

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



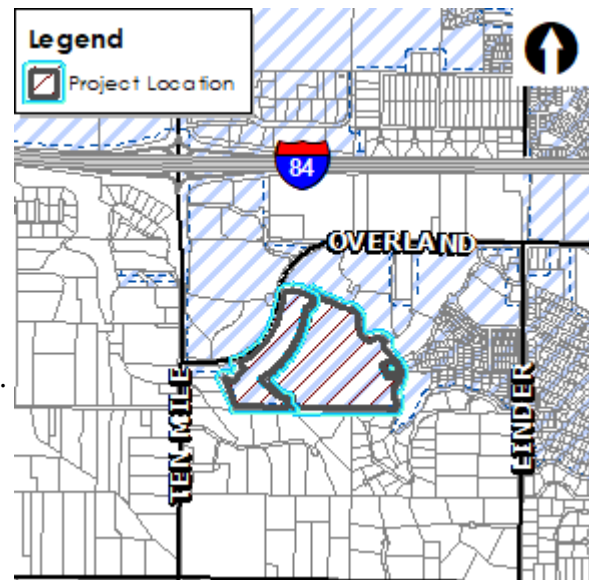
HEARING DATE: January 12, 2021

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: H-2020-0083
Southridge South – RZ, PP

LOCATION: South side of W. Overland Rd., east of S. Ten Mile Rd., in the north ½ of Section 23, T.3N., R.1W.)



I. PROJECT DESCRIPTION

Rezone of 7.15 acres of land from the R-4 to the R-2 zoning district and 28.89 acres of land from the R-2 and R-4 to the R-8 zoning district; and Preliminary plat consisting of 254 buildable lots and 29 common lots on 83.77 acres of land in the proposed R-2 and R-8 zoning districts.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	83.77	
Existing/Proposed Zoning	R-2, R-4 & R-8 existing/R-2 & R-8 proposed	
Future Land Use Designation	Mostly (78+/- acres) Medium Density Residential (MDR) (3-8 units/acre) with a small (5.5+/- acres) portion Low Density Residential (LDR) (3 or fewer units/acre) at southeast corner	
Existing Land Use(s)	One (1) single-family home (Rice property) and vacant/undeveloped land.	
Proposed Land Use(s)	Single-family residential (SFR)	
Lots (# and type; bldg./common)	254 buildable lots/29 common lots	
Phasing Plan (# of phases)	4 phases	
Number of Residential Units (type of units)	254 SFR detached dwellings	
Density (gross & net)	2.98 units/acre (gross); 5.4 units/acre (net)	
Open Space (acres, total [%]/buffer/qualified)	22.3 acres (or 26%) overall common open space – 15.55 acres (or 18.5%) of which is <i>qualified</i> open space	

Description	Details	Page
Amenities	Clubhouse, swimming pool and tot lot with children's play equipment	
Physical Features (waterways, hazards, flood plain, hillside)	The Ridenbaugh Canal runs along the northeast boundary of the site and is a large open waterway; the Williams Northwest gas pipeline also bisects the west portion of this site.	
Neighborhood meeting date; # of attendees:	4/14/20; 8 attendees	
History (previous approvals)	AZ-06-031 (DA#107074205 – overall Southridge); PP-06-031; PBA-08-014 (ROS#8550 – Parcels #1 and #7); RZ-11-002; PBA-14-012 (ROS#9982); MDA-08-004 (Inst. #111102269 – <i>replaced DA #107074205</i>); MDA-12-009 (DA #113077158 – <i>replaced DA #111102269</i>). CUP-10-015; MCU-12-003; MCU-14-001 (<i>Southridge Gravel Mining</i>)	

B. Community Metrics

Description	Details	Pg
Ada County Highway District		
- Staff report (yes/no) - Requires ACHD Commission Action (yes/no)	Yes (draft) No	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One public street access and one emergency only access is proposed via Overland Rd., an arterial street.	
Traffic Level of Service	Better than “E” (Overland Rd.) which is an acceptable Level of Service (LOS). This site is estimated to generate 2,398 vehicle trips per day. <i>A Traffic Impact Study (TIS) was not required with this application as it was included in the original & revised TIS for Southridge Subdivision.</i>	
Stub Street/Interconnectivity/Cross Access	Stub streets are proposed to adjacent properties to the west, south and east; no stub streets exist to this site.	
Existing Road Network	Overland Rd. exists along the north boundary, no internal streets exist	
Existing Arterial Sidewalks / Buffers	No sidewalks or buffers exist along Overland Rd., an arterial street	
Proposed Road Improvements	Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP): - Ten Mile Road is scheduled in the IFYWP to be widened to 5-lanes from Overland Road to Victory Road in 2022-2023. - The intersection of Overland Road and Linder 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 2036 and 2040.	
Fire Service		
- Distance to Fire Station - Fire Response Time	0.9 of a mile Falls within 5:00 minute response time area - nearest station is Fire Station #6 – <i>can</i> meet response time goals	
- Resource Reliability - Risk Identification	87% - <i>does</i> meet the target goal of 80% or greater 2 – current resources would <i>not</i> be adequate to supply service	
- Accessibility - Special/resource needs	Project meets all required access, road widths and turnaround. Project will <i>not</i> require an aerial device; can meet this need in the required timeframe if a truck company is required.	

Description	Details	Pg
• Water Supply	Requires 1,000 gallons per minute for one hour, may be less if buildings are fully sprinklered.	
• Other Resources		

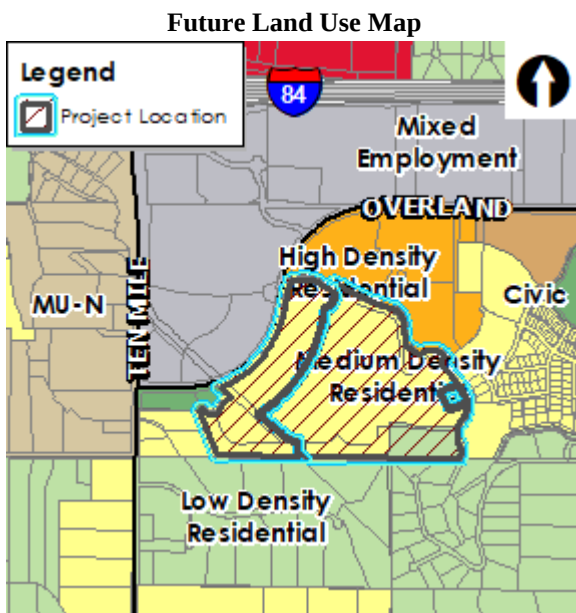
Police Service																																																																									
- Distance to Police Station - Police Response Time	4 miles The average emergency response time in the City is just under 4 minutes (meets target goal of 3-5 minutes) <table><tr><th colspan="3">Meridian Police Department - Southridge South</th></tr><tr><td>Location of new development -</td><td colspan="2">South of W Overland Rd & East of S Ten Mile Rd</td></tr><tr><td>Time Frame -</td><td colspan="2">11/01/2019 - 10/31/2020</td></tr><tr><td>Level of Service (LoS)- Delivered</td><td colspan="2">By Reporting District (RD - M757)</td></tr><tr><td colspan="3">Calls for Service (CFS): Response Times: Dispatch to Arrival (all units)</td></tr><tr><td colspan="3">Average Response Times by Priority: 'City of Meridian'</td></tr><tr><td>Priority 3 (MPD Goal is within 3 to 5 minutes)</td><td></td><td>3:40</td></tr><tr><td>Priority 2 (MPD Goal is within 8 to 10 minutes)</td><td></td><td>7:11</td></tr><tr><td>Priority 1 (MPD Goal is within 15 to 20 minutes)</td><td></td><td>11:01</td></tr><tr><td colspan="3">Average Response Times by Priority: 'M757'</td></tr><tr><td>Priority 3</td><td></td><td>0:00**</td></tr><tr><td>Priority 2</td><td></td><td>8:10</td></tr><tr><td>Priority 1</td><td></td><td>8:52</td></tr><tr><td colspan="3">Calls for Service (CFS): Calls occurring in RD 'M757'</td></tr><tr><td>CFS Count Total</td><td></td><td>513</td></tr><tr><td colspan="3">% of Calls for Service split by Priority in 'M757'</td></tr><tr><td>% of P3 CFS</td><td></td><td>0.0%</td></tr><tr><td>% of P2 CFS</td><td></td><td>70.8%</td></tr><tr><td>% of P1 CFS</td><td></td><td>29.0%</td></tr><tr><td>% of P0 CFS</td><td></td><td>0.2%</td></tr><tr><td colspan="3">Crimes</td></tr><tr><td>Crime Count Total</td><td></td><td>57</td></tr><tr><td colspan="3">Crashes</td></tr><tr><td>*Crash Count Total</td><td></td><td>8</td></tr></table>	Meridian Police Department - Southridge South			Location of new development -	South of W Overland Rd & East of S Ten Mile Rd		Time Frame -	11/01/2019 - 10/31/2020		Level of Service (LoS)- Delivered	By Reporting District (RD - M757)		Calls for Service (CFS): Response Times: Dispatch to Arrival (all units)			Average Response Times by Priority: 'City of Meridian'			Priority 3 (MPD Goal is within 3 to 5 minutes)		3:40	Priority 2 (MPD Goal is within 8 to 10 minutes)		7:11	Priority 1 (MPD Goal is within 15 to 20 minutes)		11:01	Average Response Times by Priority: 'M757'			Priority 3		0:00**	Priority 2		8:10	Priority 1		8:52	Calls for Service (CFS): Calls occurring in RD 'M757'			CFS Count Total		513	% of Calls for Service split by Priority in 'M757'			% of P3 CFS		0.0%	% of P2 CFS		70.8%	% of P1 CFS		29.0%	% of P0 CFS		0.2%	Crimes			Crime Count Total		57	Crashes			*Crash Count Total		8
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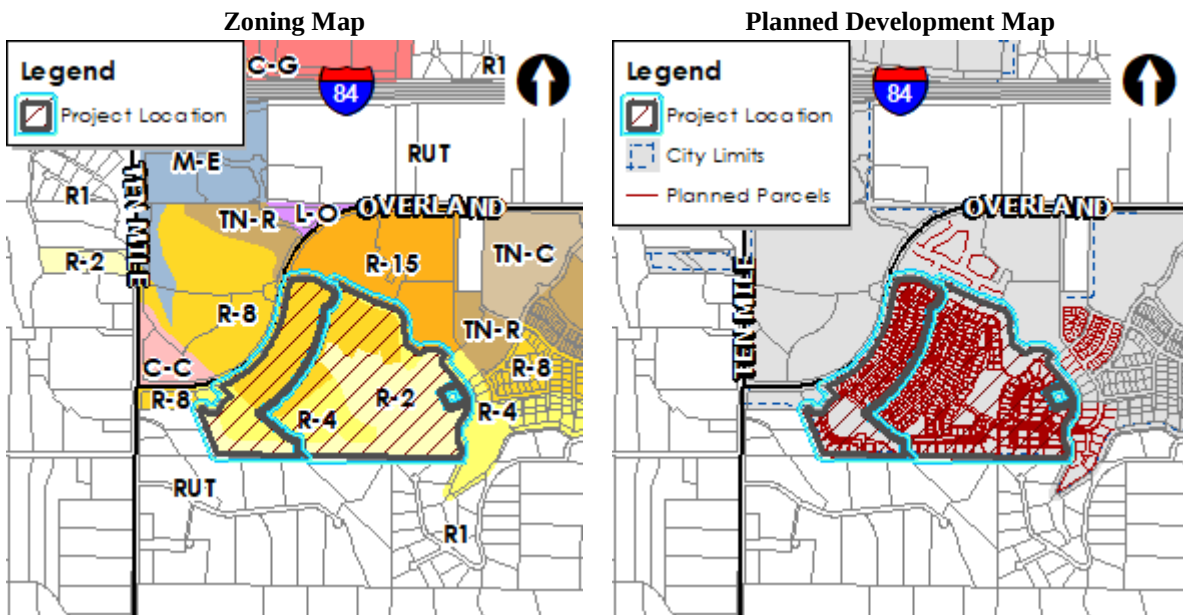
West Ada School District		<u>Enrollment</u>	<u>Capacity</u>	<u>Miles</u> <u>(Dev. to School)</u>
• Distance (elem, ms, hs)	Mary McPherson Elementary	477	675	3.9
• Capacity of Schools	Victory Middle School	874	1000	2.3
• # of Students Enrolled	Meridian High School	1887	2075	3.0
• # of Students Predicted from this development	**Due to the abundant amount of growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Owyhee High School. **			
	178 school aged children predicted from this development.			

