

COMMUNITY DEVELOPMENT DEPARTMENT REPORT

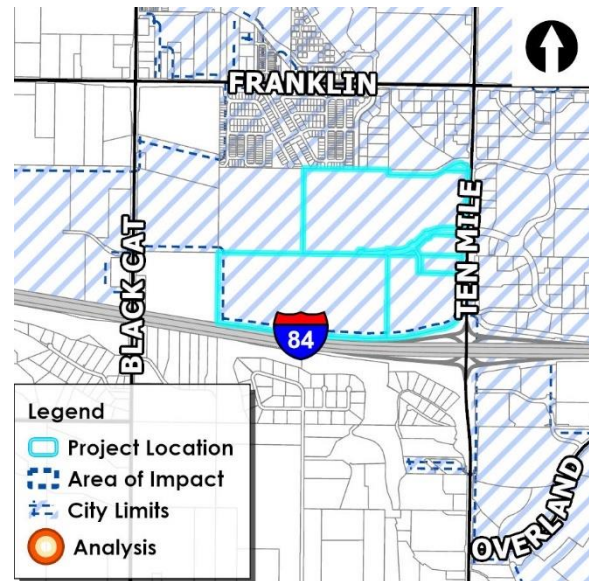


HEARING DATE: 8/15/2024
TO: Planning & Zoning Commission
FROM: Sonya Allen, Associate Planner
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sallen@meridiancity.org

APPLICANT: Ball Ventures Ahlquist

SUBJECT: [H-2023-0071](#)
District at Ten Mile – CPAM, MDA,
RZ, PP

LOCATION: Northwest corner of S. Ten Mile Rd. &
I-84 in Section 15, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

The Applicant has submitted applications for the following:

- Amendment to the Future Land Use Map in the Comprehensive Plan (CPAM) to change the designations on portions of the subject property and adjacent properties, resulting in a net change in this area as follows: Medium High-Density Residential (MHDR) (+9.26-acres), High Density Residential (HDR) (+2.66-acres); Mixed Use - Residential (MU-R) (-10.61-acres), Mixed Use - Commercial (MU-C) (+0.32-acre), Mixed Employment (ME) (-0.22-acre), and High Density Employment (HDE) (-1.40-acres);
- Modification to the existing Development Agreements (MDA) (Vanguard Village H-2021-0081, Inst. #2022-049799; Fedrizzi Ten Mile LLC AZ-11-001, Inst. #112073618; SJJV LLC AZ-11-001, Inst. #112073617; Janicek Properties LLC AZ-11-001, Inst. #112073616) to consolidate them into one (1) new agreement, which will replace the previous agreements (or a portion thereof, as applicable for Vanguard Village), and include a conceptual development plan for the overall area;
- Rezone (RZ) of 7.48-acres of land from the C-C to the TN-C district; 12.96-acres from the H-E and R-40 to the C-C district; 9.13-acres from the C-C to the H-E district; 25.97-acres from the C-C and H-E to the C-G district; and 1.37-acres from the H-E to the M-E zoning district; and
- Preliminary Plat (PP) consisting of 38 building lots and one (1) common lot on 108.77-acres of land in the TN-C, C-C, C-G, H-E and M-E zoning districts.

B. Issues

The proposed conceptual development plan, use area plan and intensity of development is not consistent with the development guidelines in the TMISAP for the proposed FLUM designations.

Further, the TN-C zoning is not an appropriate zone for the proposed multi-family residential development (see analysis in Section III below for more information).

C. Recommendation

Staff: Staff is in support of the proposed plat but is *not* in support of the proposed MDA, CPAM and RZ applications as the proposed development plan doesn't meet the *minimum* development guidelines in the TMISAP and doesn't provide the mix of *integrated* uses desired in Mixed Use designated areas.

If Council is of the opinion the proposed development plan is more appropriate for this area than envisioned in the adopted TMISAP, Staff recommends alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3, as shown in the second map in Section VII.C below. Otherwise, Staff recommends denial of the proposed MDA, CPAM and RZ applications.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Agricultural	-
Proposed Land Use(s)	A variety of uses are proposed consisting of multi-family residential (apartments & townhome style); commercial (large format/anchor and specialty retail, restaurants, entertainment, recreation, hospitality, childcare, office); and employment (medium to higher density office, commercial, recreation, medical and hospitality uses). (<i>See Use Area Plan in Section V.H</i>)	-
Existing/Proposed Zoning	Existing: H-E (High-density Employment), C-C (Community Business), TN-C (Traditional Neighborhood Center) Proposed: TN-C (33.42-acres), C-C (59.11-acres), C-G (General Retail and Service Commercial) (25.97-acres), M-E (Mixed Employment) (10.19-acres) and H-E (34.82-acres)	VII.A.2
Existing/Proposed Future Land Use Designation	Existing: MHDR (Medium-high Density Residential), MU-Res (Mixed Use – Residential), Mixed Use – Commercial (MU-Com), HDE (High-density Employment) Proposed: MHDR (on adjacent property only), MU-Res, MU-Com, HDE	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	Tuesday, November 21, 2023
Neighborhood Meeting	12/4/2023
Site posting date	8/5/2024

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	No	

• Commission Action Required	No
• Access	S. Ten Mile Rd., arterial street
• Traffic Level of Service	F
Traffic Impact Study (Y/N)	No (ACHD didn't require one; ITD is requesting one)
ITD Comments Received	Yes – ITD requests a Traffic Impact Study for this development as impacts to the State Highway System are anticipated due to the type and proximity of the development.
Meridian Fire	Distance to Station: 2.1 miles to Station #2; Response Time: 3 minutes
Meridian Police	Distance to Station: 5.9 miles; Response Time: 4:13 minutes
Meridian Public Works Wastewater	Distance to Mainline: Sewer is in S. Ten Mile Rd. and stubbed to this property – it's in the process of being extended to the west in S. Vanguard Way to serve this site; Impacts or Concerns: See Public Works comments
Meridian Public Works Water	Distance to Mainline: Water is in S. Ten Mile Rd. and stubbed to this property – it's in the process of being extended to the west in S. Vanguard Way to serve this site (pressure zone 2); Impacts or Concerns: See Public Works comments

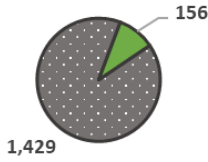
See City/Agency Comments and Conditions Section for all department/agency and the [public record](#) for comments received on this application.

Figure 1: One-Mile Radius Existing Condition Metrics

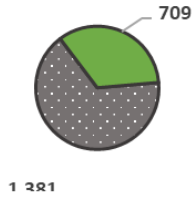
Reference Parcel: S1215131401

Date Retrieved: 2024 / 8 / 6

Parcel Count



Parcel Acreage



Infill Indicator:
Surrounding Area

34% Not City

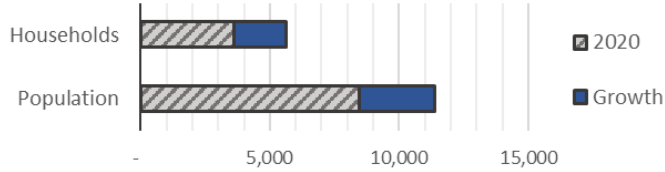


Household Change
56.8%

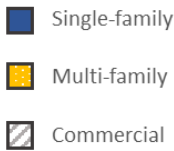
Population Change: 34.5%

(Household and Population Change since 2010 Decennial)

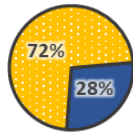
Household & Population Growth



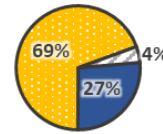
Use Types



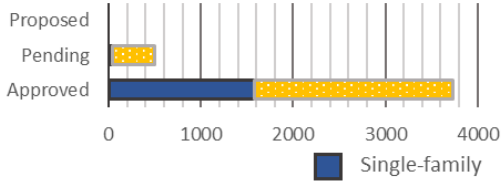
Residential Addresses



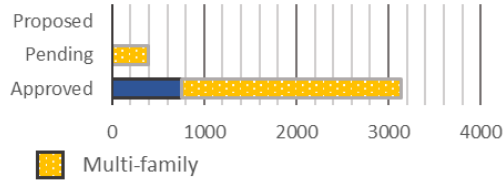
All Addresses



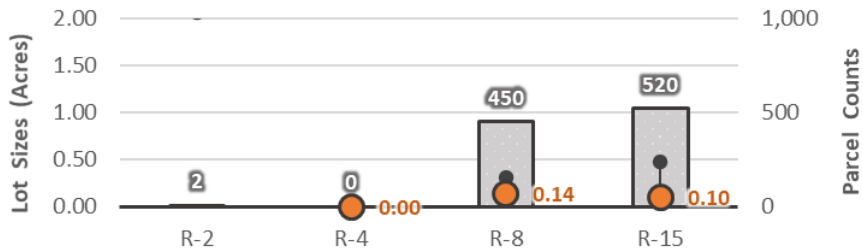
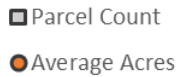
Preliminary Plats (last 5-years)



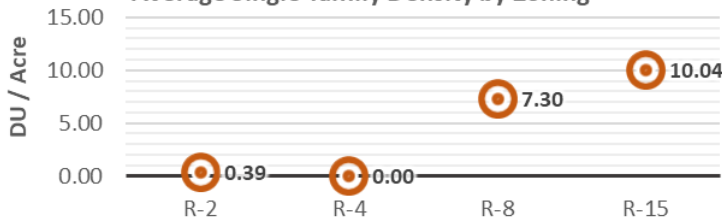
Conditional Use Permit (last 5-years)



Single-family Residential Parcel Diversity



Average Single-family Density by Zoning



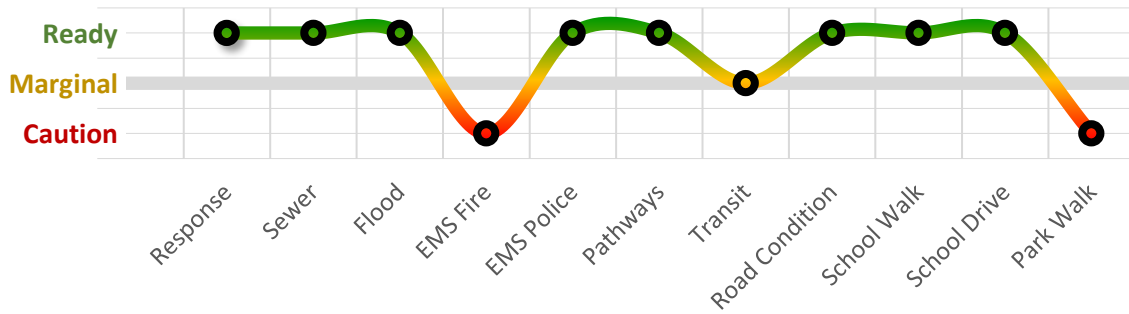
Average

Residential Net Density

8.20

Dwelling Units / Acre

Figure 2: Service Impact Summary



III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

This overall property consists of several parcels of previously annexed land governed by five (5) different Development Agreements (DA) (i.e. The 10 at Meridian; Vanguard Village; Fedrizzi Ten Mile, LLC; Janicek Properties Ten Mile; and SJJV, LLC). The southwest portion of this site (Parcel #1215427850) was included in the Vanguard Village preliminary plat; the final plat is currently in process. *Links to these agreements are provided below in Table 4.*

The existing DA’s for Fedrizzi, Janicek and SJJV do not include a conceptual development plan but do include provisions for future development of the property and restrictions on certain uses. Prior to development, an amendment to these agreements is required to include a conceptual development plan that demonstrates compliance with the TMISAP.

The DA for Vanguard Village includes a conceptual development plan, shown in Section VI.F below, and provisions for future development of the property consistent with the TMISAP; an amendment to the DA was recently approved but has not yet been recorded. *Note: The amended DA does not affect the subject property.*

The concept plan included in the DA for The 10 at Meridian, the adjacent property to the north, did not include a development plan for the property at the northeast corner of this site that was previously part of that development.

Table 4: Project Overview

Description	Details
History	AZ-09-008 (Meridian Crossing – Ord. #10-1467; DA Inst. #110115738); AZ-11-001 [Ten Mile Annexation – Ord. #12-1520 (Fedrizzi Ten Mile LLC – DA Inst. # 112073618 , Janicek Properties Ten Mile – DA Inst. # 112073616 , SJJV, LLC – DA Inst. # 112073617); H-2021-0025 (The 10 at Meridian – Ord. #21-1948, DA Inst. # 2021-132704); H-2021-0081 [Vanguard Village – RZ, PP, CUP, MDA Inst. # 2022-049799 (replaced previous DA #110115738); H-2023-0072 (Vanguard Village – <i>MDA</i> not yet recorded); FP-2024-0012 (Vanguard Village FP, PS – currently in process)
Phasing Plan	1
Physical Features	The Purdam Gulch Drain crosses this site. The Williams Northwest gas pipeline crosses the southwest portion of this site that’s part of the Vanguard Village plat.
Acreage	108.77-acres (preliminary plat); 163.67-acres (DA boundary)
Lots	38 building lots; 1 common lot

B. General Overview

Comprehensive Plan Map Amendment:

This property is within the area governed by the Ten Mile Interchange Specific Area Plan (TMISAP), which is part of the City's Comprehensive Plan. An amendment to the Future Land Use Map (FLUM) in the Plan is proposed to change the land use designations on portions of the subject property and adjacent abutting property and right-of-way, resulting in a net change in this area as follows: (see *FLUM Map - Adopted vs. Proposed in Section VI.C below*)

Net Land Use Change	Total Change
Med-High Density Residential	9.26
High Density Residential	2.66
MU-Res	1.51
MU-Com	(11.80)
Mixed Employment	(0.22)
High Density Employment	(1.40)
Total	(0.00)

The map amendment includes some “clean-up” changes recommended by Staff on the abutting property to the west (Endurance Holdings – Parcel #S1215244200, zoned R-15 and mostly designated MHDR); and the right-of-way for W. Cobalt Dr. along the northern boundary of the site adjacent to Outer Banks Subdivision (zoned C-C and designated MU-Res) based on the existing multi-family entitlements on those parcels and the Applicant's proposed amendment (see pink/white dashed line area on the exhibit in Section V.C below). Without including the proposed clean-up changes on adjacent properties, the changes to this property are as follows: -2.8-acres of MHDR, no change to HDR, +2.3-acres of ME, +3.74-acres of MU-Com, and no change to HDE. In summary, most of the Applicant's proposed changes are just a reconfiguration of existing FLUM designations and not significant changes.

