

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 2/25/2025

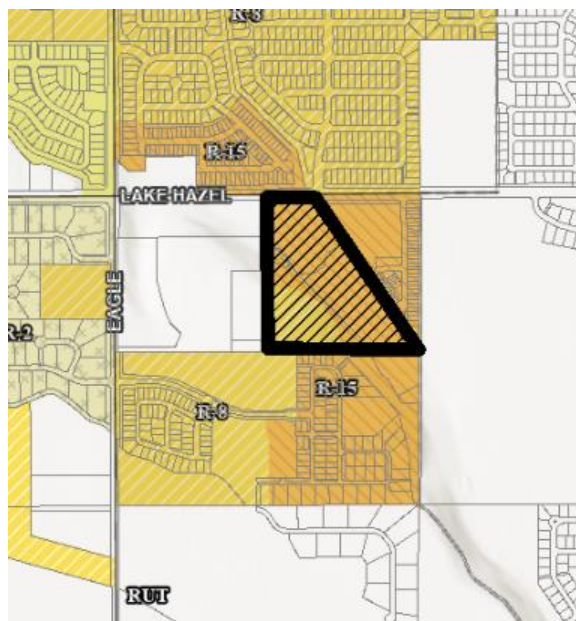
TO: Mayor & City Council

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

APPLICANT: South Beck and Baird

SUBJECT: TECC-2025-0001
Pura Vida Ranch Subdivision – TECC

LOCATION: 3727 E. Lake Hazel Rd., in the NW 1/4 of Section 4, T.2N., R.1E.



I. PROJECT OVERVIEW

A. Summary

The Applicant requests a 2-year time extension on the planned unit development and preliminary plat (H-2020-0064) to commence the permitted use and obtain the City Engineer's signature on the first phase final plat. The preliminary plat consists of 157 building lots and 35 common lots on 26.34 acres of land in the R-8 and R-15 zoning districts and included deviations to certain UDC standards through the planned unit development.

B. Issues/Waivers

None

C. Recommendation

Staff: Approval with the conditions included below in Section IV.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)/Proposed Use	There is currently one single-family home on this rural residential/agricultural property	-
Proposed Land Use(s)	A total of 157 single-family homes are entitled to develop on this site	-
Existing Zoning	R-8 (medium-density residential) & R-15 (medium high-density residential)	VI.A.2
Future Land Use Designation	Medium High-Density Residential (MHDR)	VI.A.3

Table 2: Process Facts

Description	Details
Pre-application Meeting date	12/13/2024
Neighborhood Meeting	1/13/2025
Site posting date	2/13/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	-
• Commission Action Required	No	-

See City/Agency Comments and Conditions in Section IV and in the public record for all comments received.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The UDC states that approval of a planned unit development and preliminary plat shall become null and void if the applicant fails to commence the permitted use as set forth in UDC 11-5B-6F and obtain the city engineer's signature on the final plat within two (2) years of the approval of the preliminary plat as set forth in UDC 11-6B-7C. If phased, each phase must be signed by the City Engineer within two (2) year successive intervals. The Applicant may request an extension of up to two (2) years if such request is filed before the termination period. With all extensions, the City Council may require the planned unit development and/or preliminary plat to comply with the current provisions of the UDC.

The Director approved a 2-year time extension for the preliminary plat and planned unit development on December 15, 2022, which extended the original approval to January 19, 2025. The reasons for delay in moving forward with this development cited at that time are as follows: continued coordination with ACHD on the drainage issues associated with the site; completion of bridge improvements associated with the culvert for Ten Mile Creek drain where it passes under Lake Hazel Road that are the responsibility of the developer of the property to the north (Orchard Creek); vertical construction isn't allowed until the bridge is constructed and floodplain development requirements are met; and the design of the roads for the subdivision is contingent upon the bridge construction and resulting changes in the floodplain and a lengthy approval process is anticipated with ACHD on the construction plans.

A second 2-year time extension is requested to commence the use and complete the infrastructure improvements currently occurring in Phase 1. The extension would give the Applicant until January 19, 2027 to commence the permitted use and obtain the City Engineer's signature on the final plat.