Wastewater		
• Distance to Sewer Services	Directly adjacent	
• Sewer Shed	South Black Cat Trunk Shed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	14	
• Project Consistent with WW Master	Yes	

Plan/Facility Plan		
• Impacts/concerns	See Public Works Site Specific Conditions	
Water		
• Distance to Water Services	Directly adjacent	
• Pressure Zone	4	
• Estimated Project Water ERU's	See application	
• Water Quality	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	See Public Works Site Specific Conditions	

C. Project Area Maps





A. Applicant:

Tamara Thompson, The Land Group – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

B. Owner:

Tim Eck, Endurance Holdings – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Tamara Thompson, The Land Group – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	11/27/2020	12/25/2020
Notification mailed to property owners within 300 feet	11/23/2020	12/22/2020
Applicant posted public hearing notice on site	12/7/2020	12/28/2020
Nextdoor posting	11/23/2020	12/22/2020

IV. COMPREHENSIVE PLAN ANALYSIS ([Comprehensive Plan](#))

The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates 5.5+/- acres of this property as Low Density Residential (LDR) and 78+/- acres as Medium Density Residential (MDR).

The LDR designation allows for the development of single-family homes on large and estate lots at gross densities of three dwelling units or less per acre. These areas often transition between existing rural residential and urban properties. Developments need to respect agricultural heritage and

resources, recognize view sheds and open spaces, and maintain or improve the overall atmosphere of the area. The use of open spaces, parks, trails and other appropriate means should enhance the character of the area.

The MDR designation allows for dwelling units at gross densities of three to eight dwelling units per acre.

The proposed development consists of a total of 254 single-family detached homes on 83.77 acres of land at an overall gross density of 3.03 units/acre, which is at the low end but consistent with that desired in the MDR FLUM designation. The gross density of the LDR designated area is 2.55+/- units per acre consistent with the LDR designation; and the gross density of the MDR designated area is 3.08 units/acre consistent with the MDR designation.

Larger lot sizes (i.e. 0.32 to 0.78-acre) and zoning (i.e. R-2) are/is proposed as a transition along the southern and western boundaries to existing 1- to 5-acre rural residential properties. There is also a grade difference east of the Williams gas pipeline along the southern boundary between the site and abutting lots in Aspen Cove and Val Vista subdivisions that increases toward the east to a maximum of 27'+/- at Lot 12, Block 10 and then decreases on the four lots to the east of that to around 15'-18' below the neighboring properties. This grade difference will assist in buffering existing rural properties from urban development, preserve view sheds and provide a natural transition. The Development Agreement also restricts building height along the southern boundary, which will assist in preserving view sheds as well (see DA for more information).

The existing roadway (i.e. Overland Rd.) abutting this site and the proposed street network within the subdivision is consistent with the Master Street Map and the South Meridian Transportation Plan.

The following Comprehensive Plan Policies are applicable to this development:

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

*Only one (1) housing type, single-family detached, is proposed. A variety of lot sizes are proposed with larger lots along the southern and western boundaries providing a transition between existing rural residential estate properties in Ada County and proposed smaller urban lots. **Although a variety of lot sizes will provide options for different styles of homes, Staff recommends another housing type (i.e. single-family attached or townhomes) is provided in the R-8 zoned area to accommodate the various financial capabilities of future residents.***

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Where feasible, encourage large transmission and pipeline utility corridors to function as transitional buffers, parkland, pathways, and gathering spaces within and adjacent to their right of way.” (3.07.01E)

A multi-use pathway and large common open space/gathering area is proposed within and along the Northwest gas pipeline corridor/right of way.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

Only one housing type (i.e. single-family detached) is proposed in this development and in earlier phases of Southridge to the east; multi-family apartments exist and are in the

development process directly northeast of this site. **To provide more diversity in housing types in this area, Staff recommends another housing type (i.e. single-family attached or townhomes) is provided in the R-8 zoned portion of this development.**

- “Support Valley Regional Transit’s (VRT) efforts to construct multi-modal transit centers in areas of high commercial activity and employment as well as areas with transit-supportive residential densities.” (6.01.01B)

Transit services are available to serve this site via Routes 40 and 42. A Valley Ride park and ride lot is located within ¼ mile of the site to the west at the intersection of Ten Mile and Overland Roads.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed residential development should be compatible with the abutting rural residential uses to the south as they are both residential in nature. The proposed site design with larger lots transitioning to estate-size properties, combined with the grade/elevation difference that exists along the eastern portion of the southern boundary will assist in providing a natural buffer that should minimize conflicts and maximize use of land.

- “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.” (3.03.03A)

The proposed development will connect to City water and sewer systems; services are required to be provided to and though this development in accord with current City plans.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer services are available to this site and can be extended by the developer with development in accord with UDC 11-3A-21. The Police Dept. is currently providing service to this property as it’s within the City. The Fire Dept. can provide emergency services and fire protection within established response time goals as the nearest fire station is only a mile away to the east.

- “With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

A 10-foot wide multi-use pathway is proposed along the frontage of the site adjacent to W. Overland Rd., along the west side of the Ridenbaugh Canal and along the east side of the gas pipeline consistent with the Pathways Master Plan. These pathways will assist in providing a safe route to the future school (i.e. Blue Valley Elementary) on the east side of the larger Southridge development along Linder Rd. and to the common areas proposed in this development.

Usable open space is proposed consisting of pathway corridors and (2) large 4- and 5.3-acre common open space areas. Quality amenities are proposed consisting of a clubhouse with a swimming pool and tot lot with children’s play equipment. Residents of this development will also be able to use common areas and amenities in the larger Southridge development to the east.

- “Evaluate open space and amenity requirement and criteria for consistency with community needs and values.” (2.02.01B)

A total of 22.3 acres (or 26%) of common open space is proposed within the development with 15.55 acres (or 18%) meeting the standards for qualified open space, which exceeds UDC standards. Two (2) large common areas of 3.8- and 5-acres in size accessible from multi-use pathways and several other smaller common areas are proposed within the site.

Quality amenities consisting of a clubhouse, swimming pool, tot lot and multi-use pathways are proposed in accord with UDC standards. Staff is of the opinion the proposed open space and amenities will meet the community needs in this area. Residents of this development will also be able to use the common areas and amenities in the larger Southridge development to the east.

- “Slow the outward progression of the City's limits by discouraging fringe area development; encourage development of vacant or underutilized parcels currently within City limits.” (4.05.03B)

This site was annexed into the City in 2006 but has yet to be developed. Development of this vacant/underutilized property is preferred over fringe area development.

- “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).” (3.01.01A)

The TIS estimates this development will generate 2,398 vehicle trips per day. The PM peak hour level of service for Overland Rd. is “better than E”, which is an acceptable level of service per the ACHD report.

WASD submitted comments stating that approximately 178 school aged children are estimated to be generated by this development; enrollment at Mary McPherson Elementary School, Victory Middle School and Meridian High School is currently under capacity (see Section VIII.I). According to the Community Development’s school impact analysis, enrollment at all of these schools will be slightly over capacity at build-out of building permits already issued in this area at 105%, 108% and 109% respectively (see Section VIII.J).

The closest City Park to this site is an 18-acre park in Bear Creek Subdivision to the east, midway between Overland and Victory on the east side of Stoddard Rd. A future City Park is designated on the FLUM within a mile of this site to the south in the vicinity of the northeast corner of S. Ten Mile Rd. and W. Victory Rd. Two (2) large 4- and 5.3 acre common areas are proposed in this development for use by residents.

- “Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.” (3.03.03G)

Urban sewer and water infrastructure and curb, gutter and sidewalks are proposed as required with this development.

In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan if an additional housing type is added as noted in the above analysis.

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

A. Rezone:

History: This property was originally annexed in 2006 (AZ-06-031) with the larger Southridge Subdivision annexation. A Development Agreement (Inst. #107074205) was required with annexation which was later amended and replaced with a new agreement (Inst. #111102269 – Southridge MDA-08-004). That agreement was then amended and replaced with a new agreement which currently governs development of the property (Inst. #113077158 – MDA-12-009).

The proposed rezone is for 7.15 acres of land from the R-4 to the R-2 zoning district and 28.89 acres of land from the R-2 and R-4 to the R-8 zoning district, which includes adjacent Overland Rd. right-of-way to the section line. A legal description and exhibit map of the rezone area is included in Section VIII.A.

A total of 254 residential dwelling units are proposed to develop on the site at an overall gross density of 3.03 units per acre consistent with the associated LDR and MDR FLUM designations for the site.

Existing Development Agreement (Inst. #113077158):

The existing Development Agreement (DA) requires a minimum of 1,000 and a maximum of 1,286 residential dwelling units to be constructed in the overall 290.87 acre Southridge development, *unless otherwise specifically approved by the City Council through subsequent applications*. This calculation includes 598 apartment units in the R-15 zoning district directly to the east of the subject property (Southridge Apartments fka DBTV Southridge Farm Property); a maximum of 250 units in the TN-C zoning district at the southwest corner of W. Overland Rd. and S. Spanish Sun Way (Beacon at Southridge); and 438 (or balance to total 1,286 units) in the R-2, R-4 and R-8 zoning districts.

Since the DA was approved, the R-15 and TN-C zoned portions of the site have been removed from the DA and developed separately under subsequent DA's [Southridge Apartments – Inst. #111099621 (RZ-11-002), amended as Inst. #2015-112096 (MDA-15-010); and Overland and Linder Apartments – Inst. #2017-096818 (H-2017-0093). *The conditional use permit (H-2017-0077) for the first and second phases of Southridge Apartments approved a total of 476 units; an amendment to the DA is currently in process to include an updated conceptual development plan for the third and final phase, which is proposed to contain a total of 164 units. The DA for Linder and Overland Apartments approved a total of 336 units, currently in the development process.*

Previous phases (1-5) of Southridge contain a total of 221 single-family detached units, which added to the number of units proposed in the subject plat (i.e. 254) total 474 units. This number exceeds the number of units originally anticipated in the R-2, R-4 and R-8 districts by 36 units; however, reducing the number of lots would decrease the density in this area to below that desired in the MDR designated area. Therefore, Staff recommends Council approve the number of lots proposed with the preliminary plat (i.e. “*a subsequent application*”) in accord with the DA.

