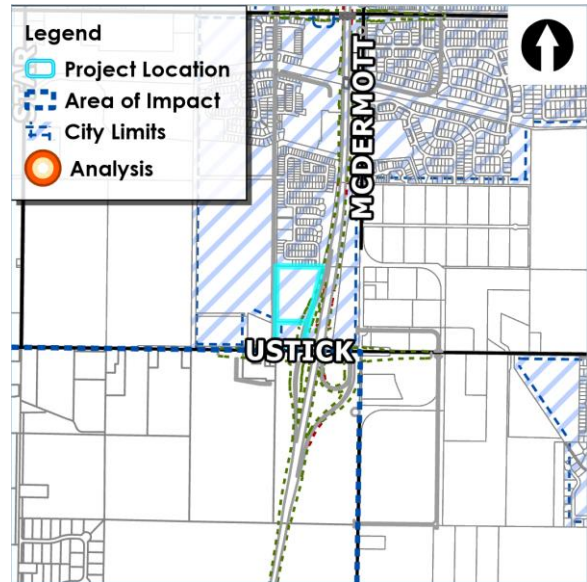


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/10/2024
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: McDermott Village No. 1 – FP, PS
FP-2024-0003; A-2024-0078
LOCATION: Generally located at the NWC of W. Ustick Rd. and future SH-16 at 3235 N. McDermott Rd., in the SE 1/4 of Section 32. T.4N., R.W.



I. PROJECT DESCRIPTION

The Applicant requests approval of a final plat (FP) consisting of four (4) building lots and one (1) common lot on 15.99-acres of land in the R-40 and C-G zoning district; and six (6) private streets (PS) within the multi-family portion of the development, by Kimley Horn.

II. APPLICANT INFORMATION

A. Applicant

Nicolette Womack, Kimley-Horn – 950 W. Bannock St., Se. 1100, Boise, ID 83702

B. Owners:

Pacific McDermott Village Apartments, LLC – 430 E. State St., Ste. 100, Eagle, ID 83616

Woodside Avenue Investors, LLC – 1132 E. Laguna Shore Ln., Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2022-0056) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Staff has reviewed the proposed final plat and there is no increase to the number of buildable lots and the amount of common open space is the same; therefore,

Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required with the conditions noted in Section VI below.

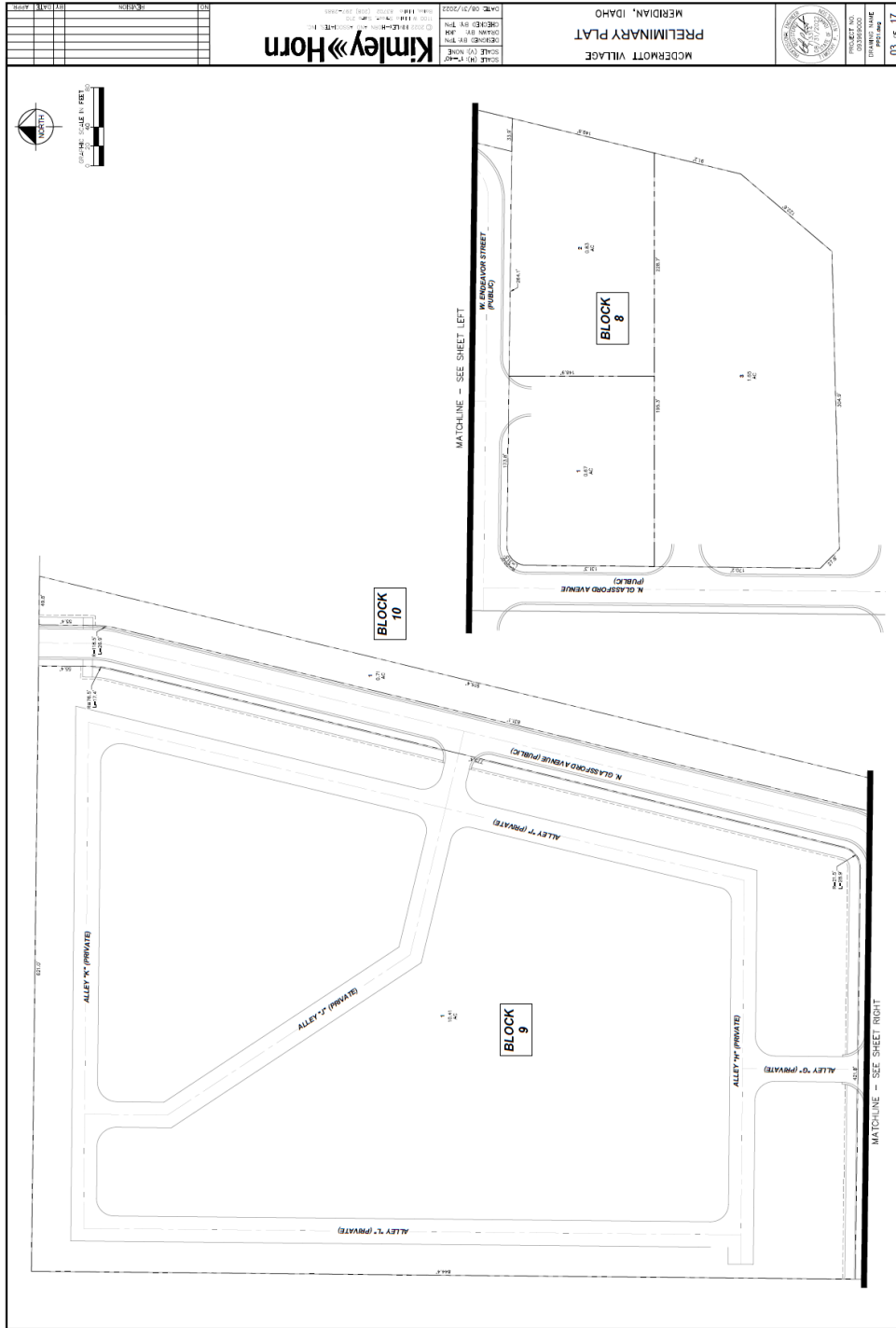
The proposed private streets are depicted on the exhibit in Section V.E.

