

6. Public Hearing for Jump Creek South (H-2022-0006) by Kent Brown Planning Services, Located at Parcel #S0428449595 at the northwest corner of N. Black Cat Road. and W. McMillan Road.

- A. Request: Preliminary Plat consisting of 20 single-family residential lots and 4 common lots on 3.57 acres of land in the R-8 zoning district.

Seal: All right. With that we will move on to File No. H-2022-0006 for Jump Creek South and we will begin with the staff report.

Tiefenbach: There we go. Everybody hear me? Just one second. Okay. Good evening, Planning Commission. Alan Tiefenbach, associate planner with the City of Meridian. Good evening. Okay. This is a proposal for the Jump Creek South preliminary plat. I'm going to go through this quickly. This is pretty much more of an administrative process. So, the property is three and a half acres in area. It's zoned R-8. It's located at the northwest corner of West McMillan and North Black Cat. The Comprehensive Plan recommends this property for medium density residential, which is three to eight dwelling units per acre. So, a bit of history on this property. There was an annexation, a preliminary plat and a development agreement that was approved in 2014 for what was the Jump Creek Subdivision and this was part of the property. What you are seeing on the left is the vicinity map that was done for the 2014 annexation. What you are seeing on the right here is the original preliminary plat as it was approved. This preliminary plat included the 80 -- about 86 acres and it was 300 single family lots and two multi-family lots. So, you see all these single family here. If you look up here on the northeast corner here, that is one multi-family lot here. There is another multi-family lot down here in the southeast corner. Again -- so, this was 218 lots and two multi-family lots. Now, since that time there has been six final plats that have been completed and that's totaling 308 total lots. That includes the first multi-family project, which is up here, again, at the northeast corner and this was seven multi-family lots. The Planning Commission may remember -- there was at least a few of you that were on Planning Commission at this time. In 2021 there was a conditional use permit for the first seven fourplexes. Those are -- fourplexes are required under conditional use and that, again, was for this multi-family lot here. During the review of this project it was discovered that Jump Creek No. 4, which was a plat that was intended for the fourplexes, was platted as individual lots for each fourplex, whereas, if you look at this preliminary plat here, all of those fourplexes are shown in one lot and I have sort of outlined that here to make this less confusing. So, on the left was the original preliminary plat where you can see the fourplexes on one lot. That's what I have put here in red. The plat on the right is what was actually platted. This was an error. This shouldn't have been done, but this was platted out as seven lots. The intent was to have each fourplex on an individual lot. Staff caught this mistake, brought this back to the applicant and the applicant conveyed to staff that this is what they wanted to do and when the next multi-family quadrant, which is what you see here, when that one is subsequently platted and they are going to want to do the same thing with that. It's going to be 12 fourplex units. Small error. The problem is is that what this does is although the number of units and the number of houses don't change, it has brought the

number of lots over what was the approved 320. So, 318 single family and two multi-family lots. It would take them an additional 20 lots over. The solution to this was -- staff talked to the applicant and the solution was to plat out a new preliminary plat for the -- for the final phase of the additional 20 lots. So, again, the ones -- the ones you see here on the top, this was the approved preliminary plat for Jump Creek. What you see on the bottom here is what's being proposed, which is the new preliminary plat for what is being called Jump Creek South. Exact same number of lots, exact same number of open space, nothing has changed. Sorry. Exact number of -- yeah. Same -- same number of units, same configuration of lots, same configure -- configuration of open space. The only thing that has really changed is that all of the fourplexes are now being platted on individual lots instead of one. It's important to note that under our present code, because this -- this parcel is only three and a half acres in size they would not be required to provide the common open space. However, the Jump Creek development agreement, the one that was originally approved for this, has this in it and all of the open space -- are all included as one package. So, even though this is now a new separate preliminary plat to account for that plat error, everything else would be governed by the same development agreement. With that I would stand for any questions and -- or -- I have finished my presentation.

Seal: All right. Would the applicant like to come forward?

Brown: For the record Kent Brown. 3161 East Springwood. And Alan's done a great job presenting it and understanding what's taking place. The same number of units, if you will, because when you have multi-family those fourplexes were accounted for in that original design. The only thing is -- that's taking place is that instead of those multi-family fourplexes being located on a lot, now they are on individual lots and so we -- we had to be somewhat creative with how we did that. The final plat that is spoke of in your staff report has a lot that matches the configuration of this preliminary plat. So, the services and everything else are being installed with that lot. There is -- there is no right of way as a part of this, it's just a resubdivision of whatever that lot number was in phase six and putting these lots in. I will stand for any questions you might have.

Seal: Okay. Thank you. Does anybody have any questions for the applicant or staff? Thank you seeing none -- thank you. Is there anybody signed up to testify?

Johnson: Mr. Chair, there were none.

Seal: Anybody in the audience like to come up and testify? I don't think we have anybody online that I'm aware of. Okay. Seeing none, no further testimony from the applicant? Okay. Pretty straightforward. Unless anybody has any other questions, I will take a motion to close the public hearing for Item No. H-2022-0006.

Grace: So moved.

Lorcher: Second.

Seal: It's been moved and seconded to close the public hearing for Item No. H-2022-0006. All in favor say aye. Any opposed? Okay. Motion carries.

MOTION CARRIED: SIX AYES. ONE ABSENT.

Seal: Who would like to go first? Don't everybody get in there all at once now. I mean if -- if everybody's kind of in consensus this is pretty straightforward, more administrative, then, I will certainly take a motion.

Wheeler: Any big discussions? Okay. After considering all staff and applicant and public testimony, I move to recommend approval to the City Council of File No. H-2022-0006 as presented in the staff report for the hearing date of June 2nd, 2022, with no modifications.

Seal: Do I have a second?

Lorcher: Second.

Seal: It has been moved and seconded to approve Item No. H-2022-0006, Jump Creek South, with no modifications. All in favor please say aye. Any opposed? Okay. Motion carries. Thank you very much.

MOTION CARRIED: SIX AYES. ONE ABSENT.