The City may require a development agreement (DA) in conjunction with a rezone pursuant to Idaho Code section 67-6511A. Because Staff deems the proposed development to be in substantial conformance with the existing DA, Staff does not recommend a new DA is required with this application, nor any modifications to the agreement.

B. Preliminary Plat:

History: This property was originally included as mega lots in the preliminary plat (PP-06-031) for the larger Southridge Subdivision to be re-subdivided in the future but a final plat was never recorded for the subject property. Record of Survey No. 9982 created the current configuration of the property (Parcels 1 and 7).

The proposed preliminary plat consists of 254 buildable lots and 29 common lots on 83.77 acres of land in the R-2 and R-8 zoning districts. The minimum lot size proposed is 4,369 square feet (s.f.) with an average lot size of 8,053 s.f.; the gross overall density is 3.03 units/acre with a net density of 5.4 units/acre.

All of the 254 buildable lots are proposed to develop with single-family residential detached dwellings. As noted above in Section IV, Staff recommends another housing type (i.e. attached or townhomes) is provided in the R-8 zoned portion of this development to accommodate the various financial capabilities of future residents and provide diversity in housing choices in this area in accord with the goals of the Comprehensive Plan. Prior to the City Council hearing, the plat should be revised accordingly (i.e. depict zero lot lines on lots where attached product is proposed) and conceptual elevations of the proposed housing type(s) should be submitted.

Phasing:

The plat is proposed to develop in four (4) phases as shown on the plat in Section VII.B below. The first phase will include the entry road and emergency access via Overland Rd. and the land adjacent to Overland Rd. The second phase is directly to the southeast and includes a large 3.8-acre common open space park area where a clubhouse, swimming pool and tot lot are proposed in accord with the DA, which requires these amenities to be constructed prior to occupancy of the 300th single-family residential dwelling. A bridge over the Ridenbaugh Canal is also proposed to be constructed with the second phase as recommended by Staff which will provide another access from the east once a subsequent phase of Southridge to the east is developed. The third phase will encompass the area at the southeast corner of the development and the fourth phase includes the area at the southwest corner and west side of the development and includes another large 5-acre common open space area. *Note: Planning and Fire Dept. Staff worked with the Applicant to amend the phasing plan from that originally submitted to ensure adequate access, timing of open space/amenities and interconnectivity with the second phase rather than the fourth phase as originally proposed.*

Existing Structures/Site Improvements:

There is an existing single-family home on Parcel #S1223131250 (Rice property) that is proposed to remain on a lot in the subdivision (i.e. Lot 64, Block 1). **This home is required to hook-up to City water and sewer service within 60 days of it becoming available.** Any existing structures that don't conform to the dimensional standards of the R-8 district in UDC Table 11-2A-6 should be removed prior to the City Engineer's signature on the final plat in which they are located.

Proposed Use Analysis:

Single-family detached dwellings are listed as a principal permitted uses in both the R-2 and R-8 zoning districts per UDC Table 11-2A-2: Allowed Uses in the Residential Districts.

Dimensional Standards (UDC [11-2A](#)):

Development of the proposed lots is required to comply with the dimensional standards of the R-2 district in [UDC Table 11-2A-4](#) and the R-8 district in [UDC Table 11-2A-6](#), as applicable. The minimum frontage required in the R-8 district is 40 feet; street frontage dimensions aren't depicted on the plat. The final plat should comply with the minimum dimensional standards of the applicable district.

Subdivision Design and Improvement Standards (UDC [11-6C-3](#)):

Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3, including but not limited to streets, common driveways and block face.

There are three (3) common driveways proposed, depicted as “A”, “B” and “C” on the plat on Lots 18 and 26, Block 19 and Lot 41, Block 1. Such driveways should be constructed in accord with the standards listed in UDC 11-6C-3D. **A common driveway exhibit is included in Section VII.C but is not approved - some revisions are needed to the exhibits in regard to the building envelope/setbacks for homes at the ends of the common driveways (minimum 20’ wide driveway access needs to be provided to all lots outside of the required parking pad area); updated exhibits that demonstrate compliance with the setback, building envelope and lot orientation standards in UDC 11-6C-3D.7 should be submitted prior to or with the final plat application. Because the placement of homes on Lots 17, 19, 25 and 27, Block 10 will likely be beyond the required “hose lay” standards of the Fire Dept., homes on these lots shall be sprinklered, unless otherwise approved by the Fire Marshall.**

A perpetual ingress/egress easement for the common driveways should be filed with the Ada County Recorder, which should include a requirement for maintenance of a paved surface capable of supporting fire vehicles and equipment as set forth in UDC 11-6C-3D; a copy of the recorded easement should be submitted to the Planning Division with the final plat for City Engineer signature. As an alternative, the easement can be graphically depicted on the plat with a note including the aforementioned information.

Access (UDC [11-3A-3](#))

One public street access (W. Timberwood Dr.) is proposed via Overland Rd., an arterial street; an emergency only access via Overland Rd. is also proposed on Lot 1, Block 1 between Lots 18 and 19. Stub streets are proposed for future extension to the west to Parcel #S1223233905, to the south to Val Vista subdivision, and to the east as depicted on the plat in accord with the Development Agreement. A bridge is proposed to be constructed over the Ridenbaugh Canal with Phase 2 for connectivity to the east.

The stub street to the south is proposed to the Nichols property (Parcel #R8954840110). The Applicant has indicated that the Nichols’ have no plans to redevelop their property in the near future. **Staff recommends the Applicant coordinate with the adjacent property to the west of the Nichols’ property (Parcel #R8954830350, Elton’s) to determine if a stub street along the east boundary of their property might be a better option for future development if they plan to redevelop their property sooner than their neighbors. If so, the plat should be revised accordingly prior to the City Council hearing.**

A 50-foot wide ingress-egress easement (Inst. #107123370) from Overland Rd. is noted on the plat that has been terminated (Inst. #2019-089220). There is an existing blanket access easement across the Southridge property to the Rice Parcel (Inst. #2019-089221); once public street access is dedicated/provided to their property, the easement goes away automatically.

Bulb-outs are proposed on Rio De Plata Dr. for traffic calming. ACHD is requiring many of the streets within the subdivision to be redesigned to reduce the length of the roadways or to include the use of passive design elements (not to include stop signs, speed humps/bumps and valley gutter). The plat should be revised in accord with ACHD’s requirements.

Parking (UDC [11-3C](#)):

Off-street parking is required to be provided in accord with the standards listed in [UDC Table 11-3C-6](#) for single-family detached dwellings based on the number of bedrooms per unit.

The proposed street sections accommodate on-street parking on both sides of the streets for guests in addition to driveway parking spaces on each lot. Staff is of the opinion sufficient parking can be provided for this development.

Pathways (UDC [11-3A-8](#)):

Ten-foot wide multi-use pathways are proposed on this site within the street buffer along W. Overland Rd., along the east boundary adjacent to the Ridenbaugh Canal and along the Northwest gas pipeline in accord with the Pathways Master Plan and the Development Agreement. **A 14-foot wide public pedestrian easement is required to be submitted for these easements prior to City Engineer signature on the final plat(s) in which they are located.** If the pathway along Overland will be located entirely in the right-of-way, a public pedestrian easement is not needed.

Sidewalks (UDC [11-3A-17](#)):

Sidewalks are required to be provided adjacent to all streets as set forth in UDC 11-3A-17. Where multi-use pathways are required, the pathway may take the place of the sidewalk. Detached sidewalks/pathways are proposed throughout the development.

Parkways (UDC [11-3A-17](#)):

Parkways (9.5' wide) are proposed along all internal public streets and should be constructed in accord with the standards listed in UDC 11-3A-17E.

Landscaping (UDC [11-3B](#)):

A 35-foot wide street buffer is required adjacent to W. Overland Rd., an entryway corridor, as proposed. Landscaping is required to be installed within the buffer per the standards listed in [UDC 11-3B-7C](#), which require buffers to be planted with a *mix* of trees and shrubs, lawn, or other vegetative groundcover. Just lawn and trees are proposed; **Staff recommends a mix of shrubs and other vegetative groundcover is provided.**

Common open space is required to be landscaped in accord with the standards listed in UDC 11-3G-3E. At a *minimum*, one tree per 8,000 square feet of common area is required to be provided along with lawn or other vegetative groundcover.

Landscaping is required along pathways per the standards in UDC 11-3B-12C. Five-foot wide landscape strips are required on both sides of pathways planted with a *mix* of trees, shrubs, lawn and/or other vegetative ground cover. A minimum of one (1) tree per 100 linear feet of pathway is required. No landscaping is proposed along the pathway adjacent to the Ridenbaugh Canal. If trees are not allowed within NMID's easement, an additional minimum 5-foot wide area shall be provided outside of the easement in a common lot(s) for the required trees; bushes and vegetative groundcover should be provided in accord with UDC standards on either side of the pathway as required. A minimum of 5-feet of landscaping needs to be provided between Lot 41, Block 1 and the adjacent pathway.

Landscaping is proposed within parkways as shown on the landscape plan. Because 9.5-foot wide parkways are proposed, trees within parkways are restricted to Class II trees as proposed.

There are no existing trees on the site except for those on the Rice property; therefore, mitigation is not required.

Qualified Open Space (UDC [11-3G](#)):

A minimum of 10% *qualified* open space meeting the standards listed in UDC 11-3G-3B is required for developments over 5 acres in size; because this property is 83.77 acres, a minimum of 8.38 acres of qualified open space is required.

A total of 22.3 acres (or 26%) of common open space is provided within the overall development, 15.55 acres (or 18.5%) of which is qualified per the standards in UDC 11-3G-3B, which *exceeds* UDC standards (see open space exhibit in Section VII.E). Qualified open space consists of half

the street buffer along Overland Rd., linear open space, and open grassy areas of at least 50' x 100' in area. Parkways along local streets also count toward the qualified open space requirement if they comply with the standards listed in UDC 11-3G-3B.5; parkways were not included in the open space calculations. This development will also be able to use the common open space areas in the larger Southridge development to the east as they will be governed by the same HOA.

Qualified Site Amenities (UDC [11-3G](#)):

A minimum of one (1) *qualified* site amenity is required for developments over 5 acres in size with one (1) additional amenity required for each additional 20 acres of development area.

Based on a total of 83.77 acres of development area, a minimum of four (4) qualified site amenities are required. A clubhouse, swimming pool, tot lot with children's play equipment and three (3) different segments of multi-use pathways are proposed in accord with UDC standards and the Development Agreement. This development will also be able to use the site amenities in the larger Southridge development to the east as they will be governed by the same HOA.

Storm Drainage:

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction is required to follow Best Management Practices as adopted by the City. The Applicant submitted a [Stormwater Drainage Report](#) for the subdivision.

Williams Northwest Gas Pipeline:

The Williams Northwest gas pipeline crosses the southwest corner of this site within a 75-foot wide easement in common lots. Landscaping (grass) and a portion of the multi-use pathway is proposed within the easement (trees are prohibited).

All construction and maintenance activities within the easement/right-of-way shall comply with the Williams Developers' Handbook and any other associated requirements. The Applicant shall include Williams in the initial planning stages to avoid project delays and so that safe development practices in the vicinity of the pipeline can be attained.

Waterways (UDC [11-3A-6](#)):

The Ridenbaugh Canal is a large open waterway that runs along the northeast boundary of this site. The Irrigation District (NMID) has a 140-foot wide total easement for the canal with 60 feet being on this property (Inst. #800640). The easement does not encroach on any of the proposed buildable lots.

