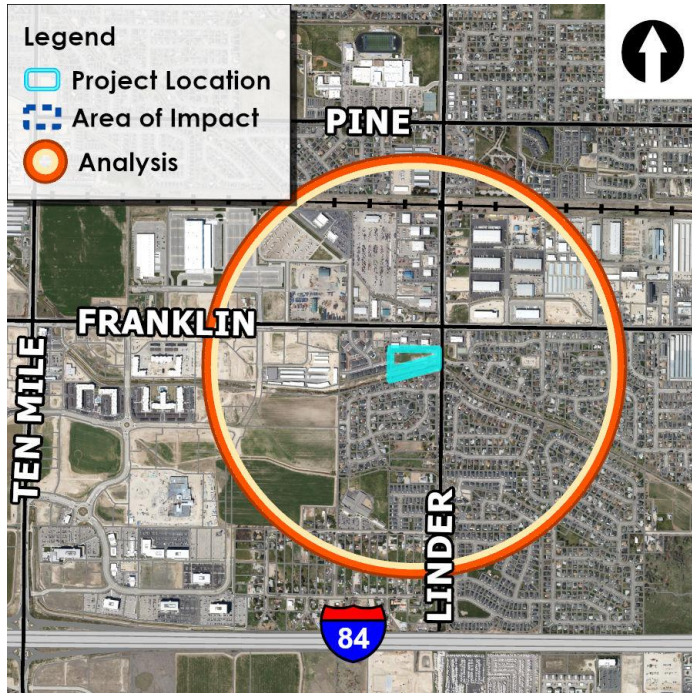
Pending

EXHIBITS

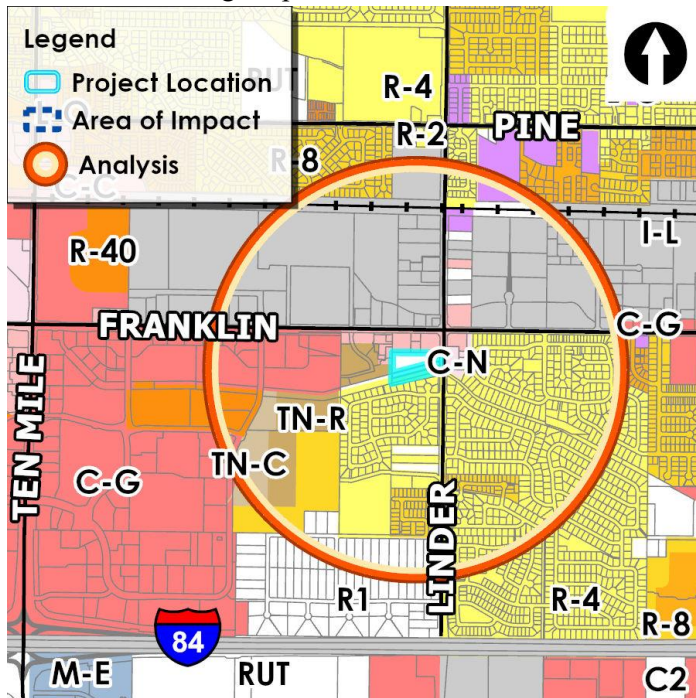
A. Project Area Maps

1. Aerial

