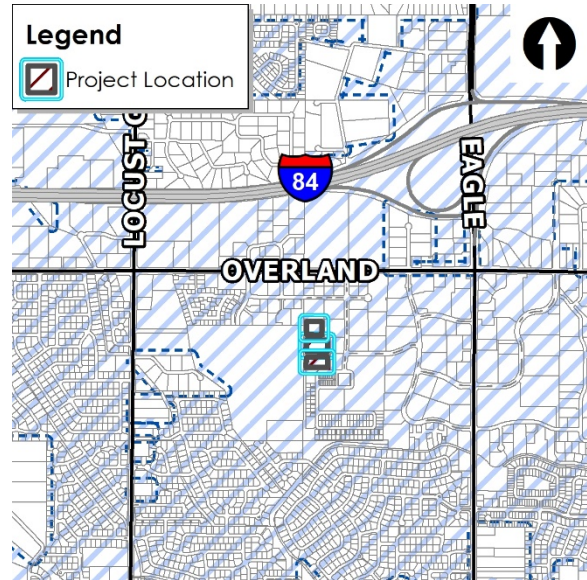


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: June 3, 2021
 TO: Planning & Zoning Commission
 FROM: Joseph Dodson, Associate Planner
 208-884-5533
 SUBJECT: H-2010-0023
 Gramercy Commons CUP
 LOCATION: The site is located at 1873, 1925, and 2069 S. Wells Avenue, in the NW ¼ of the NE ¼ of Section 20, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Conditional Use Permit request for a multi-family development consisting of 164 age-restricted units within a multi-story building wrapped around a multi-story parking garage on 5.24 acres of land in the C-G zoning district, by Intermountain Pacific, LLC.

Applicant has received City Council approval of a concurrent Development Agreement Modification (H-2021-0022) to conceptually develop an age-restricted multi-family development specific to the terms of the amended development agreement not yet recorded. The purpose of this application is to ensure compliance with the specific use standards in UDC 11-4-3-27.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acres	6.9 acres overall (C-G zoning district) – proposed development is occurring on 5.24 of the 6.9 acres.	
Future Land Use Designation	Mixed Use Regional	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Multi-Family Residential and future Commercial	
Lots (# and type; bldg./common)	3 existing commercial building lots – property boundary adjustment to consolidate lots will be required	
Phasing Plan (# of phases)	Proposed as one phase for the residential. Unknown timeline for future commercial.	
Number of Residential Units (type of units)	164 multi-family units – proposed as age-restricted, 55 years and older.	
Density (gross & net)	Gross – 31.3 du/ac.; Net – 46.3 du/ac.	

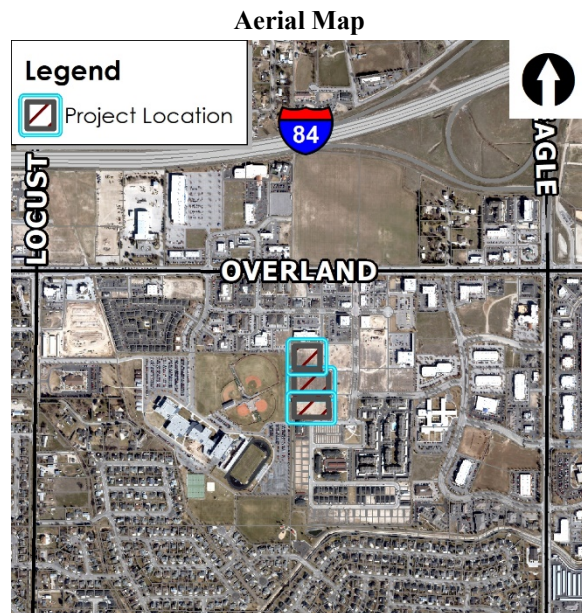
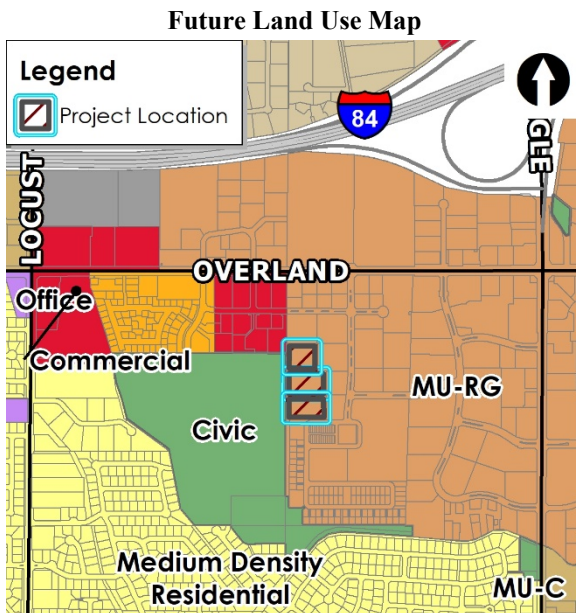
Description	Details	Page
Open Space (acres, total [%]/buffer/qualified)	55,120 square feet of qualified open space proposed – 42,000 square feet of qualified common open space proposed (approximately 18% overall). 13,120 square feet of private open space proposed.	
Amenities	At a minimum, five (5) amenities are proposed – Plaza with public art and picnic tables, courtyard with BBQs & firepits, sports court, community garden, and an additional courtyard that includes a swimming pool, grilling areas, lounges, and outdoor games. Further Staff analysis is below in Section V.	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
Neighborhood meeting date; # of attendees:	March 11, 2021 – no attendees	
History (previous approvals)	Part of Gramercy Subdivision (Kenai Subdivision) – AZ-06-007, DA Inst. 106141056; PP-06-019; FP-06-048; and H-2021-0022 (MDA).	