IV. DECISION

Staff recommends approval of the proposed final plat and tentative approval of the proposed private streets with the conditions noted in Section VI of this report.

V. EXHIBITS

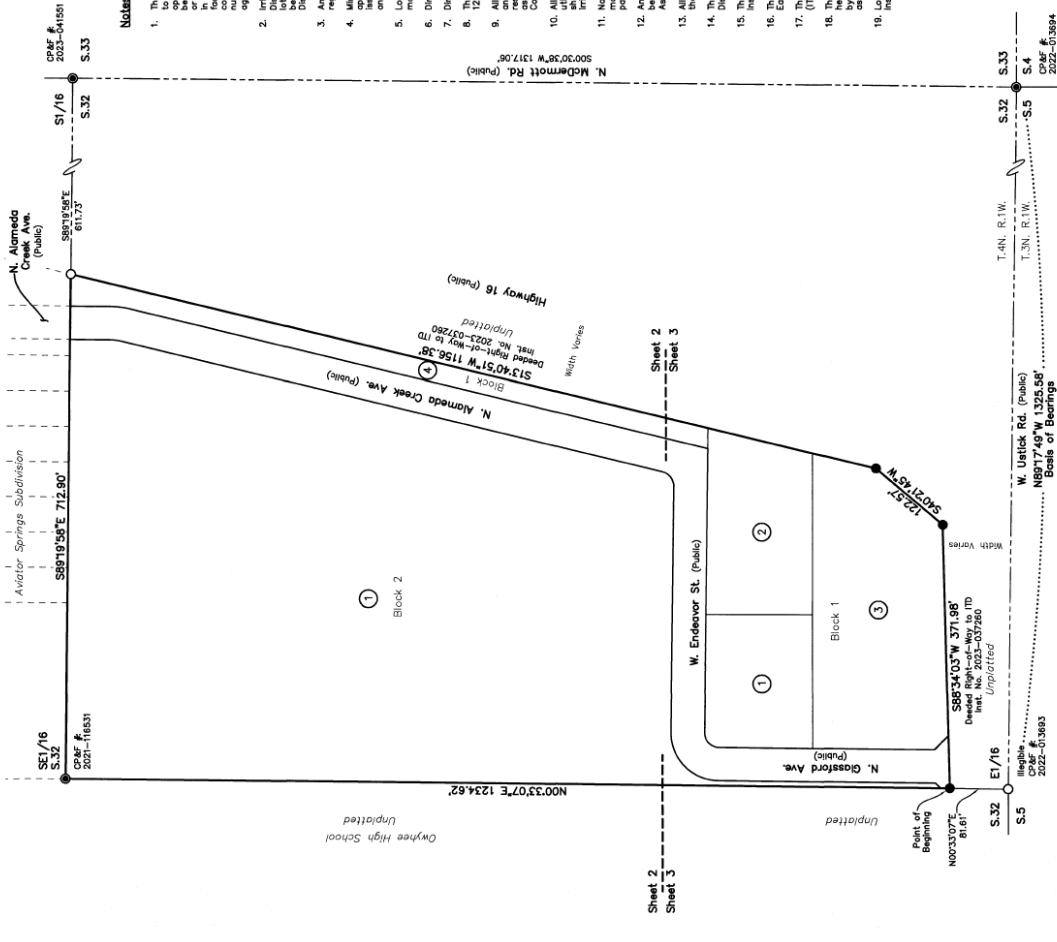
A. Preliminary Plat (dated: 10/25/21)