The UDC allows waterways such as this to remain open when used as a water amenity or linear open space as defined in UC 11-1A-1; otherwise, they are required to be piped or otherwise covered per UDC 11-3A-6B. The decision-making body may waive this requirement if it finds the public purpose requiring such will not be served and public safety can be preserved.

The Applicant is not proposing to improve the waterway as a water amenity or linear open space and requests Council approval of a waiver to leave the waterway open; fencing (6-foot tall open style metal to match existing fencing) is proposed to preserve public safety along the multi-use pathway. Because the Ridenbaugh Canal is a large facility and is mostly open throughout the City and because fencing is proposed between the pathway and the canal to preserve public safety, Staff recommends approval of the request.

Fencing (UDC [11-3A-6](#) and [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-6C for fencing along waterways and the general fencing standards in 11-3A-7.

Six-foot tall open style metal fencing (i.e. chain link) to match existing fencing is proposed between the multi-use pathway and the Ridenbaugh Canal to preserve public safety. Six-foot tall

solid vinyl fencing is proposed adjacent to common areas that are visible from the street in accord with UDC standards. The existing 6-foot tall solid masonry fencing along the southern boundary of the subdivision was required to be constructed as a provision of the DA and is proposed to remain.

Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

The Applicant submitted sample elevations of the homes planned to be constructed in this development which are included in Section VIII.F. A mix of 1- and 2-story homes are proposed in a variety of finish materials and colors; lot dimensions are depicted indicating the style of homes proposed on different lot sizes within the development. *Single-family detached dwellings are exempt from the design standards in the Architectural Standards Manual.*

The Development Agreement limits the height of homes in this development along the southern boundary shared with Val Vista and Aspen Cove subdivisions to a maximum height of 22 feet [measured from either the mid-point of the front of the lot at the top back of curb, or the mid-point of the rear of the lot (whichever is more restrictive)], to the average height of the highest roof surface. In the event the maximum height of the home as so measured is lower than the top of the 6-foot tall masonry fence, then the maximum height may be increased so that the maximum height is equal to the elevation of the top of the fence at midpoint of the rear of the lot.

The lots along this boundary are also required to provide a minimum 50-foot rear setback and are limited to no more than 14 lots as proposed per the approved conceptual development plan.

The Development Agreement requires the Applicant to submit and obtain Design Review approval prior to the City Engineer's signature on the final plat for each phase of development; or submit and obtain City Council approval (or a development agreement modification) of plans that propose specific and detailed architectural guidelines for this development and that address (at a minimum) variety in structures within a block, building mass, building materials, rooflines, colors and architectural styles (provision #6.3.13). Staff recommends the rear and/or side of 2-story homes that face W. Overland Rd. 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.

A Certificate of Zoning Compliance and Design Review application is required to be submitted to the Planning Division for the clubhouse and swimming pool facility and approved prior to submittal of building permit applications for this facility. The design of the clubhouse shall comply with the design standards listed in the Architectural Standards Manual.

VI. DECISION

A. Staff:

Staff recommends approval of the requested rezone and preliminary plat with the conditions noted in Section VIII per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard these items on December 17, 2020. At the public hearing, the Commission moved to recommend approval of the subject RZ and PP requests.

1. Summary of Commission public hearing:

- a. In favor: Tamara Thompson and Jason Densmer, The Land Group (Applicant's Representatives)**
- b. In opposition: None**

- c. Commenting: Scott Nichols (on behalf of himself and his neighbors – Elton’s, Przybos’ and Voglemore’s); Mike Voglemore
- d. Written testimony: Tamara Thompson, The Land Group (Applicant’s Representative); Ken & Sherry Fawcett; Scott & Jennifer Nichols, Curtis & Naomi Elton, Steve & Susan Przybos & Michael & Brenda Voglemore
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None
- 2. Key issue(s) of public testimony:
 - a. Neighbors to the south in Val Vista Subdivision to the south would like their view sheds preserved with development;
 - b. Mr. Nichols is agreeable to the location of the stub street to the south to his property;
 - c. Would like a condition placed on this development & the associated housing to only allow “dark sky” compliant lighting so that it doesn’t encroach on their properties;
 - d. Preference for the two (2) lots east of the stub street to the south (i.e. Lots 1 and 2, Block 10) to be shifted to the common area (i.e. Lot 3, Block 10) to the northwest;
 - e. Would like the height of residential vegetation adjacent to the Val Vista subdivision fence to be limited to 10’ above ground level so views aren’t obstructed;
 - f. Would like suitable drainage for irrigation & runoff to be maintained from the west end of the Southridge fence northwest toward Overland Rd.; and,
 - g. The Fawcett’s are against the proposed R-8 zoning and would like the stub street to the south shifted further to the west between Lots 4 and 5, Block 10.
- 3. Key issue(s) of discussion by Commission:
 - a. The majority of the Commission did not feel another housing type is necessary to be provided within the development per Staff’s recommendation – they felt the variety of lot sizes along with the apartments to the east is sufficient;
 - b. The request for a 10’ limit on the height of residential vegetation on lots abutting Val Vista Subdivision and difficulties in enforcing such a requirement;
 - c. Would like to see the common open space better distributed near the smaller R-8 zoned lots – most of the common area is near the larger lots;
 - d. Not in favor of the proposed common driveways providing access to six (6) lots – prefer restriction to no more than four (4) lots accessed via common driveways;
- 4. Commission change(s) to Staff recommendation:
 - a. The Commission recommended the Applicant consider replacing a few of the buildable lots in the R-8 area with common area;
 - b. The Commission recommended the Applicant consider reducing the number of units accessed via the common driveways; and,
 - c. The Commission did not require another housing type(s) to be provided within the development.
- 5. Outstanding issue(s) for City Council:
 - a. The Applicant requests a waiver to UDC 11-3A-6B to allow the Ridenbaugh canal to remain open and not be piped.

Note: The Applicant submitted a revised plat, landscape plan and qualified open space exhibit that includes an approximate half-acre pocket park in Lot 15, Block 4 in the R-8 portion of the development where smaller lots are proposed in response to the Commission’s recommendation. This change results in an increase of qualified open space to 5.71 acres for the overall development.

VII. EXHIBITS

A. Rezone Legal Descriptions & Exhibit Map



LEGAL DESCRIPTION

Page 1 OF 2

September 10, 2020
Project No.: 116165

SOUTHRIDGE SOUTH SUBDIVISION R-2, AREA 1 REZONE DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West;
Thence South 00°56'19" West, 2629.48 feet on the West line of said Section 23 to the West One Quarter Corner of said Section 23;
Thence South 89° 04' 17" East, a distance of 834.55 feet on the east-west mid-section line of said Section 23 to the Southwest corner of Parcel "B" as shown on Record of Survey No. 10035 of Ada County Records;
Thence North 22° 09' 32" West, a distance of 520.19 feet on the westerly boundary line of said Parcel B;
Thence leaving the westerly Line of said Parcel B, South 89° 16' 08" East, a distance of 151.97 feet;
Thence North 88° 17' 27" East, a distance of 30.48 feet;
Thence South 21° 20' 10" East, a distance of 1.40 feet to a point on the westerly boundary line of Parcel B of said Record of Survey No. 10035, said point being the POINT OF BEGINNING;

Thence on the westerly boundary line of Parcel B of said Record of Survey No. 10035 for the following courses and distances:

Thence South 89° 16' 08" East, a distance of 0.68 feet to a point of curve;
Thence 25.41 feet on the arc of a curve to the left, said curve having a radius of 20.43 feet, a central angle of 71° 15' 53", a chord bearing of North 54° 13' 05" East, and a chord length of 23.80 feet to a point of reverse curve;
Thence 184.71 feet on the arc of a curve to the right, said curve having a radius of 233.34 feet, a central angle of 45° 21' 22", a chord bearing of North 41° 15' 50" East, and a chord length of 179.93 feet;
Thence North 47° 39' 35" West, a distance of 215.39 feet a portion of said line being on the exterior boundary line of said Parcel "B" of Record of Survey No. 10035, to a point on a curve on the centerline of West Overland Road;
Thence 179.99 feet on the arc of a curve to the left, said curve having a radius of 1000.00 feet, a central angle of 10° 18' 45", a chord bearing of North 66° 49' 41" East, and a chord length of 179.74 feet on said West Overland Road centerline;
Thence leaving said centerline and westerly boundary line of Parcel B, South 27° 49' 21" East, a distance of 127.95 feet to a point of curve;
Thence 7.12 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 02° 02' 19", a chord bearing of South 28° 50' 30" East, and a chord length of 7.12 feet to a point of compound curve;

Thence 70.22 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of $20^{\circ} 07' 01''$, a chord bearing of South $39^{\circ} 55' 10''$ East, and a chord length of 69.86 feet;

Thence South $49^{\circ} 58' 40''$ East, a distance of 639.24 feet to a point of curve;

Thence 204.63 feet on the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of $39^{\circ} 04' 54''$, a chord bearing of South $69^{\circ} 31' 07''$ East, and a chord length of 200.69 feet;

Thence South $89^{\circ} 03' 34''$ East, a distance of 284.98 feet to a point of curve;

Thence 119.31 feet on the arc of a curve to the right, said curve having a radius of 150.00 feet, a central angle of $45^{\circ} 34' 23''$, a chord bearing of South $68^{\circ} 09' 14''$ West, and a chord length of 116.19 feet;

Thence North $89^{\circ} 03' 34''$ West, a distance of 881.37 feet to a point of curve;

Thence 175.15 feet on the arc of a curve to the right, said curve having a radius of 150.00 feet, a central angle of $66^{\circ} 54' 02''$, a chord bearing of North $55^{\circ} 36' 33''$ West, and a chord length of 165.36 feet;

Thence North $21^{\circ} 20' 10''$ West, a distance of 246.25 feet to the POINT OF BEGINNING.

The above described parcel contains 6.80 acres more or less.

PREPARED BY:
The Land Group, Inc.