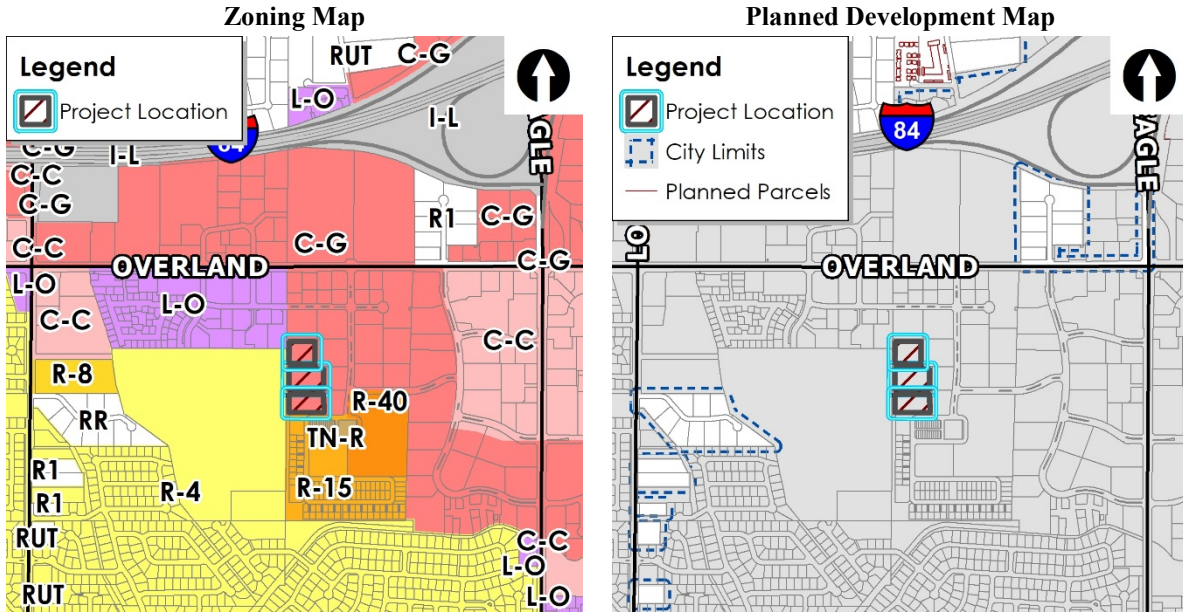
B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> • Staff report (yes/no) • Requires ACHD Commission Action (yes/no) 	<p>Yes (simple response letter) No TIS required</p> <p>No</p>	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Access is proposed via driveway connections to existing drive aisles – two along the east boundary, and one along the north boundary.	
Stub Street/Interconnectivity/Cross Access	Interconnectivity is proposed through the aforementioned drive aisles that connect to S. Wells Avenue, a local commercial street.	
Existing Road Network	S. Wells Avenue and E. Goldstone Street are existing public roads near the project site. Project does not take direct access to either public road but utilizes existing drive aisles.	
Existing Arterial Sidewalks / Buffers	Not adjacent to any arterials. Closest arterial is Overland Road to the north and has existing arterial sidewalks and landscape buffers. Eagle Road is nearly ½ mile to the east and is also improved with buffers and arterial sidewalks.	
Proposed Road Improvements	No public road improvements are proposed or required, according to ACHD.	
Distance to nearest City Park (+ size)	Gordon Harris Park - 9 acres in size and approximately 800 feet south of subject site. Gramercy Subdivision also has a 0.8 acre park that is approximately 250 feet to the southeast. It is presumed future residents of this project would be able to utilize this shared area but Applicant should confirm.	
Fire Service		
<ul style="list-style-type: none"> • Distance to Fire Station • Fire Response Time • Concerns 	<p>Approximately 0.9 miles from Fire Station #4</p> <p>This project lies within the Meridian Fire response time goal of 5 minutes.</p> <p>The fire department has no concerns with proposed development and/or location of proposed development.</p>	
Police Service		

Description	Details	Page
	No comments	
West Ada School District		
	No comments submitted.	
Wastewater		
• Distance to Sewer Services	Adjacent	
• Sewer Shed	Five Mile Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	14.14	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts/Concerns	<ul style="list-style-type: none"> • Additional 17,011 gpd committed to model • There is a sewer main at the north end of the property in addition to a service line at the south. Whichever one is not used needs to be abandoned at the main per City requirements. 	
Water		
• Distance to Services	Directly adjacent	
• Pressure Zone	4	
• Estimated Project Water ERU's	See application	
• Water Quality Concerns	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	<ul style="list-style-type: none"> • There is an existing 8" water main stub at both the north and south boundaries that either needs to be used or abandoned. 	