Development Agreement Modification:

A new Development Agreement (DA) is proposed to consolidate and replace all of the existing DA's (i.e. Vanguard Village H-2021-0081, Inst. #[2022-049799](#); Fedrizzi Ten Mile LLC AZ-11-001, Inst. #[112073618](#); SJJV LLC AZ-11-001, Inst. #[112073617](#); Janicek Properties LLC AZ-11-001, Inst. #[112073616](#)) on the subject property. A new conceptual development plan is proposed for the overall area as shown in Section V.G below; the existing conceptual development plan for Vanguard Village is included in Section V.F below – changes are proposed to that plan. The other DA's do not include conceptual development plans and require modifications to the agreements to include one prior to development. **A phasing plan is not proposed for the overall development plan. As this is critical in understanding timing for infrastructure improvements, Staff recommends one is submitted prior to the City Council hearing.**

Rezone:

A rezone of 7.48-acres of land is proposed from the C-C to the TN-C district, 12.96-acres from the H-E and R-40 to the C-C district, 9.13-acres from the C-C to the H-E district, 25.97-acres from the C-C and H-E to the C-G district, and 1.37-acres from the H-E to the M-E zoning district.

With the proposed rezone, a significant amount (i.e. 21+/- acres) of the H-E zoned area will be lost and replaced with C-C and C-G zoning, which will likely further decrease the amount and intensity of employment uses in this area because a wider range of uses are allowed in the C-C and C-G districts than the H-E district (i.e. allowed uses in the H-E zone consist of corporate headquarters, office complexes, research and development facilities and complementary services such as conference centers and hospitality use with limited retail; allowed uses in the C-C district are larger scale and broader mix of retail, office and service uses; allowed uses in the C-G district are the largest scale and broadest mix of retail, office, service and light industrial uses). This will result in less employment uses (i.e. family wage jobs) in this area than anticipated, which is a key component of the TMISAP.

Note: If Council approves an amendment to the FLUM for the proposed development plan and Staff’s recommended associated “clean-up” items, a rezone from H-E to M-E (on the southern portion of the site) and C-C to R-40 (Cobalt right-of-way) should also be approved.

Preliminary Plat:

A preliminary plat is proposed consisting of 38 building lots and one (1) common lot on 108.77-acres of land in the TN-C, C-C, C-G, H-E and M-E zoning districts. The plat does not include the Vanguard Village property. The plat is proposed to be developed in one (1) final plat phase. **Staff recommends the subject property is subdivided prior to issuance of any Certificates of Occupancies within the development. Permanent addresses cannot be assigned until Ada County has approved street names.**

C. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):

There are no existing structures on this site; infrastructure improvements are currently being constructed.

2. Proposed Use Analysis (*UDC 11-2*):

A Use Area Plan was submitted with this application and included below in Section VI.H. The Plan depicts three (3) different areas; however, the boundaries of these areas do not coincide with the proposed FLUM designation boundaries, which makes determining consistency with the FLUM designations difficult. These areas are as follows:

- Area 1) accommodates a mix of multi-family residential such as townhomes and multi-family.

This area is mostly designated MU-Com with MU-Res and a small amount of MHDR and zoned mostly TN-C with some C-C. The map amendment proposes a MU-Res land use designation with TN-C zoning for the entire area.

The Applicant states a gross density of 8 to 12 units/acre based on 268 to 402 residential units on 33.42-acres of land is proposed, consistent with the density range desired in the MU-R designation.

A diversity of compatible land uses is encouraged in MU-Res areas, which may include a mix of residential, office, retail, recreational, employment and other miscellaneous uses.

While the focus is on residential uses, the horizontal and vertical integration of retail, office and employment uses is essential. This designation requires developments to integrate the three (3) major use categories – residential, commercial and employment.

Live-work units are strongly encouraged as are a variety of other housing types. Office, employment and commercial uses are generally small in scale and focused on neighborhood services within the MU-Res area. Traditional neighborhood design concepts – higher density buildings close to the street, easy pedestrian access, narrower streets to slow traffic, parking lots behind or under buildings, and residences with porches or balconies facing the street – are essential. The mix of uses should allow for a diversity of housing with for-sale and rental properties and may be achieved horizontally throughout the site; however, vertical mixes within buildings are highly encouraged. The goal to achieve in these areas is a floor area ratio (FAR) of 0.75 or more. No more than 40% of land area within MU-Res areas should be utilized for non-residential uses. An overall target density of 8 to 12 dwelling units per acre is desired with higher densities allowed on individual projects.

The purpose of the TN-C district is to serve as the focal point of a neighborhood center, containing retail, commercial, and community services to meet the daily

needs of community residents within a one- to two-mile radius. It's pedestrian oriented and is designed to encourage pedestrian connection with a traditional neighborhood residential district. Uses in the TN-C district includes small-scale retail, restaurants, recreational, personal services, public or quasi-public uses, churches, and attached and multi-family dwellings.

The allowed uses for the TN-C zoning district are listed in UDC [Table 11-2D-2](#); the proposed uses (i.e. multi-family and townhouses) are principally permitted in the TN-C district. The standards for the TN-C district are listed in UDC [11-2D-5](#), as follows: maximum building height is 45-feet (additional height may be allowed as noted in UDC 11-2D-3B); minimum number of stories for new construction adjacent to any street is two (2); maximum building footprint is 20,000 square feet, however, other than retail, all other uses may be allowed a footprint of greater than 20,000 square feet through the conditional use permit process; and minimum contiguous district size is 6-acres, or 2-acres when adjacent to property with a mixed-use future land use designation.

Only residential uses are proposed in the requested MU-Res FLUM designation and TN-C zoning district – the “mixed-use” component of the designation and TN-C district is entirely missing. Only one of the three major use categories are proposed (i.e. residential) – no retail, office or employment uses are proposed as required, which are essential in MU-Res designated areas. The proposed MU-Res designation and TN-C zoning is not consistent with the proposed development plan or the intended plan for this area as the required mix of integrated uses is not provided.

- Area 2) accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare and office uses.

This area is currently designated mostly MU-Res and MU-Com with a small amount of HDE; the zoning is mostly C-C with some H-E and M-E. The map amendment proposes MU-Com and HDE land use designations with C-C, H-E, C-G and M-E zoning with the majority being C-C.

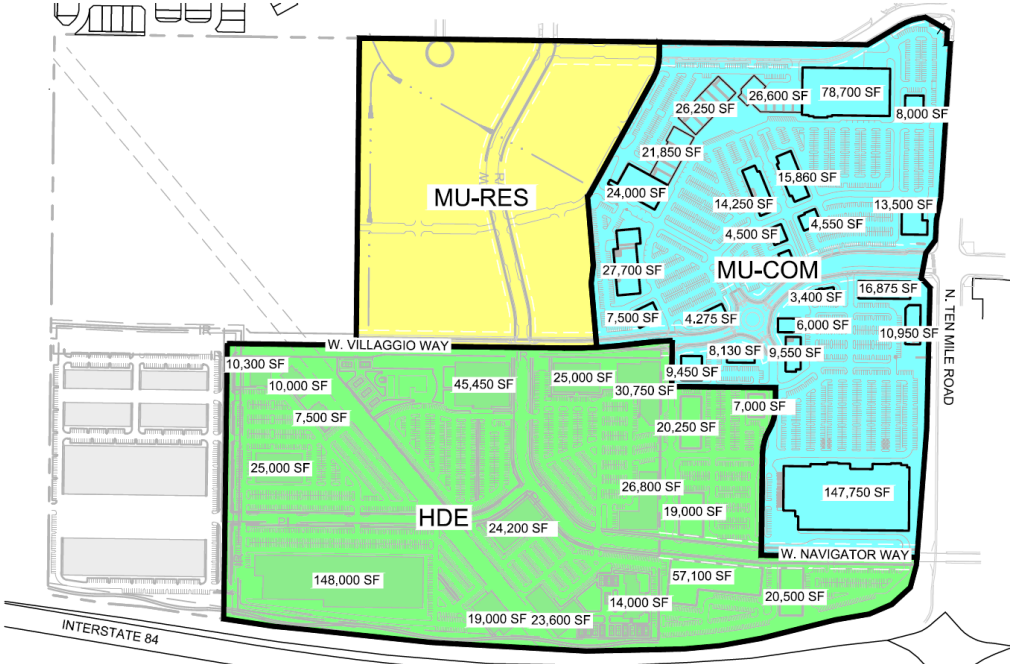
The MU-Com designation encourages the development of a mix of office, retail, recreational, employment (i.e. family-wage jobs) and other miscellaneous uses with supporting multi-family or single-family attached residential uses. **While the focus of these areas is on commercial and employment uses, the horizontal and vertical integration of residential uses is essential to securing entitlements. As with all mixed-use areas, this designation requires development to integrate the three (3) major use categories – residential, commercial and employment.** In MU-Com areas, three (3) or more significant uses also tend to be larger scale projects. This designation is intended to provide flexibility and encourage developers to build innovative projects. Traditional neighborhood design concepts with a strong pedestrian-oriented focus are essential. The goal to achieve in these areas is a FAR of 1.00-1.25 or more. Development should exhibit quality building and site design and an attractive street character. The mix of residential uses may be achieved vertically within buildings; however, some horizontal mixes may be allowed. This designation calls for an overall target density of 8 to 12 units per acre with higher densities allowed on individual projects. No more than 30% of the ground level development within the MU-Com designation should be used for residences.

HDE areas are recommended as predominantly office, research and specialized employment areas; and generally do not include retail and consumer service uses serving the wider community. Limited retail and service establishments primarily serving employees and users of the HDE area are encouraged. These areas should provide a variety of flexible sites for small, local or start-up businesses, as well as sites for large

national or regional enterprises. They should be designed to encourage multi-modal travel and convenient circulation to supporting services located within the area. Whenever possible, HDE areas should provide restaurants, lodging and other services in support of the employment uses and be designed as compact urban centers rather than lower density suburban-style development. It's anticipated that buildings will range in height from 1 to 6 stories, have total floor areas of 10,000 to 1,000,000 square feet, and that the FAR will exceed 1.0. Designs that promote open space and parks are strongly encouraged. Structured parking is also allowed. Land use types desired in HDE areas are corporate, business and professional offices; research facilities and laboratories; and complementary uses primarily serving district employees and users, such as business services, conference centers, child care, restaurants, convenience retail, and hotels and motels.

Per UDC [Table 11-2B-1](#), allowed uses in the C-C district are larger scale and a broader mix of retail, office and service uses located with access to arterials or non-residential collectors; allowed uses in the C-G district are the largest scale and broadest mix of retail, office, service and light industrial uses in close proximity and/or access to interstate or arterial intersections; allowed uses in the M-E district are offices, medical centers, research and development facilities, and light industrial uses with ancillary support services with access to arterial or collector; and allowed uses in the H-E district are corporate headquarters, office complexes, research and development facilities and complementary services such as conference centers and hospitality use with limited retail in close proximity to Federal and State highway interchanges and major arterials. The allowed uses for the C-C, C-G, M-E and H-E zoning district are listed in UDC [Table 11-2B-2](#); the dimensional standards are listed in UDC [Table 11-2B-3](#).

The Applicant submitted a plan shown below that depicts building square footages for the 76.15-acre HDE area totaling 533,450 s.f. resulting in a floor area ratio (FAR) of 0.16 and for the 64.21-acre MU-Com area totaling 489,640 s.f. resulting in a FAR of 0.18, which is significantly below the goal of 1.00-1.25 or more in the MU-Com area and exceeding 1.0 in the HDE area. **Development in these areas needs to be much more intense in the MU-Com and HDE designated areas and designed as compact urban centers rather than lower density suburban-style development in order to be consistent with the Plan.**



Although a mix of commercial uses are proposed, only one of the three major use categories is provided (i.e. commercial) – no major employment uses are proposed as required in either the MU-Com or the HDE areas and integrated residential uses are not proposed in the MU-Com area, which are essential. The proposed MU-Com and HDE designations are *not* consistent with the proposed development plan or the intended plan for this area as the required mix of uses is not provided – significant changes to the concept plan and use area plan would be needed in order to be consistent.

- Area 3) accommodates medium to higher-density office, commercial, recreation, medical and hospitality uses.

This area is currently designated MU-Com and HDE with C-C, M-E and H-E zoning. The Applicant proposes a reconfiguration of the MU-Com and HDE areas and a rezone to reconfigure the boundaries of the C-C, H-E and M-E districts accordingly and add C-G zoning. The Applicant also proposes to change a “sliver” of the HDE area along the west boundary in Areas 2 and 3 of the Use Area Plan to ME and rezone from H-E to M-E for the southern portion of that area to match that of the abutting property to the west and to align with the future lot line. The ME area will be developed by Adler Industrial separate from this development.

See above for information on MU-Com and HDE designated areas and associated analysis. **As noted above, the FAR’s in the MU-Com and HDE areas are *significantly* below the established goals in the Plan. Although commercial and employment uses are proposed from the three (3) major use categories, integration of residential uses is not proposed as desired. Office and other employment uses need to be of a much higher intensity in this area in order to be consistent with the MU-Com and especially the HDE designation and designed as compact urban centers rather than lower density suburban-style development Recreation uses are not desired in HDE designated areas.**

In 2022, Planning Staff prepared a [Land Use Analysis](#) for the Mayor & Council related to alignment of development approvals within the Ten Mile Area in relation to the TMISAP itself. The Plan was adopted in 2007 and encompasses 2,200 acres; this area was planned foremost to serve as an employment area with supporting residential uses to balance transportation impacts and to provide for unique lifestyle opportunities. The Plan is envisioned by land use area (acres) to be approximately 48% non-residential and 52% residential. The analysis at that time reflected 27% non-residential and 73% residential; additional approvals since that time are referenced in Section VII.A.5, there have been no updates to this analysis. Much more and a higher density of employment uses are needed in this area to provide jobs for area residents and balance transportation impacts.

