

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



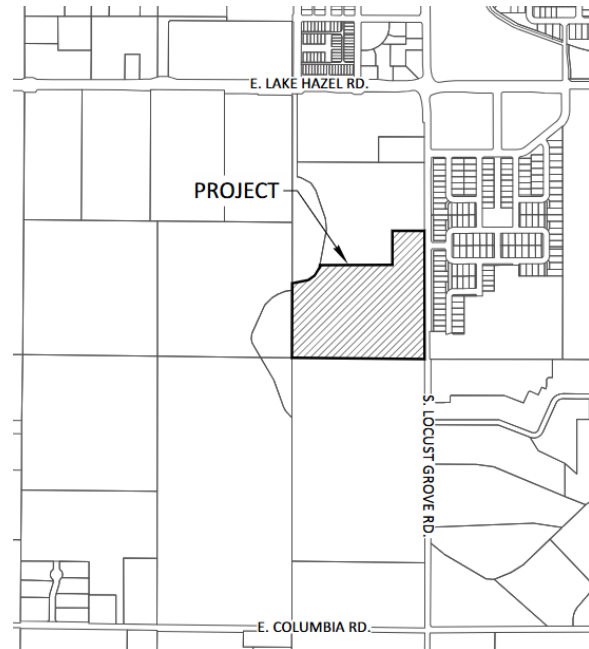
HEARING DATE: 09/15/2026

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
sallen@meridiancity.org

SUBJECT: Apex Cadence No. 1 – MFP
MFP-2026-0006

LOCATION: 6575 S. Locust Grove Rd., in the NE 1/4
of Section 6, T.2N., R.1E. (Parcel
#S1406110355)



I. PROJECT DESCRIPTION

Modification to the boundary of the final plat to reduce the number of lots and area from 112 buildable and 27 common lots on 5.10 acres of land to 56 buildable and 10 common lots on 3.75 acres of land in the R-15 zoning district, by Brighton Development, Inc.

II. APPLICANT INFORMATION

A. Applicant:

Amanda McNutt, Brighton Development, Inc. – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

B. Owners:

The David & Kristin Turnbull Family Trust – 2929 W. Navigator Drive, Suite 400, Meridian ID 83642

SCS Investments, LLC and SCSH Properties, LLC – 3240 W. Bavaria St., Eagle, ID 83616

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

The Applicant proposes to modify the boundary of the previously approved Phase 1 final plat (FP-2026-0001), included below in Section V.B, to reduce the area and number of lots consistent with the

boundary of Phase 1 shown on the phasing plan approved with the preliminary plat (H-2024-0061), included below in Section V.A. The previously approved final plat included Phases 1 and 2 as shown on the phasing plan and was approved by City Council on April 21, 2026 but has not been recorded.

Approval of the proposed final plat modification will allow the Applicant to develop a lesser area as originally intended with Phase 1 and commence construction of homes sooner due to the smaller utility installation needed to complete the phase.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase and the amount of common area cannot decrease from that approved with the preliminary plat. Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat (H-2024-0061) in accord with the aforementioned requirements. Because there is no change to the number of buildable lots and the amount of common open space is the same, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat and common open space exhibit as required by the UDC and the Development Agreement (DA).

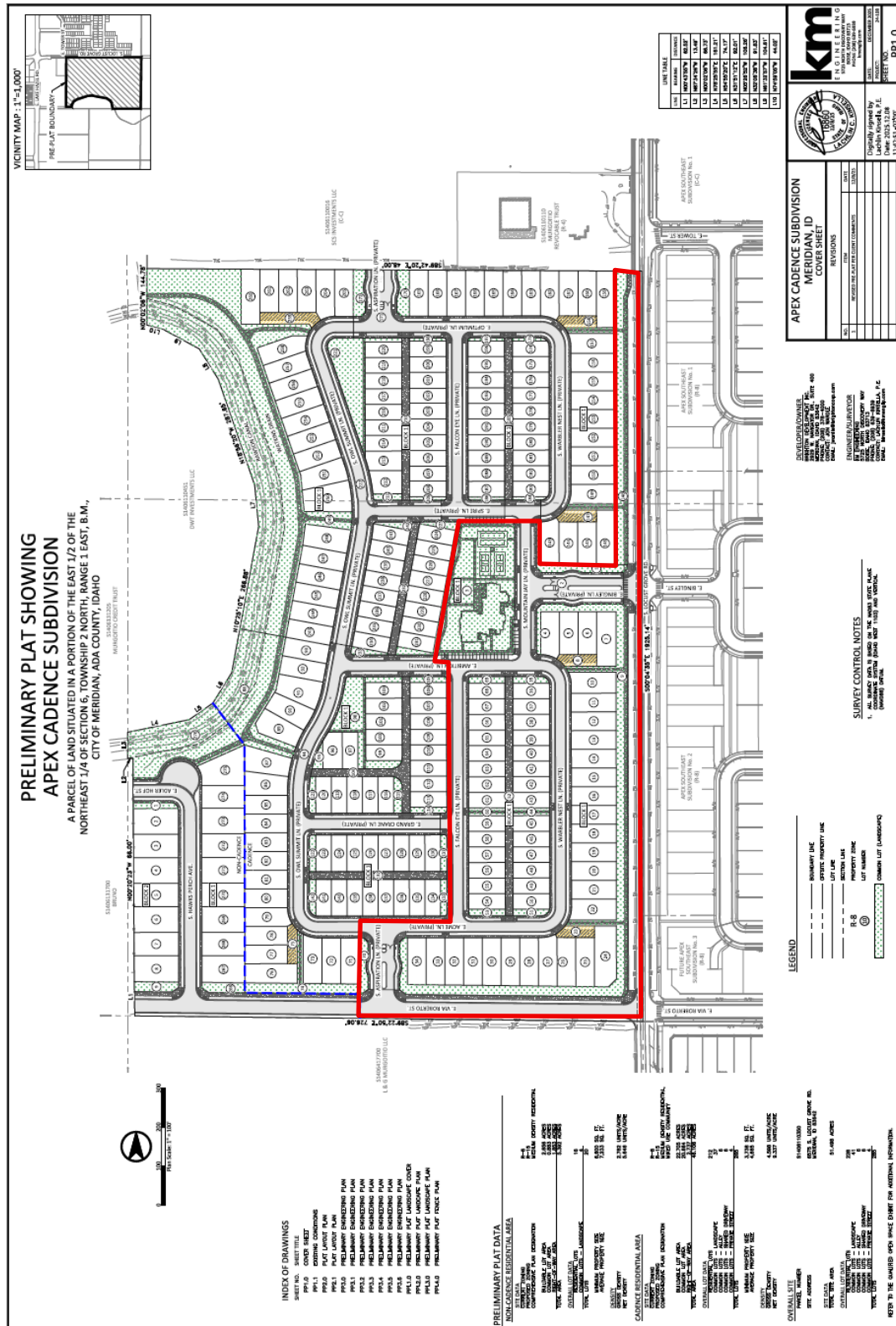
Amenities proposed with this phase include a large clubhouse, swimming pool and sports courts (pickleball and bocce ball) as shown in the exhibit in Section V.H in accord with the DA.

Tentative approval of the private streets was granted with approval of the preliminary plat.