C. Project Maps





III. APPLICANT INFORMATION

A. Applicant:

Mike Chidester, Intermountain Pacific, LLC – 2541 E. Gala Street, Meridian, ID 83642

B. Owners:

St. Luke’s Regional Medical Center, LTD.; The Dagney Group, LLC, and; Elton Family Fund 1, LLC

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	
Newspaper Notification	5/14/2021	
Radius notification mailed to properties within 500 feet	5/11/2021	
Public hearing notice sign posted on site	5/19/2021	
Nextdoor posting	5/12/2021	

V. STAFF ANALYSIS

A. **COMPREHENSIVE PLAN** (<https://www.meridiancity.org/complan>):

This property is designated MU-R (Mixed Use – Regional) on the Future Land Use Map (FLUM).

Land Use:

The MU-R designation is used to provide for a mix of employment, retail, and residential dwellings and public uses near major arterial intersections. The intent is to integrate a variety of uses together, including residential, and to avoid predominantly single use developments such as a regional retail center

with only restaurants and other commercial uses. Developments should be anchored by uses that have a regional draw with the appropriate supporting uses. For example, an employment center should have supporting retail uses; a retail center should have supporting residential uses as well as supportive neighborhood and community services. The standards for the MU-R designation provide an incentive for larger public and quasi-public uses where they provide a meaningful and appropriate mix to the development.

The proposed development plan depicts a singular, multi-level, age-restricted (three and four stories in height) multi-family apartment complex that is wrapped around a parking structure—the parking structure is proposed to contain a majority of the required parking spaces. Around the proposed building the new development plan depicts a drive aisle that circles the entire structure and includes two areas of surface level parking located on the east and north sides of the proposed building that contain the remaining required parking. The drive aisle that circles the building is intended to be for Fire and EMS but Staff is unaware if the drive aisle will be closed to resident traffic as well. In addition to the building, the new development plan depicts multiple areas of open space and amenities located along each side of the building to include: a pool and other amenities within a south courtyard; an entry plaza along the east side of the building; fire-pits and lounging areas along the west, and; a community garden and pickleball court along the north side of the building. All of the open space and amenity areas appear to be connected with sidewalks and easily accessible by future residents. More specific analysis is below in the Specific Use Standard review, see Section “B” below.

In general, the proposed use of multi-family development is listed as an allowed use within the MU-R designated areas. In addition to what is proposed within the subject sites, the MU-R designation requires looking beyond the site boundaries to integrate and enhance other uses nearby. Staff finds proposing an apartment complex in this area of the City in close proximity to commercial development, child care/charter school, and established regional pedestrian facilities complies with the MU-R future land use designation.

More specific comprehensive plan policy analysis is below.

Transportation:

Access is proposed via three (3) drive aisle connections: one to the north connecting to an existing drive aisle and commercial property and two to the east to connect to S. Wells Avenue. The drive aisle to the north does not currently exist but the two drive aisles to the east abut the east property line.

According to ACHD, the proposed development will not generate enough peak hour vehicle trips to require a Traffic Impact Study despite the number of units being greater than 100. Staff verified with ACHD that the estimated trip generation of the development does not change whether the units are proposed as age-restricted or not. In addition, ACHD has noted that all adjacent public roads are over-built and are capable of handling additional vehicle trips without issue. Because of these reasons provided by ACHD, Staff is supportive of the proposed development in regards to its transportation impact and has no recommendations or proposed changes regarding this element of the project.

Furthermore, Staff finds it necessary to discuss in a slightly more detail the proposed parking element of the project as this design is new to the City of Meridian. As noted, the project is proposed as a “wrapped” concept where the vast majority of the parking is contained in a multi-level parking structure located in the center of the site with the apartment units wrapped around the structure. This design is affectionately known as a “Texas Donut” and allows for a smaller building footprint and more efficient utilization of the development site. Staff recommends the Commission look at the Applicant’s narrative to see a more illustrative example of this concept and the standard alternative of surface parking.

COMPREHENSIVE PLAN POLICIES (<https://www.meridiancity.org/compplan>):

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

- “Encourage a variety of housing types that meet the needs, preferences, and financial capabilities of Meridian’s present and future residents.” (2.01.02D)

The proposed age- restricted, multi-family dwellings would be a new use in this area of the City and the Gramercy Commons development overall. In addition, there are nearly double the number of 1-bedroom units proposed as 2-bedroom units (108 to 56) which offers future residents rental opportunities at a lower price than apartments in other areas of the City.

- “Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services.” (3.03.03F)

City water and sewer services are available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

Traditional three-story, garden-style apartments are currently under construction throughout the City which makes the proposed wrapped concept even more interesting and desired. The proposed residential is also a different type of residential dwelling than the single-family that exists directly south; this area of Gramercy could therefore contain multi-generational housing opportunities in close proximity to one another and desirable commercial uses.

- “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.” (3.03.03A)

The proposed development will connect to City water and sewer systems by continuing existing stubs where available.

- “Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.” (2.02.02)

The subject site is already annexed and in a widely developed area. However, the subject sites are undeveloped and have been vacant for more than a decade as commercial only properties. It is one of the last areas of the Gramercy development to be developed and the Applicant believes constructing high-end senior housing in this area will jumpstart the remaining commercial properties directly adjacent.

- “Require collectors consistent with the ACHD Master Street Map (MSM), generally at/near the mid-mile location within the Area of City Impact.” (6.01.03B)

The proposed development will connect to S. Wells Avenue, a commercial local street that connects directly to W. Overland, an arterial street. S. Wells has other local streets that bisect it and connect to a commercial collector, S. Bonito Way, further to the east. Overall, Staff and ACHD agree that the public road system nearby is easily capable of handling the minimal additional traffic generated by the proposed development.

