

COMMUNITY DEVELOPMENT

DEPARTMENT REPORT



HEARING DATE: 4/14/2026

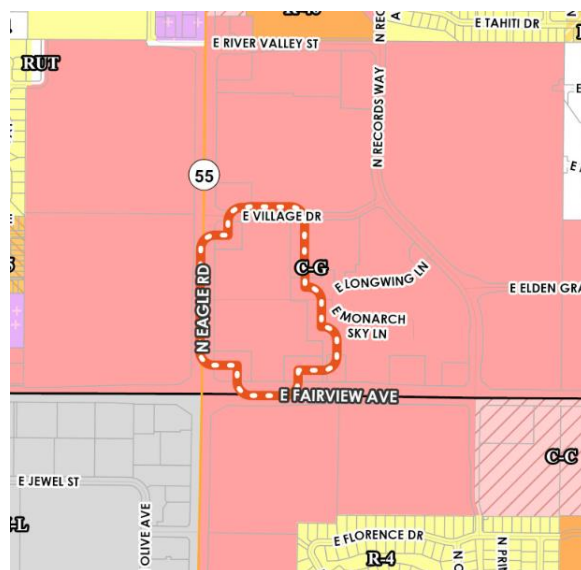
TO: Mayor & City Council

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

APPLICANT: Ella Passey, The Land Group

SUBJECT: SHP-2026-0003
CenterCal Expansion Subdivision

LOCATION: 3395 E. Longwing Ln., in the southwest 1/4 of Section 4, T.3N., R.1E. (Parcel #R1343720710)



I. PROJECT OVERVIEW

A. Summary

Short Plat consisting of four (4) buildable lots 14.23 acres of land in the C-G zoning district for CenterCal Expansion Subdivision.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant (developed with building pads and a parking lot)	-
Proposed Land Use(s)	Commercial	-
Existing Zoning	C-G	VII.A.2
Adopted FLUM Designation	Mixed Use – Regional (MU-R)	VII.A.3

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property is a re-subdivision of a portion of Lot 2, Block 2, CenterCal Subdivision. A property boundary adjustment (PBA-2022-0003) was approved in 2022 that created the boundary of the property included in the proposed short plat (ROS #13558).

Future development of the property is governed by a development agreement (Original – Inst. #108131103; 1st Addendum – Inst. #111052692, re-recorded as Inst. #111055939; 2nd Addendum – Inst. #112025435).

A Certificate of Zoning Compliance and Design Review application (A-2025-0044 The Village at Meridian Phase 2B Bldg. Z) was approved in 2025 for a new 30,808 square foot retail building and associated site improvements for Buildings Z, Q and V in the C-G zoning district on the subject property. The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

B. General Overview

This property is designated as Mixed Use – Regional (MU-R) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan. The purpose of this designation is to provide a mix of employment, retail, residential dwellings, and public uses near major arterial intersections.

The proposed short plat will subdivide the existing 14.23-acre parcel into four (4) new buildable lots for future development. The proposed subdivision meets the applicability standards listed in UDC 11-6B-5A.1 in order to be processed as a short plat.

Table 2: Project Overview

Description	Details
History	AZ-07-012 (DA Inst. #108131103); VAR-07-017; MDA-11-002 (1 st Addendum to DA Inst. # 111052692); PP-11-012; FP-12-008; MDA-11-012 (2 nd Addendum to DA Inst. #112025435); PBA-2022-0003 - ROS #13558; A-2025-0044
Phasing Plan	1
Acreage	14.23 acres
Lots	4 building lots

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

Three (3) structures are currently under construction on this site (A-2025-0044). The site has been improved with a parking lot with landscape planter islands. The street buffer improvements along adjacent streets were installed with CZC-11-021 (Meridian Town Center).

2. Proposed Use Analysis (UDC 11-2):

No specific use is proposed with this application.