James R. Washburn





LEGAL DESCRIPTION

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September 10, 2020
Project No.: 116165

SOUTHRIDGE SOUTH SUBDIVISION R-2, AREA 2 REZONE DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West;
Thence South 00°56'19" West, 2629.48 feet on the West line of said Section 23 to the West One Quarter Corner of said Section 23;
Thence South 89° 04' 17" East, a distance of 834.55 feet on the east-west mid-section line of said Section 23 to the Southwest corner of Parcel "B" as shown on Record of Survey No. 10035 of Ada County Records;
Thence North 22° 09' 32" West, a distance of 520.19 feet on the westerly boundary line of said Parcel B;
Thence leaving the westerly Line of said Parcel B, South 89° 16' 08" East, a distance of 151.97 feet;
Thence North 88° 17' 27" East, a distance of 30.48 feet;
Thence South 21° 20' 10" East, a distance of 1.40 feet to a point on the westerly boundary line of Parcel B of said Record of Survey No. 10035;
Thence on the westerly boundary line of Parcel B of said Record of Survey No. 10035 for the following courses and distances:
Thence South 89° 16' 08" East, a distance of 0.68 feet to a point of curve;
Thence 25.41 feet on the arc of a curve to the left, said curve having a radius of 20.43 feet, a central angle of 71° 15' 53", a chord bearing of North 54° 13' 05" East, and a chord length of 23.80 feet to a point of reverse curve;
Thence 184.71 feet on the arc of a curve to the right, said curve having a radius of 233.34 feet, a central angle of 45° 21' 22", a chord bearing of North 41° 15' 50" East, and a chord length of 179.93 feet;
Thence North 47° 39' 35" West, a distance of 215.39 feet a portion of said line being on the exterior boundary line of said Parcel "B" of Record of Survey No. 10035, to a point on a curve on the centerline of West Overland Road;
Thence 179.99 feet on the arc of a curve to the left, said curve having a radius of 1000.00 feet, a central angle of 10° 18' 45", a chord bearing of North 66° 49' 41" East, and a chord length of 179.74 feet on said West Overland Road centerline;
Thence leaving said centerline and westerly boundary line of Parcel B, South 27° 49' 21" East, a distance of 127.95 feet to a point of curve;
Thence 7.12 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 02° 02' 19", a chord bearing of South 28° 50' 30" East, and a chord length of 7.12 feet to a point of compound curve;
Thence 70.22 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 20° 07' 01", a chord bearing of South 39° 55' 10" East, and a chord length of 69.86 feet;
Thence South 49° 58' 40" East, a distance of 639.24 feet to a point of curve;

Thence 204.63 feet on the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of $39^{\circ} 04' 54''$, a chord bearing of South $69^{\circ} 31' 07''$ East, and a chord length of 200.69 feet;
Thence South $89^{\circ} 03' 34''$ East, a distance of 399.44 feet to the **POINT OF BEGINNING**;

Thence continuing South $89^{\circ} 03' 34''$ East, a distance of 305.17 feet to a point of curve;
Thence 69.16 feet on the arc of a curve to the left, said curve having a radius of 55.00 feet, a central angle of $72^{\circ} 02' 44''$, a chord bearing of North $54^{\circ} 55' 04''$ East, and a chord length of 64.69 feet;
Thence North $18^{\circ} 53' 42''$ East, a distance of 27.05 feet;
Thence South $00^{\circ} 14' 06''$ East, a distance of 52.66 feet to a point of curve;
Thence 87.52 feet on the arc of a curve to the right, said curve having a radius of 55.00 feet, a central angle of $91^{\circ} 10' 32''$, a chord bearing of South $45^{\circ} 21' 10''$ West, and a chord length of 78.58 feet;
Thence North $89^{\circ} 03' 34''$ West, a distance of 204.56 feet to a point of curve;
Thence 111.97 feet on the arc of a curve to the right, said curve having a radius of 149.19 feet, a central angle of $42^{\circ} 59' 57''$, a chord bearing of North $67^{\circ} 40' 52''$ West, and a chord length of 109.36 feet;
Thence North $46^{\circ} 10' 53''$ West, a distance of 7.55 feet to the **POINT OF BEGINNING**.

The above described parcel contains 0.35 acres more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn



LEGAL DESCRIPTION

Page 1 OF 2

September 10, 2020
Project No.: 116165

SOUTHRIDGE SOUTH SUBDIVISION R-8 REZONE DESCRIPTION

A parcel of land located in the Northwest Quarter of Section 23, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, being more particularly described as follows:

Commencing at the Northwest Corner of Section 23 of said Township 3 North, Range 1 West;
Thence South 00°56'19" West, 2629.48 feet on the West line of said Section 23 to the West One Quarter Corner of said Section 23;
Thence South 89° 04' 17" East, a distance of 834.55 feet on the east-west mid-section line of said Section 23 to the Southwest corner of Parcel "B" as shown on Record of Survey No. 10035 of Ada County Records;
Thence North 22° 09' 32" West, a distance of 520.19 feet on the westerly boundary line of said Parcel B;
Thence leaving the westerly Line of said Parcel B, South 89° 16' 08" East, a distance of 151.97 feet;
Thence North 88° 17' 27" East, a distance of 30.48 feet;
Thence South 21° 20' 10" East, a distance of 1.40 feet to a point on the westerly boundary line of Parcel B of said Record of Survey No. 10035;
Thence on the westerly boundary line of Parcel B of said Record of Survey No. 10035 for the following courses and distances:
Thence South 89° 16' 08" East, a distance of 0.68 feet to a point of curve;
Thence 25.41 feet on the arc of a curve to the left, said curve having a radius of 20.43 feet, a central angle of 71° 15' 53", a chord bearing of North 54° 13' 05" East, and a chord length of 23.80 feet to a point of reverse curve;
Thence 184.71 feet on the arc of a curve to the right, said curve having a radius of 233.34 feet, a central angle of 45° 21' 22", a chord bearing of North 41° 15' 50" East, and a chord length of 179.93 feet;
Thence North 47° 39' 35" West, a distance of 215.39 feet a portion of said line being on the exterior boundary line of said Parcel "B" of Record of Survey No. 10035, to a point on a curve on the centerline of West Overland Road;
Thence 179.99 feet on the arc of a curve to the left, said curve having a radius of 1000.00 feet, a central angle of 10° 18' 45", a chord bearing of North 66° 49' 41" East, and a chord length of 179.74 feet on said West Overland Road centerline;
Thence leaving said centerline and westerly boundary line of Parcel B, South 27° 49' 21" East, a distance of 127.95 feet to a point of curve;
Thence 7.12 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 02° 02' 19", a chord bearing of South 28° 50' 30" East, and a chord length of 7.12 feet to a point of compound curve;
Thence 70.22 feet on the arc of a curve to the left, said curve having a radius of 200.00 feet, a central angle of 20° 07' 01", a chord bearing of South 39° 55' 10" East, and a chord length of 69.86 feet;
Thence South 49° 58' 40" East, a distance of 360.48 feet to a point of curve, said point being the **POINT OF BEGINNING**;

Thence 276.80 feet on the arc of a curve to the left, said curve having a radius of 275.00 feet, a central angle of $57^{\circ} 40' 15''$, a chord bearing of North $79^{\circ} 53' 16''$ East, and a chord length of 265.26 feet;

Thence North $51^{\circ} 03' 09''$ East, a distance of 575.25 feet to a point on a curve;

Thence 201.33 feet on the arc of a curve to the left, said curve having a radius of 850.00 feet, a central angle of $13^{\circ} 34' 16''$, a chord bearing of North $44^{\circ} 11' 50''$ West, and a chord length of 200.86 feet;

Thence North $39^{\circ} 01' 02''$ East, a distance of 75.06 feet;

Thence North $14^{\circ} 38' 04''$ East, a distance of 106.48 feet;

Thence North $86^{\circ} 33' 13''$ East, a distance of 101.99 feet;

Thence South $25^{\circ} 35' 04''$ East, a distance of 45.73 feet;

Thence South $39^{\circ} 58' 55''$ East, a distance of 85.38 feet;

Thence South $67^{\circ} 35' 34''$ East, a distance of 112.36 feet;

Thence North $20^{\circ} 11' 27''$ East, a distance of 103.27 feet;

Thence South $72^{\circ} 17' 28''$ East, a distance of 172.81 feet to a point of curve;

Thence 77.62 feet on the arc of a curve to the left, said curve having a radius of 80.00 feet, a central angle of $55^{\circ} 35' 25''$, a chord bearing of North $79^{\circ} 54' 50''$ East, and a chord length of 74.61 feet;

Thence South $15^{\circ} 07' 20''$ East, a distance of 122.50 feet;

Thence North $86^{\circ} 31' 43''$ East, a distance of 190.50 feet;

Thence South $03^{\circ} 28' 17''$ East, a distance of 3.59 feet to a point of curve;

Thence 31.15 feet on the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of $25^{\circ} 30' 01''$, a chord bearing of South $16^{\circ} 13' 18''$ East, and a chord length of 30.90 feet to a point of compound curve;

Thence 136.24 feet on the arc of a curve to the left, said curve having a radius of 70.00 feet, a central angle of $111^{\circ} 30' 41''$, a chord bearing of South $84^{\circ} 43' 39''$ East, and a chord length of 115.73 feet;

Thence North $39^{\circ} 31' 01''$ East, a distance of 141.01 feet to a point of curve;

Thence 232.80 feet on the arc of a curve to the right, said curve having a radius of 130.00 feet, a central angle of $102^{\circ} 36' 12''$, a chord bearing of South $89^{\circ} 10' 53''$ East, and a chord length of 202.92 feet;

Thence South $37^{\circ} 52' 47''$ East, a distance of 369.31 feet to a point of curve;

Thence 389.27 feet on the arc of a curve to the right, said curve having a radius of 300.00 feet, a central angle of $74^{\circ} 20' 42''$, a chord bearing of South $00^{\circ} 42' 26''$ East, and a chord length of 362.53 feet;

Thence South $36^{\circ} 27' 55''$ West, a distance of 34.82 feet to a point of curve;

Thence 62.73 feet on the arc of a curve to the left, said curve having a radius of 150.00 feet, a central angle of $23^{\circ} 57' 38''$, a chord bearing of South $24^{\circ} 29' 06''$ West, and a chord length of 62.27 feet;

Thence North $89^{\circ} 02' 41''$ West, a distance of 60.88 feet to a point of curve;

Thence 98.42 feet on the arc of a curve to the right, said curve having a radius of 300.00 feet, a central angle of $18^{\circ} 47' 49''$, a chord bearing of North $79^{\circ} 38' 46''$ West, and a chord length of 97.98 feet to a point of reverse curve;