In reviewing development applications, the following items will be considered in all Mixed-Use areas, per the Comprehensive Plan (pg. 3-13): (*Staff’s analysis in italics*)

- “A mixed-use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high density residential development alone.”

The proposed development is in fact high-density residential. However, the Applicant is reserving an area of approximately 1.5 acres along the north boundary of the site for future commercial use(s). However, Staff does not find it necessary to require at least three land uses on the subject site due to its relatively small size (6.8 acres) in relation to the much larger mixed-use area overall that contains multiple types of uses in relatively close proximity including general commercial, office, retail, education institutions and single-family residential. Therefore, Staff finds the proposed development meets this goal.
- “Where appropriate, higher density and/or multi-family residential development is encouraged for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.”

The Applicant is proposing multi-family residential at a gross density of 31 units/acre which falls within the high density residential range were the project to be located in that designation. In addition, the subject parcels have easy access to a number of employment and commercial destinations within a half-mile of the site. Despite losing 5 acres of commercial zoning, Staff finds the proposed development to be appropriate in this location.
- “Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed-Use designation.”

An overall development plan was approved for this area in 2006 that incorporated multiple types of commercial uses as well as residential uses. The subject parcels were originally slated for commercial development but have been sitting vacant for more than a decade. Therefore, the Applicant requested a DA Modification to allow these parcels to develop in accord with the proposed development plan and with the proposed use of age-restricted multi-family. The Applicant was successful in this request and thus the subject parcels are allowed to be developed with additional multi-family units.
- “The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.”

The proposed plan depicts an emergency drive aisle, landscaping, and existing landscaping with a multi-use pathway between the proposed structure and the existing residential to the south. Overall, the proposed site plan depicts buffering to all adjacent uses via a drive aisle and landscaping.
- “Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.”

The proposed development is directly adjacent to a childcare facility and nearby both a charter school and a shared park within the Gramercy development. Furthermore, the Applicant is constructing two connections to a segment of regional pathway that connects to a public park within a quarter mile of the subject sites. The Applicant is also proposing a plaza along the east side of the building that is intended to be shared with the rest of the Gramercy development; this is a major reason why the Applicant insisted on remaining part of the existing Gramercy DA instead of entering into a new DA.
- “All mixed-use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.”

The proposed development will be directly accessible to adjacent neighborhoods through extension of sidewalks from the existing network into the site, including the regional multi-use pathway system.

Staff believes the proposed site design offers adequate integration and accessibility to nearby neighborhoods.

In reviewing development applications, the following items will be considered in MU-R areas, per the Comprehensive Plan:

- “Developments should comply with the general guidelines for development in all Mixed-Use areas.”
See analysis above.
- “Residential uses should comprise a minimum of 10% of the development area at gross densities ranging from 6 to 40 units/acre.”
The proposed development meets this policy by providing a majority of the subject sites as residential (overall, the Gramercy development contains more than 10% as residential uses) and with a gross density of approximately 31 units/acre.
- “There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.”
No commercial uses are proposed with this specific project but a plethora of non-retail commercial uses are within walking distance of the proposed development.
- “Retail commercial uses should comprise a maximum of 50% of the development area.”
Staff is unaware of the specific percentage of retail commercial uses within Gramercy overall but by a simple site visit one can see a majority of this area is developed as commercial.

Based on the analysis above, Staff finds the proposed plan is generally consistent with the vision of the Comprehensive Plan for this area in regard to land use, density and transportation.

B. UNIFIED DEVELOPMENT CODE (UDC) ANALYSIS

Conditional Use Permit (CUP) – Multi-family Development (UDC 11-4-3-27) Specific Use Standards:

The proposed multi-family development consists of 164 age-restricted units within a multi-story building that is wrapped around a four story parking structure. The proposed use of multi-family residential is subject to conditional use permit approval by the Planning and Zoning Commission within the existing C-G zoning district and subject to specific use standards outlined in UDC 11-4-3-27 and below:

11-4-3-27 – Multi-Family Development:

A. Purpose:

1. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
2. To create quality buildings and designs for multi-family development that enhance the visual character of the community.
3. To create building and site design in multi-family development that is sensitive to and well integrated with the surrounding neighborhood.
4. To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.

As discussed in the Comprehensive Plan analysis section above, Staff finds the proposed multi-family development meets and/or exceeds all of the purpose statements listed.

B. Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or *title 10* of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *Proposed project/site design complies with this requirement.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *The site plan depicts screened trash disposal areas that may only be visible from the north drive aisle; all proposed transformer/utility vaults shall also comply with this requirement.*
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section [11-5B-5](#) of this title. *According to the submitted open space exhibit, the apartments are proposed with the minimum required 80 square feet of private open space in the form of private patios and decks for each unit.*
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site.*
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *Applicant shall comply with this requirement.*
6. The parking shall meet the requirements set forth in *chapter 3, "Regulations Applying to All Districts"*, of this title.

Based on the number of bedrooms per unit (108 one-bedroom units and 56 two-bedroom units), a minimum of 274 parking spaces should be provided with at least 164 of those spaces covered or within a garage. The Applicant has proposed a total of 291 parking spaces overall with 220 within the proposed parking garage and the remaining 71 spaces as surface parking along the perimeter drive aisles on the east and north boundaries of the site. The Applicant provided additional guest parking at the ratio of one (1) space for every 10 units, consistent with code changes that have not yet been approved. Therefore, the proposed parking is in excess of both current code requirements and future code requirements.

