

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



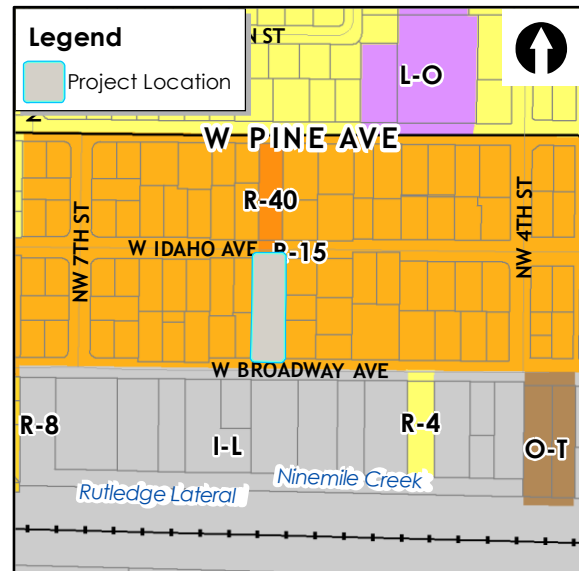
HEARING DATE: 2/20/2024

TO: Mayor & City Council

FROM: Linda Ritter, Associate Planner
208-884-5533

SUBJECT: SHP-2023-0006
Robertson Square Subdivision

LOCATION: 558 W. Broadway Avenue, in the SEC of Section 12, T.3N., R.1W.



I. PROJECT DESCRIPTION

Short plat to subdivide the property consisting of 0.42 acres of land, into two (2) building lots in the R-15 zoning district.

II. APPLICANT INFORMATION

- A. Applicant: Tamee Crawford, Centurion Engineers, Inc. – 2323 S. Vista Avenue, Boise, ID 83075
- B. Owner: Shellie Robertson – AKR Enterprise, LLC, 3350 S. Selatir Pl, Meridian, ID 83642
- C. Representative: Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	2/04/2024
Radius notice mailed to property owners within 500 feet	2/02/2024
Posted to Next Door	2/05/2024

IV. STAFF ANALYSIS

The short plat proposes to subdivide property consisting of 0.42 acres of land, into two (2) building lots in the R-15 zoning district. The proposed density of 2.76 units per acre is consistent with the density desired of 3 to 8 dwelling units per acre in the Medium Density Residential Future Land Use Map designation for this site.

There is a duplex that is currently under construction on the south side of the property. The duplex complies with the setback requirements of the district and is connected to City water and sewer service.

Staff has reviewed the proposed short plat for compliance with the criteria set forth in UDC [11-6B-5](#) and deems the short plat in compliance with said requirements.

Access to this property is provided via W. Idaho Avenue and W. Broadway Avenue, existing local streets.

Because the site is below 5 acres in size, the standards for common open space and site amenities do not apply per UDC [11-3G-2](#).

There are no existing trees on this site, therefore mitigation is not required.

Future development of the proposed lots should comply with the dimensional standards listed in UDC [Table 11-2A-7](#) for the R-15 zoning district and the common driveway exhibit in Section VI.D.

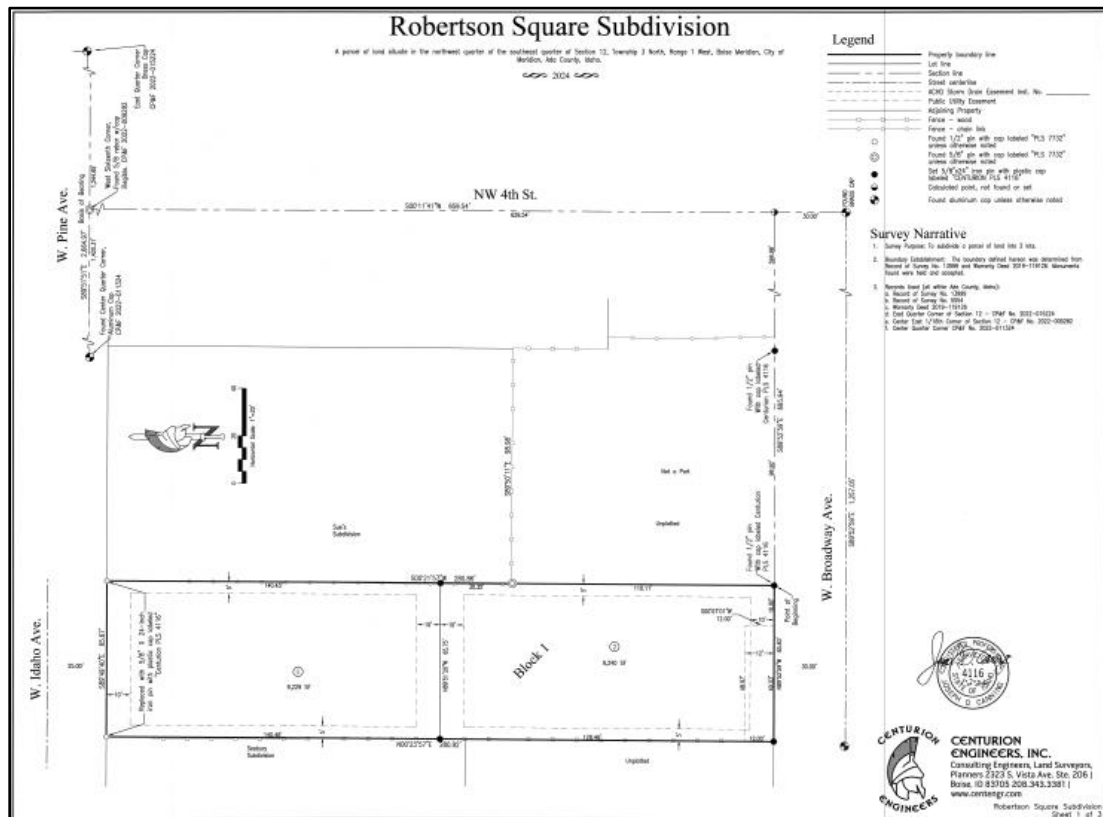
V. DECISION

Staff:

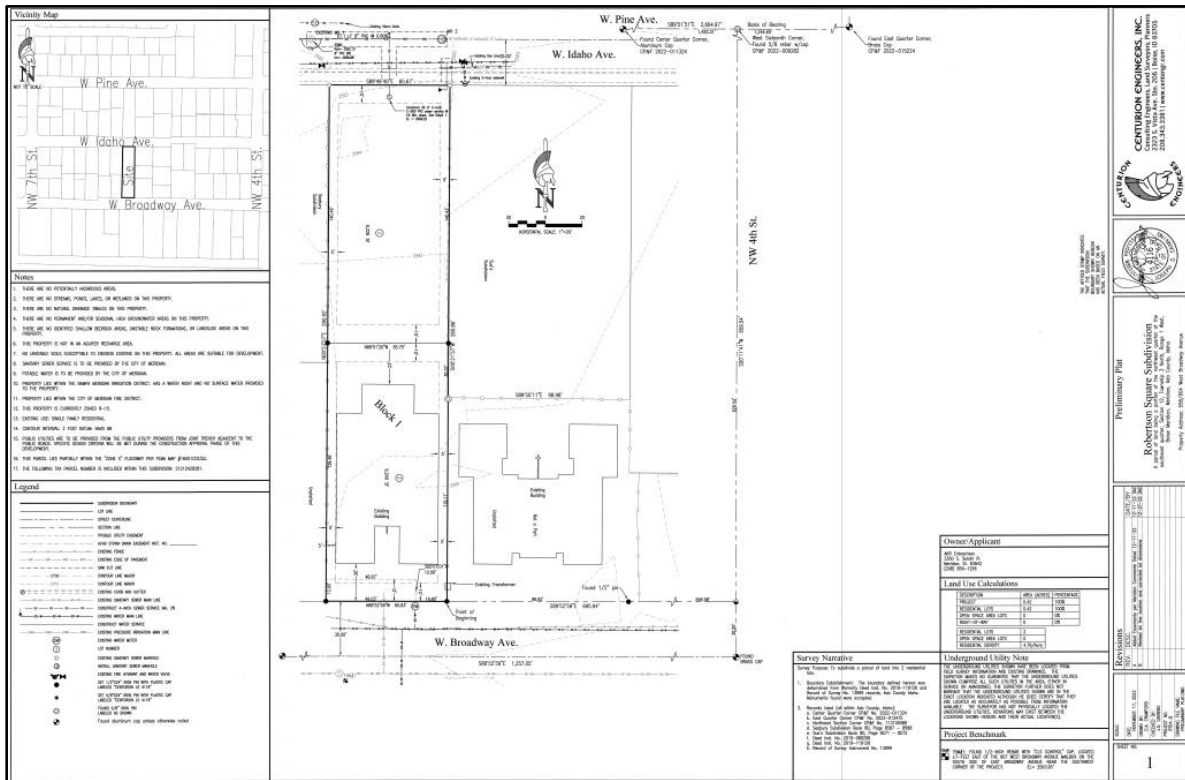
Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

VI. EXHIBITS

A. Short Plat (date: 2/15/23)



B. Site Plan (dated: 11/17/23)



VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. The Applicant shall comply with all previous conditions of approval associated with this development: H-2020-0107 (CUP) and A-2022-0061, as applicable.
2. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC [11-6B-7](#).
3. The short plat prepared by Joseph D. Canning, Centurion Engineering on 01/11/2024, included in Section VI.A, shall be revised as follows:
 - a. Note #6: Revise the note to state "5-feet wide interior lot lines" instead of "10-feet."
4. Future development shall comply with the dimensional standards listed in UDC [Table 11-2A-7](#) for the R-15 zoning district and the common driveway exhibit in Section VI.D.
5. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. PUBLIC WORKS

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330352&dbid=0&repo=MeridianCity>

C. MERIDIAN FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330357&dbid=0&repo=MeridianCity>

D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330352&dbid=0&repo=MeridianCity>

E. ADA COUNTY HIGHWAY DISTRICT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=331447&dbid=0&repo=MeridianCity>

F. IDAHO TRANSPORTATION DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=330352&dbid=0&repo=MeridianCity>

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Medium Density Residential and High Density Residential, the current zoning district of the site is R-15. Staff finds the proposed short plat complies with the short plat standards listed in UDC [11-6B-5](#). Future development should comply with the dimensional standards for the R-15 zoning district listed in UDC [Table 11-2A-7](#).

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

Staff finds that public services will be provided and are adequate to serve the proposed lots.

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

Staff finds all required utilities will be provided with lot development at the developer's expense.

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

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

E. 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.

F. The development preserves significant natural, scenic or historic features.

Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.