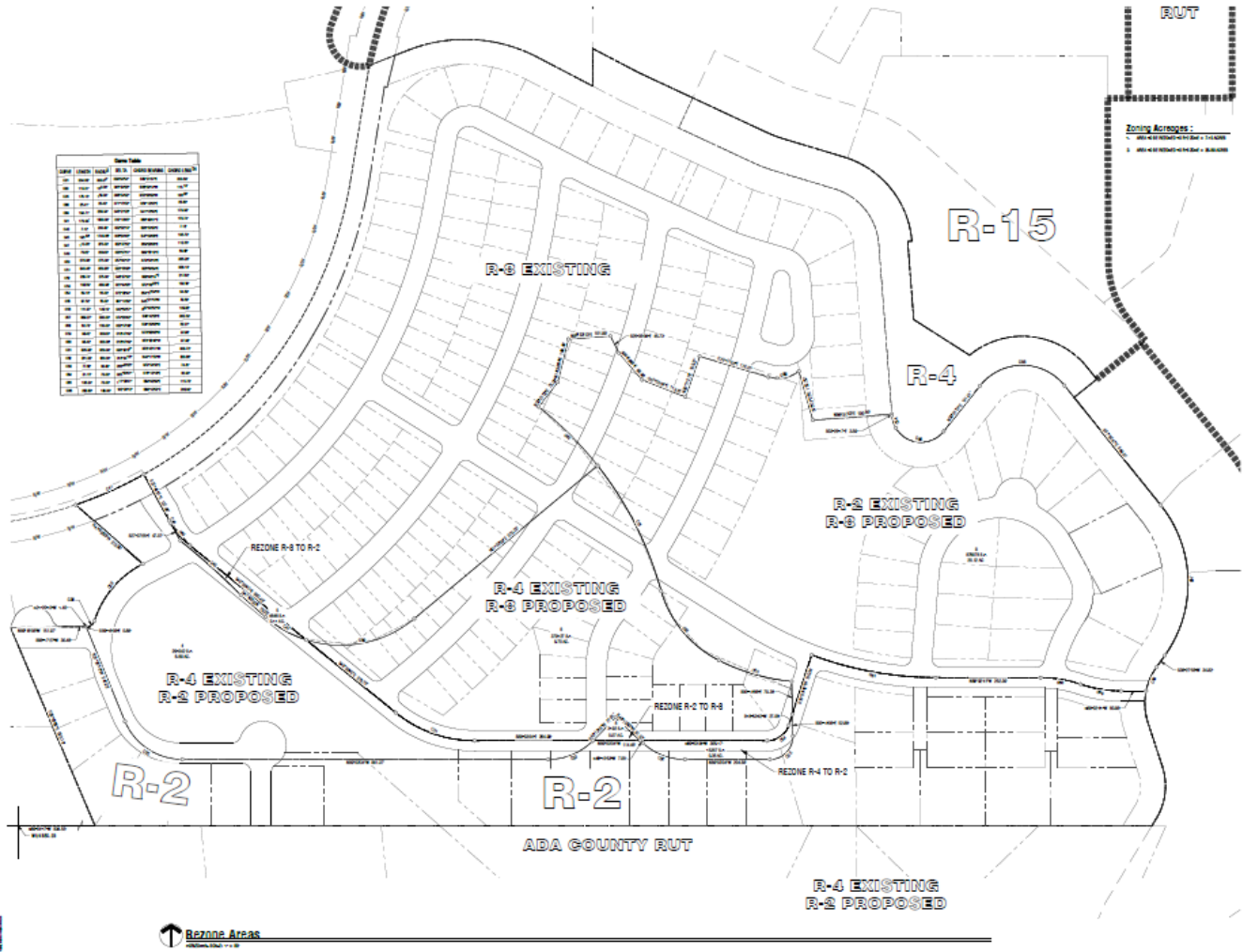
Thence 98.42 feet on the arc of a curve to the left, said curve having a radius of 300.00 feet, a central angle of $18^{\circ} 47' 49''$, a chord bearing of North $79^{\circ} 38' 46''$ West, and a chord length of 97.98 feet;
Thence North $89^{\circ} 02' 41''$ West, a distance of 252.39 feet to a point of curve;
Thence 305.36 feet on the arc of a curve to the right, said curve having a radius of 850.00 feet, a central angle of $20^{\circ} 35' 00''$, a chord bearing of North $78^{\circ} 45' 11''$ West, and a chord length of 303.72 feet;
Thence South $18^{\circ} 53' 42''$ West, a distance of 177.29 feet to a point of curve;
Thence 69.16 feet on the arc of a curve to the right, said curve having a radius of 55.00 feet, a central angle of $72^{\circ} 02' 44''$, a chord bearing of South $54^{\circ} 55' 04''$ West, and a chord length of 64.69 feet;
Thence North $89^{\circ} 03' 34''$ West, a distance of 704.61 feet to a point of curve;
Thence 204.63 feet on the arc of a curve to the right, said curve having a radius of 300.00 feet, a central angle of $39^{\circ} 04' 54''$, a chord bearing of North $69^{\circ} 31' 07''$ West, and a chord length of 200.69 feet;
Thence North $49^{\circ} 58' 40''$ West, a distance of 278.76 feet to the **POINT OF BEGINNING**.

The above described parcel contains 28.89 acres more or less.

PREPARED BY:
The Land Group, Inc.



James R. Washburn



Lot	Area	Acres	Zone	Notes
1	...	...	...	...
2	...	...	...	...
3	...	...	...	...
4	...	...	...	...
5	...	...	...	...
6	...	...	...	...
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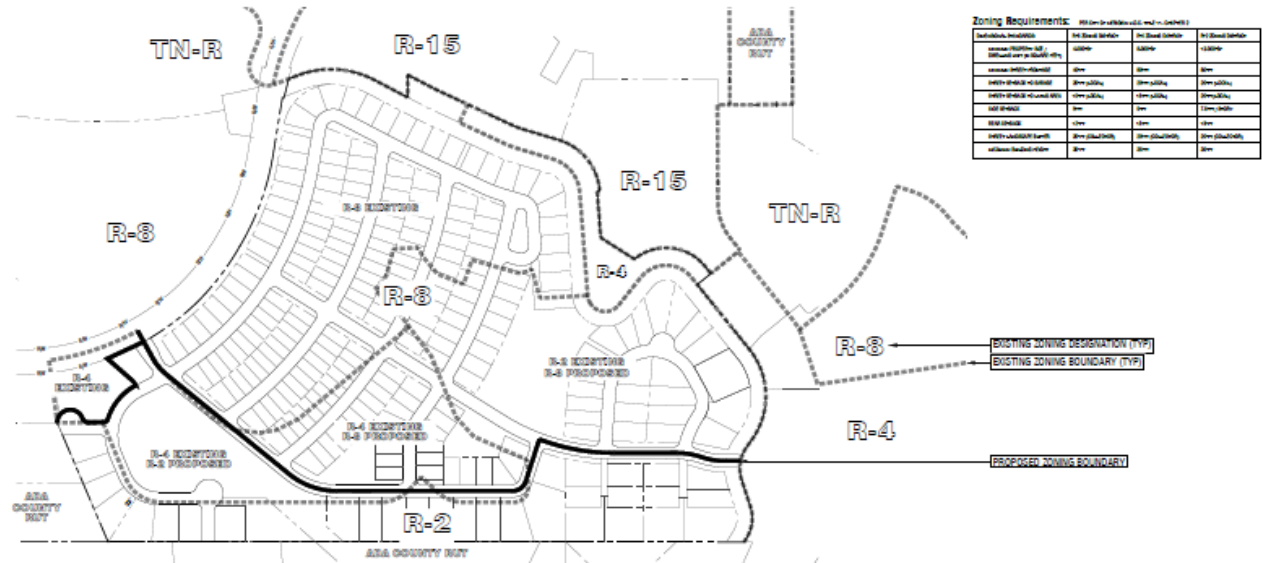
Southridge South Subdivision
Rezoning Areas

1. NAME FIELD NO. (OPTIONAL) _____
2. DATE _____

ATTACHMENT MAP

THE LAND GROUP





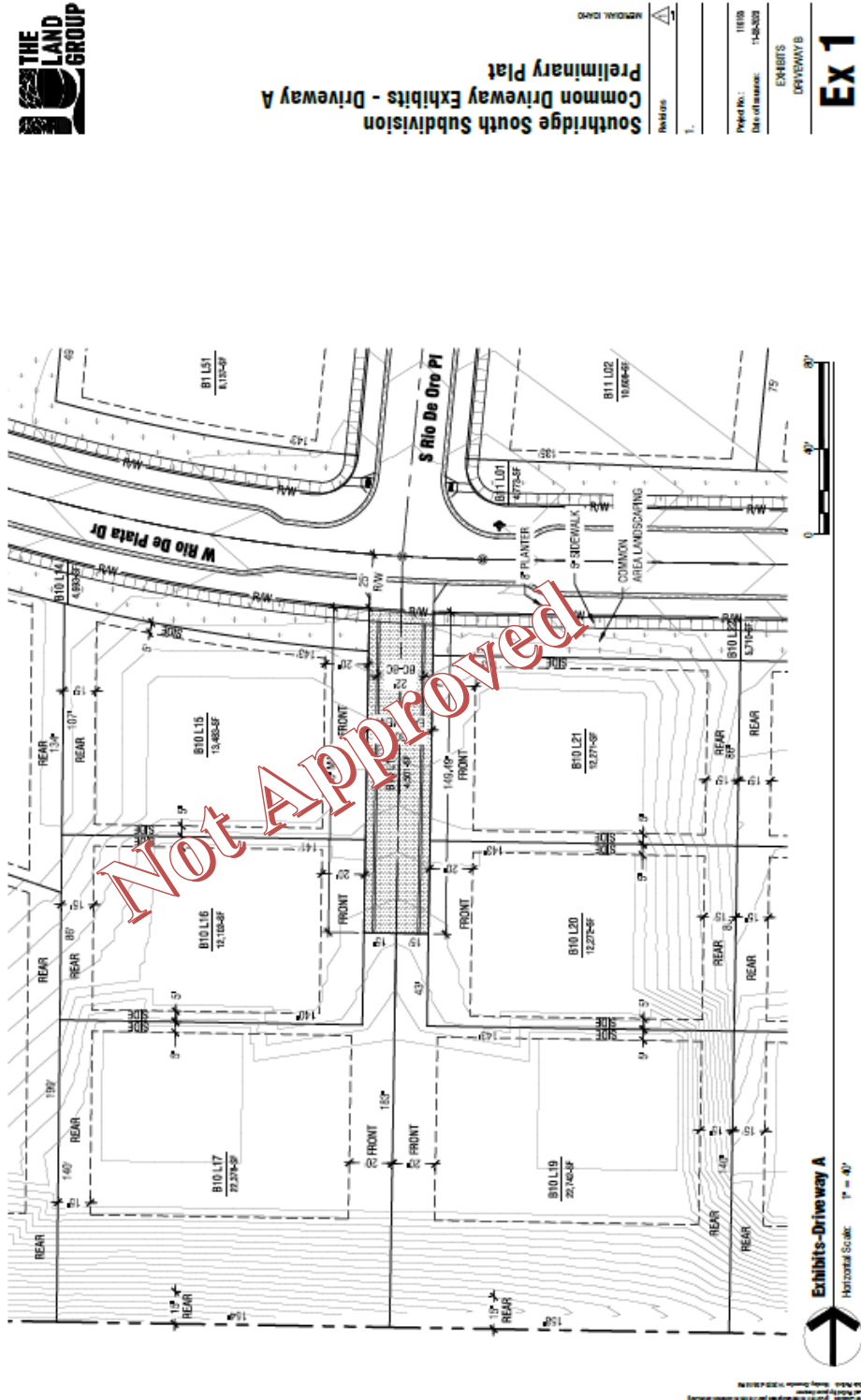
Preliminary Plat - Proposed Phasing Summary

Phase 1 20-Lots
Phase 2 20-Lots
Phase 3 20-Lots
Phase 4 20-Lots
Phase 5 20-Lots

[illegible]