7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

It is not entirely clear on the submitted plans where these items are contained on-site—where it is not clear, the Applicant shall comply with these requirements at the time of CZC submittal.

The site plan submitted with the Certificate of Zoning Compliance application shall depict these items.

C. Common Open Space Design Requirements:

1. A minimum area of outdoor common open space shall be provided as follows:
 - a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area.
 - b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area.
 - c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area.

Each unit is between 500 and 1,200 square feet of living area. Therefore, 250 square feet of common open space is required per unit in accord with the requirements above.

2. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20').

Proposed open space submitted as meeting this requirement has been reviewed. All area labeled as qualified common open space on the open space exhibit complies with this requirement. The Applicant has proposed 42,000 square feet of qualified common open space while needing to provide a minimum of 41,000 square feet; the proposed open space exceeds the minimum requirements.

The proposed open space consists of those areas outlined on the open space exhibit: a plaza along the east side of the building; a pool and pool deck with assorted amenities on the south side of the building; a terrace with firepits, BBQs, and seating areas along the west side; and a pickleball court and community garden along the north side of the building. All of these areas have been verified to meet or exceed the required quality and amount of common open space.

Overall, the submitted open space meets the specific use standards and Staff finds the proposed open space is adequate for the proposed development, especially in combination with the array of proposed amenities. Furthermore, the subject sites are within a quarter mile of a City park, in close proximity to a plaza/park within Gramercy, and directly adjacent to a regional pathway. All of these factors present more than adequate open space and recreational opportunities for future residents.

3. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *The proposed development is to be developed in one (1) phase, according to the Applicant.*
4. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009). *No common open space or any part of the site abuts a collector street. Therefore, this standard is not applicable to this project.*

D. Site Development Amenities:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
 - a. Quality of life:
 - (1) Clubhouse.
 - (2) Fitness facilities.
 - (3) Enclosed bike storage.
 - (4) Public art such as a statue.

b. Open space:

- (1) Open grassy area of at least fifty by one hundred feet (50 x 100') in size.
- (2) Community garden.
- (3) Ponds or water features.
- (4) Plaza.

c. Recreation:

- (1) Pool.
- (2) Walking trails.
- (3) Children's play structures.
- (4) Sports courts.

2. The number of amenities shall depend on the size of multi-family development as follows:

- a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.
- b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each category.
- c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each category.
- d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Based on 164 proposed units, the number of amenities required shall be determined by the decision-making body, the Planning and Zoning Commission. According to the submitted plans, the Applicant has proposed approximately 6 qualifying amenities, at least one from each category as required by code.

The Applicant has proposed the following amenities: a swimming pool, a plaza with public art, a sports court (pickleball court), a community garden, and multiple seating areas with BBQs and firepits.

Staff finds the proposed amenities to be adequate in serving the proposed age-restricted multi-family development.

E. Landscaping Requirements:

1. Development shall meet the minimum landscaping requirements in accord with *chapter 3*, "Regulations Applying to All Districts", of this title.
2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:
 - a. The landscaped area shall be at least three feet (3') wide.
 - b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four inches (24") shall be planted.

c. Ground cover plants shall be planted in the remainder of the landscaped area.

The submitted landscape plan appears to meet the specific use standard landscape requirements. However, these standards will be further verified at the time of CZC submittal (see Exhibit VII.B).

Dimensional Standards (UDC [11-2](#)):

The proposed development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district and those within the specific use standards for Multi-family Development discussed above (UDC 11-4-3-27). *As noted above, the submitted plans show compliance with all dimensional and specific use standards, including but not limited to, building height, setbacks, accesses, and parking count.*

Access (UDC [11-3A-3](#)):

Access was discussed within the transportation section of the comprehensive plan analysis section earlier in the report. Please review that section as well as the Community Metrics section at the beginning of the report for the access and transportation facts of the proposed development.

Road Improvements:

The Applicant is not required to construct any improvements to the adjacent or nearby public roads as ACHD has stated these roadways are currently overbuilt in terms of vehicular capacity.

Sidewalks (UDC [11-3A-17](#)) and Pathways:

All proposed sidewalks are adjacent to the multi-family residential building and shown to connect throughout the site as at least 5-feet, as required. There is also a segment of regional multi-use pathway abutting the south property boundary that the Applicant is showing two connections to on the submitted plans.

Despite UDC 11-3A-19B.4 being applicable to nonresidential uses, Staff is recommending the pedestrian crossings from the multi-family building to the multi-use pathway across the emergency drive aisle is clearly delineated from the driving surface by being constructed with either brick, pavers, stamped concrete, or similar. These crossings should be clearly shown on future CZC plans. This point was discussed at the Council hearing for the DA Modification and there is an approved DA provision that requires these connections be constructed in these ways. Staff will verify compliance with a future CZC submittal.

Landscaping (UDC [11-3B](#)):

Because there are no public streets adjacent to the site, there are no requirements for landscape street buffers. However, there are vehicle use areas proposed surrounding the site, the drive aisle that circumvents the entire structure. Per UDC 11-3B-8, at least 5-feet of landscaping is required along the perimeter of vehicle use areas (i.e. drive aisles).