B. Final Plat (dated: 06/14/24)

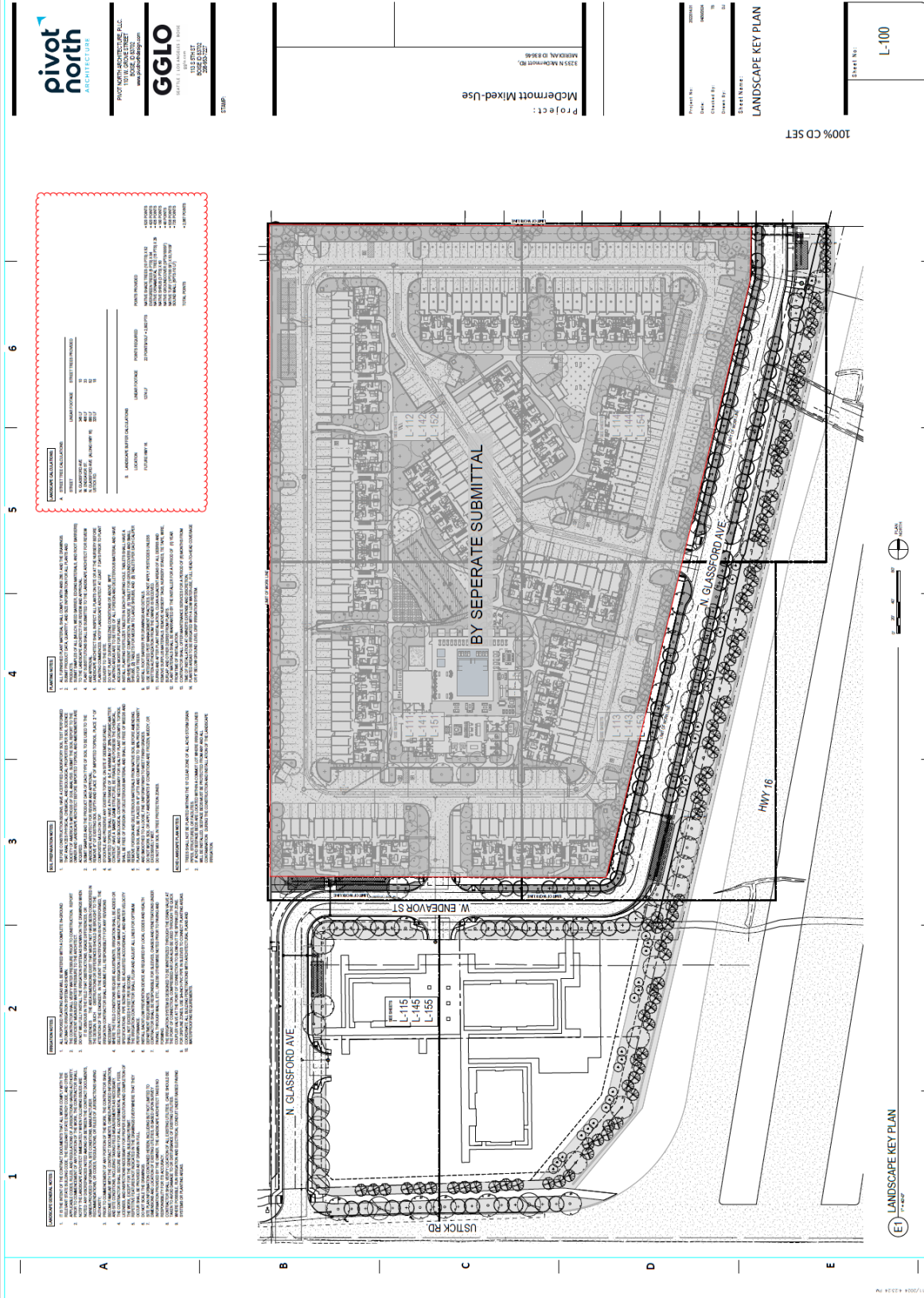
Plat Showing
McDermott Village Subdivision No. 1

Situated in the Southeast Quarter
of the Southeast Quarter of Section 32,
Township 4 North, Range 1 West, Boise Meridian,
City of Meridian, Ada County, Idaho.
2024