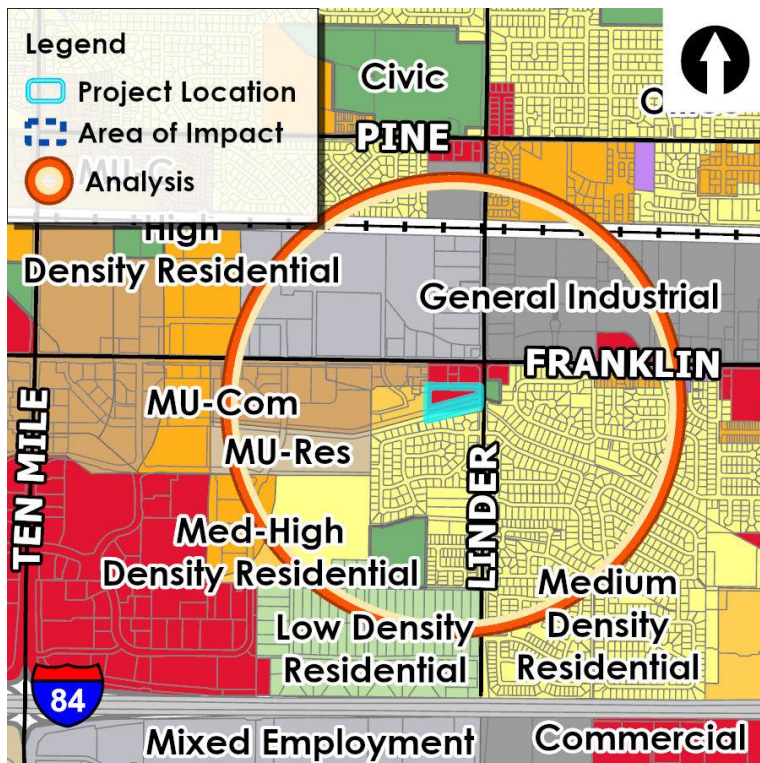
VII.



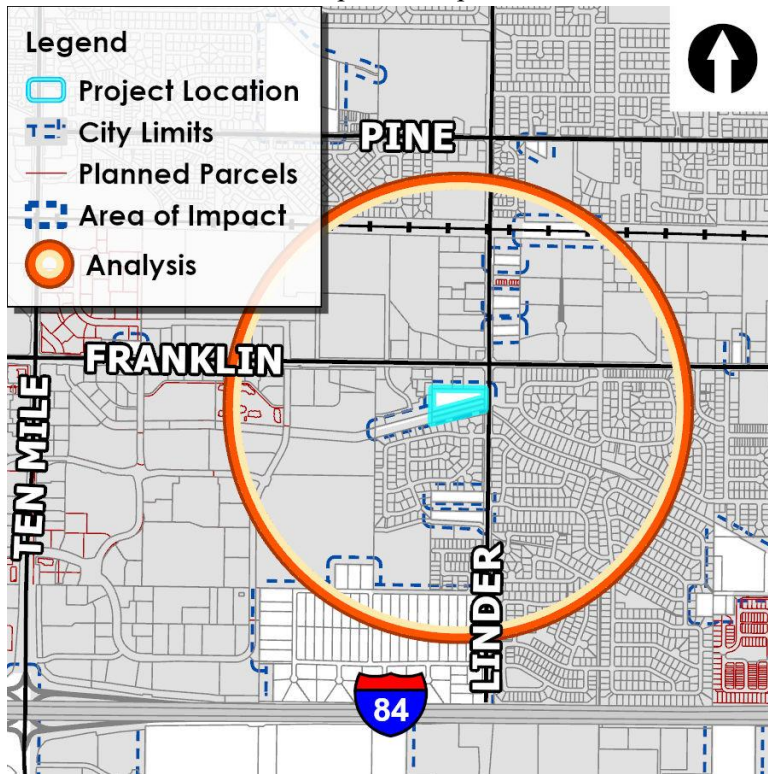
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Site Photos