*The submitted landscape plan depicts an area of landscaping along the perimeter of the circumventing drive aisle except for along the east property boundary. It appears there is enough area for the required landscaping but it is not shown on the submitted plans. Furthermore, this landscape strip is also required to be vegetated with trees located no more than 35 linear feet apart throughout the buffer—trees may also be grouped together where necessary and visually appealing. **At the time of CZC submittal, the Applicant should correct the landscape plans to show compliance with both of these requirements.***

Fencing (UDC [11-3A-6](#), [11-3A-7](#)):

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-7.

No fencing appears to be proposed; any future fencing shall comply with UDC 11-3A-7.

Storm Drainage (UDC [11-3A-18](#)):

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18. Storm drainage will be proposed with a future Certificate of Zoning Compliance application and shall be constructed to City and ACHD design criteria.

Building Elevations (UDC [11-3A-19](#) | [Architectural Standards Manual](#)):

Conceptual building elevations were submitted for the apartment complex but no formal Design Review was submitted. Staff notes that the submitted elevations do not meet all of the required design criteria for multi-family development. **All multi-family development requires Administrative Design Review prior to obtaining building permits so, at the time of that submittal Staff will analyze conformance with the Architectural Standards Manual. An application for Certificate of Zoning Compliance is also required to be submitted along with Design Review for this entire development.**

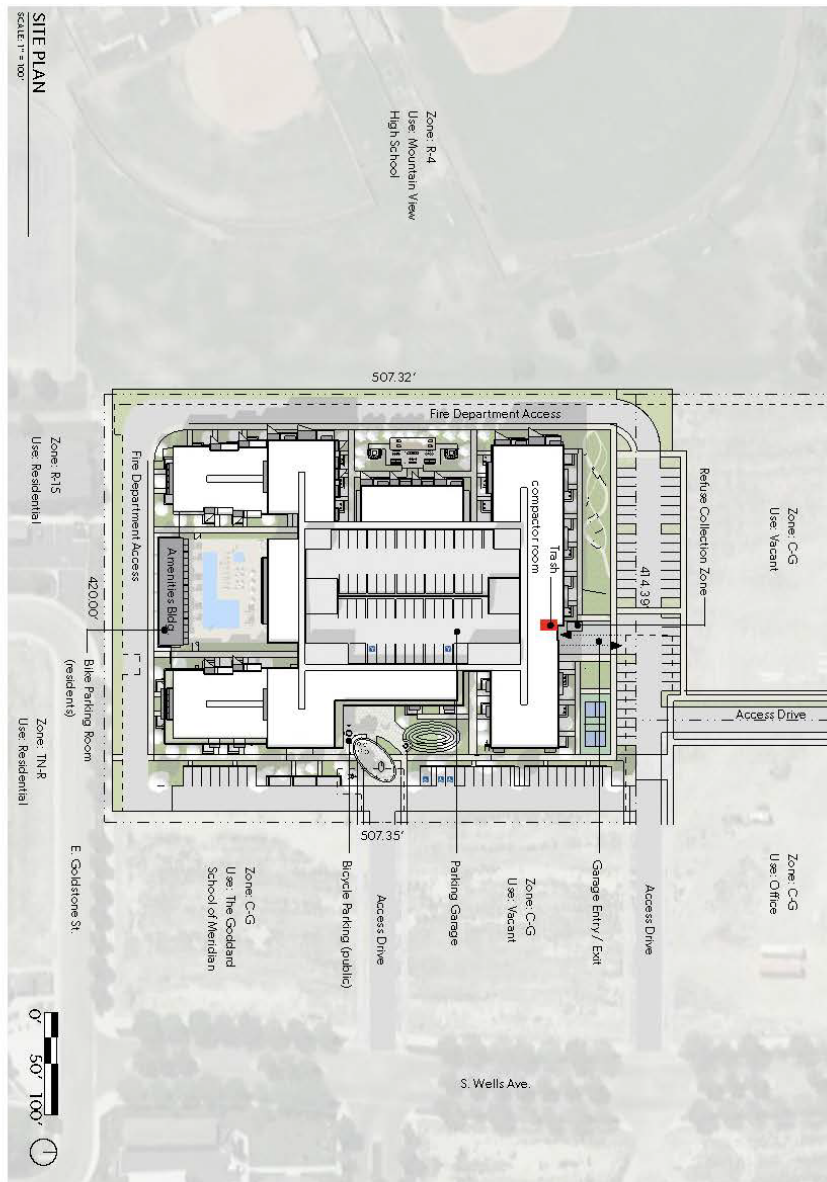
VI. DECISION

A. Staff:

Staff recommends approval of the of the requested Conditional Use Permit per the conditions of approval included in Section VIII in accord with the Findings in Section IX.