- Notes**
- This development conforms to the Idaho Code, Title 20, Chapter 45 Right of Way, and the City of Meridian Ordinance No. 1822, 1823, 1824, 1825, 1826, 1827, 1828, 1829, 1830, 1831, 1832, 1833, 1834, 1835, 1836, 1837, 1838, 1839, 1840, 1841, 1842, 1843, 1844, 1845, 1846, 1847, 1848, 1849, 1850, 1851, 1852, 1853, 1854, 1855, 1856, 1857, 1858, 1859, 1860, 1861, 1862, 1863, 1864, 1865, 1866, 1867, 1868, 1869, 1870, 1871, 1872, 1873, 1874, 1875, 1876, 1877, 1878, 1879, 1880, 1881, 1882, 1883, 1884, 1885, 1886, 1887, 1888, 1889, 1890, 1891, 1892, 1893, 1894, 1895, 1896, 1897, 1898, 1899, 1900, 1901, 1902, 1903, 1904, 1905, 1906, 1907, 1908, 1909, 1910, 1911, 1912, 1913, 1914, 1915, 1916, 1917, 1918, 1919, 1920, 1921, 1922, 1923, 1924, 1925, 1926, 1927, 1928, 1929, 1930, 1931, 1932, 1933, 1934, 1935, 1936, 1937, 1938, 1939, 1940, 1941, 1942, 1943, 1944, 1945, 1946, 1947, 1948, 1949, 1950, 1951, 1952, 1953, 1954, 1955, 1956, 1957, 1958, 1959, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024.
 - Irreparable injury will be remedied by the Home/Business Owners' Association in compliance with Idaho Code section 31-3605(1)(b). All easements and encroachments from the Home/Business Owners' Association District.
 - Any re-subdivision of this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
 - Minimum building setbacks shall be in accordance with the applicable regulations in effect at the time of the re-subdivision. The Home/Business Owners' Association shall have the authority to enforce the minimum building setbacks, or as specifically approved and/or required, or as shown on this plat.
 - Lot 4, Block 1 is a common lot which shall be owned and maintained by the Home/Business Owners' Association.
 - Direct lot access to W. Ustick Road is prohibited.
 - The bottom elevation of house footings shall be a minimum of 12-inches above the highest known normal ground water elevation.
 - All lots, including building and occupancy, are subject to the terms and conditions of the Home/Business Owners' Association, including but not limited to, restrictions and easements for McDermott Village Subdivision filed as Instrument Number 2022-013693, 2022-013694, 2022-013695, 2022-013696, 2022-013697, 2022-013698, 2022-013699, 2022-013700, 2022-013701, 2022-013702, 2022-013703, 2022-013704, 2022-013705, 2022-013706, 2022-013707, 2022-013708, 2022-013709, 2022-013710, 2022-013711, 2022-013712, 2022-013713, 2022-013714, 2022-013715, 2022-013716, 2022-013717, 2022-013718, 2022-013719, 2022-013720, 2022-013721, 2022-013722, 2022-013723, 2022-013724, 2022-013725, 2022-013726, 2022-013727, 2022-013728, 2022-013729, 2022-013730, 2022-013731, 2022-013732, 2022-013733, 2022-013734, 2022-013735, 2022-013736, 2022-013737, 2022-013738, 2022-013739, 2022-013740, 2022-013741, 2022-013742, 2022-013743, 2022-013744, 2022-013745, 2022-013746, 2022-013747, 2022-013748, 2022-013749, 2022-013750, 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C. Landscape Plan (dated: 04/30/2024)



REVISIONS

NO.	DATE	DESCRIPTION
1	04/30/24	ISSUED FOR PERMIT
2	04/30/24	REVISED PER COMMENTS
3	04/30/24	REVISED PER COMMENTS
4	04/30/24	REVISED PER COMMENTS
5	04/30/24	REVISED PER COMMENTS
6	04/30/24	REVISED PER COMMENTS
7	04/30/24	REVISED PER COMMENTS
8	04/30/24	REVISED PER COMMENTS
9	04/30/24	REVISED PER COMMENTS
10	04/30/24	REVISED PER COMMENTS