PP3

C. Common Driveway Exhibits – NOT APPROVED

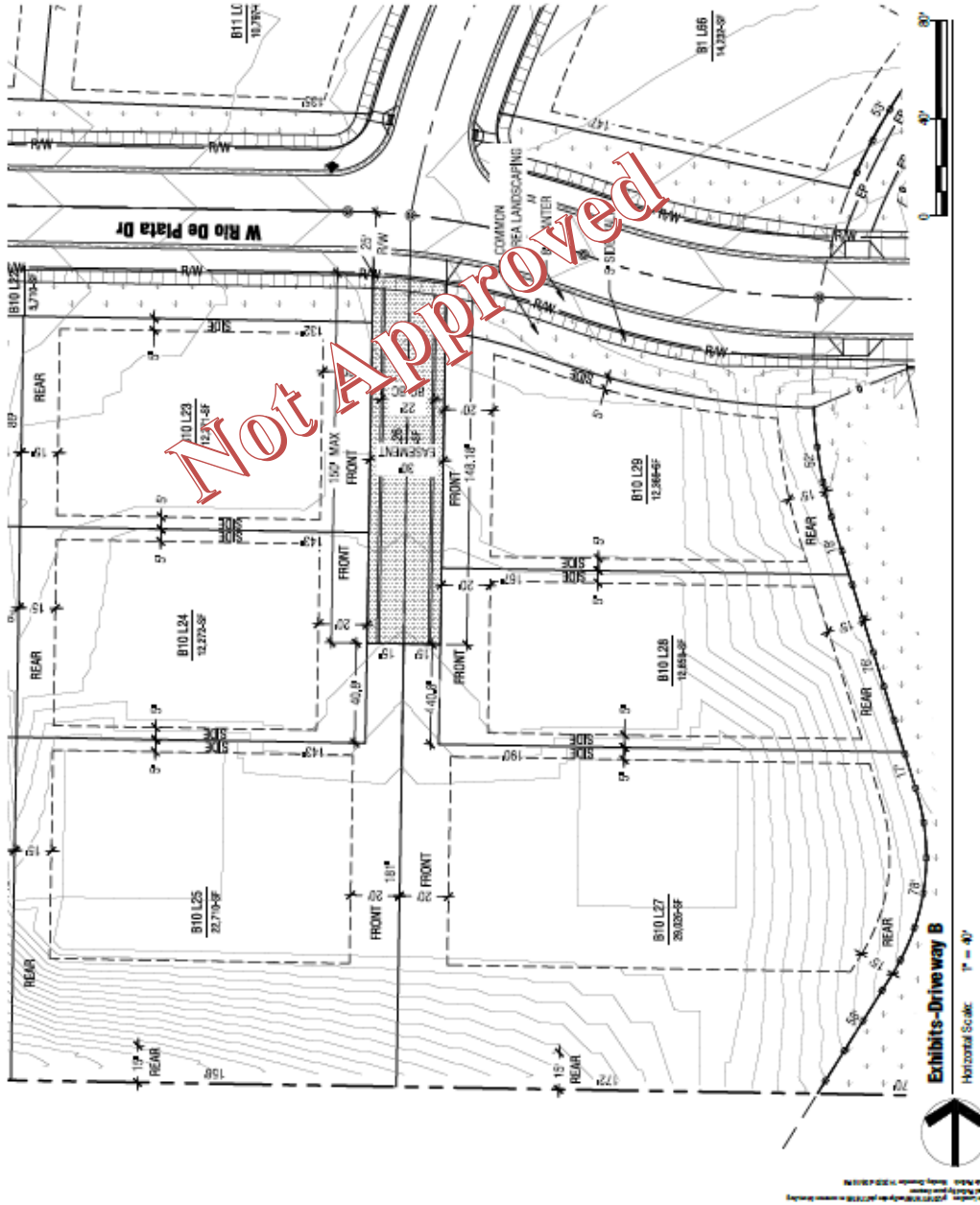




**Southeridge South Subdivision
Common Driveway Exhibits - Driveway B
Preliminary Plat**

Revised	1.
Project No.	11119
Date of issue	11-20-2019
EXHIBITS	DRIVEWAY B

Ex 2





**Southridge South Subdivision
Common Driveway Exhibits - Driveway C
Preliminary Plat**

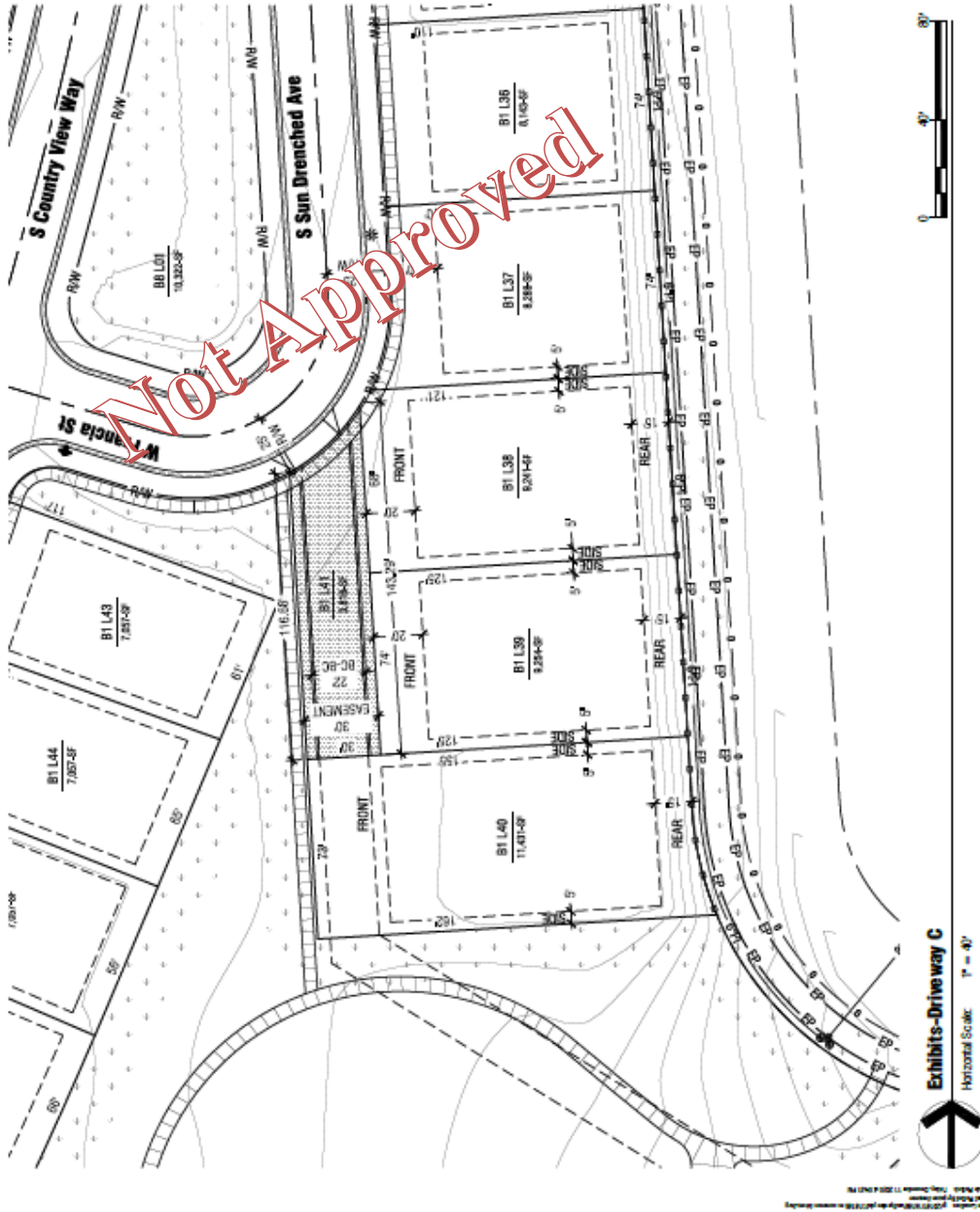
NOT FOR CONSTRUCTION

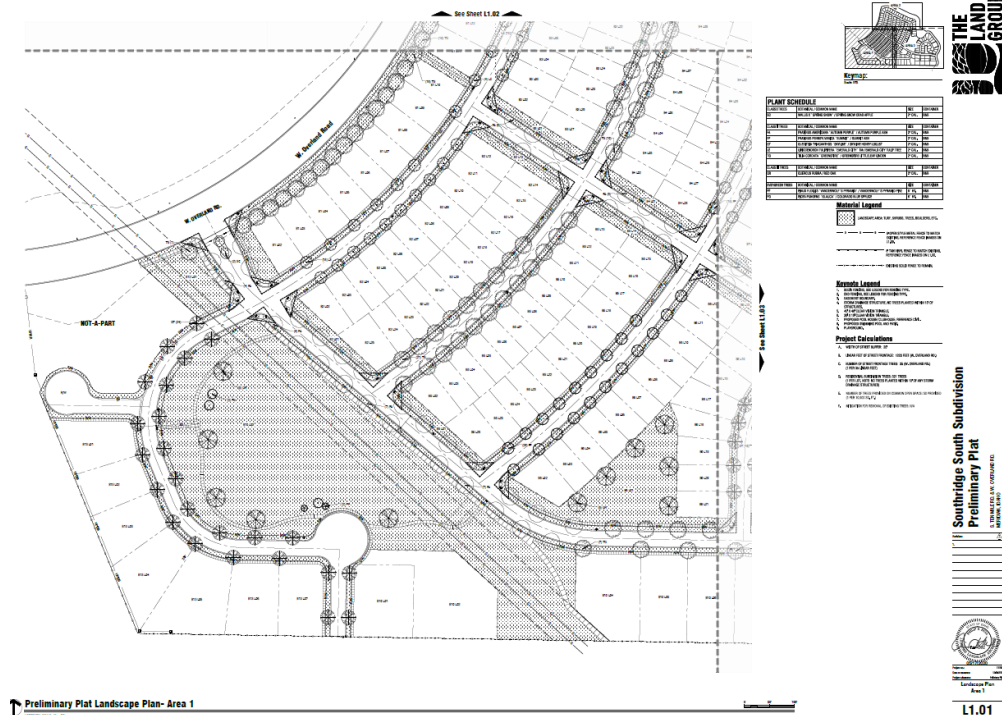
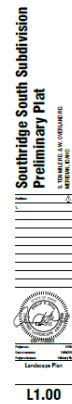
Revisions
1.