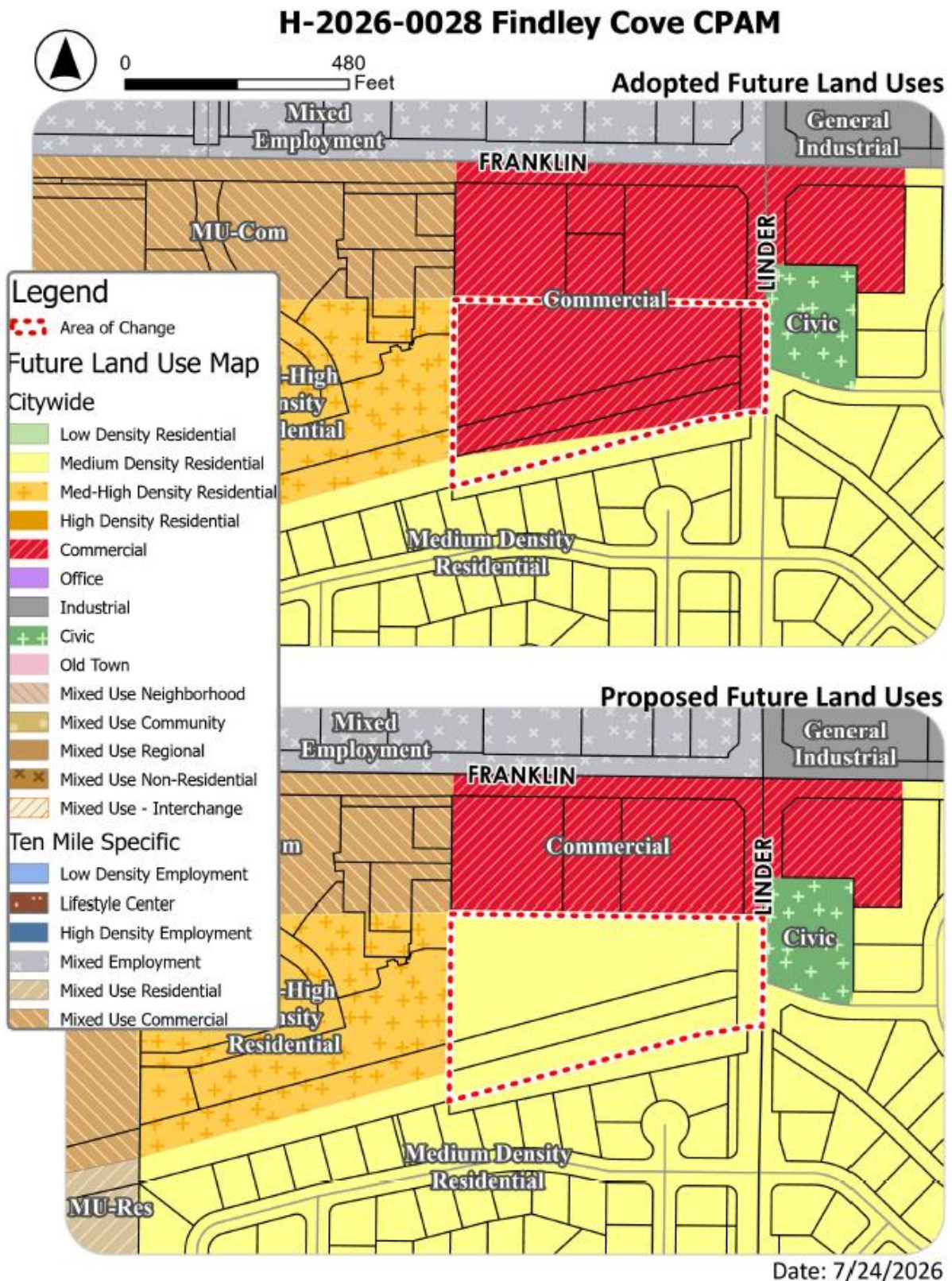
Looking northwest:



Looking west from Linder Rd.:



B. Adopted vs. Proposed Future Land Use Map



C. Annexation Legal Description & Exhibit Map

Description for
R-15 Zone
July 30, 2026

A portion of the East 1/2 of the East 1/2 of the Northeast 1/4 of Section 14, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the Section corner common to Sections 11, 12, 13 and 14, T.3N., R.1W., B.M., from which the 1/4 corner common to said Sections 13 and 14 bears South 00°33'08" West, 2,657.42 feet, thence on the east boundary of said Section 14, coincident with the east boundary of Van Hees Subdivision as filed in Book 12 of Plats at Page 688, records of Ada County, Idaho, South 00°33'08" West, 296.00 feet to the **POINT OF BEGINNING**;

thence continuing, South 00°33'08" West, 232.90 feet;

thence leaving said east boundary, South 89°07'42" West, 25.01 feet to the Northeast corner of Lot 7 of said Van Hees Subdivision;

thence on the north boundary of said Lot 7 the following two (2) courses and distances,

South 89°07'42" West, 37.34 feet;

South 75°18'34" West, 624.21 feet to the Northwest corner of said Lot 7;

