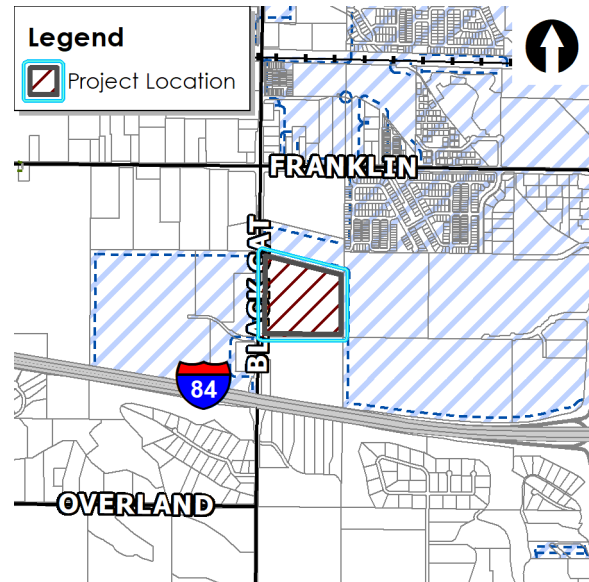


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 09/10/2024
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
208-884-5533
SUBJECT: Avani No. 1
FP-2024-0013
LOCATION: Southeast of Franklin Road and Black Cat, North of I-84, in the SW ¼ of the NW ¼ of Section 15, T.3N., R.1W. (Parcel #S1215233650)



I. PROJECT DESCRIPTION

Final Plat consisting of 67 single family building lots and four (4) common lots on 11.88 acres of land in the R-15 zoning district for the first phase of Avani Subdivision.

II. APPLICANT INFORMATION

- A. Applicant:
Laren Bailey, Conger Group – 4824 W. Fairview Avenue, Boise, ID 83706
- B. Owner:
C4 Land LLC – 4824 W. Fairview Avenue, Boise, ID 83706
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2023-0031](#)) in accord with the requirements listed in UDC 11-6B-3C.2.

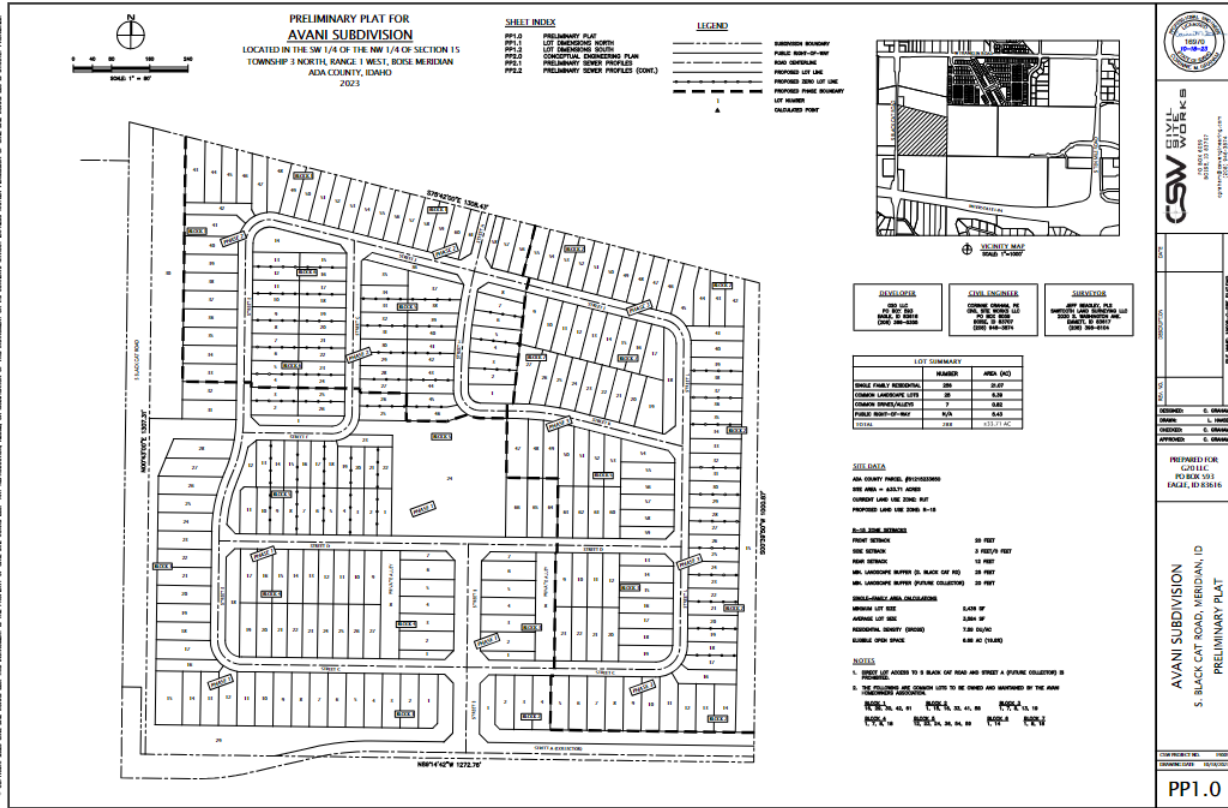
In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease. Since there is no change to the number of buildable lots and the amount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