- NOTES**
1. ALL PLANTINGS SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE LANDSCAPE PLAN AND THE CITY OF DENVER LANDSCAPE PLAN SPECIFICATIONS.
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100% CD SET

pivot north
ARCHITECTURE

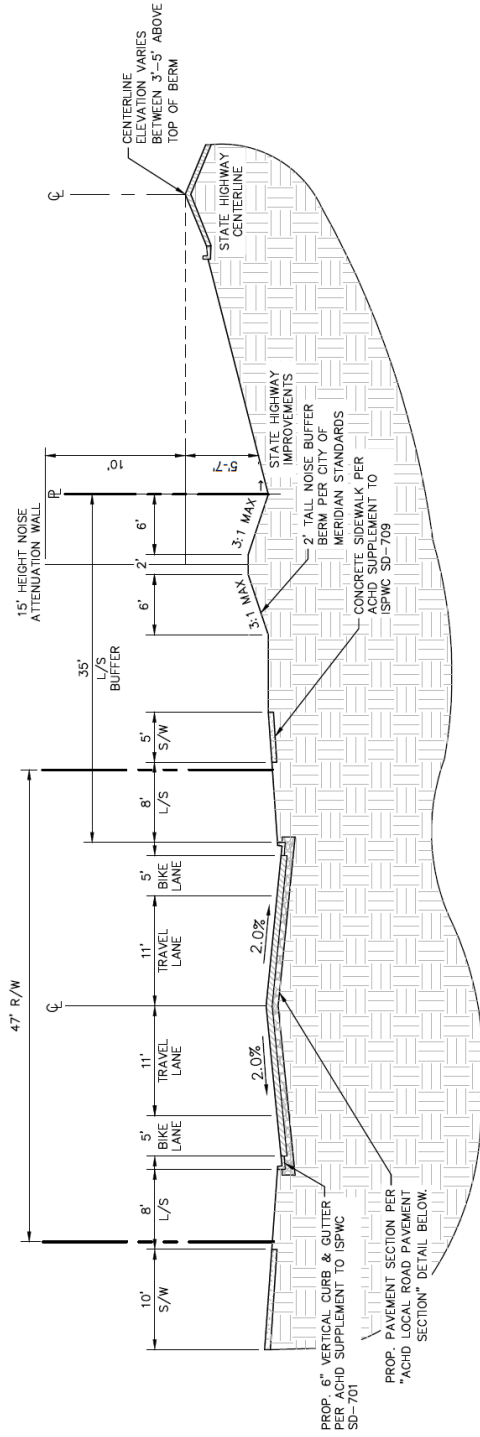
GGLO
1133 STREET
DENVER, CO 80202
303.733.1133
GGLO.COM