Since the preliminary plat was approved, there have been some updates to the UDC regarding sidewalk widths along arterial streets and minimum open space and site amenity standards, as follows:

- The minimum open space requirement changed from 10%, which required a minimum of 2.63-acres to be provided, to 15%, which requires a minimum of 3.95-acres to be provided. The amount of open space that was approved (i.e. 4.9+-acres or 18.57%+) exceeds the current standard.

- The minimum site amenity requirement changed from one (1) qualified amenity to five (5) amenity points. The previously approved amenities [i.e. a 10' wide 1,631+/- foot long (1/3 mile) segment of the City's multi-use pathway system along the east boundary adjacent to the Ten Mile Creek; a 16' x 16' shelter with a picnic table on Lot 10, Block 3; an 8' x 12' arbor with 2 benches on Lot 1, Block 10; an arbor with 2 benches on Lot 8, Block 5; and a dirt trail and paved 5' wide pathway on the hillside on Lot 8, Block 5] meet and exceed the new standards at 5 pts. for the 1/3 mile of multi-use pathway, 2 pts. for the picnic area on a site 5,000 s.f. or greater in size, 2 pts. open space commons shelter (i.e. arbor with benches), and 2 pts. for trails/paths.
- A 7-foot wide detached sidewalk was approved within the street buffer along E. Lake Hazel Rd. A 10-foot wide detached sidewalk is currently required.

As a conditions of the subject time extension, Staff recommends a 10-foot wide detached sidewalk is provided in lieu of a 7-foot wide sidewalk along E. Lake Hazel Rd.; and vegetation on the hillside is maintained regularly to prevent a fire hazard.

Table 4: Project Overview

Description	Details
History	H-2020-0064 (AZ, PP, PUD – DA Inst. #2021-042520); FP-2021-0043; MFP-2022-0001; TED-2022-0009 (1 st time extension)
Acreage	26.34-acres

B. History and Process

The preliminary plat and planned unit development (PUD) (H-2020-0064) was approved by City Council on January 19, 2021. An administrative time extension (TED-2022-0009) for two (2) years was approved by the Director on December 15, 2022, which extended the PUD and preliminary plat to January 19, 2025. No new conditions were added as a provision of the time extension. A final plat (FP-2021-0043) has been approved for the first phase of development but has not yet received City Engineer signature; a modification to the final plat was approved (MFP-2022-0001). The subject time extension application was submitted prior to the expiration date.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Applicant shall comply with all terms of the annexation and zoning (Development Agreement Inst. #2021-042520), preliminary plat, planned unit development (H-2020-0064), final plat (FP-2021-0043), final plat modification (MFP-2022-0001) and previous time extension (TED-2022-0009).
2. A ten (10) foot wide detached sidewalk shall be constructed along E. Lake Hazel Rd.
3. The vegetation on the hillside shall be maintained regularly to prevent a fire hazard.
4. The Applicant shall commence the permitted use and obtain the City Engineer's signature on the first phase final plat on or before January 19, 2027; or, apply for a time extension prior to that date as set forth in UDC 11-5B-6F and 11-6B-7, in order for the planned unit development and preliminary plat to remain valid.

Other Agency comments may be accessed in the [project file](#), included in the public record.

V. ACTION

A. Staff:

Staff recommends approval of the proposed TECC application and finds it in conformance with the Comprehensive Plan and the UDC with the conditions included in Section IV.