IV. DECISION

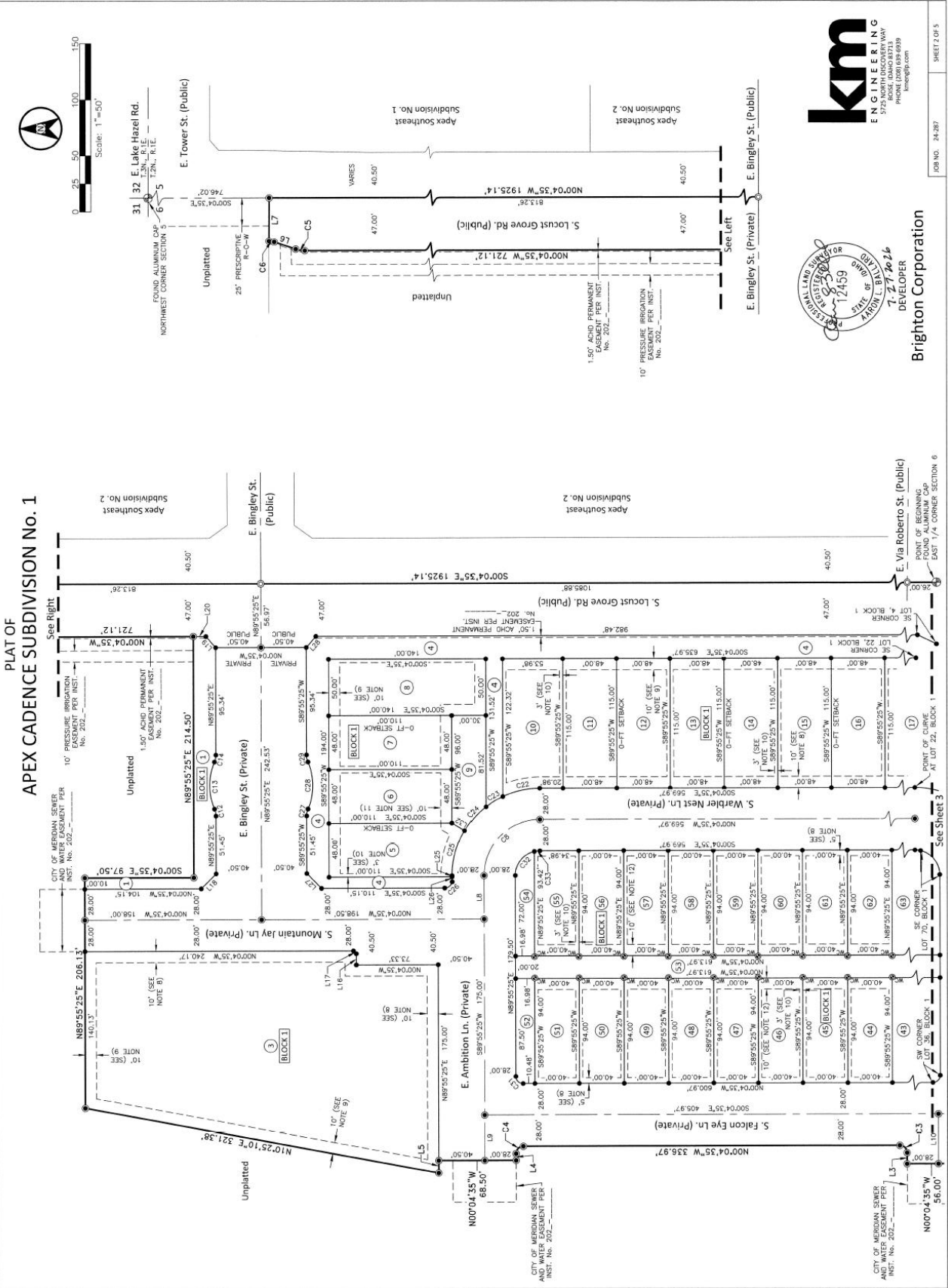
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

A. Preliminary Plat & Phasing Plan



km
ENGINEERING
CONSULTING & DESIGN





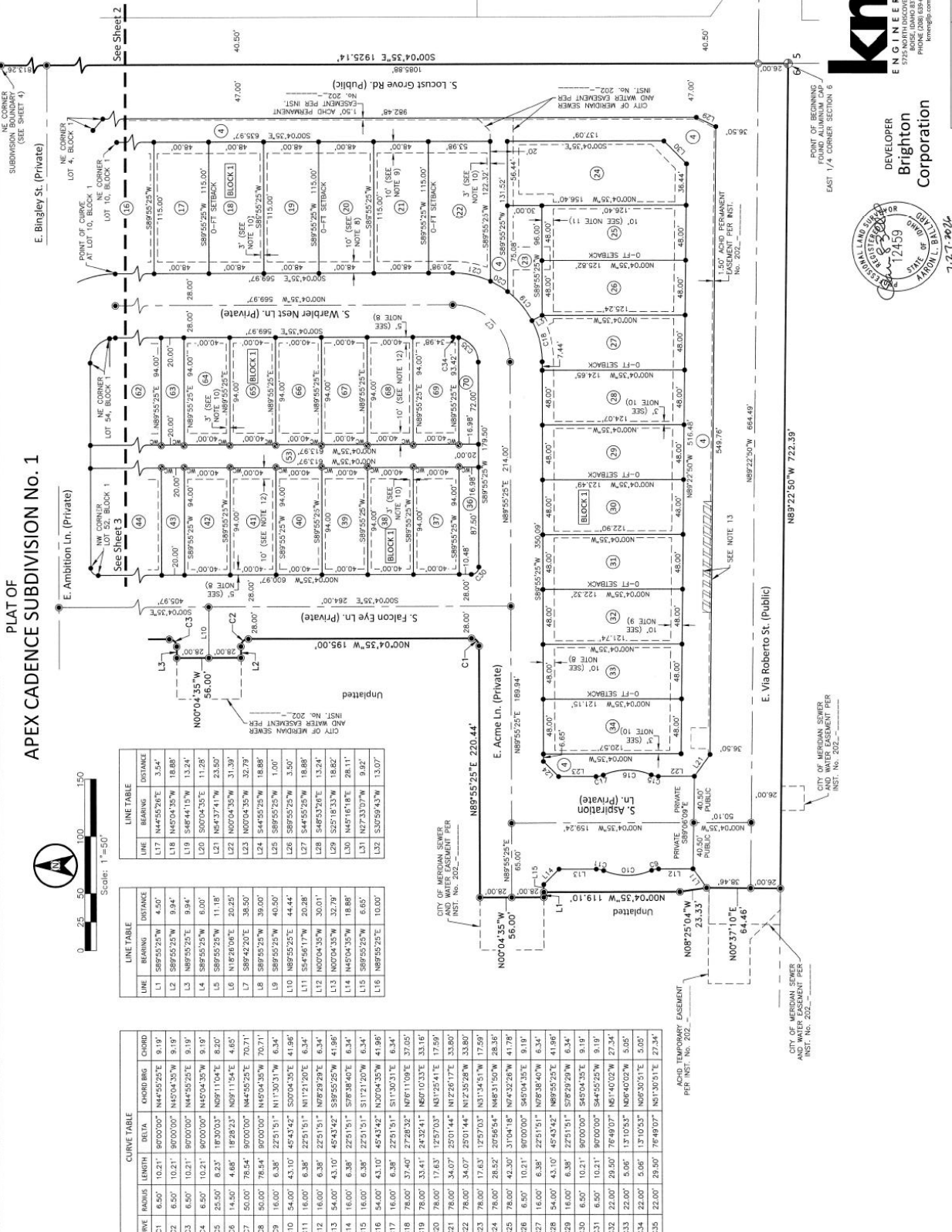
PLAT OF APEX CADENCE SUBDIVISION No. 1



Scale 1"=50'