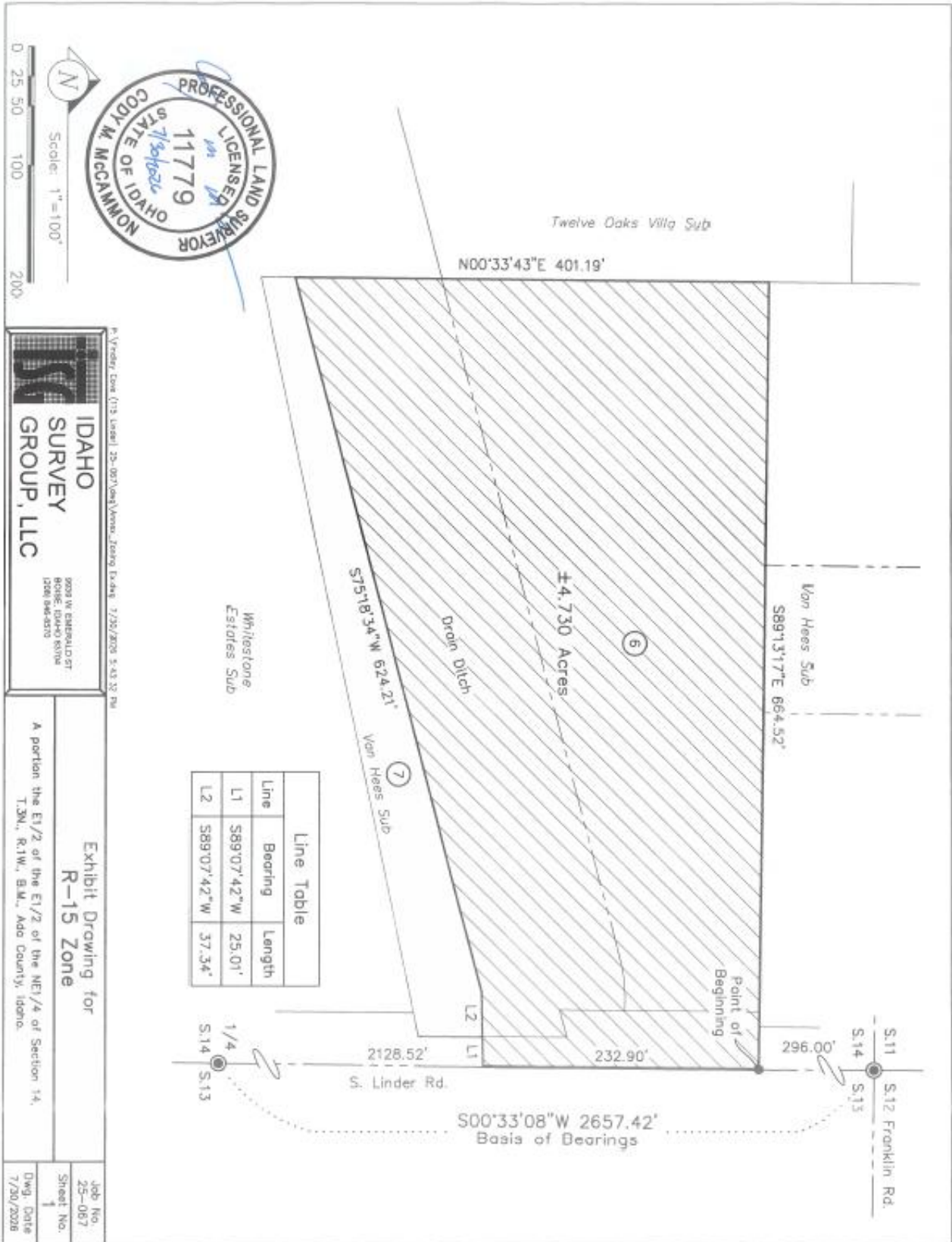
thence leaving said north boundary on the west boundary of said Van Hees Subdivision, coincident with the east boundary of Twelve Oaks Villa Subdivision as filed in Book 119 of Plats at Pages 18411 through 18414, records of Ada County, Idaho, North 00°33'43" East, 401.19 feet to the Northwest corner of Lot 6 of said Van Hees Subdivision;