A. City Council:

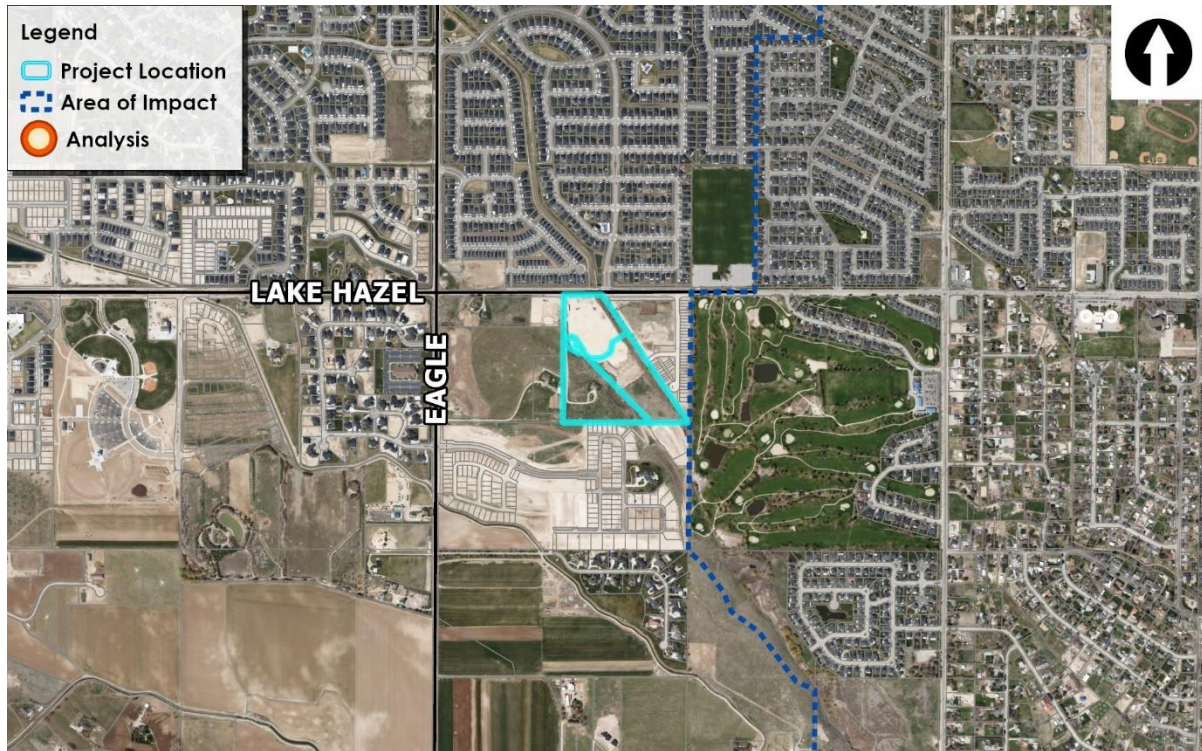
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VI. EXHIBITS