CURVE TABLE			
CURVE	RADIUS	LENGTH	CHORD
C1	6.50'	10.21'	9.90'
C2	6.50'	10.21'	9.90'
C3	6.50'	10.21'	9.90'
C4	6.50'	10.21'	9.90'
C5	6.50'	10.21'	9.90'
C6	6.50'	10.21'	9.90'
C7	6.50'	10.21'	9.90'
C8	6.50'	10.21'	9.90'
C9	6.50'	10.21'	9.90'
C10	6.50'	10.21'	9.90'
C11	6.50'	10.21'	9.90'
C12	6.50'	10.21'	9.90'
C13	6.50'	10.21'	9.90'
C14	6.50'	10.21'	9.90'
C15	6.50'	10.21'	9.90'
C16	6.50'	10.21'	9.90'
C17	6.50'	10.21'	9.90'
C18	6.50'	10.21'	9.90'
C19	6.50'	10.21'	9.90'
C20	6.50'	10.21'	9.90'
C21	6.50'	10.21'	9.90'
C22	6.50'	10.21'	9.90'
C23	6.50'	10.21'	9.90'
C24	6.50'	10.21'	9.90'
C25	6.50'	10.21'	9.90'
C26	6.50'	10.21'	9.90'
C27	6.50'	10.21'	9.90'
C28	6.50'	10.21'	9.90'
C29	6.50'	10.21'	9.90'
C30	6.50'	10.21'	9.90'
C31	6.50'	10.21'	9.90'
C32	6.50'	10.21'	9.90'
C33	6.50'	10.21'	9.90'
C34	6.50'	10.21'	9.90'
C35	6.50'	10.21'	9.90'

LINE TABLE			
LINE	BEARING	DISTANCE	CHORD
L1	N89°55'25"E	4.50'	4.50'
L2	N89°55'25"E	9.94'	9.94'
L3	N89°55'25"E	6.00'	6.00'
L4	N89°55'25"E	11.18'	11.18'
L5	N89°55'25"E	20.20'	20.20'
L6	N89°55'25"E	38.50'	38.50'
L7	N89°55'25"E	30.00'	30.00'
L8	N89°55'25"E	40.50'	40.50'
L9	N89°55'25"E	44.44'	44.44'
L10	N89°55'25"E	20.28'	20.28'
L11	N89°55'25"E	30.01'	30.01'
L12	N89°55'25"E	32.79'	32.79'
L13	N89°55'25"E	18.88'	18.88'
L14	N89°55'25"E	6.65'	6.65'
L15	N89°55'25"E	10.00'	10.00'



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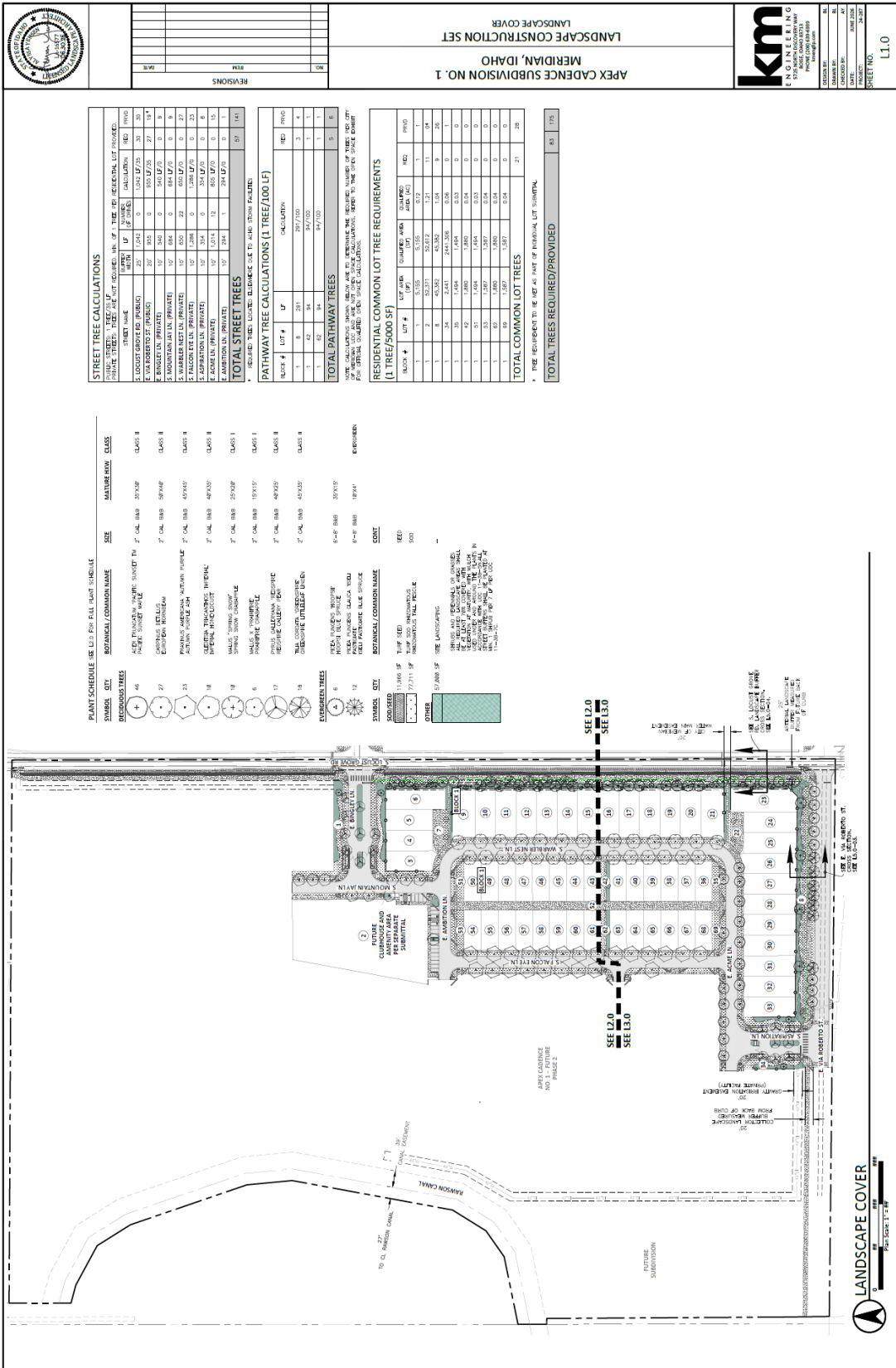
DEVELOPER

