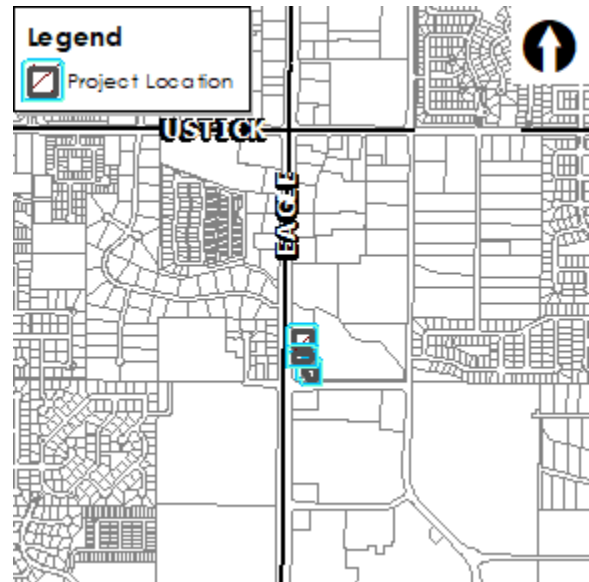


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING 11/23/2021  
DATE: *Continued from 9/28/21 and 10/19/21*  
TO: Mayor & City Council  
FROM: Sonya Allen, Associate Planner  
208-884-5533  
SUBJECT: H-2021-0059  
Regency at River Valley Phase 3  
LOCATION: 3270 & 3280 E. River Valley St. & 2480  
N. Eagle Rd., in the NW ¼ of Section 4,  
Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

Modification to the existing Development Agreements (AZ-12-010, Inst. #[113005608](#) – SGI; and H-2019-0121, Inst. #[2020-062947](#) – Bach Storage) to remove the subject property from the existing agreements and create one new agreement for the development of a 134-unit multi-family project (i.e. Regency at River Valley Phase 3).

**II. SUMMARY OF REPORT**

A. Applicant:

Brian Carlisle, Bach Homes – 11650 State St., Ste. 300, Draper, UT 84020

B. Owner:

Shon Rindlisbacher, Bach Homes – 11650 S. State Street, Draper, UT 84020

C. Representative:

Same as Applicant

**III. STAFF ANALYSIS**

The existing Development Agreements for the subject property requires the northern portion of the site to develop with a self-service storage facility (Bach Storage) and the southern portion with a 10,150 square foot multi-tenant retail store (Option A) or a 2,879 square foot restaurant with a drive-through (Option B) (SGI).

The Applicant proposes to replace both of those DA's with one (1) new DA for the subject property with a new conceptual development plan. A multi-family development is proposed to develop on the site consisting of 134 apartment units on 2.57 acres of land in the C-C and C-G zoning districts. A mix

of studio, 1- and 2-bedroom units are proposed at a gross density of 52 units per acre. The multi-family structure is proposed to be 5-stories tall with parking and an entry lobby on the first floor.

Off-street parking will be required per the standards listed in UDC Table [11-3C-6](#) for multi-family developments. Qualified open space will be required per the standards listed in UDC 11-4-3-27C; in phased developments such as this, common open space is required to be provided in each phase consistent with the requirements for the size & number of dwelling units. Common open space and site amenities are proposed to be shared between all phases of Regency at River Valley. Compliance with the specific use standards listed in UDC [11-4-3-27](#) for multi-family developments is required and will be reviewed with the conditional use permit application. Adjustments may be necessary to the concept plan to comply with these standards.

A subsequent conditional use permit (CUP) application is required to be submitted and approved for the proposed multi-family development in the C-C and C-G zoning districts. Development is subject to the specific use standards listed in UDC 11-4-3-27 for multi-family developments. A detailed review will take place with the CUP application to determine consistency with the specific use standards and other UDC standards.

High density residential (i.e. apartments) uses are desired in the Mixed Use – Regional Future Land Use Map (FLUM) designation especially when located adjacent to SH-55/Eagle Rd. and employment destination centers such as those along the Eagle Road corridor. The proposed development will be a third phase of the existing apartments to the east (i.e. Regency at River Valley) and will contribute to the mix of commercial (retail, restaurants, etc.), office and civic (Kleiner Park, Senior Center) uses in the area. For this reason, Staff is supportive of the proposed DA modification and has included recommended provisions for the new DA in Section VI.