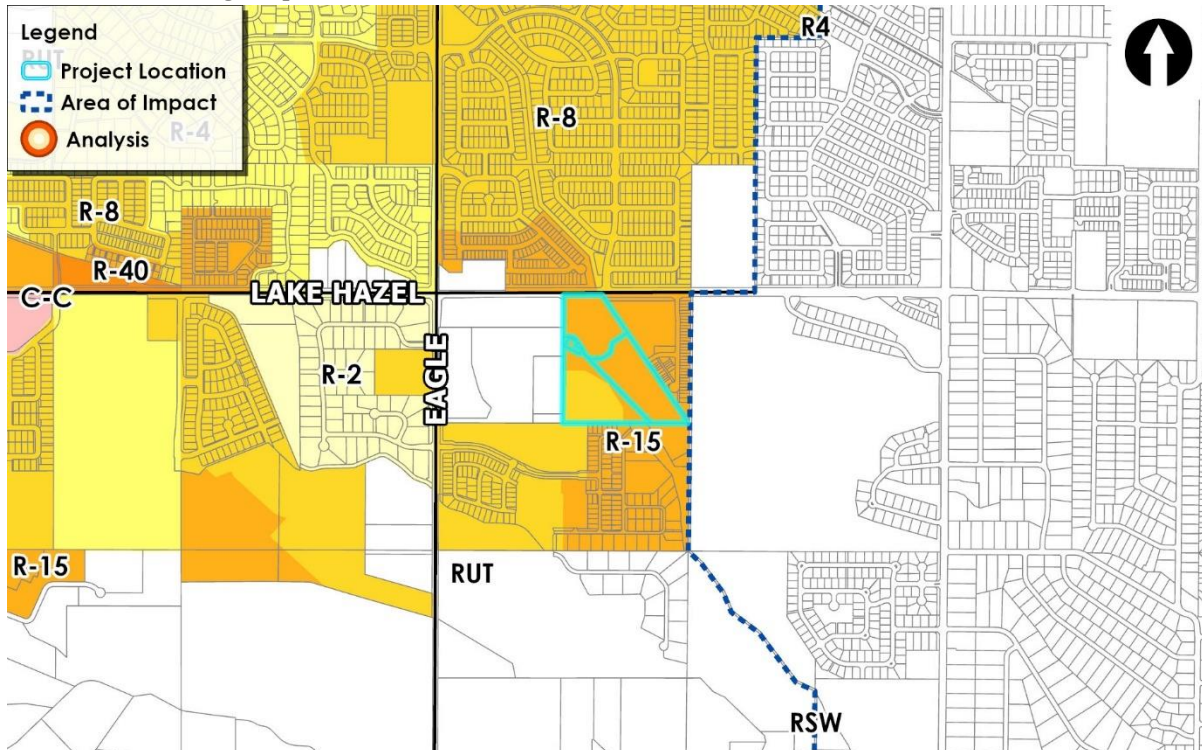
A. Project Area Maps

(link to [Project Overview](#))