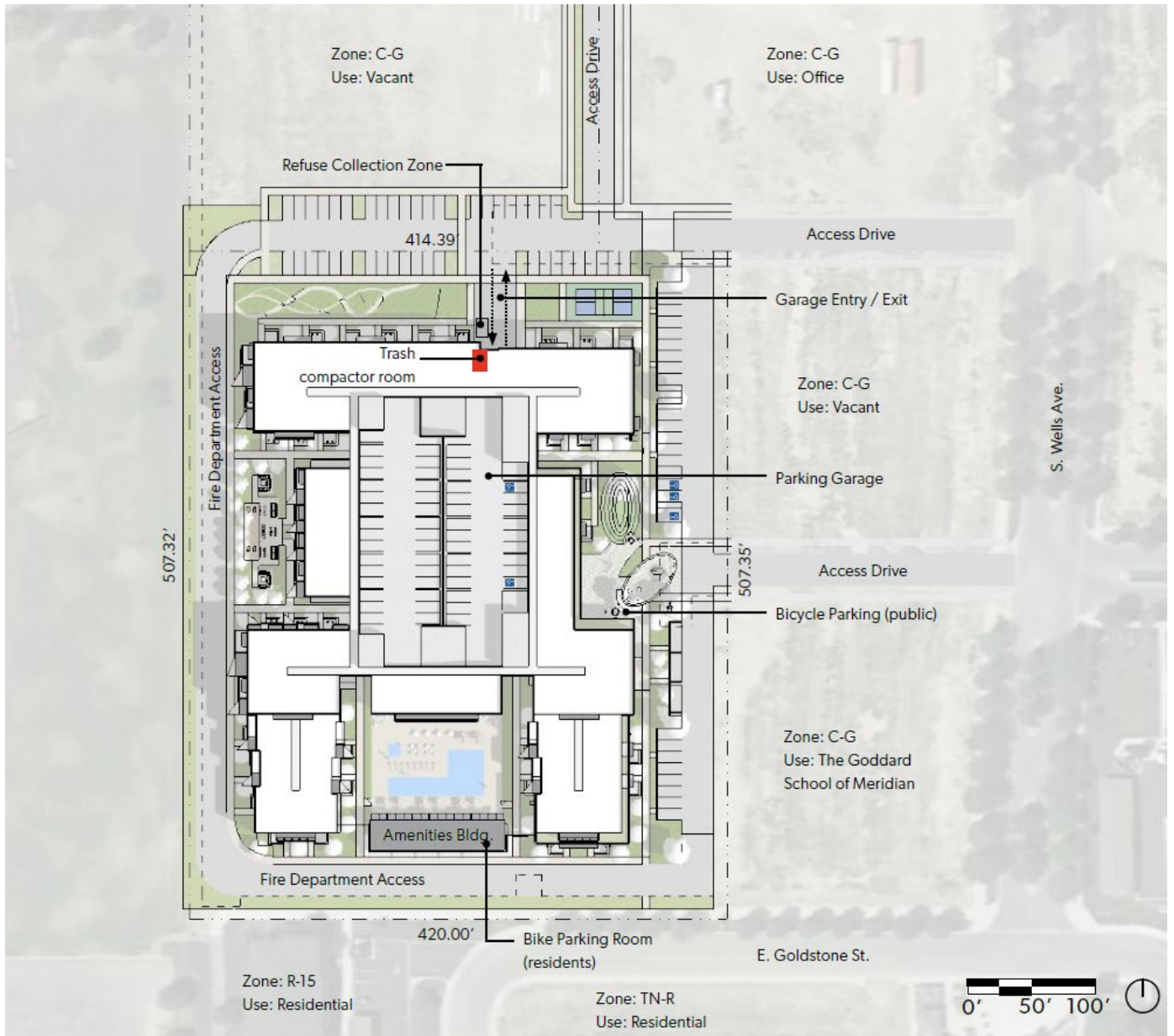
VII. EXHIBITS

A. Site Plan (dated: 3/23/2021)



Gamery Commons | Meridan, ID | Conditional Use Permit Application | 03-23-2021

PROJECT DATA	
Current & Proposed Zone: C-G	
PARKING	
Required:	
2 Bedroom (2/unit):	112
1 Bedroom (1.5/unit):	162
Guest Parking (future Requirement):	16
Total Parking Required:	290
Provided:	
Garage (standard):	212
Garage (accessible):	8
Surface (standard):	68
Surface (accessible):	3
Total Parking Provided:	291
Bicycle Parking:	
Required:	12
Provided:	12
(Additional secure bike parking to be provided, size TBD.)	
Building Size:	175,087 sq ft
Garage Size:	112,516 sq ft
Total Gross Building Area:	287,603 sq ft
Lot Size:	211,702 sq ft



B. Landscape Plan (dated: 3/23/2021)

SECTION 07 | LANDSCAPE PLAN



SECTION 08 | TREE SPECIES MIX

CLASS I



Amelanchier x grandiflora 'Autumn Brilliance'
Serviceberry
Height: 15-25'
Spread: 15-25'
Water: Medium
Maintenance: Low



Malus 'snow drift'
Flowering Crabapple
Height: 15-20'
Spread: 15-20'
Water: Medium
Maintenance: Medium

CLASS II



Betula nigra 'Heritage'
River Birch
Height: 35-50'
Spread: 30-40'
Water: Medium
Maintenance: Low



Acer rubrum
Red Maple
Height: 35-45'
Spread: 25-35'
Water: Medium
Maintenance: Low

CLASS III



Gymnocladus dioica
Kentucky Coffee Tree
Height: 50-60'
Spread: 35-45'
Water: Medium
Maintenance: Low

TREE TOTALS

Amelanchier = 60
Malus = 2
Kentucky Coffee = 1
River Birch = 22
Red Maple = 9
770 L.F. of Street Frontage
No existing trees on site

C. Open Space Exhibit (dated: 3/23/2021)

SECTION 09 | EXTERIOR AMENITY SPACES



EXTERIOR AMENITIES

Required:	
Common Open Space	41,000 sq ft
Private Open Space	13,120 sq ft
Total	54,120 sq ft
Provided:	
Common Open Space	42,000 sq ft
Private Open Space (private patios & balconies)	13,120 sq ft
Total	55,120 sq ft