3. Dimensional Standards (UDC 11-2):

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
Future development is required to comply with the structure and site design standards listed in UDC 11-3A-19 and the design standards in the Architectural Standards Manual.
2. Landscaping (*UDC 11-3B*):
 - i. Landscape buffers along streets
Landscaped street buffers exist on the site along N. Eagle Rd., E. Fairview Ave. and E. Village Dr. that were constructed with the site improvements associated with Certificate of Zoning Compliance CZC-11-021. No new street buffers are required and no changes are proposed or required to existing street buffers.
 - ii. Storm integration
Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

E. Transportation Analysis

1. Access (*Comp Plan 6.01.02C, UDC 11-3A-3, UDC 11-3H-4*):
There is an existing right-in/right-out/left-in access (E. Longwing Ln.) via SH-55/N. Eagle Rd. approved with VAR-07-017 in 2008. A right-in access drive exists via E. Village Dr. Another full-access via E. Village Dr. exists alongside the east boundary of the proposed plat that provides access to the subject property. No new accesses are proposed with the subject short plat application.

*All lots shown on the plat will provide reciprocal cross-access for vehicular and pedestrian ingress and egress to the public rights-of-way and to the utility easements as noted on the plat. **Cross-access/ingress-egress easements should be granted between all the proposed lots and adjacent properties (i.e. Parcel # R1343720601, #R1343720800, #R1343720910, #R1343721500 and #R1343721000) for internal access from adjacent streets and shared parking.***
2. Multiuse Pathways (*UDC 11-3A-5*):
A multi-use pathway exists within the street buffers along E. Fairview Ave. & N. Eagle Rd.
3. Pathways (*Comp Plan 4.04.01A, UDC 11-3A-8*):
There is an existing north/south pathway through the parking lot on this property, no pathways are proposed.
4. Sidewalks (*UDC 11-3A-17*):
There are existing sidewalks along adjacent streets.
5. Subdivision Regulations (*UDC 11-6*):
 - i. Dead end streets
Not applicable
 - ii. Common driveways
Not applicable
 - iii. Block face

Not applicable

F. Services Analysis

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

There are no waterways on this property.

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

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to receiving development plan approval.

The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

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

An adequate drainage system is required in all developments by the City's adopted standards, specifications, and ordinances. Design and construction shall follow best management practices as adopted by the City as outlined in UDC 11-3A-18.

4. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

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.

Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

The infrastructure improvements for the proposed lots were approved with LDIR-2025-0043.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development [AZ-07-012 – DA Inst. #108131103 Meridian Town Center; PP-11-012 (CenterCal Subdivision); FP-12-008; MDA-11-002 (Inst. #111052692, 2nd Amendment Inst. #112025435; PBA-2022-0003 - ROS #13558], as applicable.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.
3. The short plat shall include the following revisions:
 - a. Include a note granting cross-access/ingress-egress easements between all the proposed lots and adjacent properties (i.e. Parcel # R1343720601, #R1343720800, #R1343720910, #R1343721500 and #R1343721000); or, record a separate easement granting such and reference the recorded instrument number in a note on the plat.
 - b. Note #4: Include the recorded instrument number of the City water and sewer easements.
 - c. Note #16: Include the 2nd Amendment Inst. #112025435.

4. Approval of the short plat shall become null and void if the applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434016&dbid=0&repo=MeridianCity>

C. Meridian Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434022&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=434267&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=435071&dbid=0&repo=MeridianCity>

F. Nampa & Meridian Irrigation District (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=436549&dbid=0&repo=MeridianCity>

G. Idaho Transportation Department (ITD)

No comments received

V. FINDINGS

A. Short Plat (UDC-6B-6)

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 and is consistent with this unified development code;
Staff finds the proposed plat is generally in conformance with the UDC with the conditions noted in Section IV and with the guidelines in the Comprehensive Plan.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
Staff finds public services are available to the subject property and will be adequate to accommodate the proposed development.
3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;
Staff finds the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.
4. There is public financial capability of supporting services for the proposed development;
Staff finds there is public financial capability of supporting services for the proposed development.