In summary, Staff is *not* in support of the proposed map amendment and associated rezone based on the conceptual development plan proposed as it doesn’t meet the *minimum* development guidelines in the TMISAP nor does it provide the mix of *integrated* uses desired in Mixed Use designated areas or the intensity and/or types of uses desired in the MU-Com and HDE designated areas.

If Council is of the opinion the proposed development plan is more appropriate for this area than that envisioned in the adopted TMISAP, Staff suggests alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3 (see second adopted vs. proposed FLUM exhibit in Section VII.C).

Note: The City Council previously approved an alternate FLUM designation of Commercial for the Ten Mile Crossing development across Ten Mile Rd. to the east that deviated from the TMISAP.

3. Dimensional Standards (UDC 11-2):
See UDC [Table 11-2B-3](#) for the dimensional standards of the C-C, C-G, M-E and H-E zoning districts; and UDC [11-2D-5](#) for the TN-C district.
4. Specific Use Standards (UDC 11-4-3):
The future multi-family development must comply with the standards listed in UDC [11-4-3-27](#). Other uses as noted in the applicable Allowed Use table may require compliance with specific use standards.

D. Design Standards Analysis

1. Existing structure and Site Design Standards (Comp Plan, UDC 11-3A-19):
Future development should comply with the structure and site design standards listed in UDC [11-3A-19](#); review for compliance with these standards will take place with future development applications.

Comprehensive Plan Policy #3.07.01A - *“Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.”*

2. Qualified Open Space & Amenities (Comp Plan, UDC 11-4-3-27):
The future multi-family development should comply with the open space and site amenity standards listed in UDC [11-4-3-27C, D](#). Review for compliance with these standards will take place with the Conditional Use Permit and/or Certificate of Zoning Compliance application for such, as applicable.

An open space exhibit was submitted as shown in Section VII.L.

Comprehensive Plan Policy #2.02.01E - *“Encourage the development of high quality, dense residential and mixed-use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.”*

3. Landscaping (Comp Plan, UDC 11-3B):
Comprehensive Plan Policy #5.01.02D - *“Require appropriate building design, and landscaping elements to buffer, screen, beautify, and integrate commercial, multifamily, and parking lots into existing neighborhoods.”*

- i. Landscape buffers along streets

A 35-foot wide street buffer is required along S. Ten Mile Rd., an entryway corridor and arterial street; 20-foot wide street buffers are required along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide street buffer is required along I-84. Landscaping is required within the street buffers in accord with the standards listed in UDC [11-3B-7C](#). Additional landscape design features are required along entryway corridors (i.e. S. Ten Mile Rd.). Street buffer landscaping is required to be provided with the subdivision improvements.

- ii. Parking lot landscaping

Internal parking lot landscaping is required in accord with the standards listed in UDC [11-3B-8C](#).

- iii. Landscape buffers to adjoining uses
The C-C, C-G and H-E zoning districts require a 25-foot wide buffer to be provided to residential uses; landscaping and sometimes fencing (if the use can't be adequately buffered by landscaping) is required within the buffers in accord with the standards listed in UDC [11-3B-9C](#).
 - iv. Tree preservation
Existing trees 4-inch caliper or greater that are removed from the site during development may require mitigation (see UDC [11-3B-10](#) for more information).
 - v. Storm integration
Stormwater integration is required in accord with the standards listed in UDC [11-3B-11C](#).
 - vi. Pathway landscaping
Landscaping is required along all pathways in accord with the standards listed in UDC [11-3B-12C](#).
4. Parking (*UDC 11-3C*):
Off-street parking is required to be provided with all development in accord with UDC standards.
- i. Residential parking analysis
Off-street parking is required to be provided for the multi-family development in accord with the standards for such listed in UDC [Table 11-3C-6](#). *Note: Townhomes are considered multi-family when not on individual lots.*
 - ii. Nonresidential parking analysis
Off-street parking is required to be provided for non-residential uses in the commercial and traditional neighborhood districts in accord with the standards listed in UDC [11-3C-6B](#).
 - iii. Bicycle parking analysis
A minimum of one (1) bicycle parking is required to be provided for every 25 proposed vehicle parking spaces or portion thereof, except for single-family residences, duplexes and townhouses per UDC [11-3C-6G](#). Bicycle parking facilities should comply with the standards listed in UDC [11-3C-5C](#).
5. Building Elevations (*Comp Plan, Architectural Standards Manual*):
Comprehensive Plan Policy #5.01.02 – “*Support beautiful and high-quality development that reinforces neighborhood character and sustainability.*”

Typically, all building elevations should comply with the design guidelines in the TMISAP (see Application of Design Elements table on pg. 3-49) and the design standards listed in the [Architectural Standards Manual](#). However, the Applicant requests that these guidelines and standards *not* apply to this development and instead proposes alternate design standards and a design review process of their own for the proposed development as part of the development agreement.

The proposed [project design standards](#) incorporate site development and architectural design standards. The intent of which, as stated in the document, is to establish a set of criteria and procedures that will be used to implement The District at Ten Mile’s land use policies to ensure economic viability and a high-quality standard of development that encourages flexibility, innovation, creativity and design elements within the overall development. These standards are proposed to supersede the design guidelines in the TMISAP.

The document proposes to create an overlay district and applies to all development within The District. Prior to submission of a Certificate of Zoning Compliance (CZC) application to the City, a Design Review application will be submitted to the Master Developer for review to ensure compliance with the Site Development and Design Standards. Once approval is granted, the application will then be submitted to The District at Ten Mile Architectural Review Committee (TDARC) for review and approval. Following both approvals, the CZC application can then be submitted to the City without further design approvals from the City.

While all of the proposed design standards may not expressly align with the guidelines in the TMISAP, they appear to generally follow the guidelines and should ensure a high quality of development. These standards may *not* allow deviations to UDC standards.

Note: The City Council previously approved alternate design standards to those in the ASM and the guidelines in the TMISAP for the Ten Mile Crossing development across Ten Mile Rd. to the east. The proposed design standards and process is similar to those.

6. Fencing (UDC 11-3A-6, 11-3A-7):

All/any fencing proposed on the site should comply with the standards listed in UDC [11-3A-6](#) for fencing along waterways and [11-3A-7](#).

7. Parkways (UDC 11-3A-17):

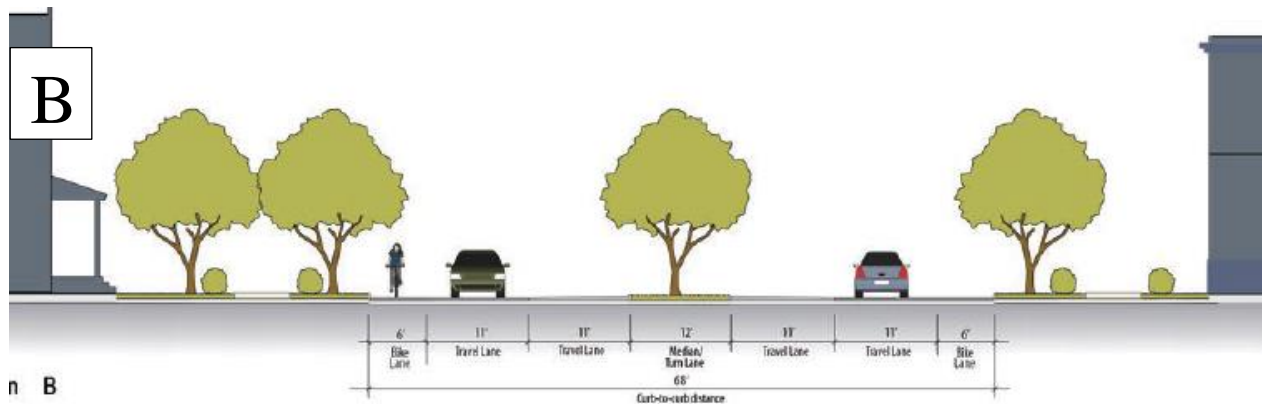
All parkways should comply with the standards for such listed in UDC [11-3A-17](#).

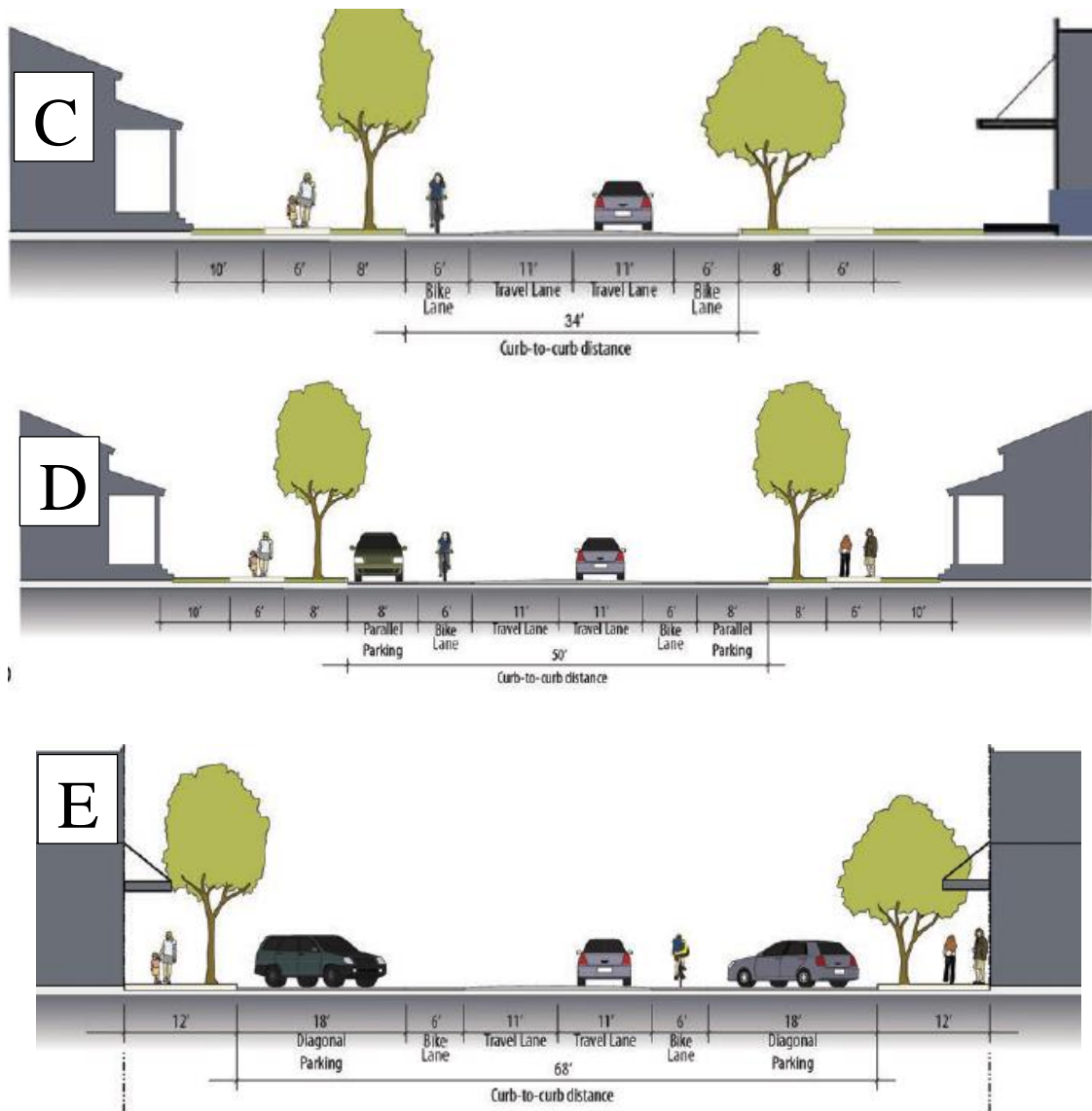
E. Transportation Analysis

A Traffic Impact Study (TIS) was not submitted for this development as ACHD did not require one. **ITD is requesting a TIS for this development as impacts to the State Highway System are anticipated due to the type and proximity of the development.**

Collector streets are required to be constructed with development in accord with ACHD’s Master Street Map (MSM). The preliminary plat depicts the extension of Villagio/Grand Mogul from S. Ten Mile Rd. to the west boundary of the subdivision, the extension of W. Cobalt Dr. to S. Umbria Hills Ave., the extension of Umbria Hills south to Villagio/Grand Mogul, and the extension of W. Navigator Dr. to the west boundary of the site in accord with the MSM.

The Street Section Map in the TMISAP requires Vanguard/Villagio from Ten Mile to the roundabout to be constructed in accord with Street Section B as a typical 4-lane parkway and west of the roundabout with Street Section C as a major collector street; Cobalt with Street Section D as a residential collector street; Umbria Hills with Street Section E as a minor collector street – because diagonal parking isn’t appropriate for this section, Staff instead recommends this street is constructed as a residential collector in accord with Street Section D; and Navigator with Street Section C as a major collector street in accord with the following diagrams, unless otherwise required by ACHD:





Note: Street Section "E" is included for reference but not recommended to be constructed.

Collector streets should be designed in accord with the street sections shown above as depicted on the Street Section Map in the TMISAP unless otherwise approved by ACHD with the exceptions of 10-foot wide detached sidewalks/pathways in lieu of on-street bike lanes for public safety and the provision of on-street parking in areas not indicated for such where buildings are close to the street and parking is warranted.

1. Access (*Comp Plan, UDC 11-3A-3, UDC 11-3H-4*):

Access is proposed via the extension of S. Umbria Hills Way from the north boundary; and the extension of W. Cobalt Dr., S. Vanguard Way/Villagio and W. Navigator Dr. from the east boundary of the site, all collector streets.