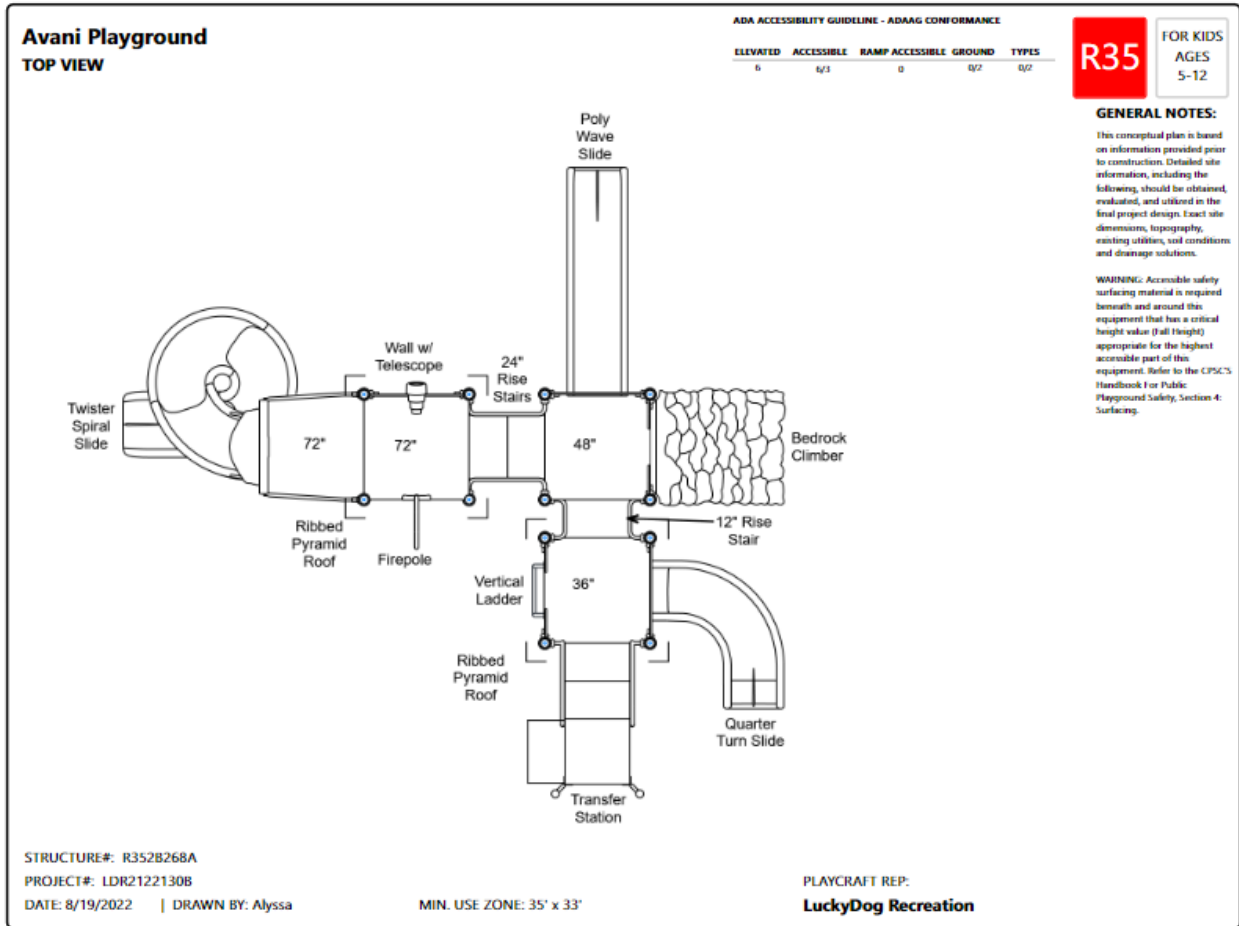
IV. DECISION

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

V. EXHIBITS

A. Preliminary Plat (dated: 10/18/23)





VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2023-0049 AZ, PP, Development Agreement - Inst. #2024-034385) applications approved 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 April 2, 2026), 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 Sawtooth Land Surveying, dated: 06/12/2024, included in Section V.B shall be revised as follows:
 - a. Note #6: Include the recorded instrument number for the ACHD license agreement.
 - b. Note #9: Include the recorded instrument number of the Development Agreement.
 - c. Note #14: Include the recorded instrument number of the ACHD sidewalk easement.
 - d. Note #15: Include the recorded instrument number of the City of Meridian Sanitary Sewer Easement.
 - e. Note #15: Include the recorded instrument number of the City of Meridian Water Easement.

- f. Note #16: Include lots 2-6, Block 4 in the common driveway note. Additionally, include a provision that Lot 8, Block 3 and Lot 8, Block 4 are private alleys to be owned by the HOA.
- g. Replace “W. Villagio” with “W. Grand Mogul Drive” on the note regarding right of way.
- h. Replace the street name for “W. Minaret Street” with “W. Donahue Street in accordance with the Ada County Street Name Review.
- i. Replace the street name for “S. Sage Flat Avenue” with “S. Moshova Avenue” in accordance with the Ada County Street Name Review.

A copy of the revised plat shall be submitted prior to City Engineer signature.