5. The development will not be detrimental to the public health, safety or general welfare; and
Staff finds the proposed development will not be detrimental to the public health, safety or general welfare.
6. The development preserves significant natural, scenic or historic features.
Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

B. City Council:

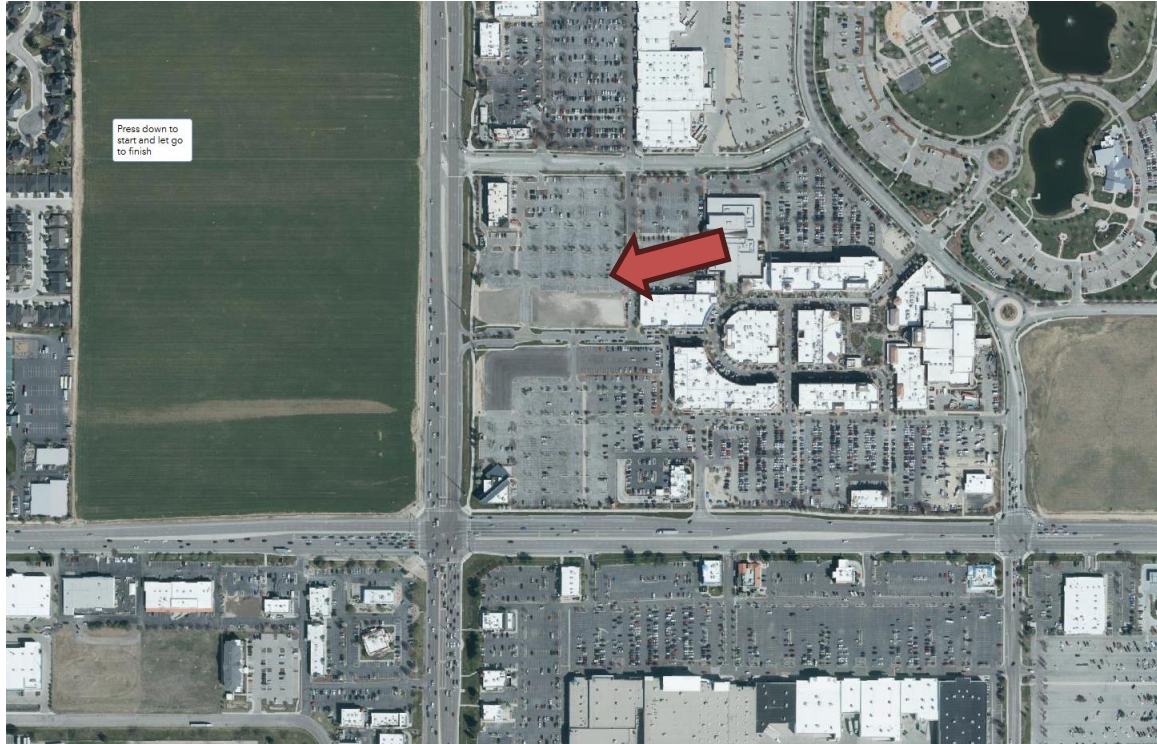
Pending

VII. EXHIBITS

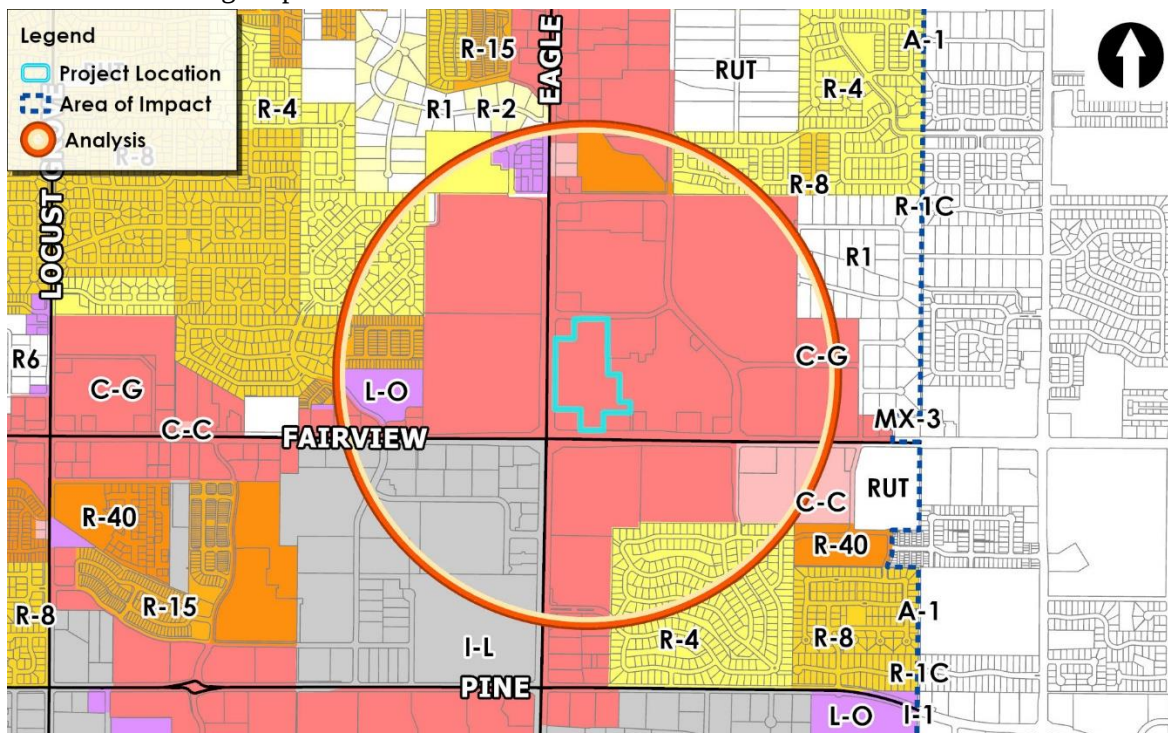
A. Project Area Maps

(link to [Project Overview](#))