Comprehensive Plan Policy #6.01.02B – *"Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity."*

2. Multiuse Pathways (*UDC 11-3A-5*):
Multi-use pathways are required to be provided with development in accord with the Pathways Master Plan. Per the plan, a 10-foot wide multi-use pathway is required along the Purdam Drain (or drain alignment) and should connect to the existing pathway in Baraya Subdivision to the north; within the street buffer along the east/west collector street (i.e. Villagio/Grand Mogul); and within the street buffer along I-84.
A 14-foot wide public use easement is required for the multi-use pathways required by the Pathways Master Plan where they lie outside of public right-of-way and should be submitted to the Planning Division and recorded prior to City Engineer signature on the final plat. The easement and recorded instrument number should be depicted on the plat.
3. Pathways (*Comp Plan, UDC 11-3A-8*):
All pathways should be constructed in accord with the standards listed in UDC [11-3A-8](#). A mobility plan was submitted as shown in Section VII.M below showing vehicular, pedestrian, bicycle and service drives that demonstrate good connectivity throughout the site.
4. Sidewalks (*UDC 11-3A-17*):
All sidewalks should be constructed in accord with the standards listed in UDC [11-3A-17](#). **Staff recommends as a DA provision requiring 10-foot wide detached sidewalks/pathways to be provided along all internal collector streets and those abutting this site (i.e. along the west boundary) in lieu of on-street bike lanes for public safety.**
5. Private Streets (*UDC 11-3F-4*):
All private streets constructed within the subdivision should comply with the standards listed in UDC [11-3F-4](#). **A separate application is required to be submitted for approval of private streets and should be submitted concurrently with the final plat application.**
6. Subdivision Regulations (*UDC 11-6*):
Compliance with the subdivision design and improvements standards listed in UDC [11-6C-3](#) is required.

F. Services Analysis

See Service Accessibility Report in Section VII.B below.

1. Waterways (*Comp Plan, UDC 11-3A-6*):
All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.
The Purdam Gulch Drain bisects this site and lies within an 85-foot wide easement and is proposed to be piped with development. **A private drain exists along the west side of the property as depicted on the plat and should be piped with development.**
2. Pressurized Irrigation (*UDC 11-3A-15*):
Underground pressurized irrigation water is required to be provided in each development as set forth in UDC [11-3A-15](#).
3. Storm Drainage (*UDC 11-3A-18*):
An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.
4. Utilities (*Comp Plan, UDC 11-3A-21*):
All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

Water service will be provided to this property via extension of main lines in Ten Mile Rd.; main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.

Sanitary sewer service will be provided via extension of main lines located near the Purdam Drain on the northeast side of the subject property; main lines are required to be extended to and through the subject property with development. The developer should coordinate main size and routing with the Public Works Dept. and execute standard forms of easements for any mains that are required to provide service.

IV. CITY/AGENCY COMMENTS & CONDITIONS

Staff recommends approval of the PP application but is not in support of the proposed MDA, CPAM and RZ due to the proposed development plan not being consistent with the *minimum* development guidelines in the TMISAP for the proposed FLUM designations as discussed above in Section III.

If City Council is in favor of the proposed development plan, Staff suggests changes to the FLUM and associated zoning to coincide with the proposed plan (i.e. Area 1 – MHDR FLUM designation with R-15 zoning; Areas 2 & 3 – Commercial FLUM designation with C-G zoning) and the following development agreement provisions and conditions of approval: *If Council is not in favor of the proposed development plan, Staff recommends denial of the MDA, CPAM and RZ applications and striking the following DA provisions and conditions.*

A. Meridian Planning Division

1. A new Development Agreement (DA) shall be required as a provision of the MDA and RZ applications. The previous DA's [i.e. Fedrizzi Ten Mile LLC (Inst. #112073618), Janicek Properties Ten Mile (Inst. #112073616), SJJV, LLC (Inst. #112073617), The 10 at Meridian (DA Inst. #2021-132704); Vanguard Village (Inst. #2022-049799)] shall no longer be in effect for the subject property.

Prior to approval of the rezone ordinance, a DA shall be entered into between the City of Meridian, the property owner at the time of rezone ordinance adoption, and the developer. A final plat application shall not be submitted until the rezone is finalized. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Rezone and DA amendment request. The new DA shall incorporate the following provisions:

- i. Future development of the subject property shall be generally consistent with the conceptual development plan, use area plan, mobility plan, preliminary plat and landscape plan included below in Section VI and the standards in the Unified Development Code (UDC).
- ii. Future development of Area 1, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the development guidelines of the Medium High Density Residential Future Land Use Map designation in the TMISAP.
- iii. Future development of Areas 2 and 3, as depicted on the Use Area Plan in Section VI.H, shall be consistent with the Commercial Future Land Use Map designation in the Comprehensive Plan.
- iv. Future development shall be consistent with the Project Design Standards submitted by the Applicant and approved with this application, included herein. These standards shall supersede the design standards in the Architectural Standards Manual and the design guidelines in the TMISAP. These standards shall not allow deviations to UDC standards.

- v. A collector roadway system shall be constructed on the subject property in accord with Ada County Highway District's Master Street Map and in accord with Street Section Map in the TMISAP as recommended by Staff, as follows:

Villagio/Grand Mogul shall be constructed from Ten Mile to the roundabout in accord with Street Section B as a typical 4-lane parkway and west of the roundabout with Street Section C as a major collector street; Cobalt and Umbria Hills shall be constructed in accord with Street Section D as a residential collector street; and Navigator shall be constructed in accord with Street Section C as a major collector street in accord with the associated diagrams in the TMISAP, with the exception that 10-foot wide detached sidewalks/pathways shall be required in lieu of on-street bike lanes and on-street parking may be provided in areas not indicated for such where buildings are close to the street and parking is warranted, unless otherwise approved by ACHD.

- vi. The subject property shall be subdivided prior to issuance of any Certificates of Occupancies within the development.
- vii. A 10-foot wide multi-use pathway shall be constructed along the Purdam Drain (or drain alignment) in accord with the Pathways Master Plan and shall connect to the existing pathway to the north in Baraya Subdivision. A 14-foot wide public pedestrian easement shall be submitted to the Planning Division for the pathway.
- viii. Ten (10) foot wide detached sidewalk/pathway shall be constructed along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr. and the off-site S. Sunset Point Way) within the site and adjacent to the west boundary of the site in lieu of on-street bike lanes; and within the street buffer along I-84. A public use easement shall be submitted to the City for any portion of the sidewalks/pathways that lie outside of the public right-of-way.

2. The final plat shall include the following revisions:

- i. Depict a 35-foot wide street buffer along S. Ten Mile Rd., an entryway corridor; 20-foot wide street buffers along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide buffer along I-84 in common lots or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owner's association.
- ii. Depict street sections in accord with the Street Section Map in the TMISAP as required in the development agreement.
- iii. Depict 10-foot wide detached sidewalks/pathways along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr., and S. Sunset Point Way) and within the street buffer along I-84.
- iv. Depict public pedestrian easements for any portion of the detached sidewalks/multi-use pathways along the collector streets that are outside the public right-of-way and recorded instrument numbers of the easement where a separate easement is required by the Park's Dept.

3. The landscape plan shall include the following revisions:

- i. Depict a 35-foot wide street buffer along S. Ten Mile Rd., an entryway corridor; 20-foot wide street buffers along all collector streets (i.e. W. Cobalt Dr., W. Villagio Way/Grand

Mogul, S. Umbria Hills Ave., S. Navigator Dr., and the off-site S. Sunset Point Way); and a 50-foot wide buffer along I-84.

- ii. Depict landscaping within all street buffers in accord with the standards listed in UDC 11-3B-7C. Additional landscape design features are required along entryway corridors (i.e. S. Ten Mile Rd.).
 - iii. Depict 10-foot wide detached sidewalks/pathways along both sides of all collector streets (i.e. W. Cobalt Dr., S. Umbria Hills Ave., W. Villagio Way/Grand Mogul, S. Navigator Dr. and S. Sunset Point Way) and within the street buffer along I-84.
 - iv. Depict landscaping along all pathways in accord with the standards listed in UDC 11-3B-12C.
4. Prior to submittal of the final plat for City Engineer signature, a 14-foot wide public pedestrian easement shall be submitted to the Planning Division, approved by City Council and recorded for the multi-use pathway along the Purdam Drain (or drain alignment) and any other pathways required by the Park's Department in accord with the Pathways Master Plan that are outside of public right-of-way.
 5. All private streets constructed within the subdivision shall comply with the standards listed in UDC [11-3F-4](#). **A separate application is required to be submitted for approval of private streets and should be submitted concurrently with the final plat application.**
 6. All waterways, except natural waterways, are required to be piped unless used as a water amenity or linear open space, in which case they may be left open as set forth in UDC 11-3A-6.
 7. Permanent addresses cannot be assigned until Ada County has approved the proposed street names.

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

V. FINDINGS

A. Rezone (UDC 11-5B-3E)

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
Staff finds the alternate map amendment, as suggested by Staff if Council deems the proposed development plan appropriate, complies with the applicable provisions of the Comprehensive Plan.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the alternate map amendment, as suggested by Staff if Council deems the proposed development plan appropriate, complies with the regulations outlines for the proposed districts.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

Staff finds the alternate map amendment, as suggested by Staff if Council deems the proposed development plan appropriate, should not be materially detrimental to the public health, safety and welfare.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

Staff finds the alternate map amendment, as suggested by Staff if Council deems the proposed development plan appropriate, should not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City including, but not limited to, school districts.

5. The annexation (as applicable) is in the best interest of city.

This finding is not applicable as the proposed request is for a rezone, not annexation.

B. Comprehensive Plan (UDC 11-5B-7D)

Upon recommendation from the Commission, the Council shall make a full investigation and shall, at the public hearing, review the application. In order to grant a amendment to the Comprehensive Plan, the Council shall make the following findings:

1. The proposed amendment is consistent with the other elements of the comprehensive plan.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, is consistent with the other elements of the Comprehensive Plan.

2. The proposed amendment provides an improved guide to future growth and development of the city.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, provides an improved guide to future growth and development in the City.

3. The proposed amendment is internally consistent with the goals, objectives and policies of the Comprehensive Plan.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, is consistent with the Goals, Objectives, and Policies of the Comprehensive Plan.

4. The proposed amendment is consistent with the Unified Development Code.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, is consistent with the Unified Development Code within the conditions listed herein.

5. The amendment will be compatible with existing and planned surrounding land uses.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, will be compatible with existing and planned surrounding land uses if approved by City Council.

6. The proposed amendment will not burden existing and planned service capabilities.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, will not burden existing and planned service capabilities in this portion of the city. Sewer and water services are available to be extended to this site

7. The proposed map amendment (as applicable) provides a logical juxtaposition of uses that allows sufficient area to mitigate any anticipated impact associated with the development of the area.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, provides a logical juxtaposition of uses and sufficient area to mitigate any development impacts to adjacent properties.

8. The proposed amendment is in the best interest of the City of Meridian.

Staff finds the alternate amendment suggested by Staff that's consistent with the proposed development plan, if approved by Council, is in the best interest of the City.

C. Preliminary Plat (UDC-6B-6)

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

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code;

Staff finds if City Council approves the proposed development plan and alternate FLUM designations suggested by Staff with the conditions contained herein, the preliminary plat will be in conformance with the Comprehensive Plan and the UDC.

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

Staff finds public services are available to the site and will be adequate to accommodate the proposed development.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

Staff finds there are no scheduled public improvements adjacent to or on this site.

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

Staff finds there is public financial capability of supporting services for the proposed development.

5. 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.

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

Staff is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

VI. ACTION

A. Staff:

Staff is not in support of the proposed map amendment and associated rezone based on the conceptual development plan proposed as it doesn't meet the *minimum* development guidelines in

the TMISAP nor does it provide the mix of *integrated* uses desired in Mixed Use designated areas or the intensity and/or types of uses desired in the MU-Com and HDE designated areas.

If Council is of the opinion the proposed development plan is more appropriate for this area than that envisioned in the adopted TMISAP, Staff suggests alternate FLUM designations and zoning are approved consistent with the proposed development plan, as follows: MHDR and R-15 zoning for the property in Area 1; and Commercial and C-G zoning in Areas 2 and 3 (see second adopted vs. proposed FLUM exhibit in Section VII.C).