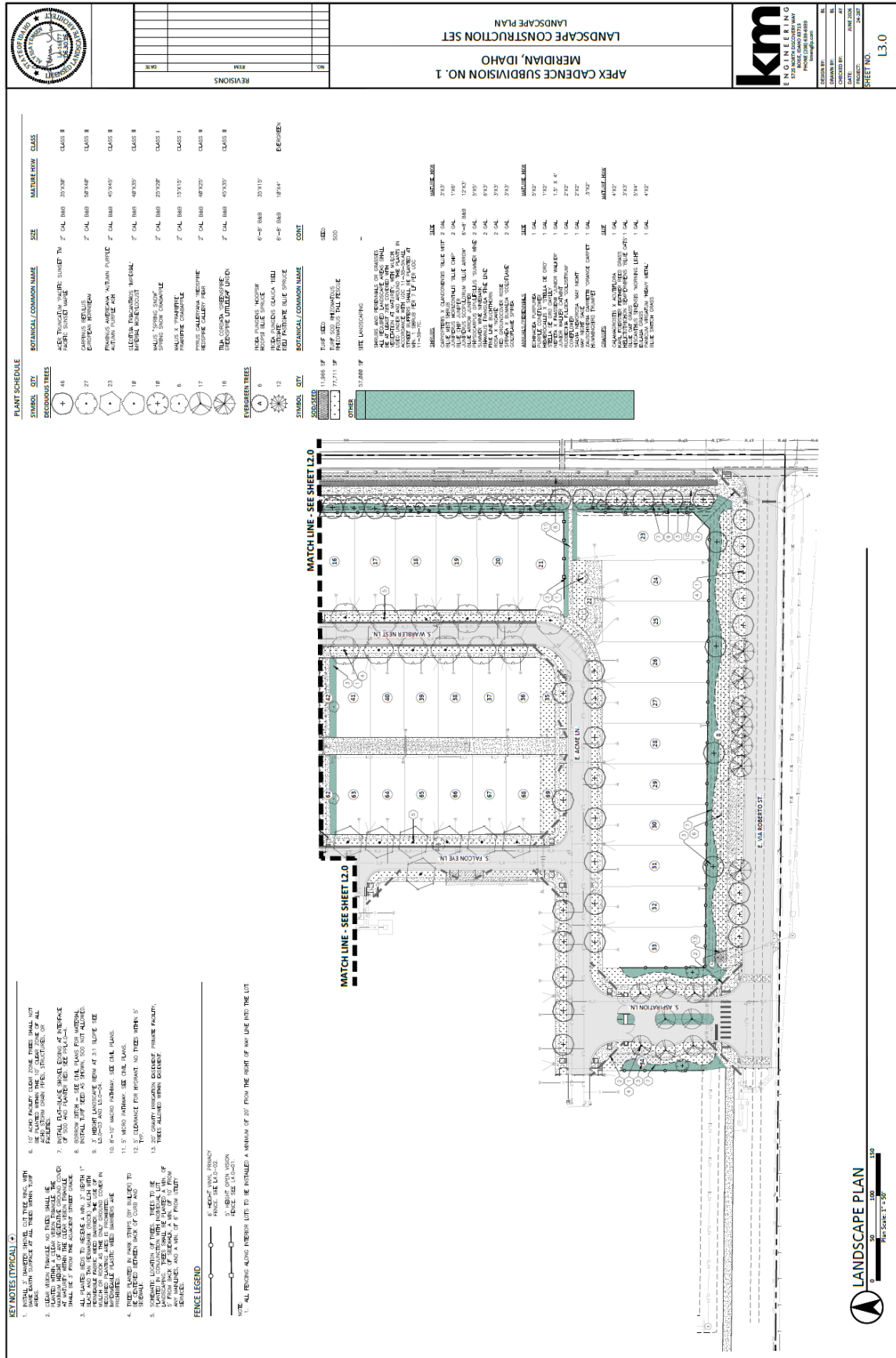
Brighton Corporation

1-7-7-2026

JOB NO. 24-287

SHEET 3 OF 5





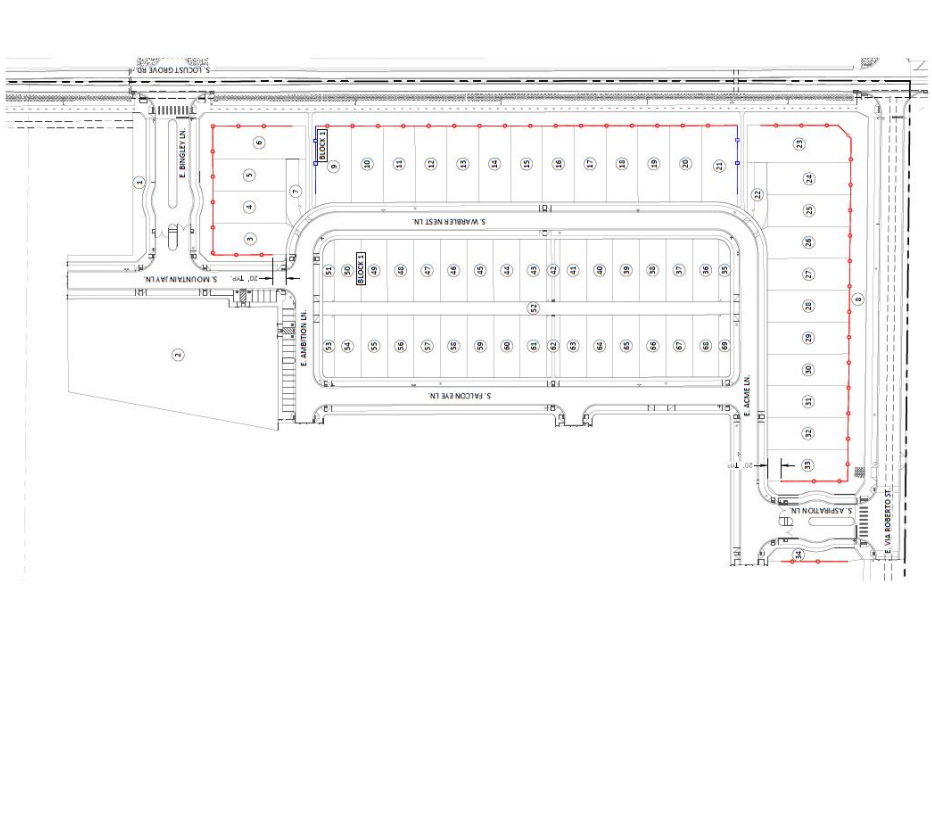
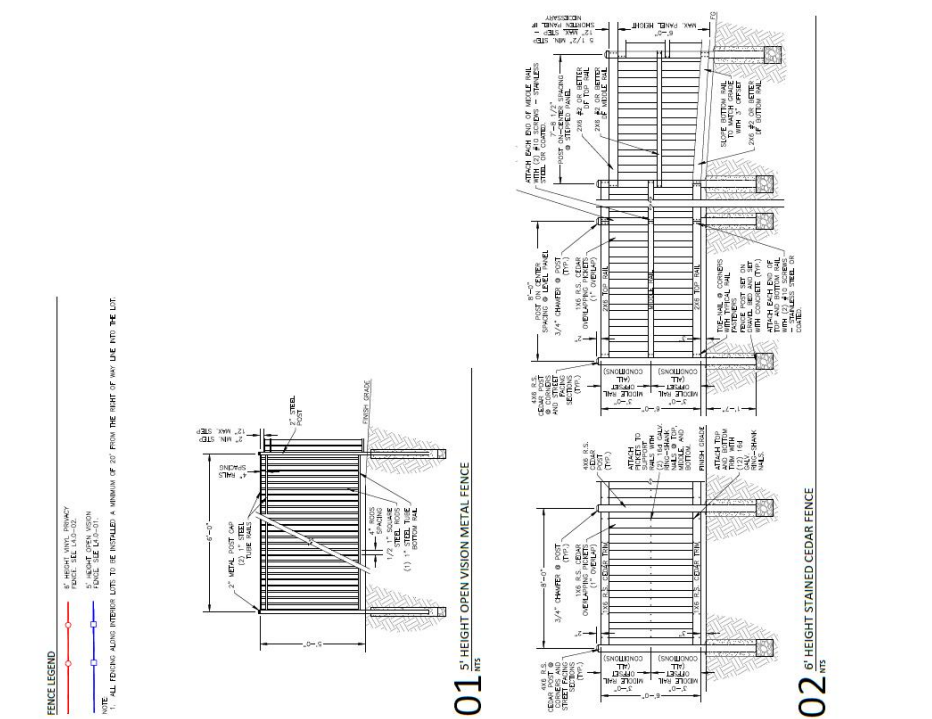