#### IV. DECISION

##### A. Staff:

Staff recommends approval of the modification to the DA as proposed by the Applicant.

##### B. The Meridian City Council heard this item on October 19, 2021. At the public hearing, the Council moved to continue the subject MDA request to November 23, 2021.

###### 1. Summary of the City Council public hearing:

- a. In favor: Brandon Whallon, Bach Homes
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application: Caleb Hood
- f. Other Staff commenting on application: None

###### 2. Key issue(s) of public testimony:

- a. None

###### 3. Key issue(s) of discussion by City Council:

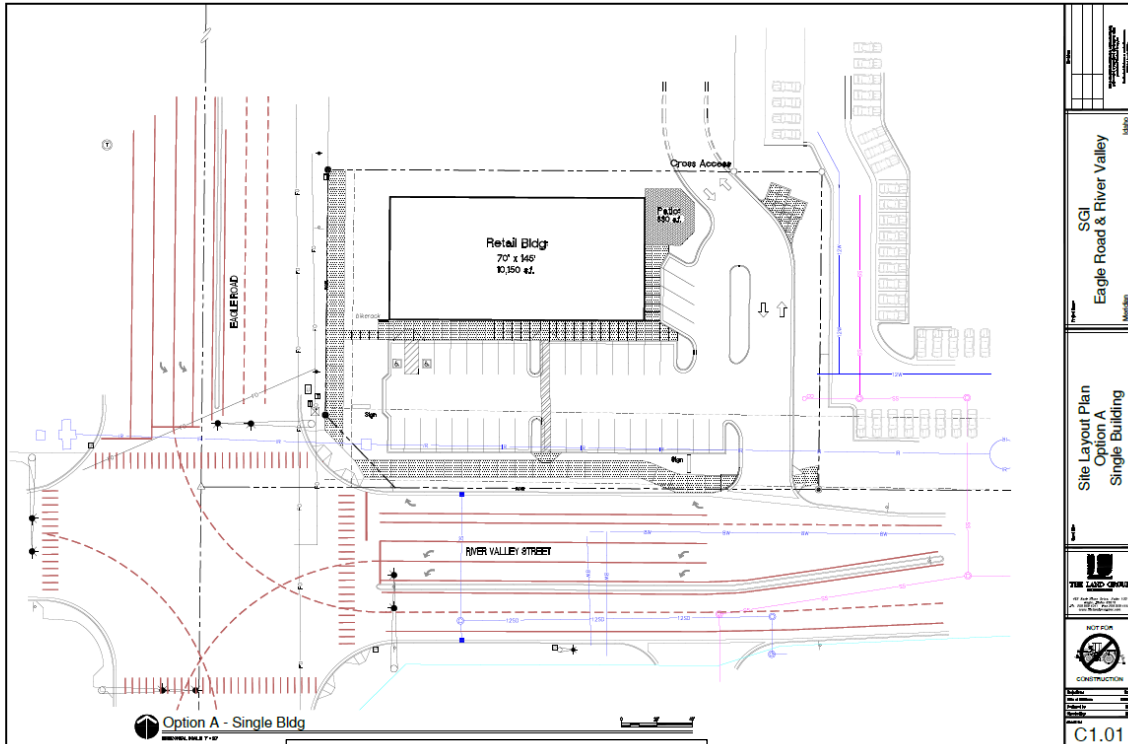
- a. Multi-family use along Eagle Road; entitlement process; open space and amenity provisions; school impacts; sharing of amenities and open space from previous phases and how that works; traffic flow, vehicular access/cross-access; and DA modification for the property to the east.