B. Commission:

Pending

C. City Council:

Pending

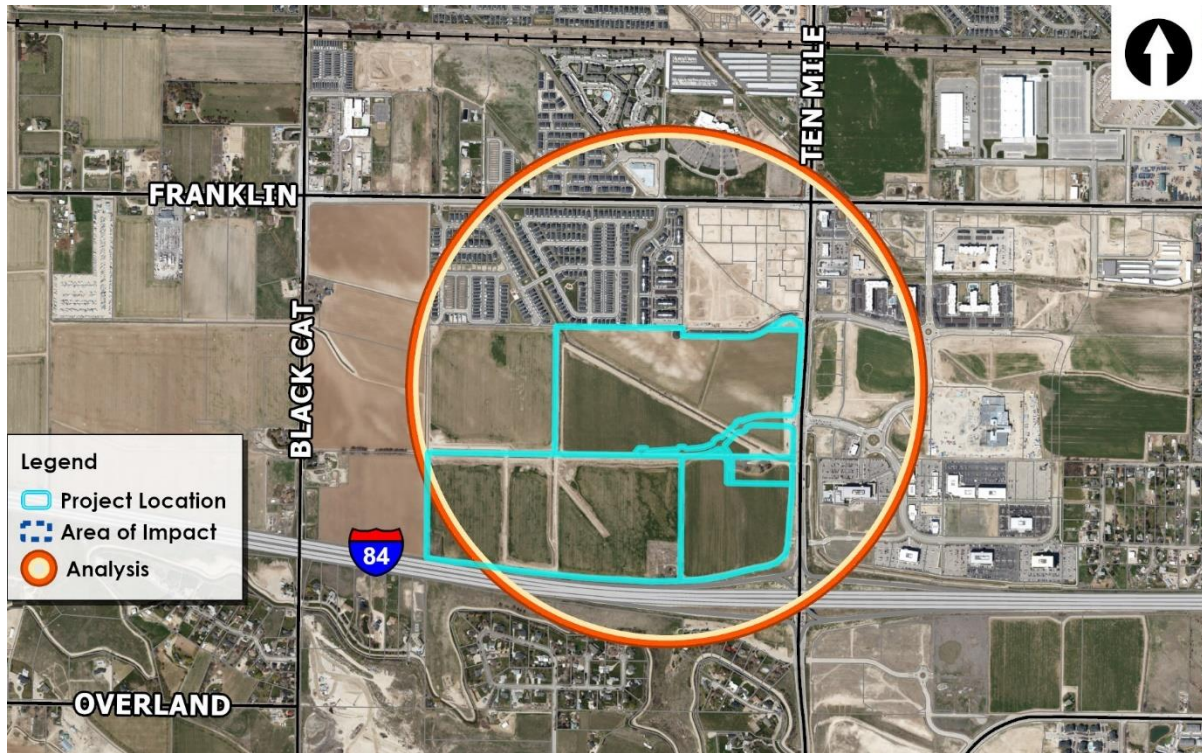
VII. EXHIBITS

A. Project Area Maps

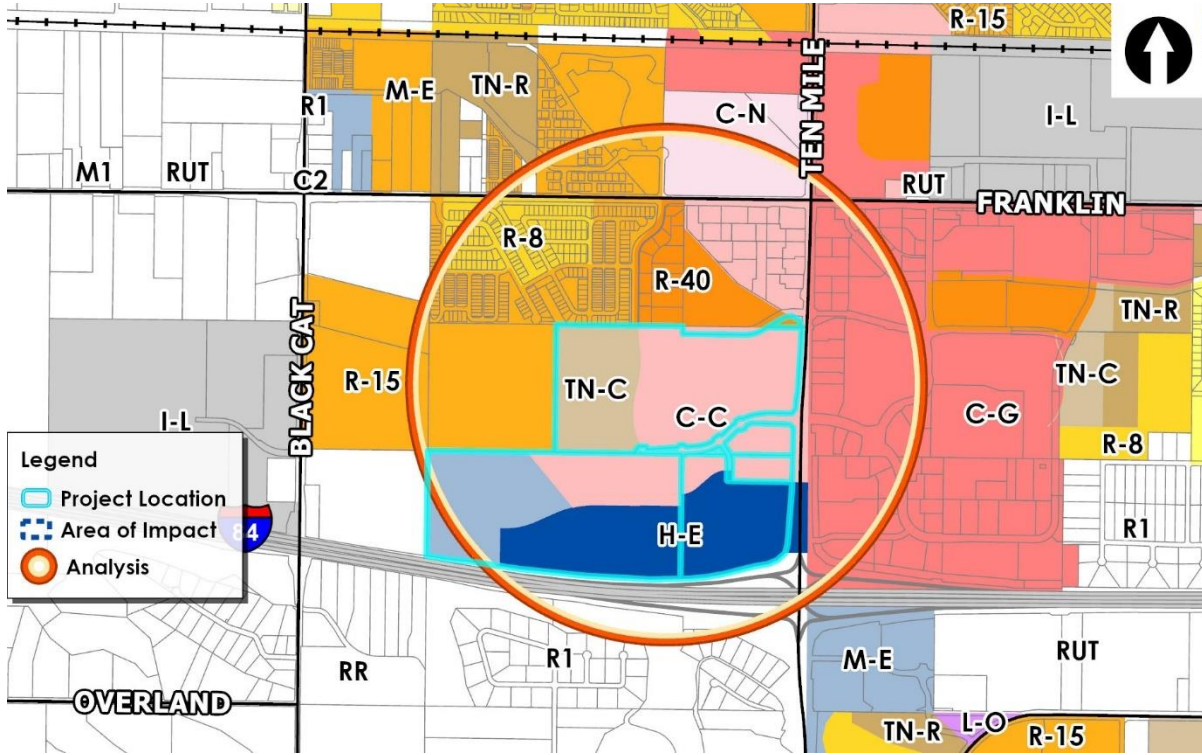
Note: Because the subject property has not yet been subdivided, the following maps depict the parcel as it exists today; however, a portion of the parcel at the southwest corner of the site is not a part of this application.

(link to [Project Overview](#))

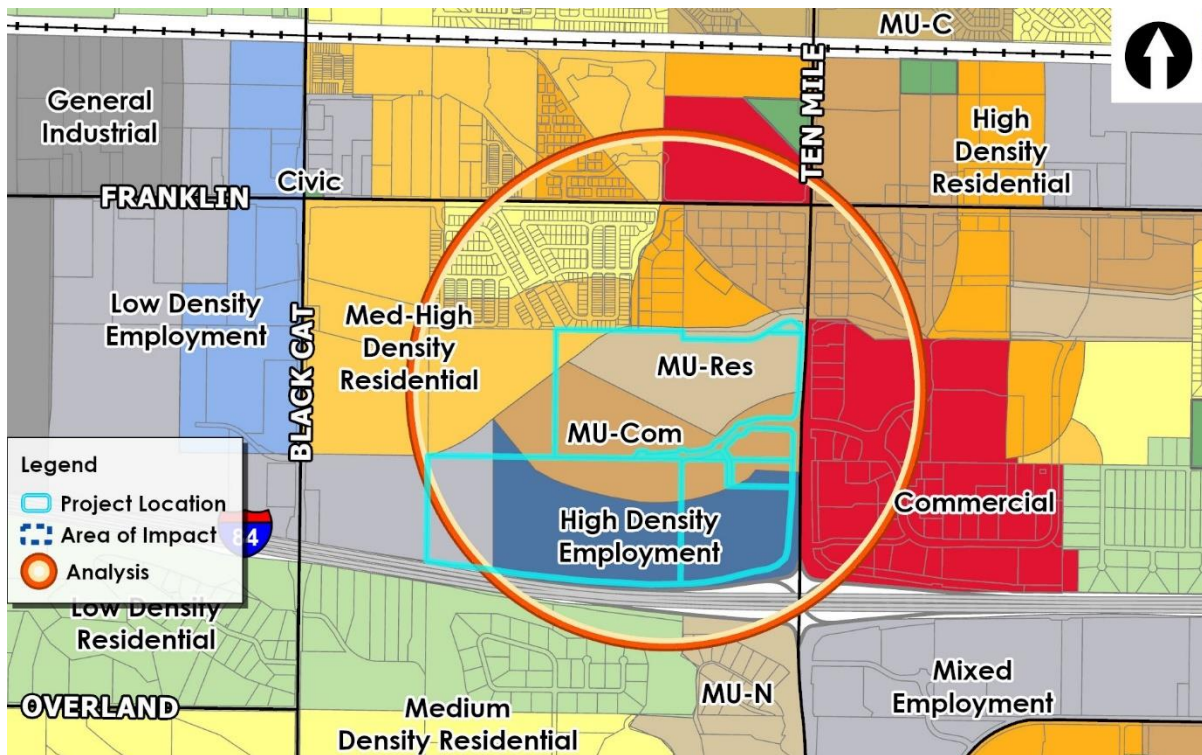
1. Aerial



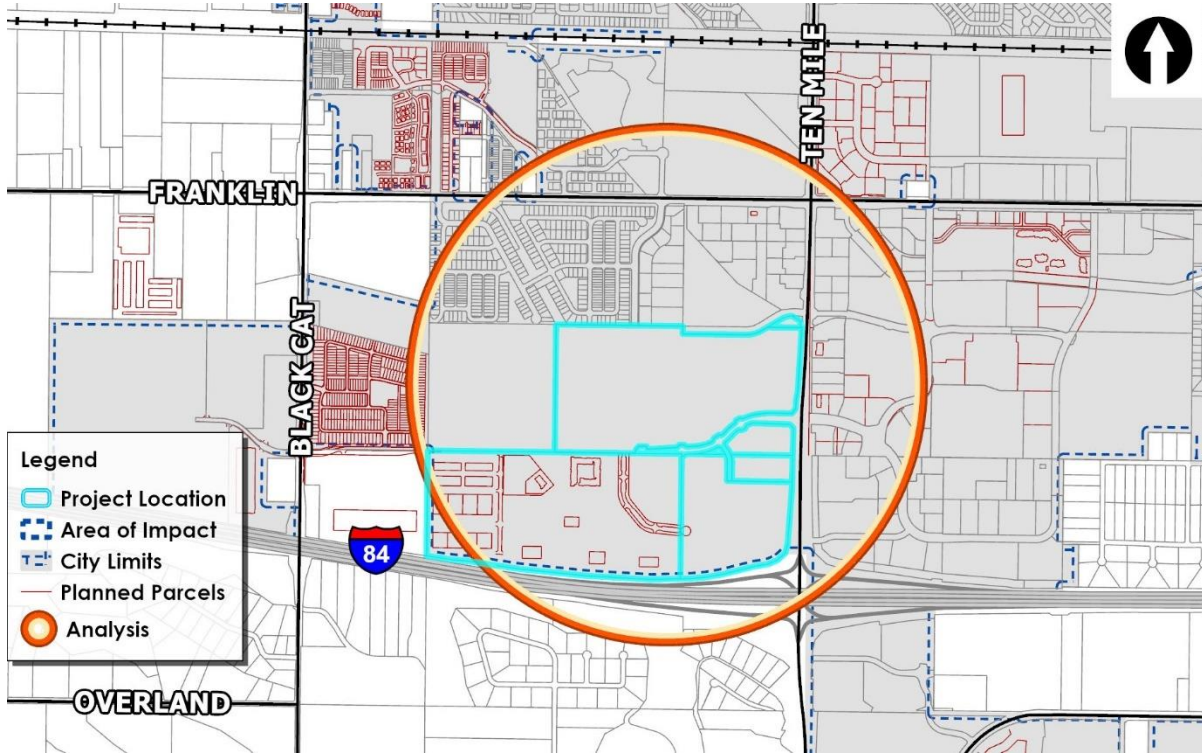
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Report

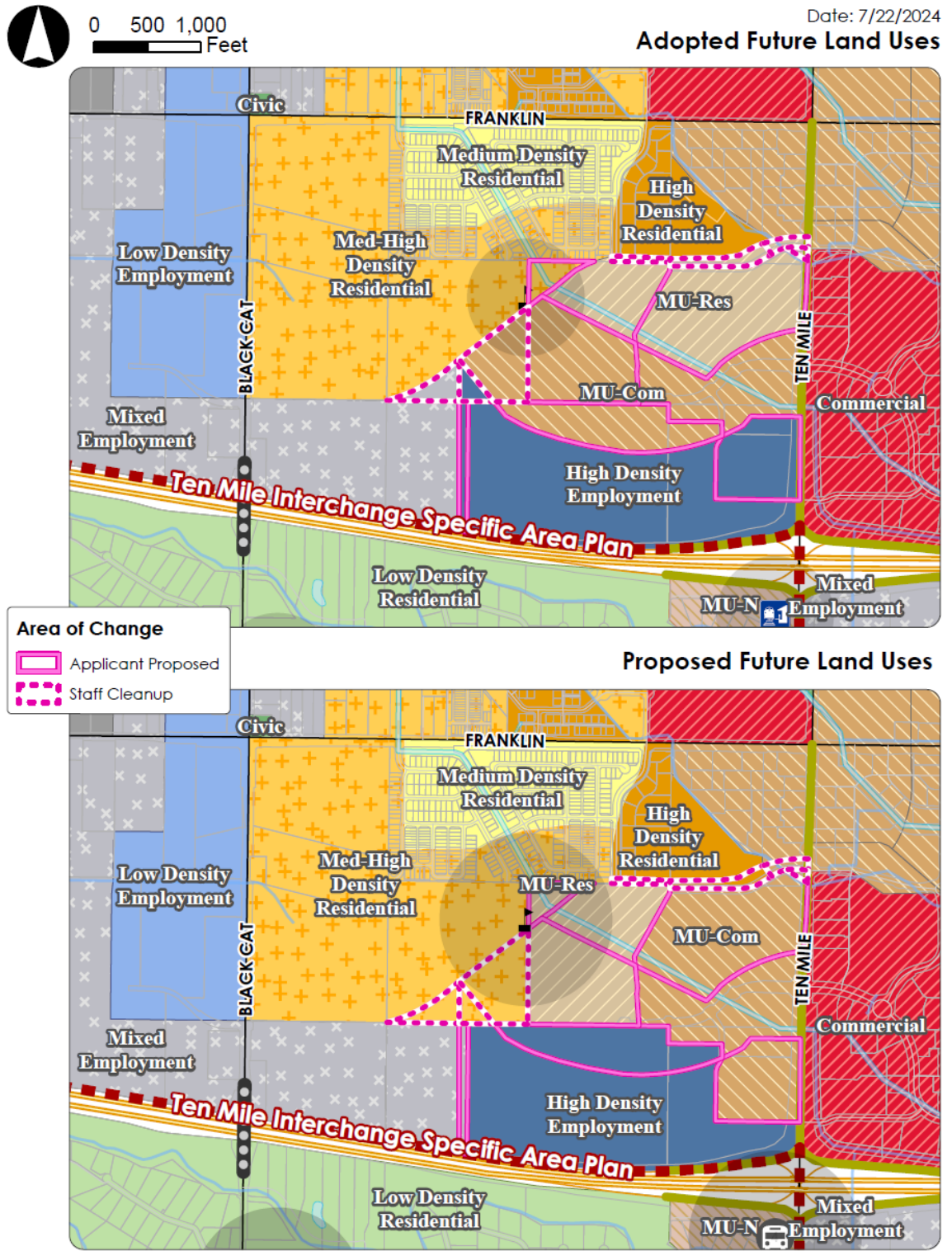
PARCEL S1215131401 SERVICE ACCESSIBILITY

Overall Score: 29 **32nd Percentile**

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of future transit route	YELLOW
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
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	No park within walking distance by park type	RED

C. Future Land Use Map – Adopted vs. Proposed

Applicant Proposed:



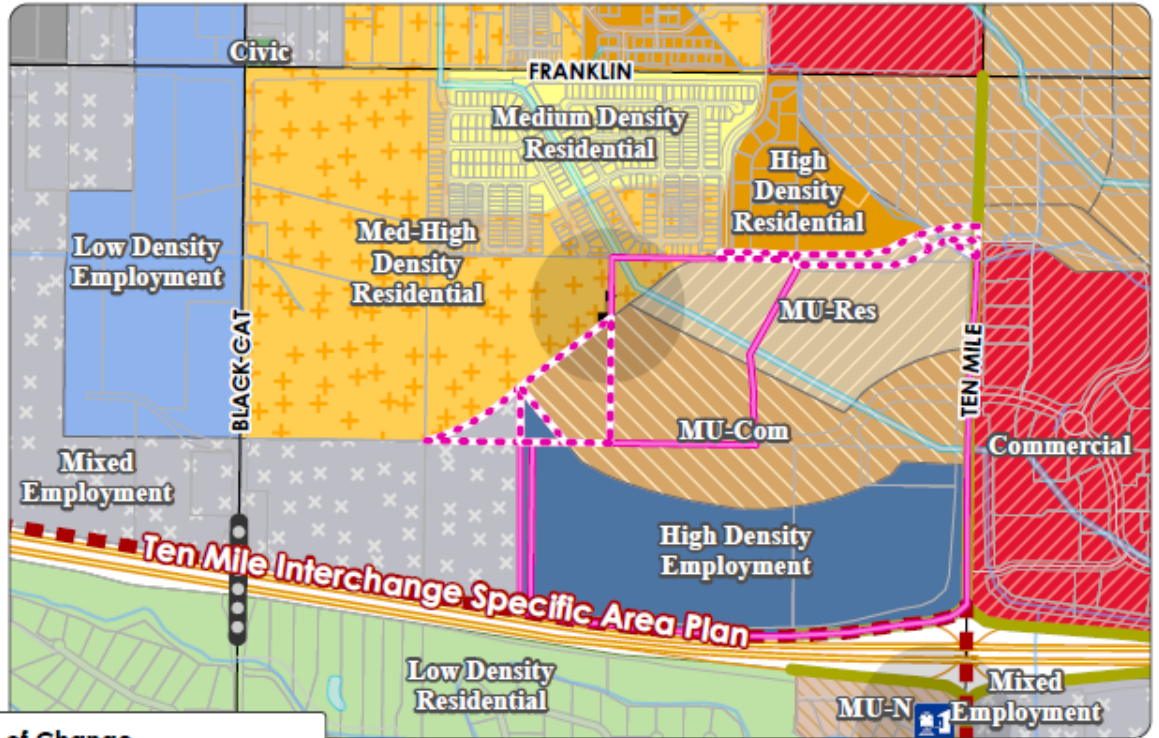
Staff Recommended (if Council Approves Proposed Development Plan):

Date: 8/12/2024



0 500 1,000
Feet

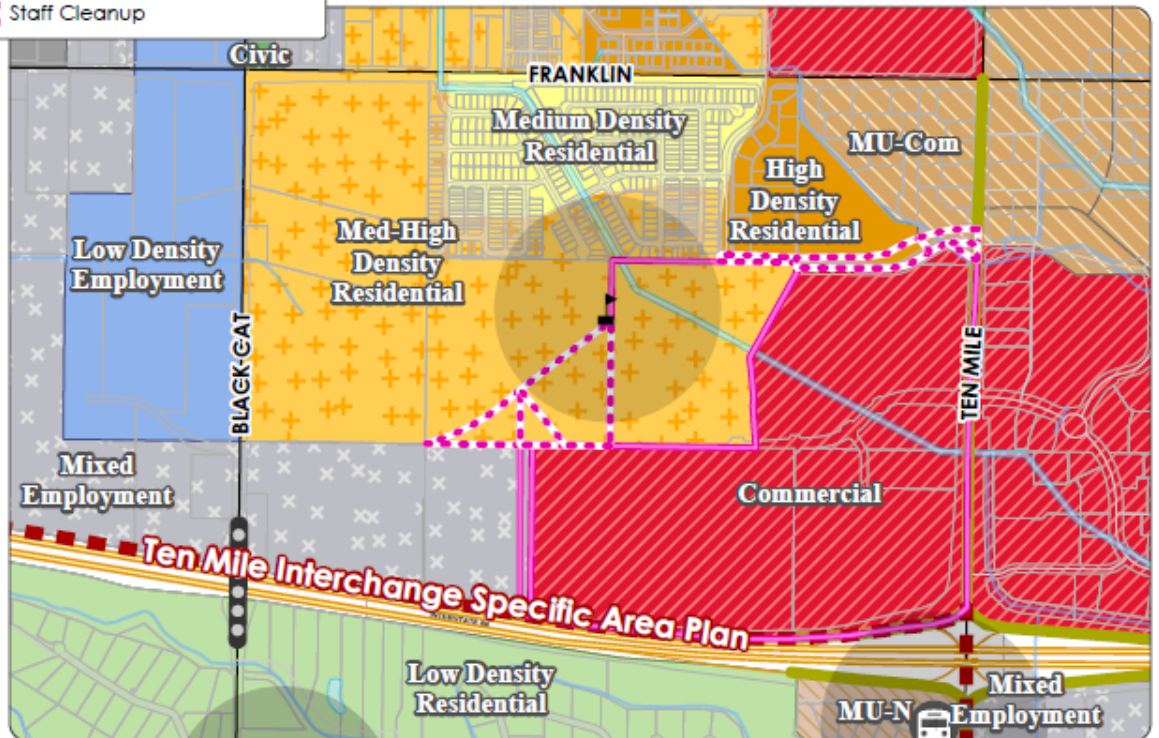
Adopted Future Land Uses



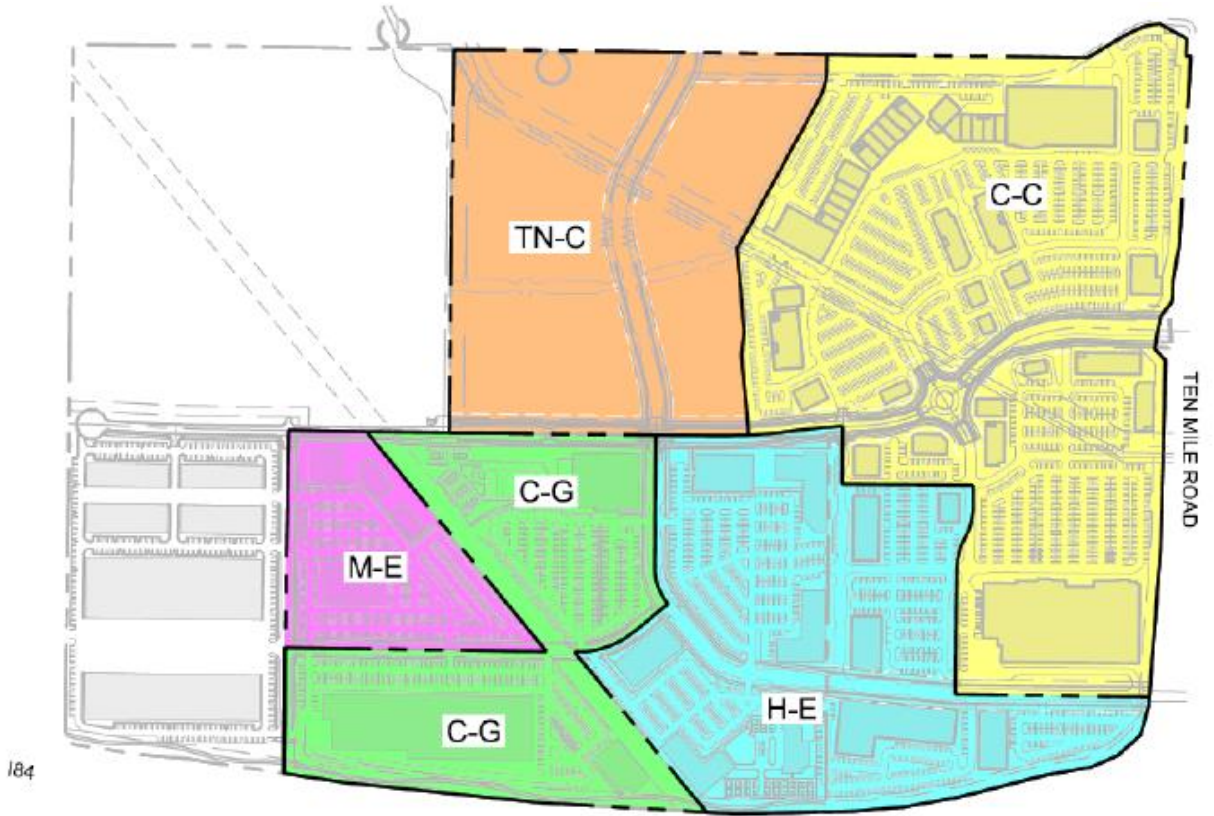
Area of Change

- Staff Alternative to Application
- Staff Cleanup

Proposed Future Land Uses



D. Rezone Legal Descriptions & Exhibit Maps





Project No: 230739
 Date: July 11, 2024
 Page 1 of 1

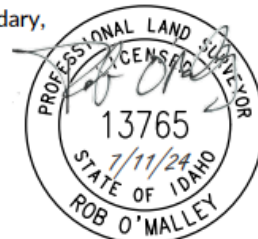
**ZONE TN-C
 DESCRIPTION**

A parcel of land located in the SW1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the northeast one-sixteenth corner of Section 15; thence, along the north boundary of said SW1/4 of the NE1/4,

- A. N.89°15'15"W., 21.07 feet to the **POINT OF BEGINNING**, thence leaving said north boundary,
 - 1. S.00°44'48"W., 60.36 feet; thence,
 - 2. S.14°46'46"W., 96.99 feet; thence,
 - 3. S.28°58'46"W., 589.66 feet; thence,
 - 4. S.04°43'51"E., 297.25 feet; thence,
 - 5. S.06°31'04"W., 77.20 feet; thence,
 - 6. S.04°54'04"E., 279.57 feet to the beginning of a non-tangent curve; thence,
 - 7. Westerly along said curve to the right having a radius of 2000.00 feet, an arc length of 130.48 feet, through a central angle of 3°44'17", of which the long chord bears S.88°53'09"W., 130.46 feet to the south boundary of said SW1/4 of the NE1/4; thence, along said boundary, tangent from said curve,
 - 8. N.89°14'39"W., 15.40 feet, thence, leaving said boundary,
 - 9. N.00°45'22"E., 67.95 feet to the beginning of a non-tangent curve; thence,
 - 10. Northerly along said curve to the right having a radius of 914.00 feet, an arc length of 615.97 feet, through a central angle of 38°36'48", of which the long chord bears N.04°48'03"W., 604.38 feet to the beginning of a non-tangent curve; thence,
 - 11. Northerly along said curve to the left having a radius of 1450.00 feet, an arc length of 580.02 feet, through a central angle of 22°55'09", of which the long chord bears N.01°39'21"E., 576.16 feet; thence, non-tangent from said curve,
 - 12. N.00°12'10"W., 83.53 feet to said north boundary, thence, along said boundary,
 - 13. S.89°15'15"E., 450.78 feet to the **POINT OF BEGINNING**.

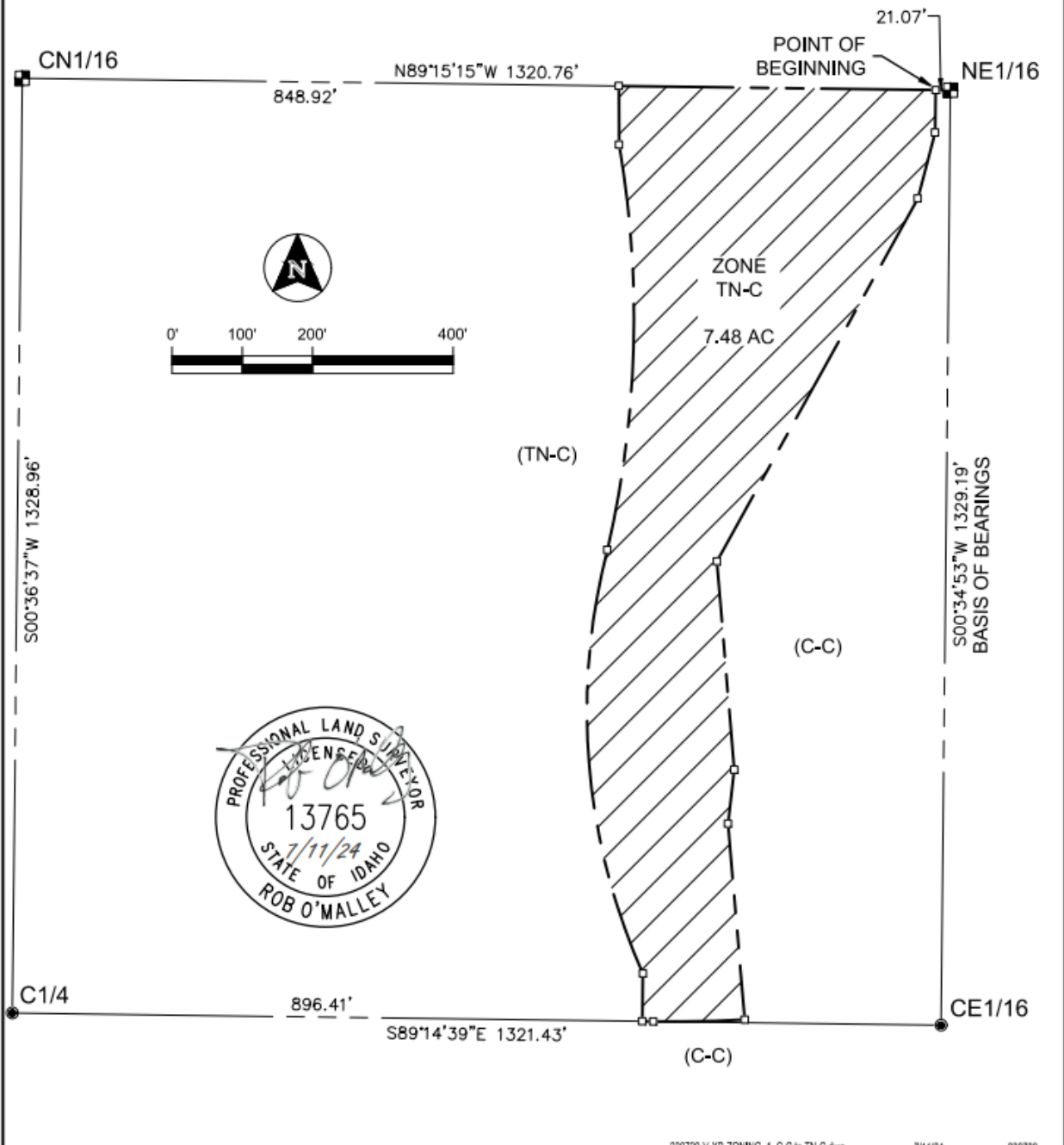
CONTAINING: 7.48 Ac.