Project No.: #99999
Date of Issue: 11-8-2020

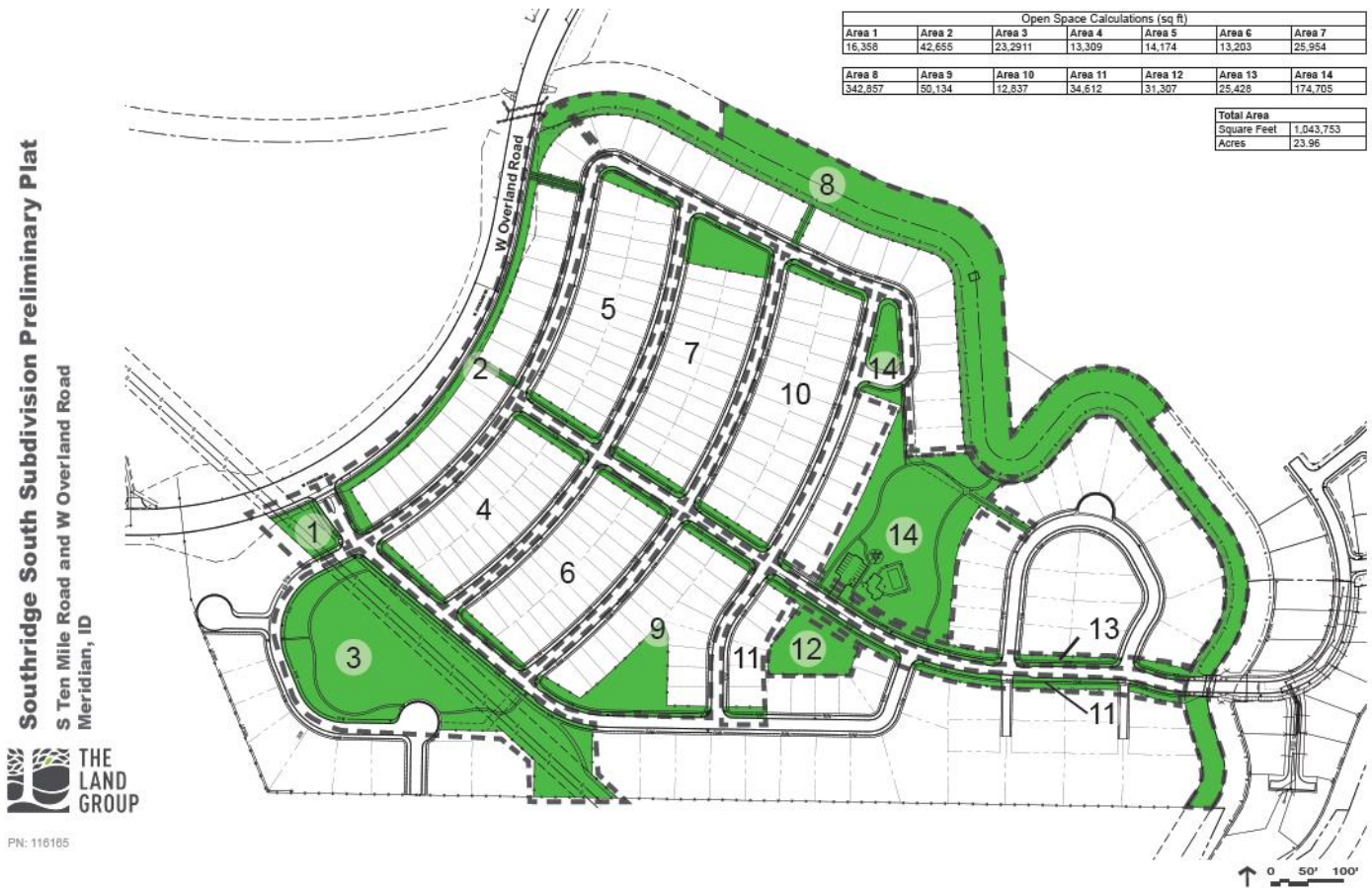
EXHIBITS
DRIVEWAY B

Ex 3





E. Open Space Exhibit – Updated 1/5/21



F. Conceptual Building Elevations

+60-ft Lot Width



+60-ft Lot Width



+60-ft Lot Width



+50-ft Lot Width



+50-ft Lot Width



+50-ft Lot Width



+40-ft Lot Width



+40-ft Lot Width



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

~~A minimum of 10 days prior to the City Council hearing, the preliminary plat (and landscape plan) shall be revised to include another housing type(s) (i.e. single family attached or townhomes) in the R-8 portion of the development; and conceptual elevations of the additional housing type(s) shall be submitted. Zero lines shall be depicted on the plat or an exhibit submitted showing where attached product types are proposed. The Commission did not recommend another housing type be provided.~~

1. Development of the subject property shall comply with the terms of the existing Development Agreement (MDA-12-009, Inst. #113077158), unless otherwise amended.
2. Development of the subject preliminary plat shall be consistent with the phasing plan included in Section VII.B.
3. The final plat shall include the following revisions:
 - a. Include a note prohibiting direct lot access via W. Overland Rd. other than the accesses approved with this subdivision.
 - b. Development of the proposed lots is required to comply with the dimensional standards of the R-2 district in UDC Table 11-2A-4 and the R-8 district in (UDC Table 11-2A-6), as applicable.
4. The landscape plan submitted with the final plat shall be revised as follows:
 - a. Depict shrubs along with the required trees within the street buffer along W. Overland Rd. as set forth in UDC [11-3B-7C.3a](#). *A minimum 35-foot wide street buffer is required. along W. Overland Rd., an entryway corridor.*
 - b. Landscaping shall be depicted along *all* pathways in accord with the standards listed in UDC [11-3B-12C](#); include a *mix* of trees (minimum of 1 per 100 linear feet of pathway), shrubs, lawn, and/or other vegetative groundcover. If landscaping (trees) is not allowed within NMID's easement for the Ridenbaugh Canal, an additional minimum 5-foot wide area shall be provided outside of the easement in a common lot(s) for the required trees.
 - c. Include a minimum of 5-feet of landscaping between Lot 41, Block 1 and the adjacent pathway in accord with the standards listed in UDC 11-3B-12C.
 - d. Include a calculations table that demonstrates compliance with the standards for street buffer (11-3B-7C), pathway (11-3B-12C) and common open space (11-3G-3E.2) landscaping; include required vs. provided number of trees.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC Table [11-2A-4](#) for the R-2 zoning district and UDC Table [11-2A-6](#) for the R-8 zoning district.
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. An exhibit for the common driveways shall be submitted with the final plat application(s) that depicts the setbacks, fencing, building envelope and orientation of the lots and structures in accord with UDC 11-6C-3D.7. All common driveways shall be constructed in accord with the standards listed in UDC 11-6C-3D.
8. A perpetual ingress/egress easement shall be filed with the Ada County Recorder for all common driveways, which shall include a requirement for maintenance of a paved surface

capable of supporting fire vehicles and equipment as set forth in UDC 11-6C-3D. This may be accomplished through a separate recorded easement submitted to the Planning Division with the final plat for City Engineer signature; or, the easement may be graphically depicted on the plat with a note including the aforementioned details.

9. Address signage shall be provided at the public street for homes accessed via common driveways for emergency wayfinding purposes.
10. Ten-foot (10') wide multi-use pathways shall be constructed on the site as depicted on the landscape plan. Fourteen-foot (14') wide public pedestrian easements shall be submitted in accord with Park's Department requirements per the Pathways Master Plan for all multi-use pathways within the site that are outside the public right-of-way. Coordinate the details of the easements with Kim Warren, Park's Department.
11. All existing structures that don't conform to the dimensional standards of the district shall be removed prior to signature on the final plat by the City Engineer on the phase in which they are located.
12. All construction and maintenance activities within the 75-foot wide Northwest gas pipeline easement/right-of-way shall comply with the Williams Developers' Handbook and any other associated requirements. The Applicant shall include Williams in the initial planning stages to avoid project delays and so that safe development practices in the vicinity of the pipeline can be attained.
13. The Ridenbaugh Canal shall be piped as set forth in UDC 11-3A-6B, unless otherwise waived by City Council. *Note: The Applicant requests a waiver to this standard to allow the canal to remain open and not be piped.*
14. A Certificate of Zoning Compliance and Design Review application is required to be submitted to the Planning Division for the clubhouse and swimming pool facility and approved prior to submittal of building permit applications for this facility. The design of the clubhouse shall comply with the design standards listed in the Architectural Standards Manual.
15. In accord with the Development Agreement (Inst. #113077158 – MDA-12-009), the height of homes along the southern boundary of the subdivision shared with Val Vista and Aspen Cove subdivisions shall be limited to a maximum height of 22 feet [measured from either the mid-point of the front of the lot at the top back of curb, or the mid-point of the rear of the lot (whichever is more restrictive)], to the average height of the highest roof surface. In the event the maximum height of the home as so measured is lower than the top of the 6-foot tall masonry fence, then the maximum height may be increased so that the maximum height is equal to the elevation of the top of the fence at midpoint of the rear of the lot. The lots along this boundary are also required to provide a minimum 50-foot rear setback. *See provisions #6.3.8 and #6.3.10.*
16. In accord with the Development Agreement (Inst. #113077158 – MDA-12-009), the Applicant shall submit and obtain Design Review approval prior to the City Engineer's signature on the final plat for each phase of development; or submit and obtain City Council approval (or a development agreement modification) of plans that propose specific and detailed architectural guidelines for this development and that address (at a minimum) variety in structures within a block, building mass, building materials, rooflines, colors and architectural styles (provision #6.3.13).
17. The existing home on Parcel #S1223131250 (Rice property) that is proposed to remain on a lot in the subdivision (i.e. Lot 64, Block 1) shall be required to hook-up to City water and

sewer service within 60 days of it becoming available as set forth in MCC 9-1-4 and 9-4-8. At such time, the septic tank shall be abandoned and the well solely used for irrigation purposes.

18. The address of the existing home on Parcel #S1223131250 (Rice property) that is proposed to remain on a lot in the subdivision (i.e. Lot 64, Block 1) shall be changed with development to the street from which access is taken (S. Rio De Oro Pl.); coordinate with Terri Ricks, Land Development on the new address.
19. The homes on Lots 17, 19, 25 and 27, Block 10 shall be provided with residential fire sprinklers, unless otherwise approved by the Fire Marshall, as they appear to be beyond the required "hose lay" standards of the Fire Dept. *If the location of the home does not require a "hose lay" exceeding 150 feet from the nearest point of fire truck access (i.e. the end of the shared driveway) to reach the most remote portion of the structure, the Fire Marshall may waive this requirement.*

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 The farthest north connection in Overland currently is connecting right at an existing PRV. This connection needs to move south of the T that connects to the PRV. If the water main connection is moved south by one lot it should provide enough distance to connect outside of the PRV.
- 1.2 There needs to be a water valve between the two connections on Overland for redundancy purposes.
- 1.3 The City does not want public sewer lines in common driveways as shown for Driveway C. Either reroute sewer line or place road over top of sewer line.
- 1.4 Locate Infiltration Trenches to eliminate sewer service line crossings. No sewer mainlines in common drives, only sewer services (reminder that a maximum of three services are allowed into a manhole, with a minimum 30-degrees of angle separation).
- 1.5 The geotechnical investigative report for this development, prepared by STRATA, dated 12/26/2007, which was prior to the termination gravel mining operation. Once the operation ceased, the site was reclaimed in preparation for the proposed subdivision in accordance with Dept. of Lands and project geotechnical engineer requirements. The existing soils consist of well-graded sands and gravels which are extremely well-suited for the proposed development as a subdivision according to Jason Densmer, PE, project engineer.

2. General Conditions of Approval

- 2.1 Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. 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.
- 2.2 Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.

- 2.3 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.
- 2.4 Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
- 2.5 A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
- 2.6 The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water 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 applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. 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.
- 2.7 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, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing 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.
- 2.8 In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
- 2.9 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.
- 2.10 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.
- 2.11 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.12 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.13 All grading of the site shall be performed in conformance with MCC 11-1-4B.
- 2.14 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.
- 2.15 The 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.
- 2.16 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.

- 2.17 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.
- 2.18 Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
- 2.19 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 signature of the final plat by the City Engineer.
- 2.20 Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
- 2.21 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.
- 2.22 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
- 2.23 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). 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 development plan approval.
- 2.24 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.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218082&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217080&dbid=0&repo=MeridianCity>

E. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217426&dbid=0&repo=MeridianCity>

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217744&dbid=0&repo=MeridianCity>

G. CENTRAL DISTRICT HEALTH DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217149&dbid=0&repo=MeridianCity>

H. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=217367&dbid=0&repo=MeridianCity>

I. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218116&dbid=0&repo=MeridianCity>

J. COMMUNITY DEVELOPMENT SCHOOL IMPACT ANALYSIS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218003&dbid=0&repo=MeridianCity>

K. NAMPA & MERIDIAN IRRIGATION DISTRICT

No comments were received.

L. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=218126&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: 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;

The Commission finds the proposed zoning map amendment to R-2 and R-8 and subsequent development is consistent with the Comprehensive Plan.

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

The Commission finds the proposed map amendment will allow for the development of single-family detached homes on various lot sizes which will contribute to the range of housing opportunities available within the City consistent with the purpose statement of the residential districts.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

The Commission finds the proposed zoning map amendment should 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

The Commission finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

5. The annexation (as applicable) is in the best interest of city.

This Findings is not applicable as the application is for a rezone, not annexation.

B. Preliminary Plat Findings:

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;**

The Commission finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density and transportation. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

2. **Public services are available or can be made available and are adequate to accommodate the proposed development;**

The Commission finds that public services will be provided to the subject property with development. (See Exhibit B of the Staff Report for more details from public service providers.)

3. **The plat is in conformance with scheduled public improvements in accord with the City's capital improvement program;**

Because City water and sewer and any other utilities will be provided by the development at their own cost, the Commission finds that the subdivision will not require the expenditure of capital improvement funds.

4. **There is public financial capability of supporting services for the proposed development;**

The Commission finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VIII for more information.)

5. **The development will not be detrimental to the public health, safety or general welfare; and,**

The Commission is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis.

6. **The development preserves significant natural, scenic or historic features.**

The Commission is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.