Project: McDermott Mixed-Use
3333 N. MEADOWS RD.
MIDLAND, DENVER, CO

Project No.:
Date:
Drawing By:
Drawing No.:
Sheet Name:
LANDSCAPE KEY PLAN

Sheet No.:
L-100

D. Noise Abatement Berm/Wall Details & Cross-section



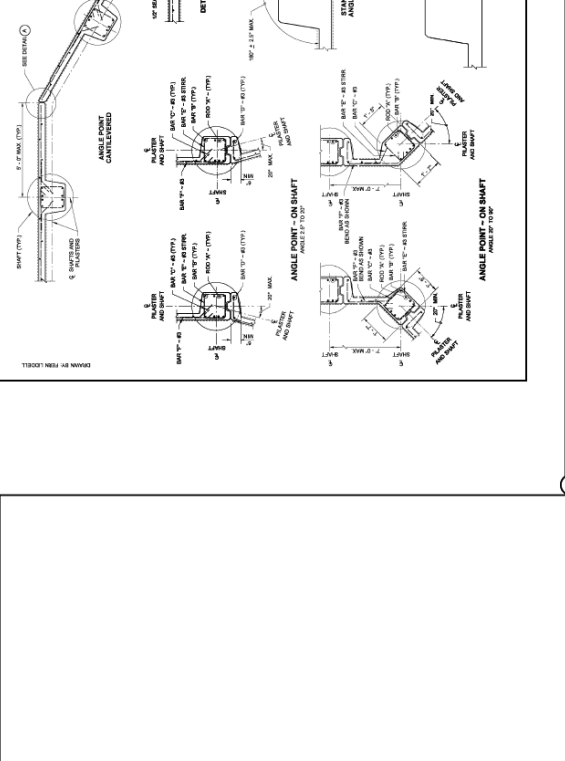
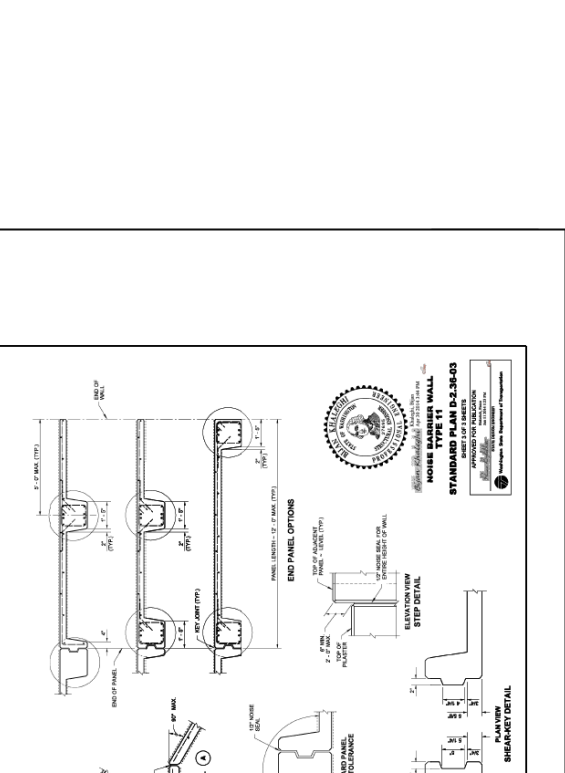
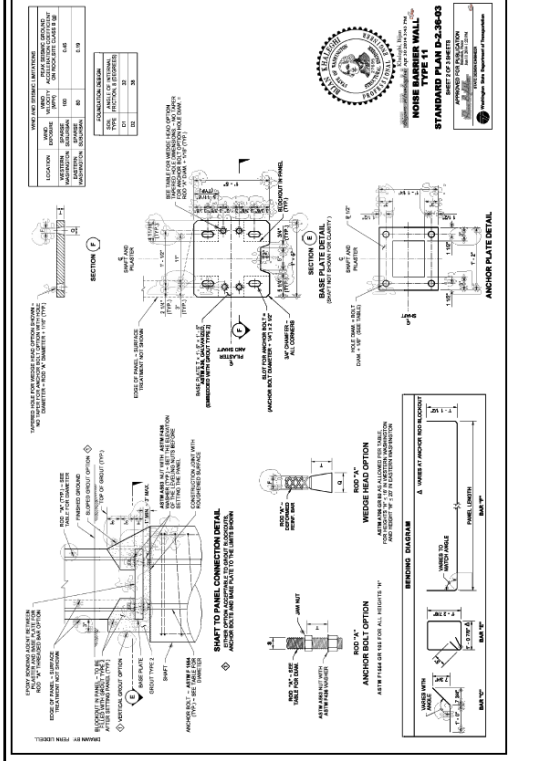