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EXHIBIT SKETCH - ZONE TN-C

LOCATED IN THE SW1/4 OF THE NE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-4-XB-ZONING_1_C-C to TN-C.dwg 7/11/24 230739

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**ZONE C-C
DESCRIPTION**

A parcel of land being all of Lot 2 Block 2 of Outer Banks Subdivision, recorded in Book 126 of Plats at Pages 20200-20205, records of Ada County, Idaho, located in the NE1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the north one-sixteenth corner common to Sections 14 & 15; thence, along the south boundary of said NE1/4 of the NE1/4,

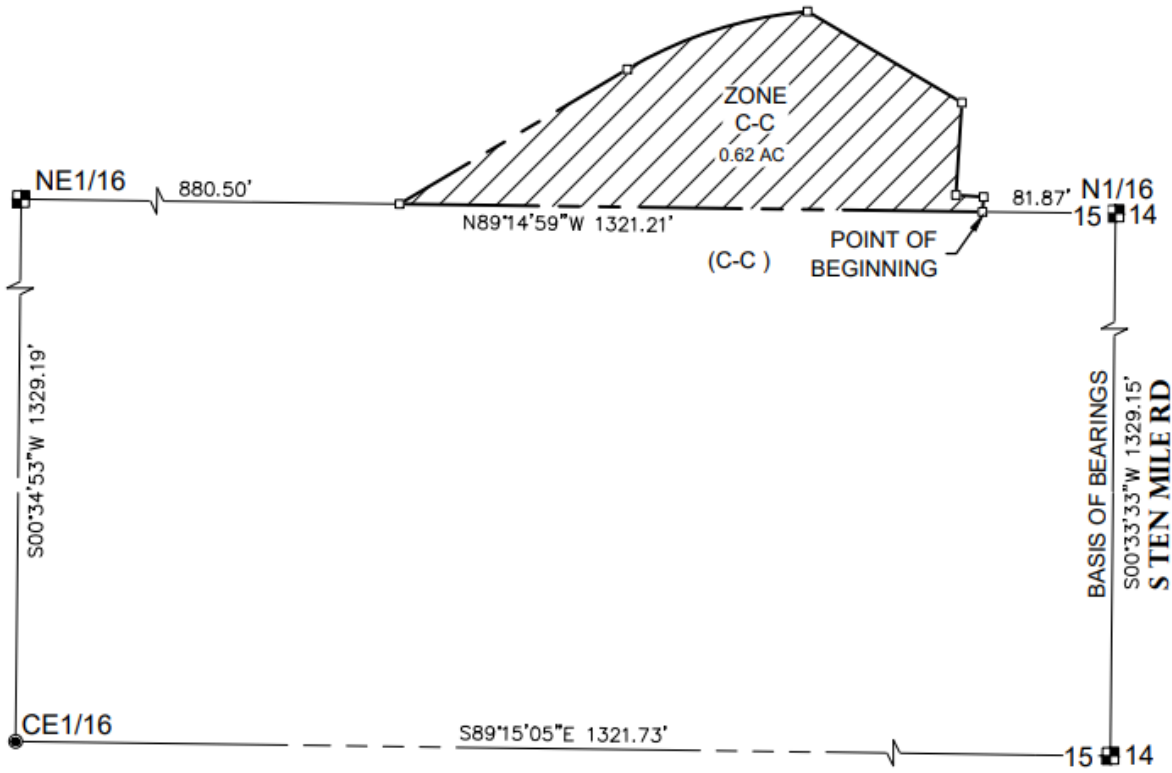
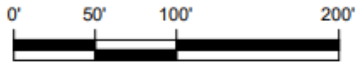
- A. N.89°14'59"W., 81.87 feet to the **POINT OF BEGINNING**, thence, continuing,
 - 1. N.89°14'59"W., 358.84 feet; thence, leaving said north boundary,
 - 2. N.59°25'50"E., 162.82 feet to the beginning of a tangent curve; thence,
 - 3. Northeasterly along said curve to the right having a radius of 263.00 feet, an arc length of 117.45 feet, through a central angle of 25°35'17", of which the long chord bears N.72°13'28"E., 116.48 feet to a curve; thence, non-tangent from said curve,
 - 4. S.59°31'25"E., 110.35 feet; thence,
 - 5. S.03°39'59"W., 57.05 feet; thence,
 - 6. S.86°20'01"E., 17.00 feet; thence,
 - 7. S.03°39'35"W., 9.27 feet to the **POINT OF BEGINNING**.

CONTAINING: 0.62 Ac.



EXHIBIT SKETCH - ZONE C-C

LOCATED IN THE NE1/4 OF THE NE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-1-XB-ZONING_2_R40 to C-C.dwg

5/16/24

230739



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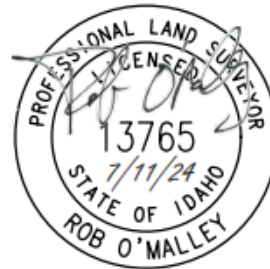
**ZONE C-C
DESCRIPTION**

A parcel of land located in the NE1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the one-quarter corner common to Sections 14 & 15; thence, along the east boundary of said NE1/4 of the SE1/4,

- A. S.00°30'02"W., 278.31 feet to the **POINT OF BEGINNING**, thence, continuing
1. S.00°30'02"W., 606.98 feet; thence,
 2. N.89°16'04"W., 880.37 feet; thence,
 3. N.00°43'56"E., 442.18 feet to the beginning of a tangent curve; thence,
 4. Northerly along said curve to the right having a radius of 200.00 feet, an arc length of 103.87 feet, through a central angle of 29°45'21", of which the long chord bears N.15°36'37"E., 102.70 feet to a point of reverse curve; thence,
 5. Northerly along said curve to the left having a radius of 200.00 feet, an arc length of 103.87 feet, through a central angle of 29°45'21", of which the long chord bears N.15°36'37"E., 102.70 feet; thence, tangent from said curve,
 6. N.00°43'56"E., 83.67 feet; thence,
 7. S.87°57'20"E., 30.11 feet; thence,
 8. S.00°00'00"E., 107.18 feet; thence,
 9. S.88°34'44"E., 793.76 feet to the **POINT OF BEGINNING**.

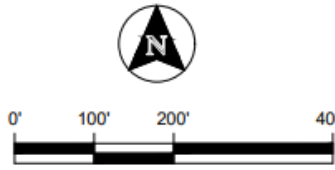
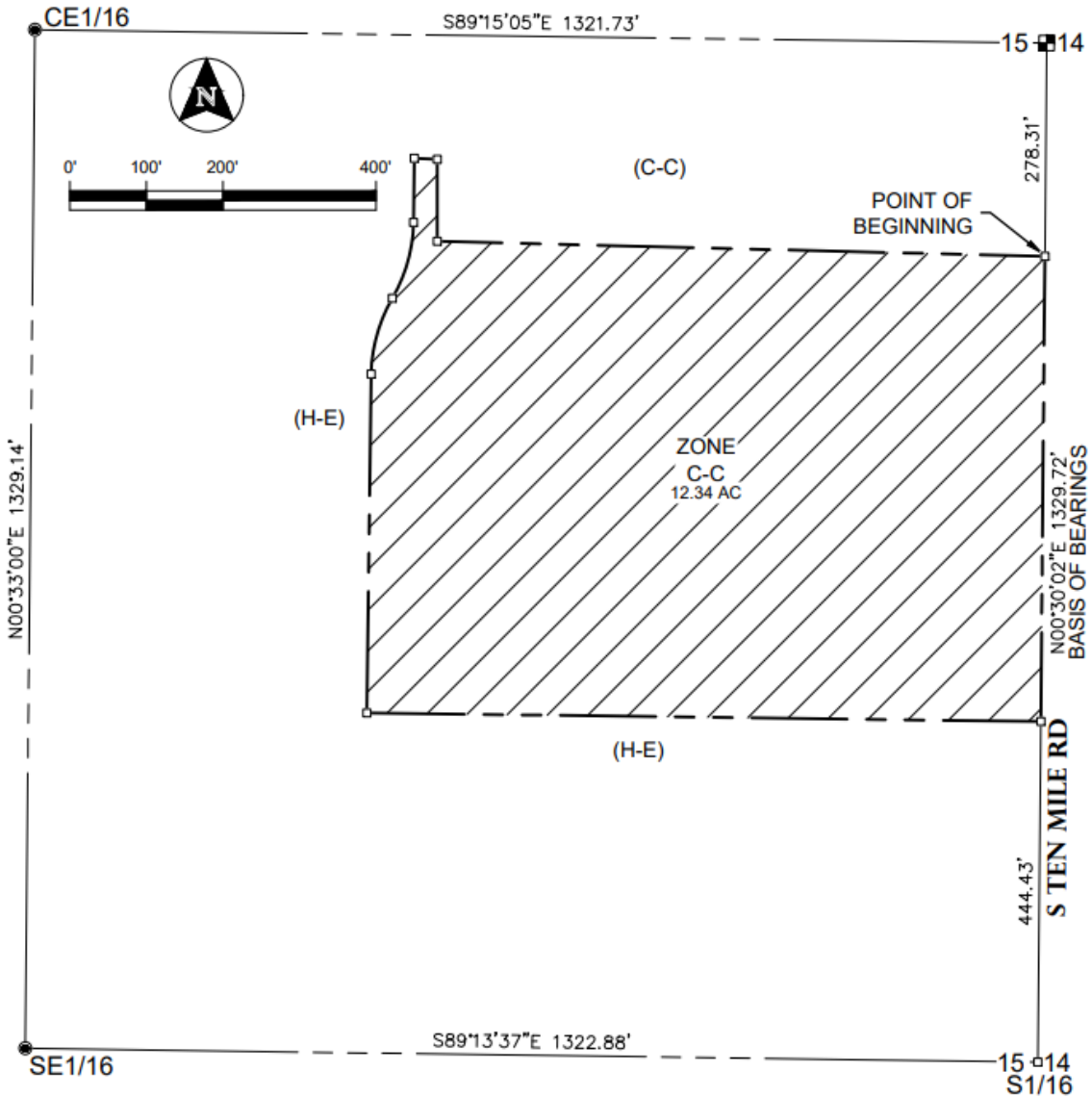
CONTAINING: 12.34 Ac.



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EXHIBIT SKETCH - ZONE C-C

LOCATED IN THE NE1/4 OF THE SE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-41-XB-ZONING_3_H-E to C-C.dwg 5/16/24 230739

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Project No: 230739
Date: May 16, 2024
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ZONE H-E DESCRIPTION

A parcel of land located in the NE1/4 of the SE1/4, the NW1/4 of the SE1/4, the SW1/4 of the NE1/4 and the SE1/4 of the NE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the center one-quarter corner of Section 15; thence, along the north boundary of said NW1/4 of the SE1/4,

- A. S.89°14'39"E., 721.00 feet to the **POINT OF BEGINNING**, thence, continuing,
1. S.89°14'39"E., 190.81 feet to the beginning of a tangent curve; thence,
 2. Northeasterly along said curve to the left having a radius of 2000.00 feet, an arc length of 304.36 feet, through a central angle of 8°43'10", of which the long chord bears N.86°23'38"E., 304.07 feet to a curve; thence,
 3. Northeasterly along said curve to the right having a radius of 1500.00 feet, an arc length of 145.02 feet, through a central angle of 5°32'22", of which the long chord bears N.84°48'23"E., 144.96 feet; thence, tangent from said curve,
 4. N.87°34'33"E., 9.81 feet; thence,
 5. S.00°45'12"W., 199.38 feet; thence
 6. S.89°19'13"E., 411.44 feet to the beginning of a non-tangent curve; thence,
 7. Southwesterly along said curve to the left having a radius of 221.22 feet, an arc length of 160.92 feet, through a central angle of 41°40'42", of which the long chord bears S.69°45'07"W., 157.40 feet; thence, tangent from said curve,
 8. S.49°45'00"W., 229.53 feet to the beginning of a tangent curve; thence,
 9. Southwesterly along said curve to the right having a radius of 247.12 feet, an arc length of 148.00 feet, through a central angle of 34°18'48", of which the long chord bears S.71°09'48"W., 145.80 feet; thence, non-tangent from said curve,
 10. S.00°33'00"W., 124.95 feet; thence,
 11. N.89°14'39"W., 579.54 feet to the beginning of a non-tangent curve; thence,
 12. Northwesterly along said curve to the right having a radius of 200.00 feet, an arc length of 93.52 feet, through a central angle of 26°47'32", of which the long chord bears N.12°47'04"W., 92.67 feet; thence, tangent from said curve,