###### 4. City Council change(s) to Staff recommendation:

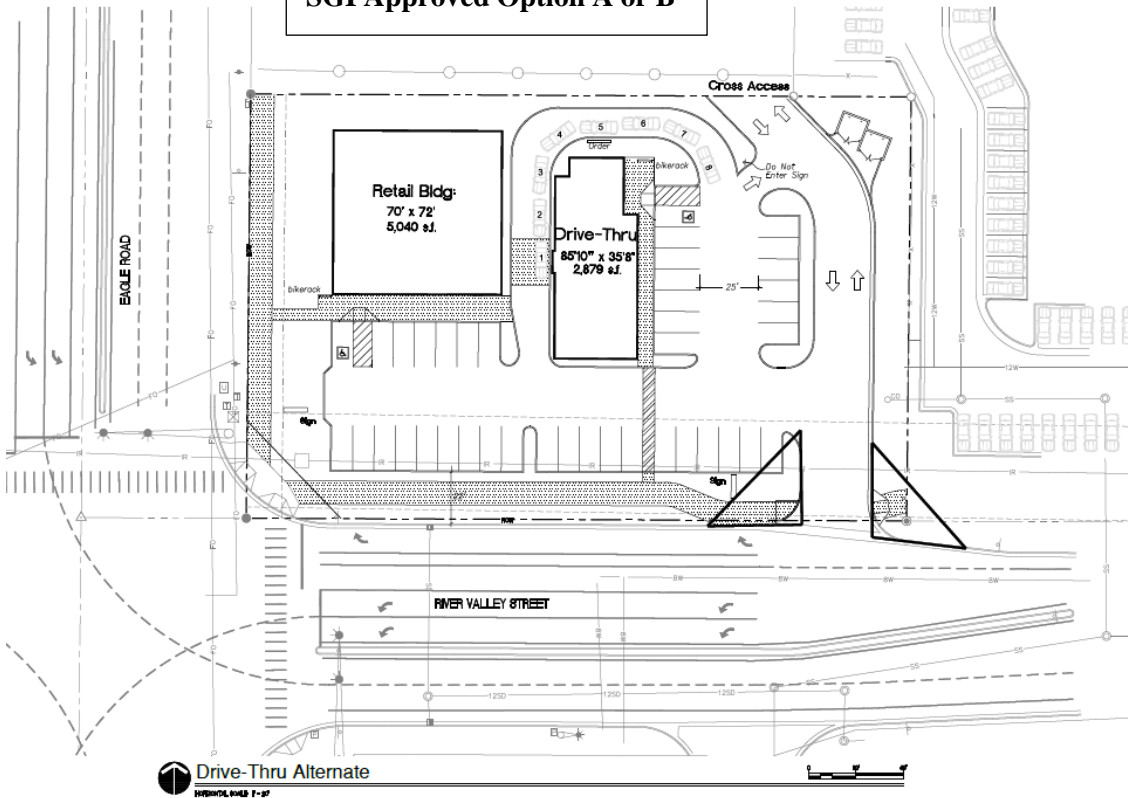
- a. None

**V. EXHIBITS**

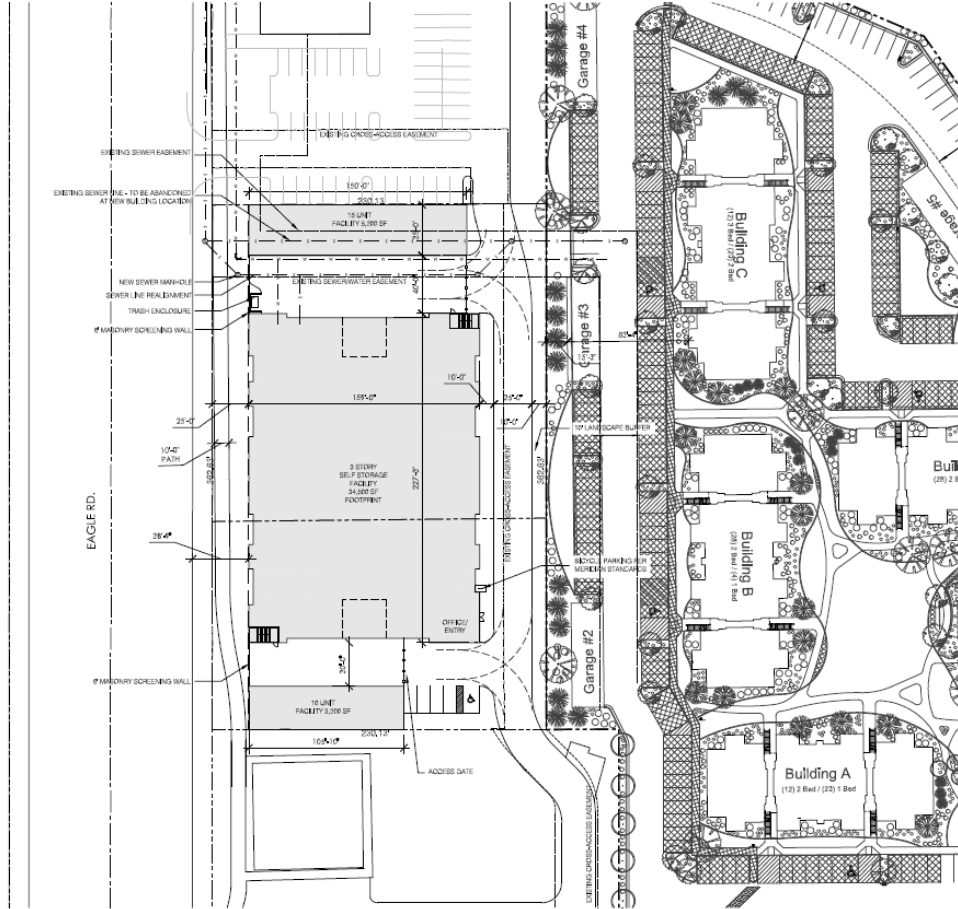
**A. Existing Approved Conceptual Development Plans (dated: 12/13/18)**