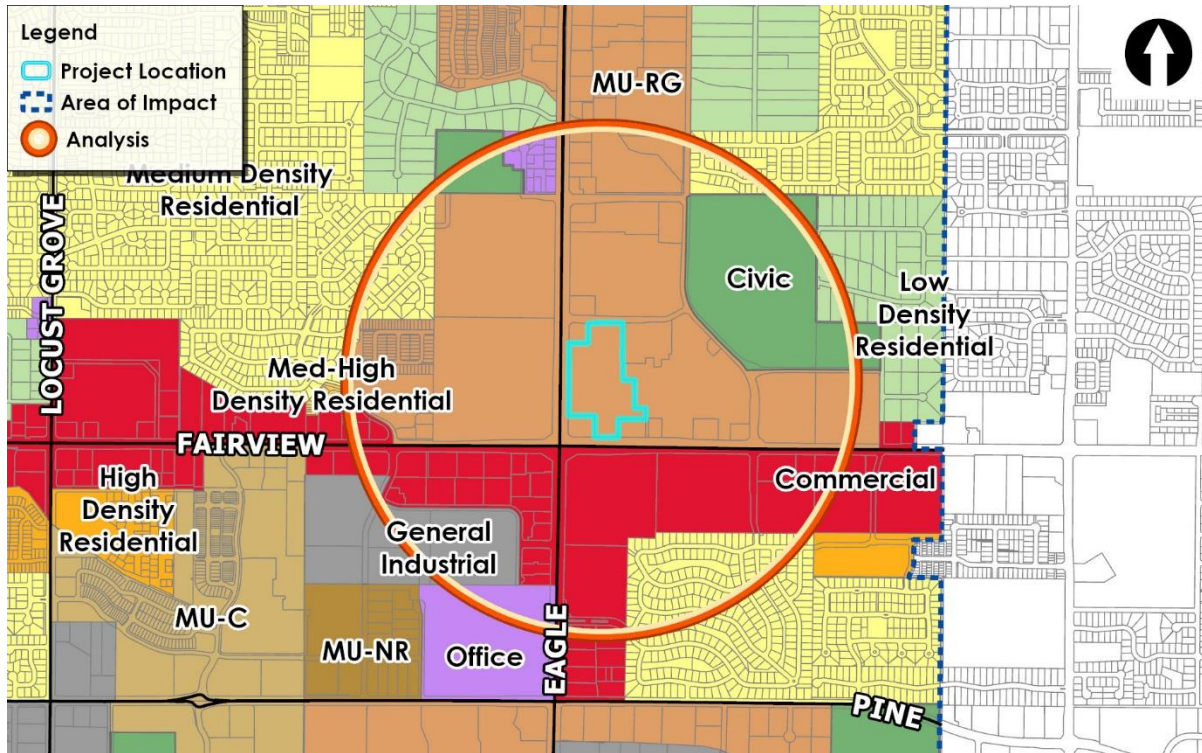
1. Aerial



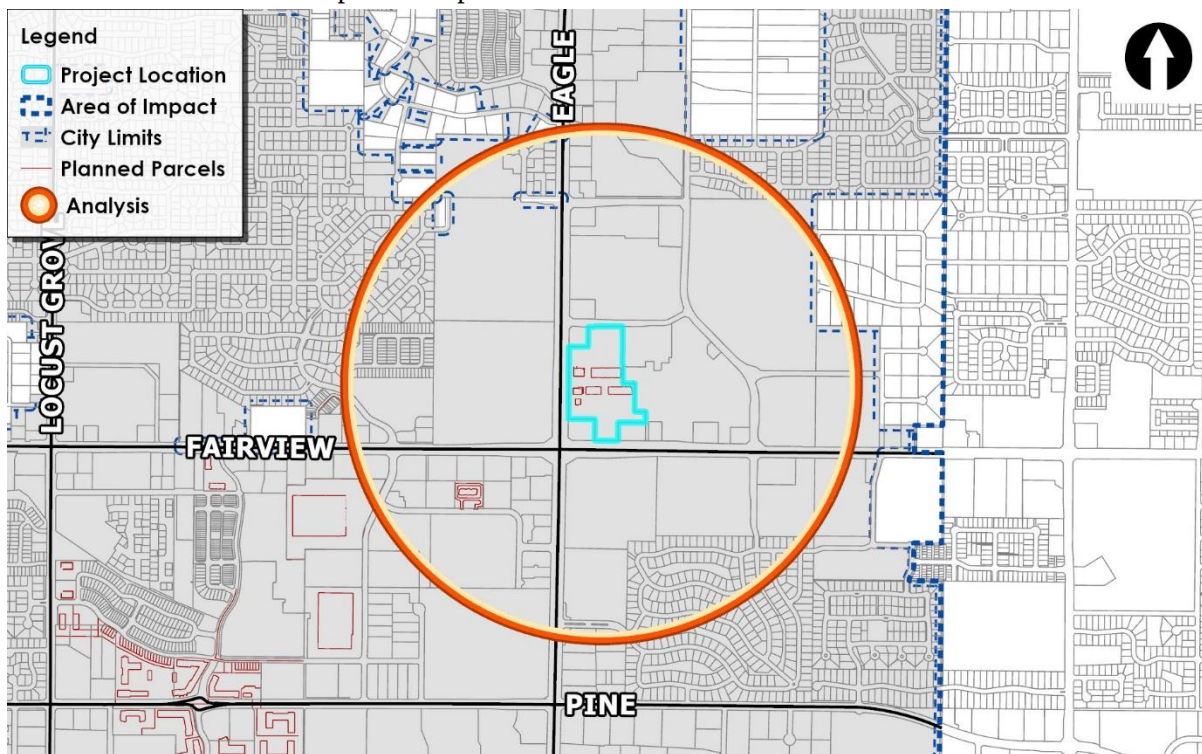
2. Zoning Map



3. Future Land Use



4. Planned Development Map

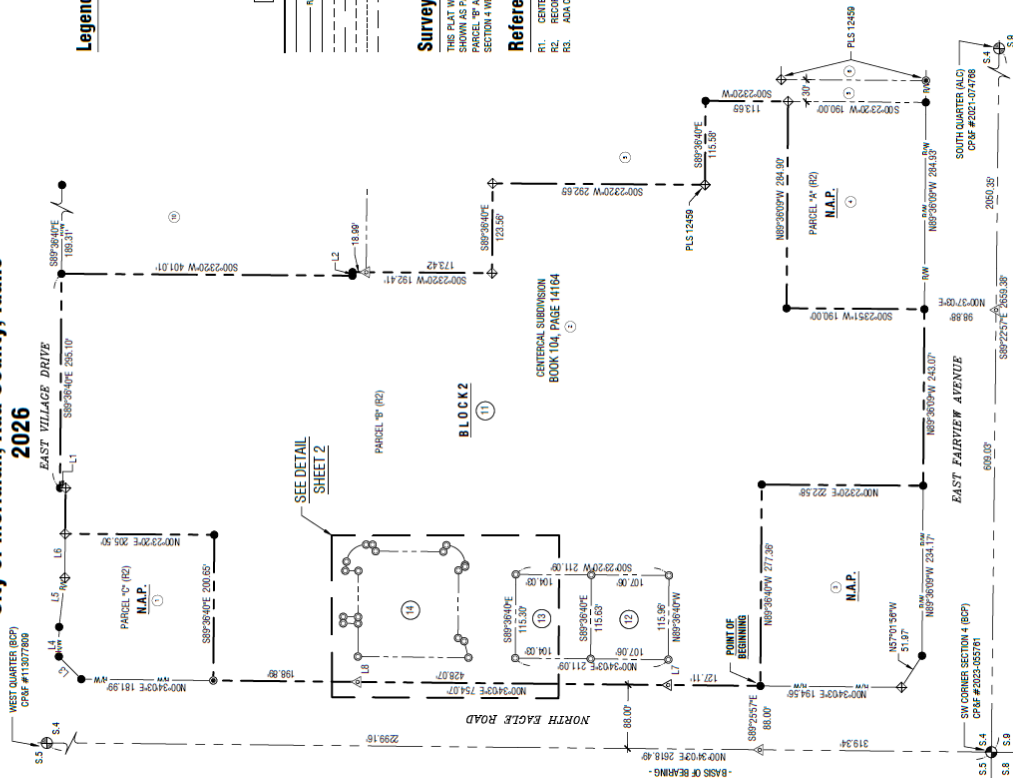


CenterCal Expansion Subdivision
Final Plat for