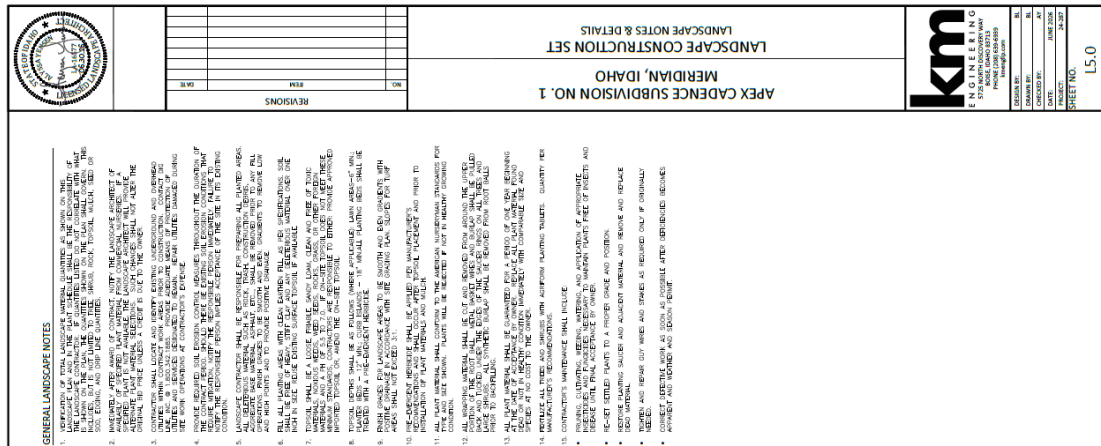
REVISIONS	
NO.	DESCRIPTION
1	ISSUED
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

LANDSCAPE CONSTRUCTION SET
MERIDIAN, IDAHO
APEX CADENCE SUBDIVISION NO. 1
FENCE PLAN

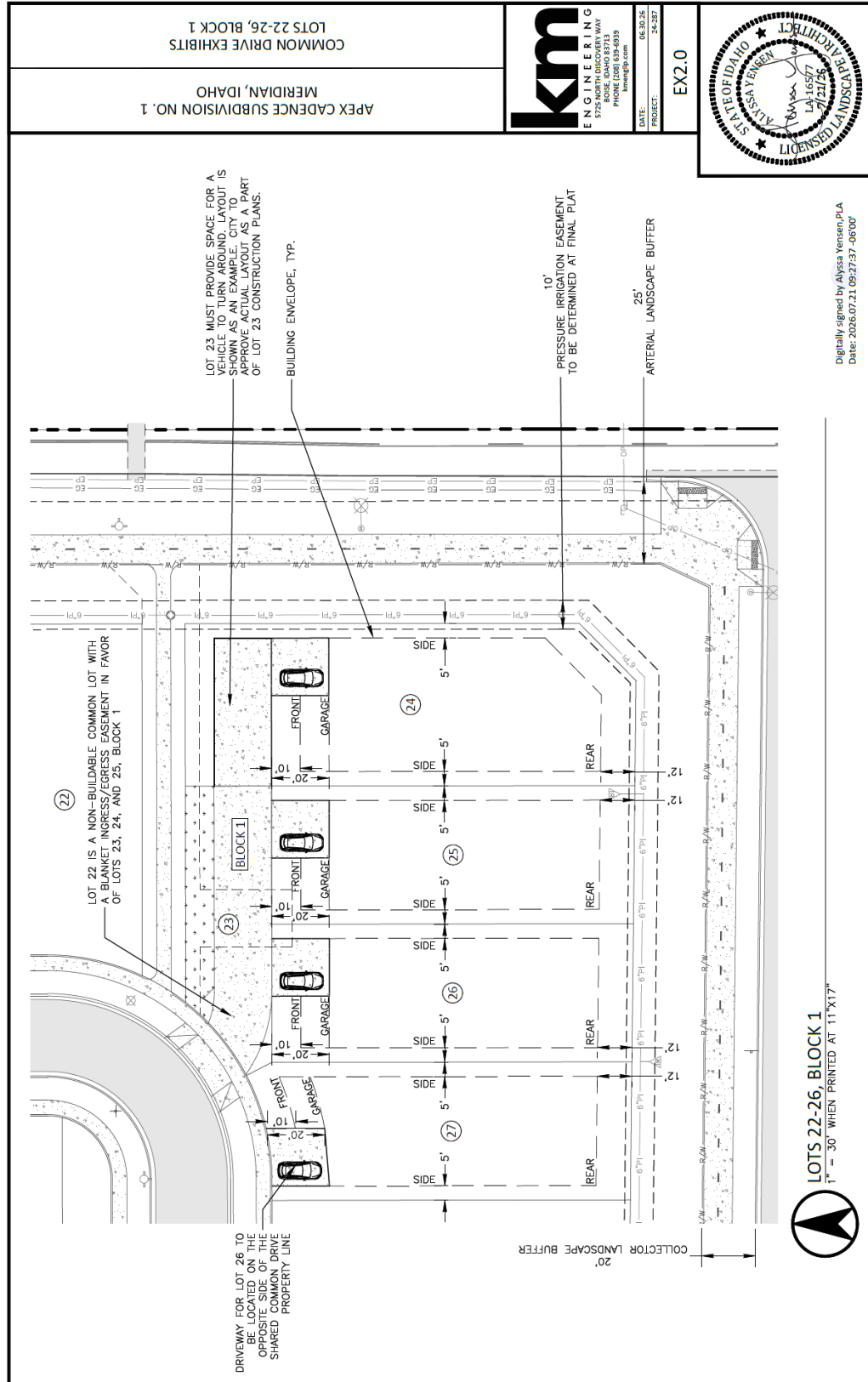
km
ENGINEERING
5750 BROADWAY
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PHONE: 208.333.8888
WWW.KMENGINEERING.COM