**SGI Approved Option A or B**



# Bach Storage Approved Conceptual Development Plan



**SITE INFO:**  
 SITE AREA: 83,415 SF (1.91 ACRES)  
 NORTH BUILDING: 5,200 SF  
 LARGE BUILDING: ~100,000 SF  
 SOUTH BUILDING: 3,200 SF

**PARKING REQUIRED:**  
 STORAGE FACILITY ~ 90,000 SF = 0 STALLS  
 OFFICE SPACE = 1,000 SF = 2 STALLS

**PARKING PROVIDED: 5 STALLS (1 ADA)**

**BICYCLE STALLS REQUIRED: 1**  
**BICYCLE STALLS PROVIDED: 1**

**BACH**  
1100 S. 10th Street  
 Boise, ID 83702  
 (208) 333-8888  
[www.bachhomes.com](http://www.bachhomes.com)

A PROJECT BY  
**BACH HOMES**  
1100 S. 10th Street  
 Boise, ID 83702  
 (208) 333-8888  
[www.bachhomes.com](http://www.bachhomes.com)

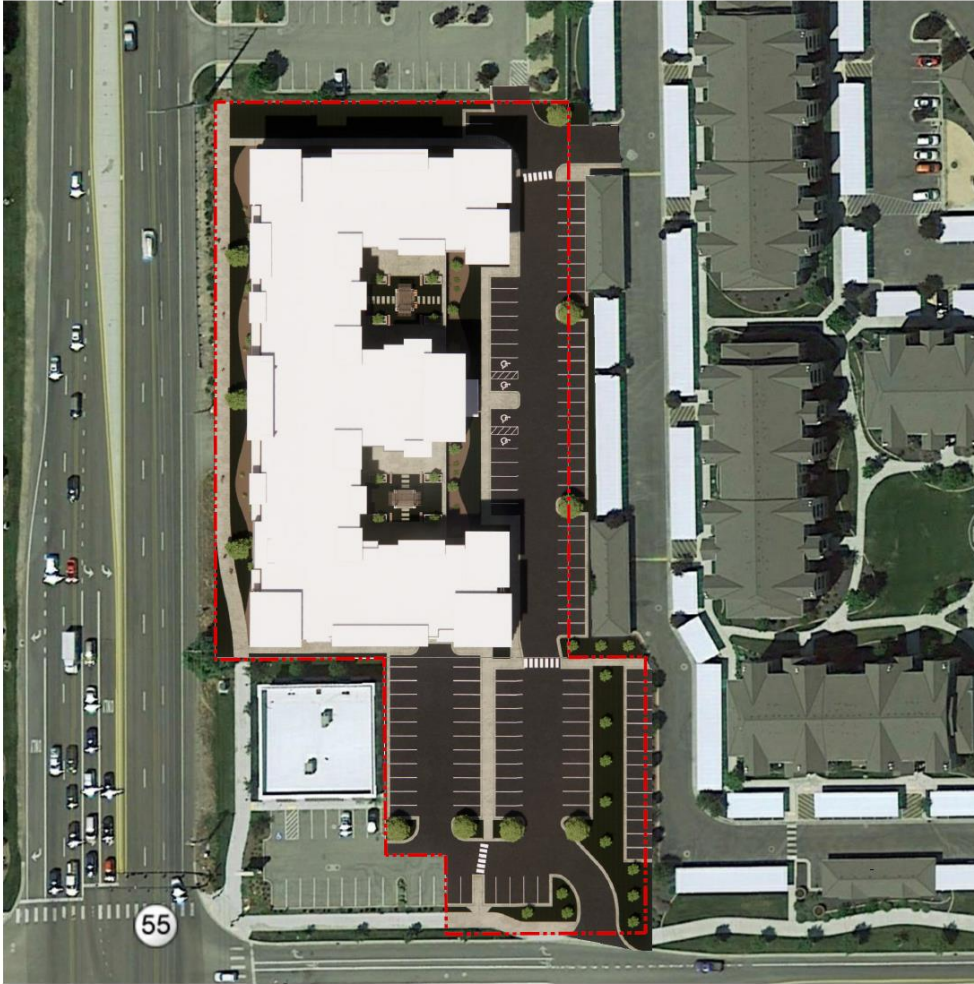
DRAWING

SQUARE FOOTAGE: SACREDMENT HARDWOOD HARDWOOD TOTAL DED TOTAL SF	DATE: 10-1-19 DRAWN BY: [ ] CHECKED BY: [ ]
SHEET NO.	SHEET NO.

**BACH STORAGE - 2500 N Eagle Rd. Meridian, ID**  
 10-1-2019 SCALE: 1" = 30'-0"



B. Proposed Conceptual Development Plan



RIVER VALLEY PH. 3 - 2500 N Eagle Rd. Meridian, ID

9/03/2021 SCALE: 1" = 30'-0"

SITE INFO:	
SITE AREA:	83,415 SF (2.56 ACRES)
UNITS: 2B STACKED:	56
1B STACKED:	56
STUDIO:	16
TOTAL:	124 (48/AC)
PARKING STALLS:	115 SURFACE
	126 PODIUM (41,000 SF)
	241 TOTAL STALLS