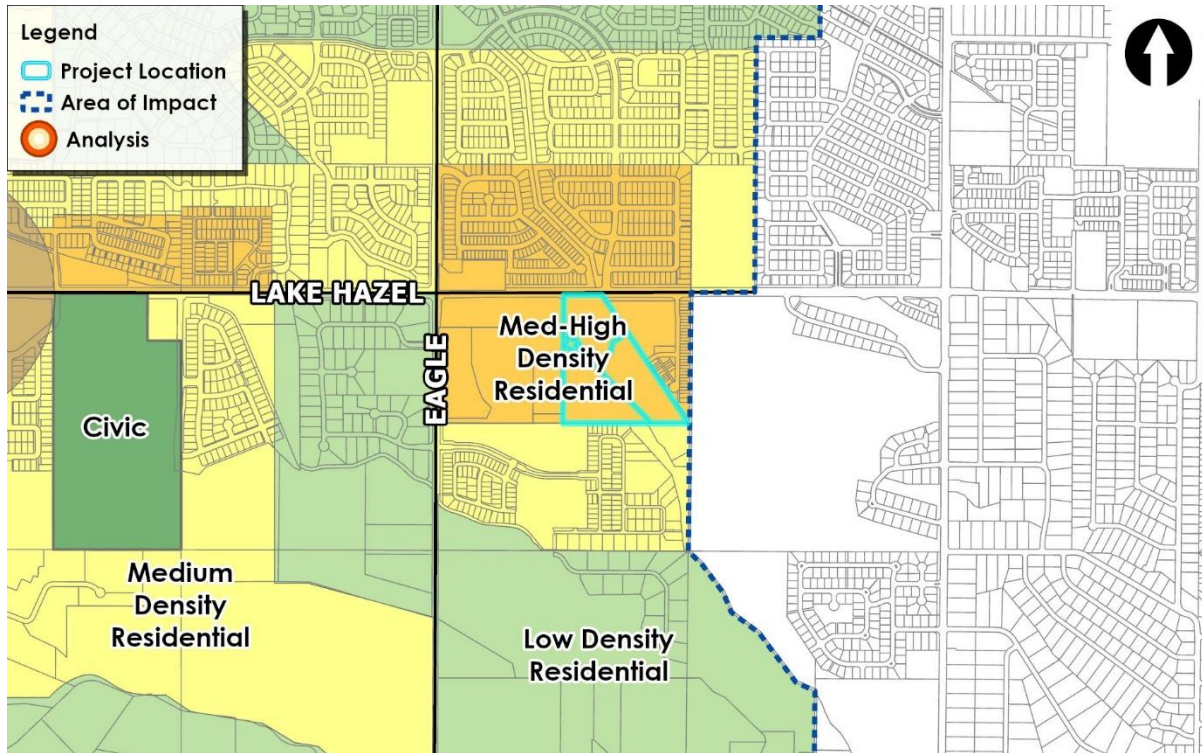
1. Aerial



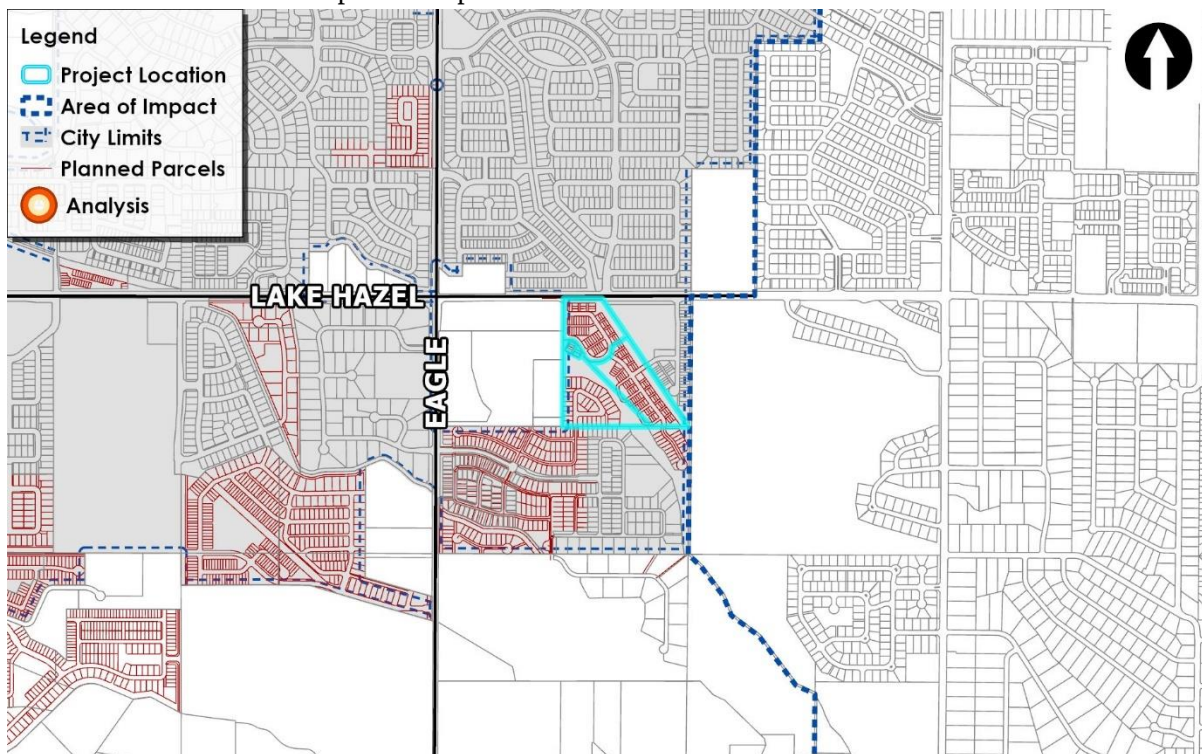
2. Zoning Map



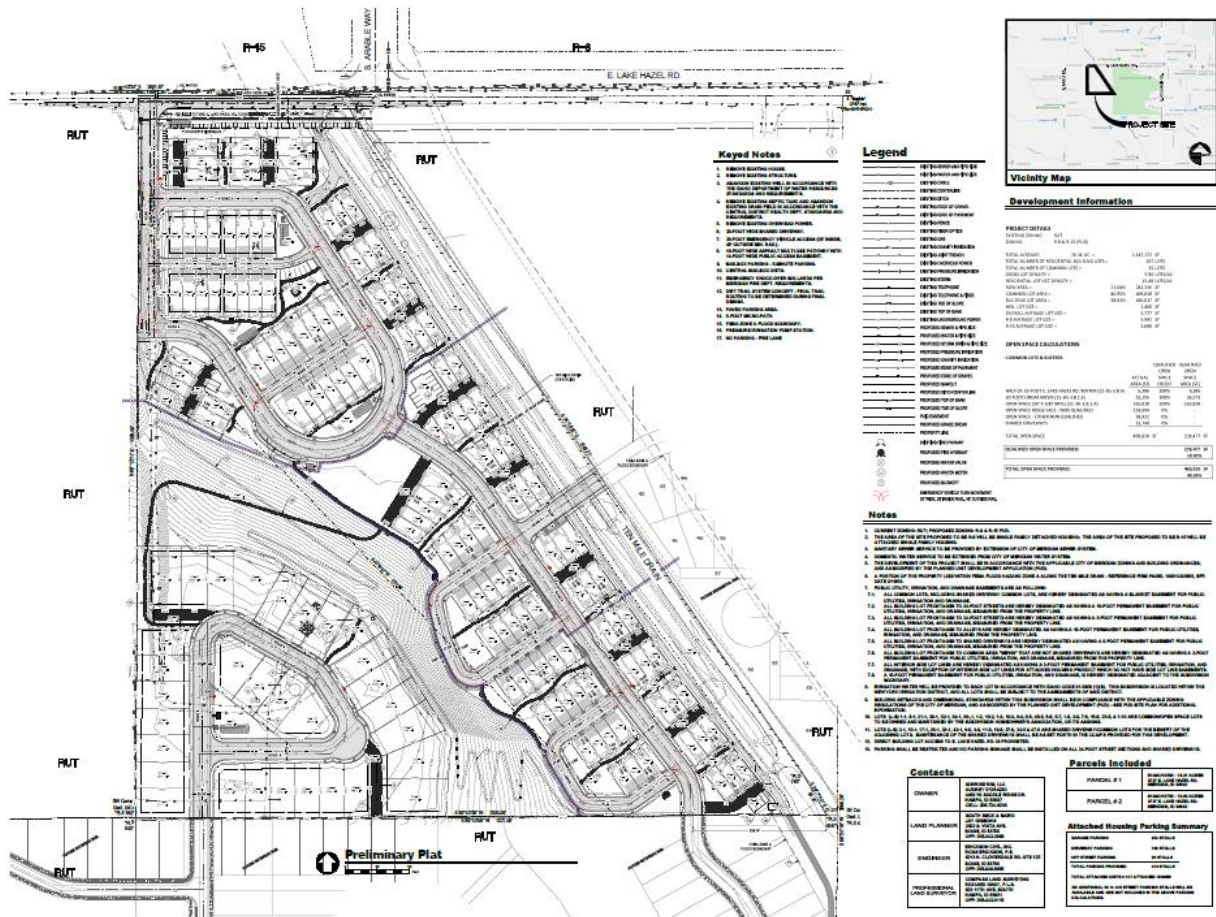
3. Future Land Use



4. Planned Development Map



B. Approved Preliminary Plat (dated: 11/23/20)



C. Approved Landscape Plan (dated: 10/12/20)



Overall PUD Site Plan

Sheet SA.13

Sheet SA.14

Sheet SA.15

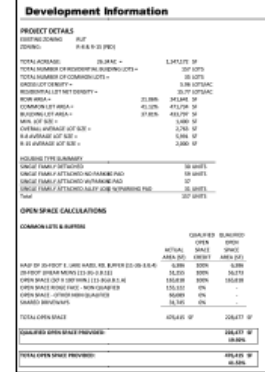
Sheet SA.16

Sheet SA.17

Overall PUD Site Plan

Scale: 1" = 100'

North Arrow



 Contacts	
OWNER	RANIERI R&L LLC AUSTERY FORD RD 4400 W. SADDLE RIDGE DR. NARITA, ID 83657 CRL: 306.731.6239
LAND PLANNER	SOUTH BEACH & BARD JAY GORDON 2965 S. VISTA AVE. BOISE, ID 83709 OFF: 208.352.3525
ENGINEER	PROBODGE CIVIL, INC. ROSS PROBODGE, P.E. 6213 N. CLOUTENWALD RD. STE 125 BOISE, ID 83709 OFF: 208.668.8808
PROFESSIONAL LAND SURVEYOR	COMPASS LAND SURVEYING RICHARD GRAY, P.L.S. 623 15TH AVE., SOUTH NARITA, ID 83651 OFF: 208.442.0101

LANDSCAPE REQUIREMENTS

GENERAL LANDSCAPE REQUIREMENTS:

- 1. LANDSCAPE DESIGN SHALL BE PREPARED BY A LICENSED LANDSCAPE ARCHITECT.
- 2. LANDSCAPE DESIGN SHALL BE PREPARED IN ACCORDANCE WITH THE LATEST EDITION OF THE "MANUAL OF LANDSCAPE ARCHITECTURE" PUBLISHED BY THE LANDSCAPE ARCHITECTS' BOARD OF CALIFORNIA.
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PLANTING REQUIREMENTS:

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IRRIGATION REQUIREMENTS:

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WATER REQUIREMENTS:

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SOIL REQUIREMENTS:

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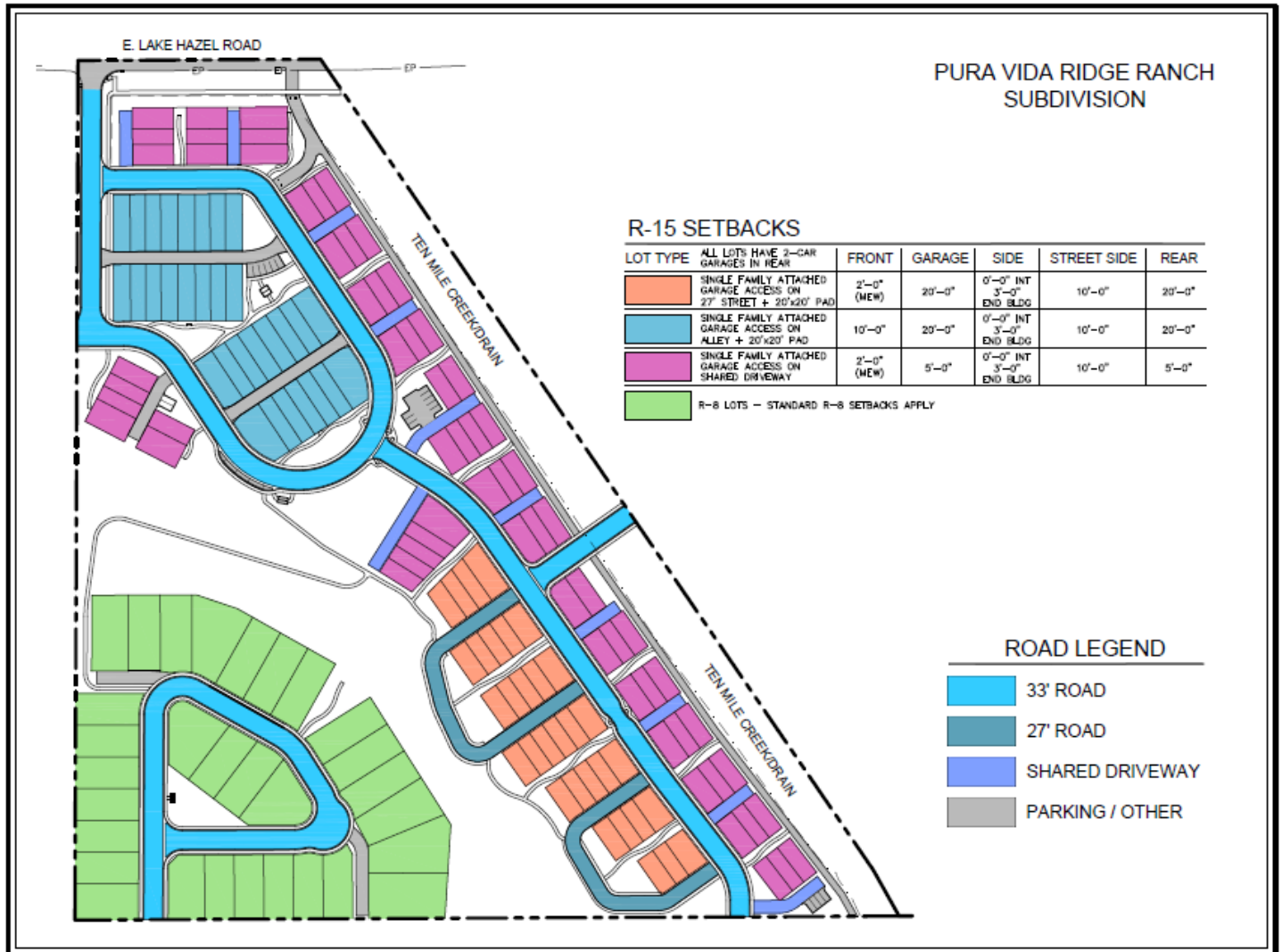
CONSTRUCTION REQUIREMENTS:

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MAINTENANCE REQUIREMENTS:

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E. Reductions to Dimensional Standards in UDC Table 11-2A-7 for the R-15 District
Approved with H-2020-0064



F. Service Accessibility Report

PARCEL S1404212560 SERVICE ACCESSIBILITY

Overall Score: 31	36th Percentile
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshd mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) > existing (# of lanes) & road IS in 5 yr work plan	YELLOW
School Walking Proximity	From 1/2 to 1 mile walking	YELLOW
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

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