PROJECT NO.	20-007
SHEET NO.	L4.0
DATE	08/15/2018
DESIGNED BY	AK
CHECKED BY	AK
APPROVED BY	AK





E. Common Driveway Exhibits – NOT APPROVED



COMMON DRIVE EXHIBITS
LOTS 22-26, BLOCK 1

APEX CADENCE SUBDIVISION NO. 1
MERIDIAN, IDAHO

km
ENGINEERING
BOISE, IDAHO 83713
PROJECT: 24-237
DATE: 06-20-24

EX2.0

STATE OF IDAHO
ALYSSA YENSEN
LA-16517
LICENSED LANDSCAPE ARCHITECT

Digitally signed by Alyssa Yensen, PLA
Date: 2026.07.21 09:27:37 -08'00'

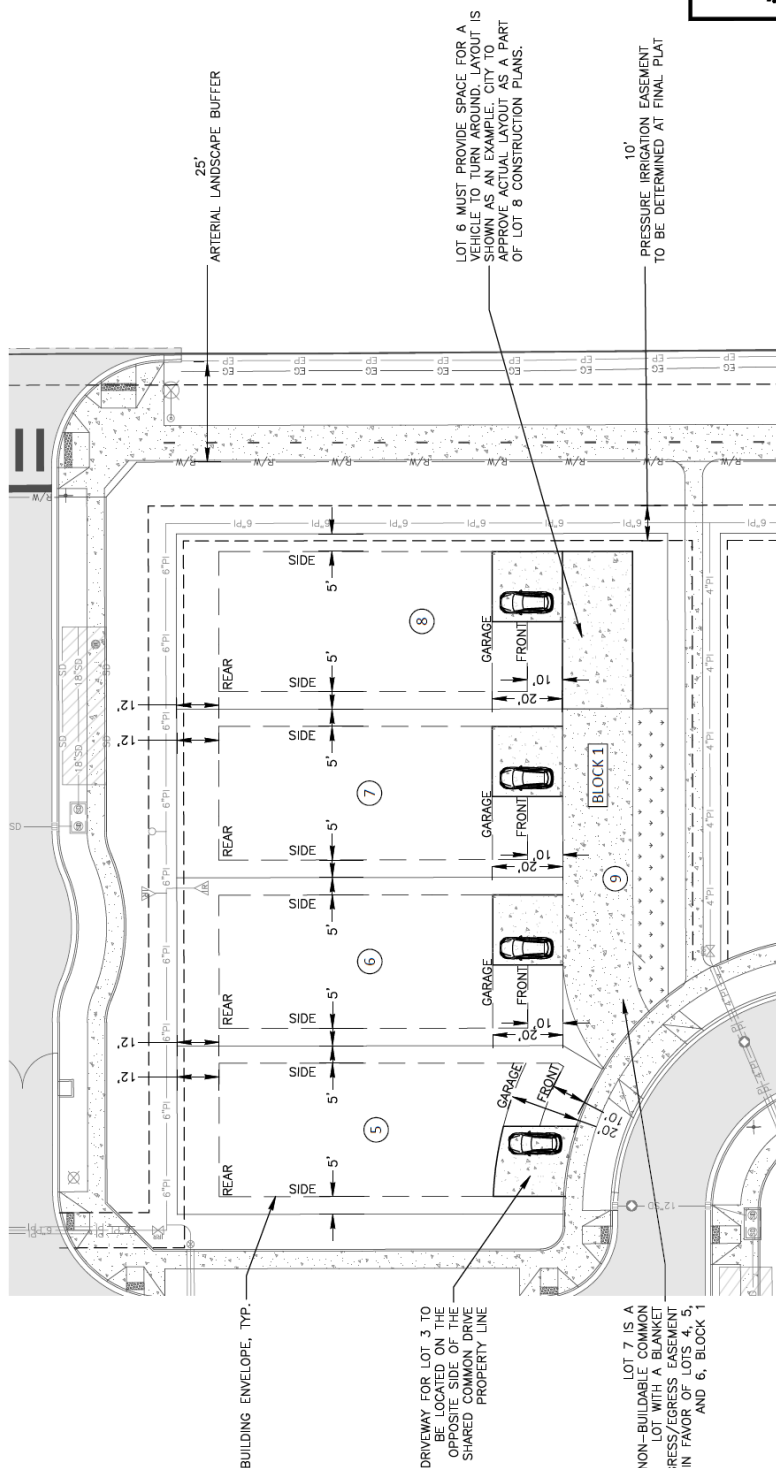


DATE:	06.30.26
PROJECT:	24-287

EX2.1



Digitally signed by Alyssa Yensen, pLA
Date: 2026.07.21 09:31:05 -06'00'