	1.94 STALLS/UNIT

  
 1118 South One Street  
 Suite 101  
 Boise, ID 83725  
 (888) 737-7389  
 www.bachhomes.com

A PROJECT BY  
**BACH HOMES**  
Member of the BACH Group

REGENCY AT RIVER VALLEY  
 PHASE 3

SQUARE FOOTAGE	
SUBMIT	0.00
1ST FLOOR	0.00
2ND FLOOR	0.00
TOTAL SQ. FT.	0.00

DRAWING NO: 111011  
 REVISION:

LOT NO.  
 SHEET NO.



## C. Legal Description for Property Subject to New Development Agreement



August 9, 2021  
Project No. 21-159  
Bach Investments, LLC  
Conditional Use Permit  
Legal Description

### Exhibit A

A parcel of land being Lot 2, Block 1 of Rivervalley Retail Subdivision (Book 106 of plats, pages 14591-14593) and a portion of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the West 1/4 corner of said Section 4, which bears  $S00^{\circ}36'00''W$  a distance of 2,611.39 feet from a found brass cap marking the Northwest corner of said Section 4, thence following the westerly line of said Section 4,  $N00^{\circ}36'00''E$  a distance of 180.44 feet;

Thence leaving said westerly line,  $S89^{\circ}24'00''E$  a distance of 70.00 feet to a found 1/2-inch rebar marking the Northwest corner of said Rivervalley Retail Subdivision, on the easterly right-of-way line of North Eagle Road and being the **POINT OF BEGINNING**.