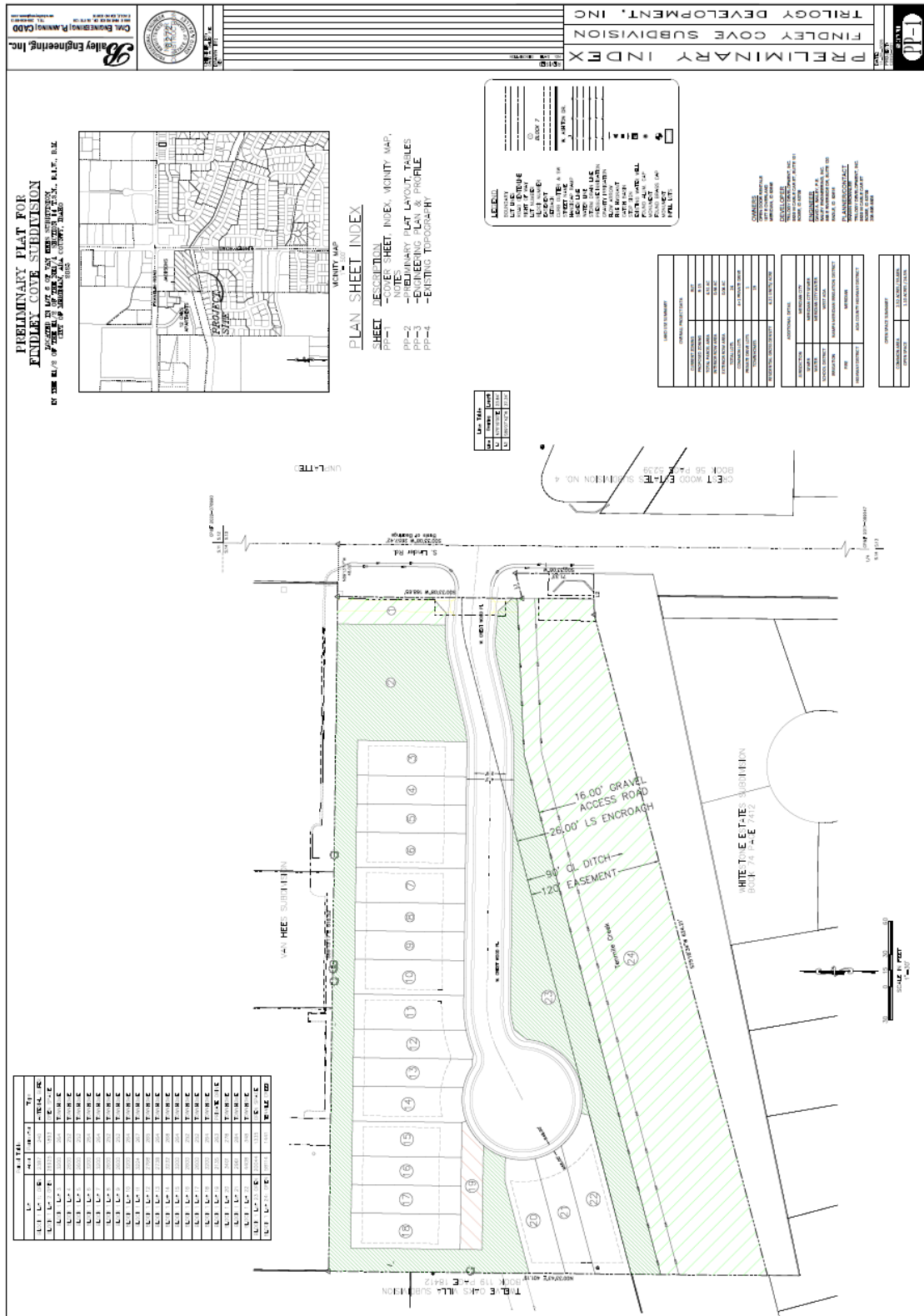
thence leaving said west boundary on the north boundary of said Lot 6 and the easterly prolongation thereof, South 89°13'17" East, 664.52 feet to the **POINT OF BEGINNING**.

Containing 4.730 acres, more or less.

End of Description







E. Conceptual Building Elevations

Front Loaded Townhomes