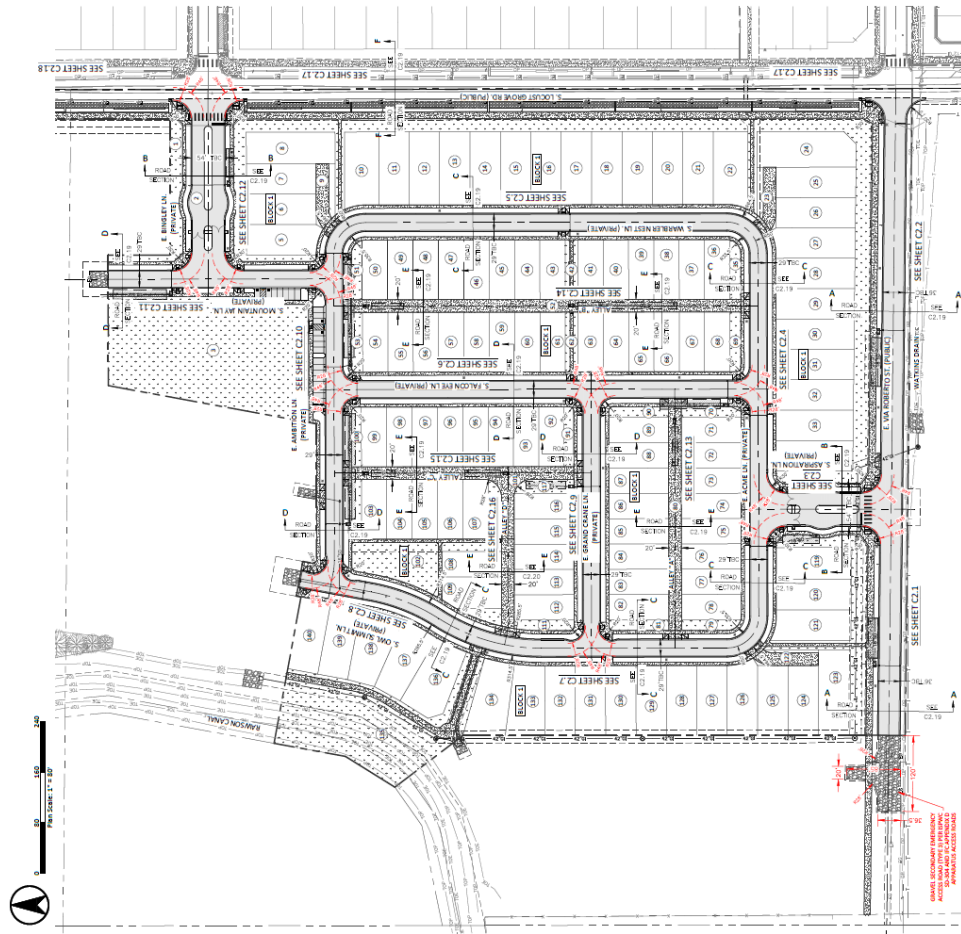


LOTS 3-7 BLOCK 1



F. Emergency Access Exhibit

APEX CADENCE SUBDIVISION No. 1
EMERGENCY ACCESS EXHIBIT
3/10/26

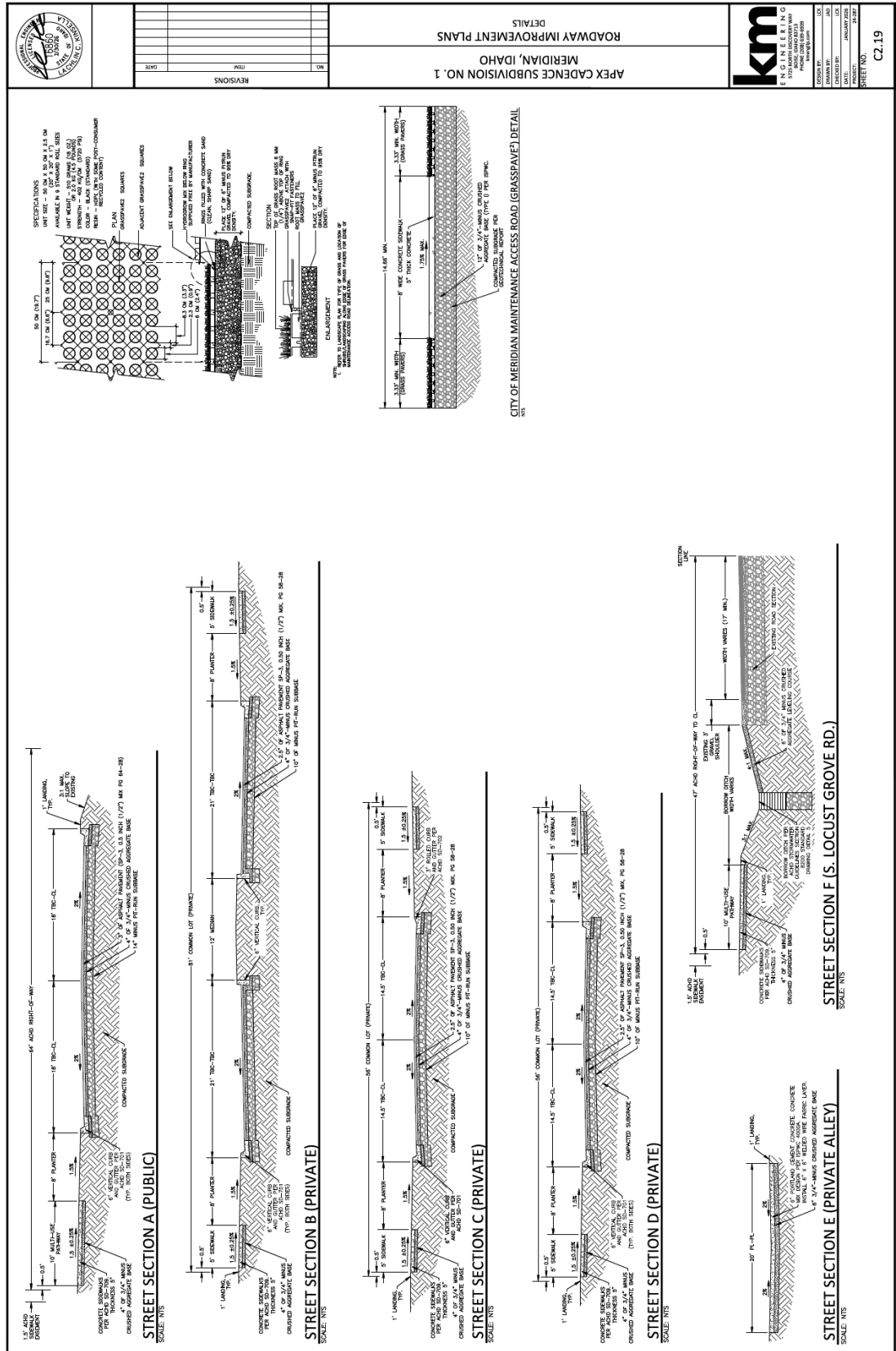


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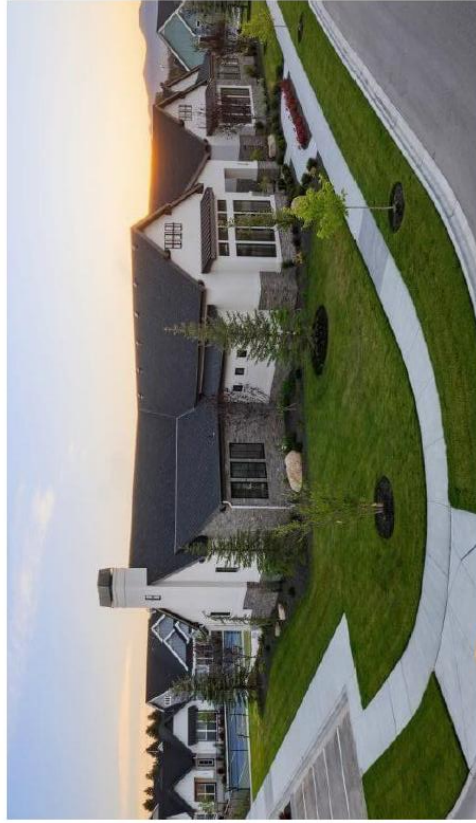
SHEET NO. 1 OF 1

G. Private Street Sections



Amenity Details:

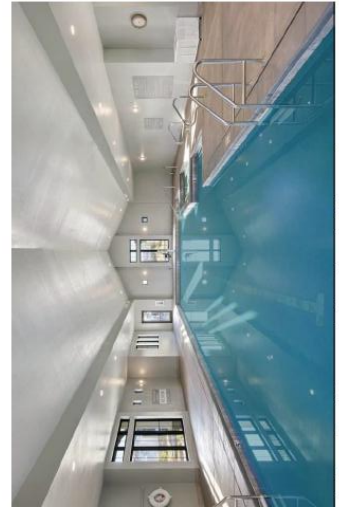
A large clubhouse, pool, and sports courts (pickleball and bocce ball), will be provided for this development. The plans of which will be submitted via a CZC separate from this application.