Thence following said easterly right-of-way line,  $N00^{\circ}36'00''E$  a distance of 363.50 feet to a found 5/8-inch rebar;

Thence leaving said easterly right-of-way line,  $S89^{\circ}23'52''E$  a distance of 230.02 feet to a found aluminum cap on the westerly boundary line of Bach Subdivision (Book 113 of plats, pages 16608-16611);

Thence following said westerly subdivision boundary line the following four (4) courses:

1.  $S00^{\circ}33'50''W$  a distance of 217.06 feet to a found aluminum cap;
2.  $S00^{\circ}36'08''W$  a distance of 145.00 feet to a found 5/8-inch rebar on the northerly boundary line of Rivervalley Retail Subdivision;
3.  $S89^{\circ}45'23''E$  a distance of 49.86 feet;
4.  $S00^{\circ}36'08''W$  a distance of 180.00 feet to the northerly right-of-way line of East River Valley Street;

Thence leaving said westerly subdivision boundary line and following said northerly right-of-way line,  $N89^{\circ}45'23''W$  a distance of 129.75 feet to the westerly boundary line of said Lot 2;

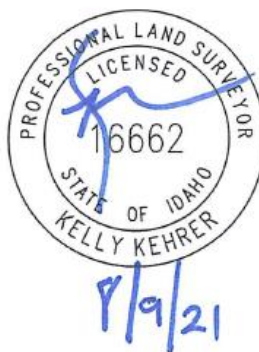
Thence leaving said northerly right-of-way line and following the westerly boundary line of said Lot 2 the following three (3) courses:

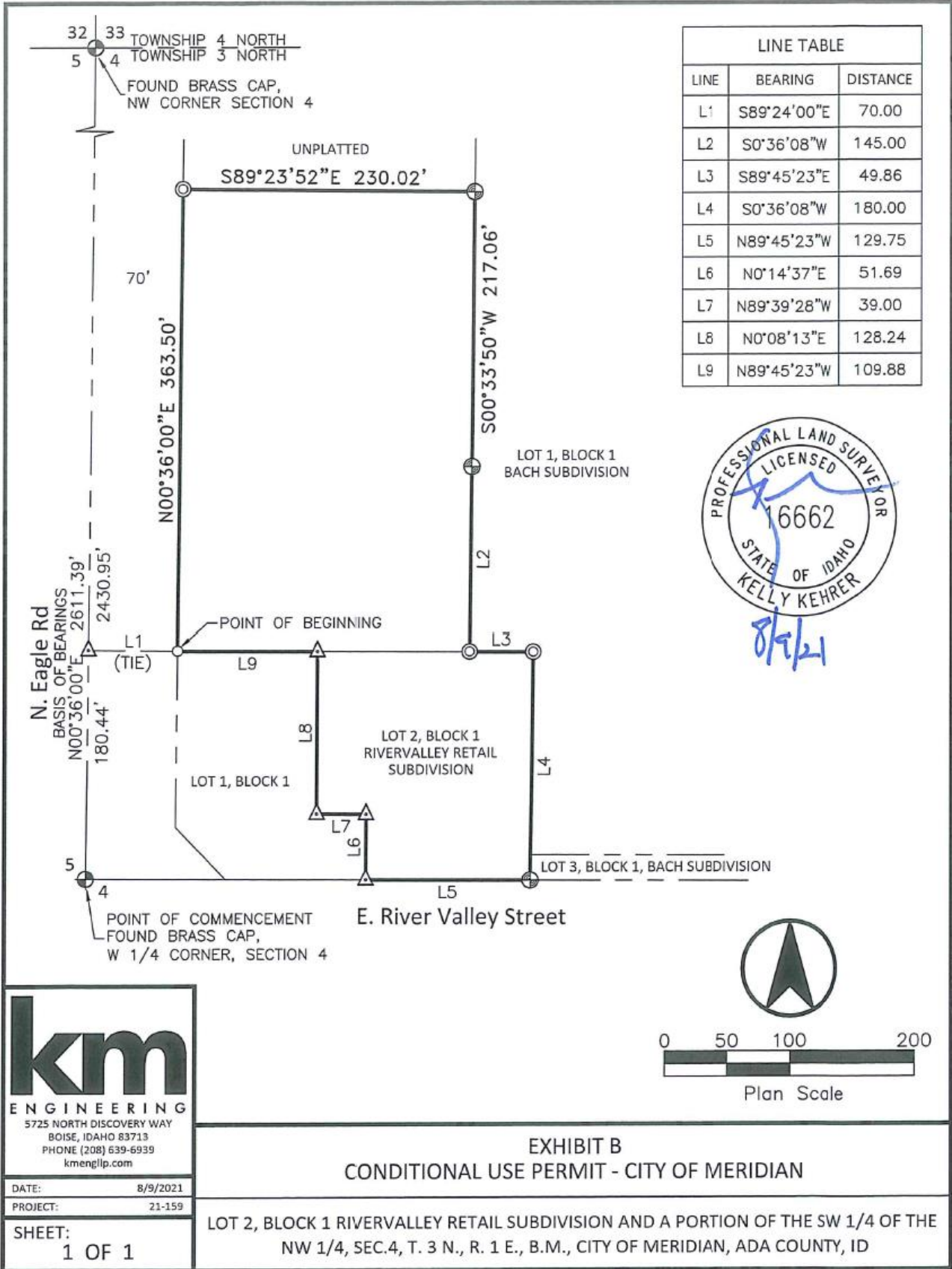
1.  $N00^{\circ}14'37''E$  a distance of 51.69 feet;
2.  $N89^{\circ}39'28''W$  a distance of 39.00 feet;
3.  $N00^{\circ}08'13''E$  a distance of 128.24 feet to the northerly boundary line of said Rivervalley Retail Subdivision;