EXTERIOR AMENITY SPACES

- 1 Entry Plaza**
9,000 sq ft
- 2 South Courtyard**
13,000 sq ft
- 3 Sunset Terrace**
9,000 sq ft
- 4 Community Garden**
7,500 sq ft
- 5 Recreation Court**
3,500 sq ft

D. Building Perspective and Conceptual Building Elevations (NOT APPROVED)



SECTION 06 | PERSPECTIVE VIEWS





SECTION 04 | ELEVATIONS



SECTION 04 | ELEVATIONS



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

Conditional Use Permit (CUP):

1. The Applicant shall adhere to all previous conditions of approval associated with this site (AZ-06-007, DA Inst. 106141056; PP-06-019; FP-06-048; and H-2021-0022, DA Inst. # unknown at this time).
2. **With the future Certificate of Zoning Compliance submittal, the Applicant shall submit a revised site plan with the following revisions:**
 - a. Depict the pedestrian crossings to the multi-use pathway along the south property boundary to be constructed with bricks, pavers, colored or stamped concrete or similar to clearly delineate the pedestrian walkway.
 - b. Clearly depict/label compliance with the Multi-family Development Specific Use Standards (UDC 11-4-3-27), specifically subsection B.7:
 1. A property management office.
 2. A maintenance storage area.
 3. A central mailbox location (including provisions for parcel mail) that provide safe pedestrian and/or vehicular access.
 4. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)
3. **With the future Certificate of Zoning Compliance submittal, the Applicant shall submit a revised landscape plan with the following revisions:**
 - a. Depict the required parking lot landscaping along the east boundary adjacent to the drive aisle and east property line;
 - b. Throughout all of the perimeter landscaping, depict the required vegetation and trees per UDC 11-3B-8.
4. The Applicant shall obtain Administrative Design Review and Certificate of Zoning Compliance approvals for the multi-family residential building prior to submittal for any building permits for the residential portion of the development.
5. Future building elevations of the multi-family development shall incorporate similar design elements and finish materials seen throughout the Gramercy development to ensure an integrated and cohesive design.
6. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the C-G zoning district.
7. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for multi-family dwellings based on the number of bedrooms per unit.
8. The Applicant shall comply with all ACHD conditions of approval.
9. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
10. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.

11. The Applicant has a continual obligation to maintain compliance with the Multi-family Development Specific Use Standards outlined within this report and in UDC 11-4-3-27.
12. Prior to issuance of Certificate of Occupancy on any building, the Applicant shall provide proof of the required maintenance agreement to the Planning Division in accord with UDC 11-4-3-27 – all multifamily developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features.
13. The conditional use approval shall become null and void unless otherwise approved by the City if the applicant fails to 1) commence the use, satisfy the requirements, acquire building permits and commence construction within two years as set forth in UDC 11-5B-6F.1; or 2) obtain approval of a time extension as set forth in UDC 11-5B-6F.4.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 No Permanent structures (buildings, carports, trash receptacle walls, fences, infiltration trenches, lightpoles, etc.) can be built within the utility easement.
- 1.2 There is a sewer main at the north end of the property in addition to a service line at the south. Whichever one is not used needs to be abandoned at the main per City requirements.
- 1.3 There is an existing 8” water main stub at both the north and south boundaries that either needs to be used or abandoned.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian’s standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2” x 11” map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.
- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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.

- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
- 2.19 The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed

in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.

- 2.20 At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
- 2.23 The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. NAMPA-MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=228987&dbid=0&repo=MeridianCity>

D. CENTRAL DISTRICT HEALTH DEPARTMENT (CDHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=228246&dbid=0&repo=MeridianCity>

E. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=228702&dbid=0&repo=MeridianCity>

F. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=228605&dbid=0&repo=MeridianCity>

IX. FINDINGS

A. Conditional Use Permit Findings ([UDC 11-5B-6E](#)):

The commission shall base its determination on the conditional use permit request upon the following:

- 1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.**

If all conditions of approval are met, Staff finds the submitted site plan shows compliance with all dimensional and development regulations in the C-G zoning district in which it resides.

2. **That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.**

Staff finds the proposed use of multi-family residential is harmonious with the comprehensive plan designation of Mixed-Use Regional and the requirements of this title when included in the overall MU-R designation analysis.

3. **That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.**

Despite the proposed use being different than the residential uses directly to the south, Staff finds the design, construction, and proposed operation and maintenance will be compatible with other uses in the general neighborhood and should not adversely change the essential character of the same area, so long as the Applicant constructs the proposed building as proposed.

4. **That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.**

Staff finds the proposed use, if it complies with all conditions of approval imposed, will not adversely affect other property in the vicinity.

5. **That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.**

Staff finds the proposed use will be served adequately by essential public facilities and services because all services are readily available.

6. **That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.**

All public facilities and services are readily available for the subject site so Staff finds that the proposed use will not be detrimental to the economic welfare of the community or create excessive additional costs for public facilities and services.

7. **That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.**

Although traffic is sure to increase in the vicinity with the addition of more residential units, all major roadways adjacent to the site are already at their full width and the development has multiple avenues of accessing the arterial network to the north or to the east. Therefore, Staff finds the proposed use will not be detrimental to any persons, property, or the general welfare.

8. **That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005).**

Staff is unaware of any natural, scenic, or historic features within the development area, therefore, Staff finds the proposed use should not result in damage of any such features.