- 5. The landscape plan prepared by Jensen Belts, dated 06/17/2024, included in Section V.C, shall be revised as follows:
 - a. Include mitigation calculations on the plan for existing trees that are proposed to be removed in accordance with the standard listed in UDC 11-3B-10C.5.
 - b. Depict a 25-foot wide landscape buffer and landscaping along Black Cat Road in accordance with the updated standards listed in UDC 11-3B-7C. Lawns and other grasses shall not comprise of more than sixty-five (65) percent of vegetated coverage in the buffer.

A copy of the revised landscape plan shall be submitted prior to City Engineer signature.

- 6. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
- 7. A Certificate of Zoning Compliance and a Design Review application shall be submitted to construct the pool and changing facility; parking shall be provided in accordance with the standards in UDC 11-3C-6 or apply for Alternative Compliance in accordance with UDC 11-5B-5.
- 8. A Design Review application shall be submitted for all single-family attached structures; one application can be submitted for the overall development if desired.
- 9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
- 10. The rear and/or sides of homes visible from S. Black Cat Road (Lots 17-43, Block 1) and the new collector road Vanguard Way (Lots 1-15, Block 1; Lots 2-14, Block 2) shall 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 structures are exempt from this requirement.*
- 11. Provide a common drive exhibit to the Planning Division prior to City Engineer’s signature on the final plat.
- 12. 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.