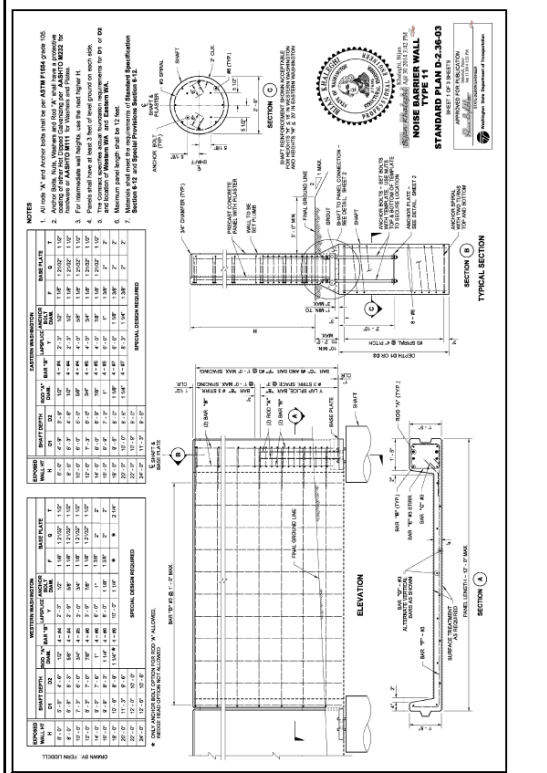
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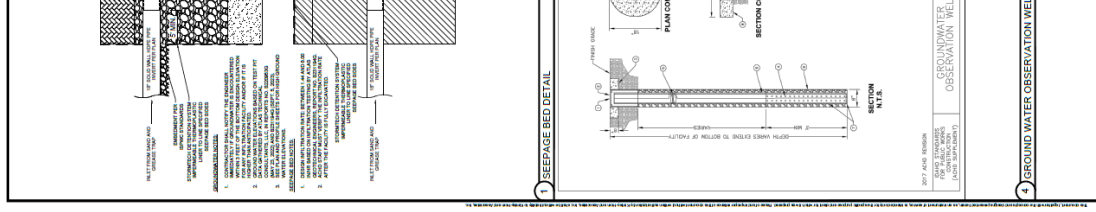
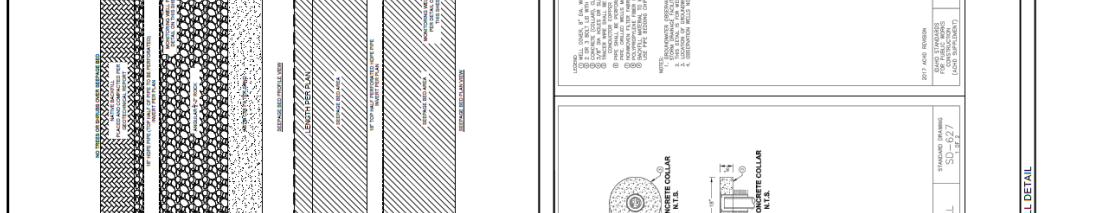
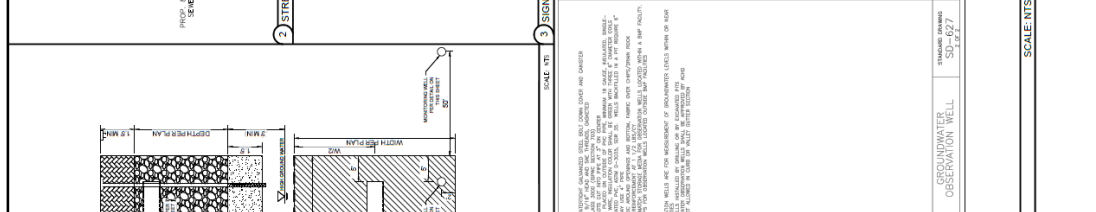
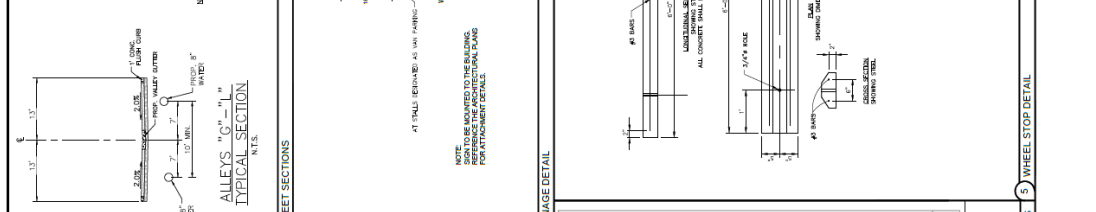
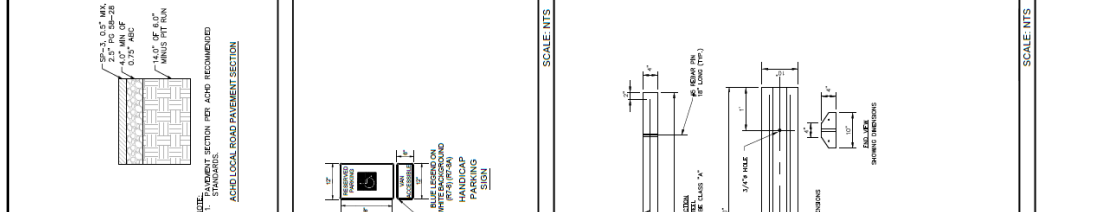
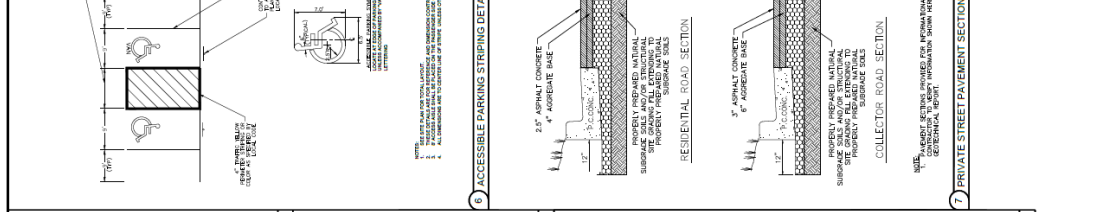
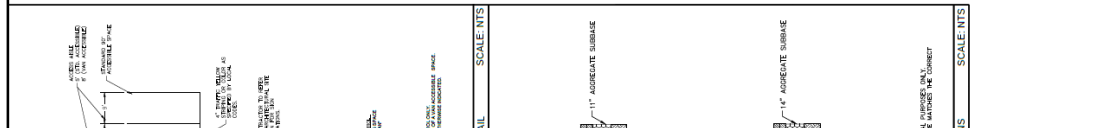