Thence leaving the westerly boundary line of said Lot 2 and following said northerly subdivision boundary line, N89°45'23"W a distance of 109.88 feet to the **POINT OF BEGINNING**. Said parcel contains 2.570 acres, more or less, and is subject to all existing easements and/or rights-of-way of record.

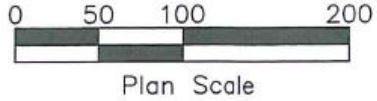
All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°24'00"E	70.00
L2	S0°36'08"W	145.00
L3	S89°45'23"E	49.86
L4	S0°36'08"W	180.00
L5	N89°45'23"W	129.75
L6	N0°14'37"E	51.69
L7	N89°39'28"W	39.00
L8	N0°08'13"E	128.24
L9	N89°45'23"W	109.88



**km**  
ENGINEERING  
5725 NORTH DISCOVERY WAY  
BOISE, IDAHO 83713  
PHONE (208) 639-6939  
kmenglp.com

DATE: 8/9/2021  
PROJECT: 21-159  
SHEET: 1 OF 1

EXHIBIT B  
CONDITIONAL USE PERMIT - CITY OF MERIDIAN

LOT 2, BLOCK 1 RIVERVALLEY RETAIL SUBDIVISION AND A PORTION OF THE SW 1/4 OF THE NW 1/4, SEC.4, T. 3 N., R. 1 E., B.M., CITY OF MERIDIAN, ADA COUNTY, ID



## VI. DEVELOPMENT AGREEMENT PROVISIONS

1. Development of the subject property shall no longer be subject to the terms of the Development Agreements for Bach Storage (H-2019-0121, Inst. #2020-062947) and SGI (AZ-12-010, Inst. #113005608).
2. Development of the subject property shall be generally consistent with the conceptual development plan shown in Section V.B.
3. Direct access to the site via N. Eagle Rd./SH-55 is prohibited per UDC [11-3H-4B.2](#).
4. A cross-access easement shall be granted to the properties to the north (Parcel #S1104233802), east (Parcel #R0748300100) and south (Parcel #R7476320010) for access via E. River Valley Street. A copy of the recorded easements shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for this site.
5. A 10-foot wide multi-use pathway shall be constructed along N. Eagle Rd. and E. River Valley St. within a public use easement; pedestrian lighting and landscaping shall be installed along the pathway consistent with the Eagle Road Corridor Study per the standards listed in UDC [11-3H-4C.3](#).
6. A public pedestrian easement for the multi-use pathway shall be submitted to the City, approved by City Council, and recorded prior to issuance of the first Certificate of Occupancy on this site as set forth in UDC [11-3H-4C.3](#).
7. Future development shall comply with the design standards listed in the Architectural Standards Manual.
8. A conditional use permit is required to be submitted and approved by the Planning and Zoning Commission for the proposed multi-family development in the C-C and C-G zoning districts as set forth in UDC Table 11-2B-2. The proposed use is subject to the specific use standards listed in UDC 11-4-3-27 Multi-Family Development.
9. A Certificate of Zoning Compliance and administrative Design Review applications shall be submitted to and approved by the Planning Division prior to submittal of a building permit application(s).