a Re-Subdivision of a Portion of Lot 2, Block 2 of Centercal Subdivision
situate in a portion of the Southwest 1/4 of the Southwest 1/4 of Section 4,
Township 3 North, Range 1 East, Boise Meridian,
City of Meridian, Ada County, Idaho
2026
WEST QUARTER (BQP)
CPAF #113077809

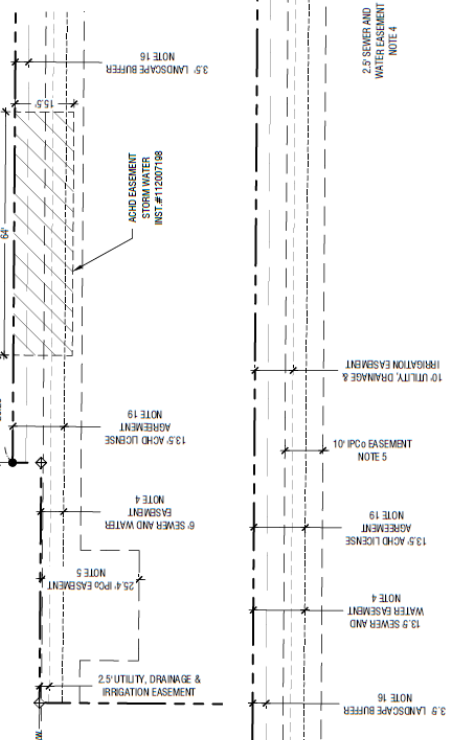
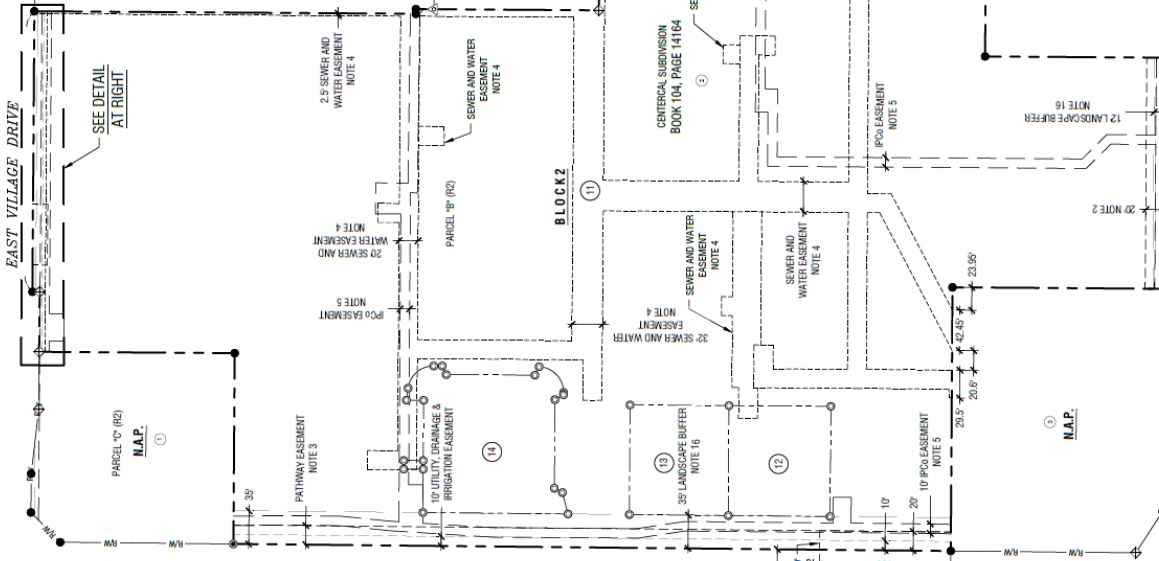
EASEMENT LINE
 LANDSCAPE BUFFER LINE
 PUBLIC UTILITY EASEMENT LINE
 SEWER / WATER EASEMENT LINE
 IDAHO POWER Co. EASEMENT LINE
 TIE LINE