MCDERMOTT VILLAGE
MERIDIAN, IDAHO



July 18, 2024





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. The Applicant shall comply with all previous conditions of approval associated with [H-2022-0056](#) (McDermott Village – AZ, CUP, PP, VAR), including the provisions in the Development Agreement (Inst. #[2023-019413](#)), for this site.
2. **The applicant shall obtain the City Engineer’s signature on the final plat within two (2) years of the date of approval of the preliminary plat (i.e. by December 20, 2024), in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.**
3. Prior to submittal for the City Engineer’s signature, have the Certificate of Owners and the accompanying acknowledgment signed and notarized.
4. The final plat prepared by Idaho Survey Group, LLC, dated: 06/14/2024, included in Section V.B shall be revised as follows:
 - a. Note #9: Include the recorded instrument number of the CC&R’s.
 - b. Note #14: Include the recorded instrument number of the ACHD permanent easement.
 - c. Note #15: Include the recorded instrument number of the Eight Mile Lateral easement.
 - d. Note #19: Include the recorded instrument number of the cross-access easement.
 - e. If the 10-foot wide multi-use pathway along N. Alameda Creek Ave. adjacent to future SH-16 is located outside of the public right-of-way, graphically depict a 14-foot wide public use easement for the pathway and include the recorded instrument number of the easement.
 - f. Depict common lot(s) for the proposed private streets that provides access to all properties served by such private streets, in accord with UDC 11-3F-4A.1.

A copy of the revised plat shall be submitted with the final plat for City Engineer signature.

5. The landscape plan prepared by Pivot North Architecture, dated 4/30/2024, included in Section V.C, shall be revised as follows:
 - a. Depict landscaping within street buffers in accord with the standards listed in UDC [11-3B-7C.3](#). *See standards for specific requirements.*
 - b. Depict landscaping along all pathways as set forth in UDC [11-3B-12C](#); include a calculations table that demonstrates compliance. *See standards for specific requirements.*
 - c. Include tree classifications and size of trees and shrubs in the plant legend in accord with the minimum standards listed in UDC Table 11-3B-5-2 and 11-3B-7C.3.

A copy of the revised plan shall be submitted with the final plat for City Engineer signature.

6. Noise mitigation shall be provided within the street buffer along future SH-16 in accord with the standards listed in UDC [11-3H-4D](#) for residential uses adjoining a state highway. The wall shall be staggered every 300 linear feet as proposed. **Prior to signature on the final plat, the Applicant shall submit manufacturer specifications demonstrating the wall is of a sound attenuating material appropriate adjacent to a state highway. A colored detail of the wall shall also be provided that demonstrates an aesthetic quality appropriate next to a state highway.**
7. The proposed private streets are tentatively approved. **The Applicant shall have one (1) year (by 9/4/25) to complete the tasks listed in UDC [11-3F-3B](#). Upon completion of these tasks, the Director shall issue a letter stating that the private street has been approved. No**

building permit shall be issued for any structure using a private street for access to a public street until the private street has been approved.

8. All private streets shall be posted as fire lanes with no parking allowed. In addition, if a curb exists next to the drive aisle, it shall be painted red in accord with UDC 11-3F-4B.2d.
9. All private streets shall have a travel lane width of 26-feet and shall comply with the design and construction standards listed in UDC [11-3F-4](#).
10. Alleys are *not* approved with this application; all access drives within the multi-family portion of the development in Lot 1, Block 2 shall be constructed as private streets.
11. A 14-foot wide public use easement shall be submitted to the Planning Dept. for the 10-foot wide multi-use pathway located within the street buffers along N. Alameda Creek Ave. adjacent to SH-16 if the pathway is located outside the adjacent right-of-way prior to submittal of the final plat for City Engineer signature.
12. The subject final plat shall be recorded prior to issuance of building permits for any structures within this development per requirement of the development agreement.
13. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=357362&dbid=0&repo=MeridianCity>

C. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=359200&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=360549&dbid=0&repo=MeridianCity>

VII. PRIVATE STREET FINDINGS:

In order to approve the application, the Director shall find the following:

1. The design of the private street meets the requirements of this Article;

The Director finds the design of the proposed private streets comply with the standards listed in UDC 11-3F-4.

2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

The Director does not anticipate the proposed private streets would cause any hazard, nuisance or other detriment to persons, property or uses in the vicinity if they are designed as proposed and constructed in accord with the standards listed in UDC 11-3F-4B.

- 3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.**

The Director finds the use and location of the private streets within the multi-family development does not conflict with the Comprehensive Plan and/or the regional transportation plan.

- 4. The proposed residential development (if applicable) is a mew or gated development.**

This finding is not applicable as the proposed private streets are for a multi-family development.