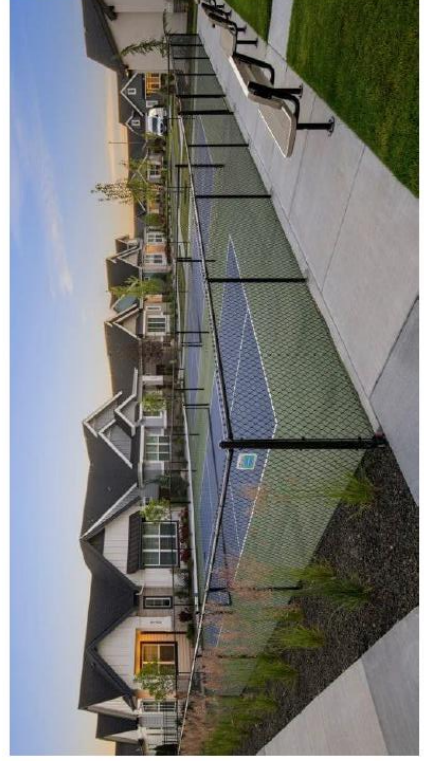
Clubhouse Example



Bocce Ball Example



Indoor Pool Example (inside clubhouse)



Pickleball Court Example

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. The Applicant shall comply with all conditions of approval of the approved annexation and preliminary plat (H-2024-0061 Apex) and Development Agreement (Inst. #2026-012894) for this site.
2. **The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (on or before January 6, 2028) in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.**
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by KM Engineering, dated: 07/27/2026, included in Section V.C shall be revised as follows:
 - a. Note #6: Include that the private street shall provide perpetual ingress-egress to all lots in the subdivision; and include the recorded instrument number of the City water and sewer easement.
 - b. Note #7: Lots 9 and 23, Block 1 shall be maintained by the homeowner's association, not the adjacent lot owners that take access via the common driveways – revise note accordingly.
 - c. Note #11: "As shown hereon, the lots lines common to Lots 9 and 23, Block 1 . . ."
 - d. Note #12: "As shown hereon, the lots lines common to Lot 53, Block 1 . . ."
 - e. Note #14: Include the recorded instrument number of the ACHD temporary license agreement.
 - f. Note #15: "Direct lot access to E. Via Roberto St. and S. Locust Grove Rd. is prohibited ~~unless otherwise approved by Ada County Highway District and the City of Meridian.~~"
 - g. Note #16: Ensure the recorded instrument number for the CC&R's is correct (the year of the recorded instrument is prior to the approval date of the plat).
 - h. Include the recorded instrument number of the City of Meridian sewer and water easement graphically depicted on Sheets 2 and 3.
 - i. Include the recorded instrument number of the ACHD permanent easement graphically depicted on Sheet 2 and 3.
 - j. Include the recorded instrument number of the ACHD temporary easement graphically depicted on Sheet 3
 - k. Include the recorded instrument number of the 10' pressure irrigation easement on Sheet 2.
 - l. If the multi-use pathways/sidewalks along E. Via Roberto St. and S. Locust Grove Rd. aren't located entirely within the right-of-way, public use easement(s) shall be depicted on the plat.
 - m. Depict the easement for the Watkins Drain, if applicable.
 - n. Extend Lots 9 and 23, Block 1 along the frontage of Lots 8 and 24, Block 1.

A copy of the revised plat shall be submitted with the final plat mylar signature application.

5. The landscape plan prepared by KM Engineering, dated 06/30/2026, included in Section V.D, shall be revised as follows:
 - a. Depict enhanced landscaping within the street buffers along S. Locust Grove Rd., an arterial street, and E. Via Roberto St., a collector street, in accord with the standards listed in UDC 11-3B-7C. and 11-3G-3B.3. Include a note stating what the enhanced landscaping consists of.
 - b. Include tree mitigation calculations on the landscape plan in accord with the standards in UDC 11-3B-10C.5, as applicable.
 - c. Correct Detail #4 on Sheet L5.0 to reflect a 10' wide detached sidewalk/pathway rather than a 5' wide detached sidewalk/pathway along Locust Grove Rd.
 - d. The 6' height vinyl privacy fence depicted in the Fence Legend doesn't match Detail 2 on Sheet L4.0, which is a 6' height stained cedar fence – revise accordingly.
 - e. Depict fencing abutting pathways and common open space lots to distinguish common from private areas as set forth in UDC 11-3A-7A.7.
 - f. Extend Lots 9 and 23, Block 1 along the frontage of Lots 8 and 24, Block 1 and extend landscape strips along common driveways.

A copy of the revised landscape plan shall be submitted with the final plat mylar signature application.

6. Wayfinding address signage shall be provided at the private street for homes accessed via common driveways (i.e. Lots 6-8 and 24-26, Block 1).
7. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2026-012894).
8. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
9. Submit a public pedestrian easement for the multi-use pathways along E. Via Roberto St. and S. Locust Grove Rd. if the pathway isn't located entirely within the right-of-way, as applicable.
10. Administrative design review shall be required for all single-family attached structures and the clubhouse in accord with the design standards in the Architectural Standards Manual. Single-family detached structures are exempt from these standards.
11. The rear and/or side of structures on lots that face S. Locust Grove Road, an arterial street, (i.e. Lots 8, 10-22 and 24, Block 1) and E. Via Roberto St., a collector street, (i.e. Lots 24-34, Block 1) shall incorporate articulation through changes in two or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the subject public street. Single-story structures are exempt from this requirement. *Single-story structures are exempt from this requirement.*
- 12. The Applicant/Owner shall have two (2) years from the date the preliminary plat was approved (i.e. January 6, 2026) to complete the tasks listed in UDC 11-3F-3B for final approval of the private streets; proof of such shall be submitted to the Planning Division prior to January 6, 2028.**
13. Compliance with the dimensional standards listed in UDC Table 11-2A-7 for the R-15 district is required except for any deviations approved with the PUD (H-2024-0061).

14. Access to the gated entries shall be provided for emergency vehicles as determined and approved by the Fire Dept. and Public Works Dept. in accord with UDC 11-3F-4A.4d.
15. Private streets shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the City of Meridian based on plans submitted by a certified engineer per UDC 11-3F-4C.2a.
16. All private street drive aisles shall be posted as fire lanes with no parking allowed. In addition, the curb shall be painted red unless parking is allowed on one or both sides of the street, per UDC 11-3F-4C.2d.
17. All private streets shall be designed to allow parking on at least one (1) side of the street to accommodate common driveways off a private street as set forth in UDC 11-3F-4B.6.
18. The proposed gates within the gated portion of the development shall not prohibit pedestrian and bicycle access to and through the development as set forth in UDC 11-3F-4B.4c.
19. The 10-foot-wide detached sidewalks along S. Locust Grove Rd. and E. Via Roberto St. shall be constructed in their entirety with the first phase of development.
20. The common driveways on Lots 9 and 23, Block 1 shall be constructed in accord with the standards listed in UDC 11-6C-3D. The common drive exhibits included above in Section VII.E, shall be revised as follows:
 - a. Correct the lot numbers on the notes for the common driveway lots.
 - b. Specify in the note that the common driveways must provide space for vehicles on the end lots to back-up/turn around.
 - c. Depict fencing to delineate common from private areas in accord with UDC 11-3A.7A.7.
21. The subject property shall be subdivided prior to submittal of any building permit applications for the development, except for permits associated with the community amenities, including, but not limited to, the clubhouse and swimming pool.
22. All of the improvements on Lot 3, Block 1 (i.e. clubhouse, swimming pool, sports courts and seating area, etc.) shall be included in a separate Certificate of Zoning Compliance application.
23. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.