RT1. CENTRAL SUBDIVISION, BOOK 104 OF PLATS AT PAGE 14163, ADA COUNTY RECORDS.
 RT2. RECORD OF SURVEY NUMBER 13358, INSTRUMENT NUMBER 2022-068728, ADA COUNTY RECORDS
 RT3. ADA COUNTY HIGHWAY DISTRICT RIGHT OF WAY WARRANTY DEED, INSTRUMENT # 2021-081010

Line Table		
LINE	BEARING	LENGTH
L1	N00°22'20"E	7.50'
L2	S89°38'40"E	5.00'
L3	N45°28'21"E	43.91'
L4	S89°38'40"E	40.71'
L5	S83°17'54"E	68.21'
L6	S89°38'40"E	60.48'
L7	N89°25'57"W	35.00'
L8	N89°25'57"W	35.00'



Final Plat for

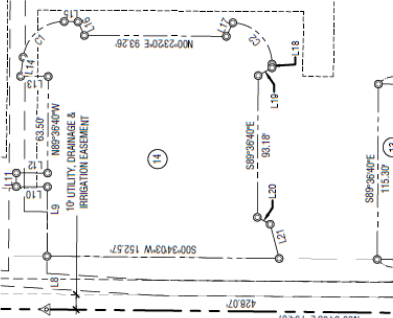


Legend:

- EASEMENT LINE, AS NOTED
- LANDSCAPE BUFFER LINE
- PUBLIC UTILITY EASEMENT LINE
- SEWER / WATER EASEMENT LINE

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	38.00'	27.00'	82°46'08"	N46°59'44"W	35.70'
C2	41.29'	27.00'	87°37'12"	N46°34'44"E	37.38'

Line Table			Line Table		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L8	N89°25'57W	35.00'	L14	N82°42'46W	12.88'
L9	N89°49'40W	45.58'	L15	N00°23'00E	9.03'
L10	S00°25'20W	20.50'	L16	N85°00'46E	9.96'
L11	N89°49'40W	9.01'	L17	N81°13'20W	9.94'
L12	N00°23'00E	20.50'	L18	S89°38'46E	2.42'
L13	S00°25'20W	18.10'	L19	S30°38'46E	10.39'



462 EAST SHORE DRIVE, SUITE 100
EAGLE, IDAHO 83616

PN 124038