Project No: 230739
Date: May 16, 2024
Page 2 of 2

13. N.00°36'43"E., 450.89 feet to the **POINT OF BEGINNING.**

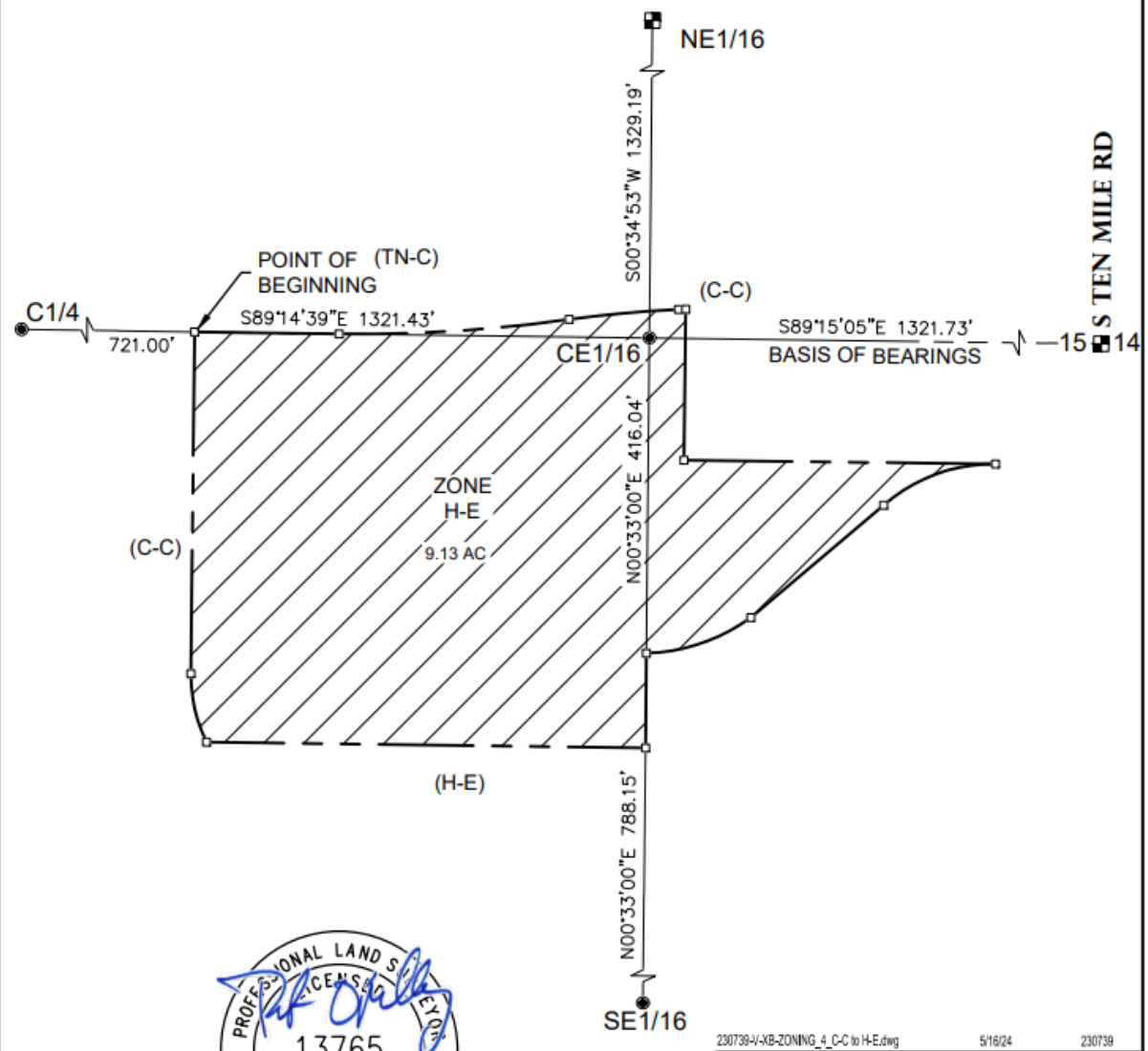
CONTAINING: 9.13 Ac.



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EXHIBIT SKETCH - ZONE H-E

LOCATED IN THE NE1/4 OF THE SE1/4, THE NW1/4 OF THE SE1/4, THE SW1/4 OF THE NE1/4, AND THE SE1/4 OF THE NE1/4 OF SECTION 15, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-V-XB-ZONING_4_C-C to H-E.dwg 5/16/24 230739

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**ZONE C-G
DESCRIPTION**

A parcel of land located in the NW1/4 of the SE1/4 and the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the center one-quarter corner of Section 15; thence, along the north boundary of said NW1/4 of the SE1/4,

1. S.89°14'39"E., 721.00 feet; thence, leaving said north boundary,
2. S.00°36'43"W., 450.89 feet to the beginning of a tangent curve; thence,
3. Southeasterly along said curve to the left having a radius of 200.00 feet, an arc length of 93.52 feet, through a central angle of 26°47'32", of which the long chord bears S.12°47'04"E., 92.67 feet; thence, non-tangent from said curve,
4. N.89°14'39"W., 309.87 feet to the beginning of a tangent curve; thence,
5. Southwesterly along said curve to the left having a radius of 1000.00 feet, an arc length of 244.64 feet, through a central angle of 14°01'00", of which the long chord bears S.83°44'51"W., 244.03 feet; thence, non-tangent from said curve,
6. N.39°31'08"W., 748.08 feet to the north boundary of said NW1/4 of the SE1/4; thence, along said boundary,
7. S.89°14'48"E., 291.84 feet to the **POINT OF BEGINNING**.

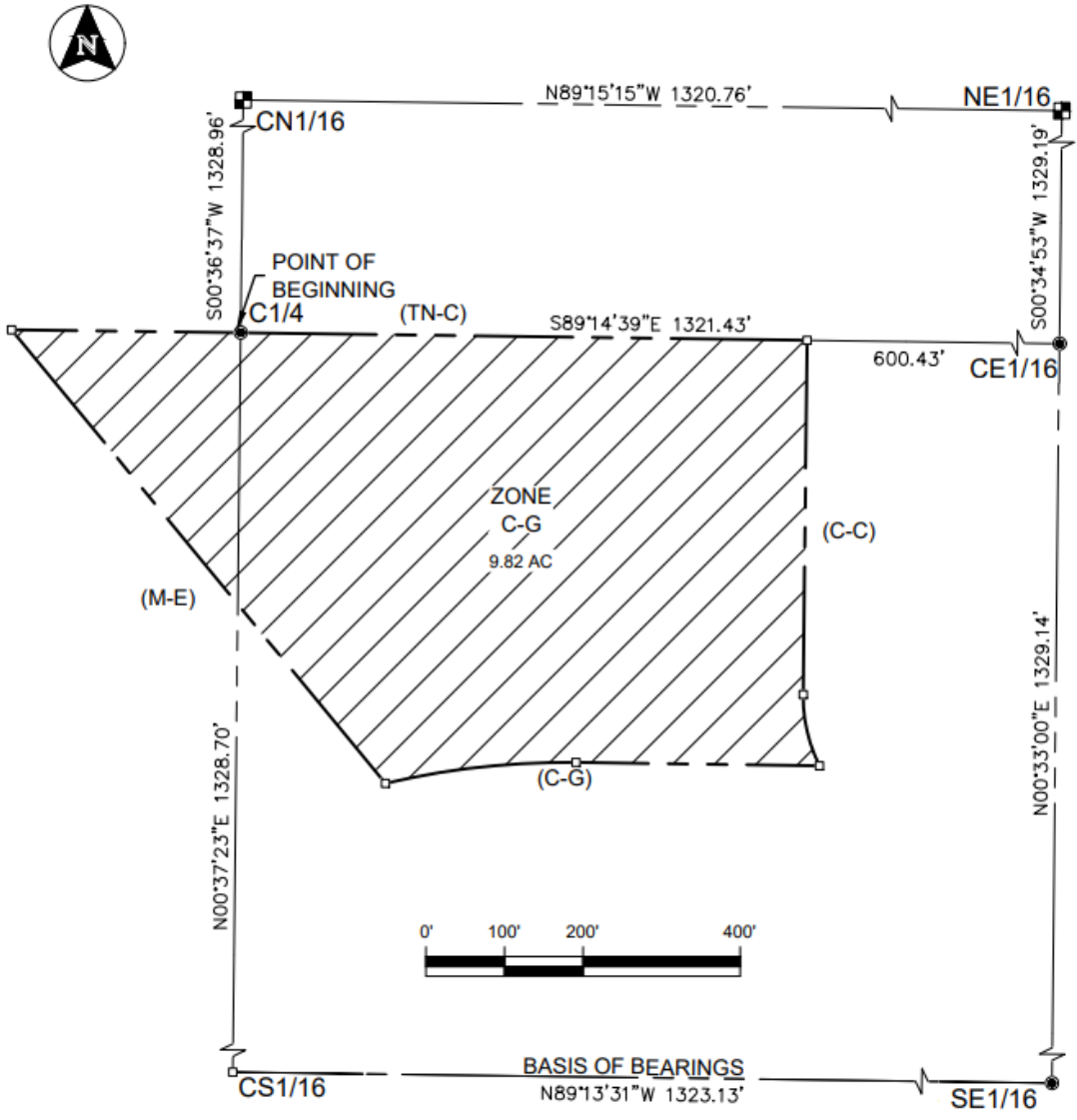
CONTAINING: 9.82 Ac.



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EXHIBIT SKETCH - ZONE C-G

LOCATED IN THE NW1/4 OF THE SE1/4 AND THE NE1/4 OF THE SW1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-V-XB-ZONING_5_C-C to C-G.dwg 5/16/24 230739



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Project No: 230739
Date: May 16, 2024
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ZONE M-E DESCRIPTION

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the center south one-sixteenth corner of Section 15; thence, along the west boundary of said NW1/4 of the SE1/4,

- A. N.00°37'23"E., 570.01 feet to the **POINT OF BEGINNING**; thence,
1. N.89°49'30"W., 65.26 feet; thence,
 2. N.87°57'46"W., 195.19 feet to the beginning of a non-tangent curve; thence,
 3. Northeasterly along said curve to the left having a radius of 750.00 feet, an arc length of 70.03 feet, through a central angle of 5°21'01", of which the long chord bears N.68°46'35"E., 70.01 feet; thence, tangent from said curve,
 4. N.66°06'05"E., 231.67 feet to the beginning of a tangent curve; thence,
 5. Northeasterly along said curve to the right having a radius of 1000.00 feet, an arc length of 185.66 feet, through a central angle of 10°38'16", of which the long chord bears N.71°25'13"E., 185.40 feet; thence, non-tangent from said curve,
 6. S.39°31'08"E., 241.72 feet; thence,
 7. N.89°49'30"W., 346.28 feet to the **POINT OF BEGINNING**.

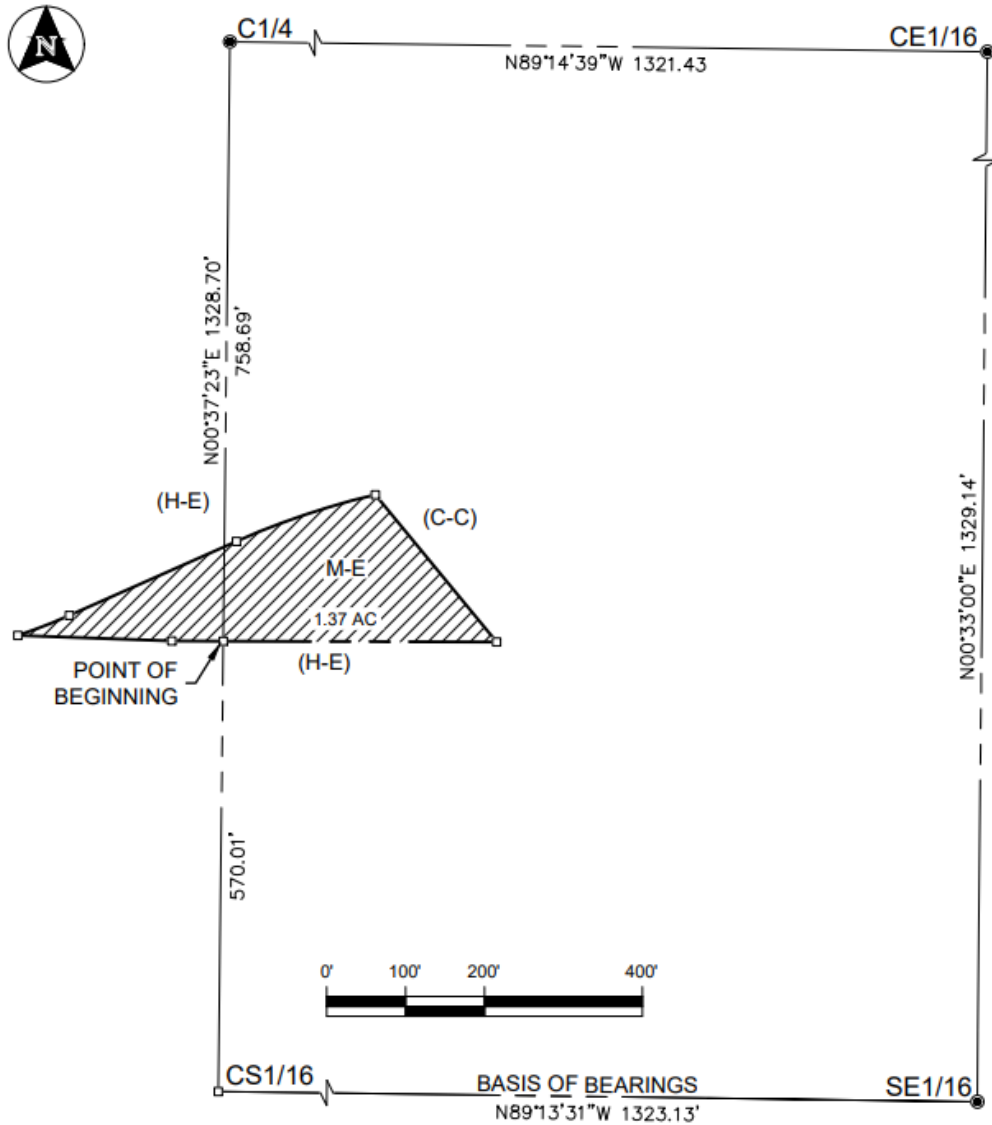
CONTAINING: 1.37 Ac.



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EXHIBIT SKETCH - ZONE M-E

LOCATED IN THE NE1/4 OF THE SW14 AND THE NW1/4 OF THE SE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-VXB-ZONING_6_H-E to M-E.dwg 5/16/24 230739

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Project No: 230739
Date: May 16, 2024
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ZONE C-G DESCRIPTION

A parcel of land located in the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the center south one-sixteenth corner of Section 15; thence, along the east boundary of said NE1/4 of the SW1/4,

- A. N.00°37'23"E., 574.32 feet, thence, leaving said west boundary,
- B. N.89°22'37"W., 260.40 feet to the beginning of a non-tangent curve and the **POINT OF BEGINNING**; thence,
 - 1. Southwesterly along said curve to the right having a radius of 750.00 feet, an arc length of 252.69 feet, through a central angle of 19°18'16", of which the long chord bears S.81°06'13"W., 251.50 feet; thence, tangent from said curve,
 - 2. N.89°14'39"W., 51.86 feet; thence,
 - 3. N.00°44'31"E., 41.94 feet; thence,
 - 4. S.89°17'19"E., 299.81 feet to the **POINT OF BEGINNING**.

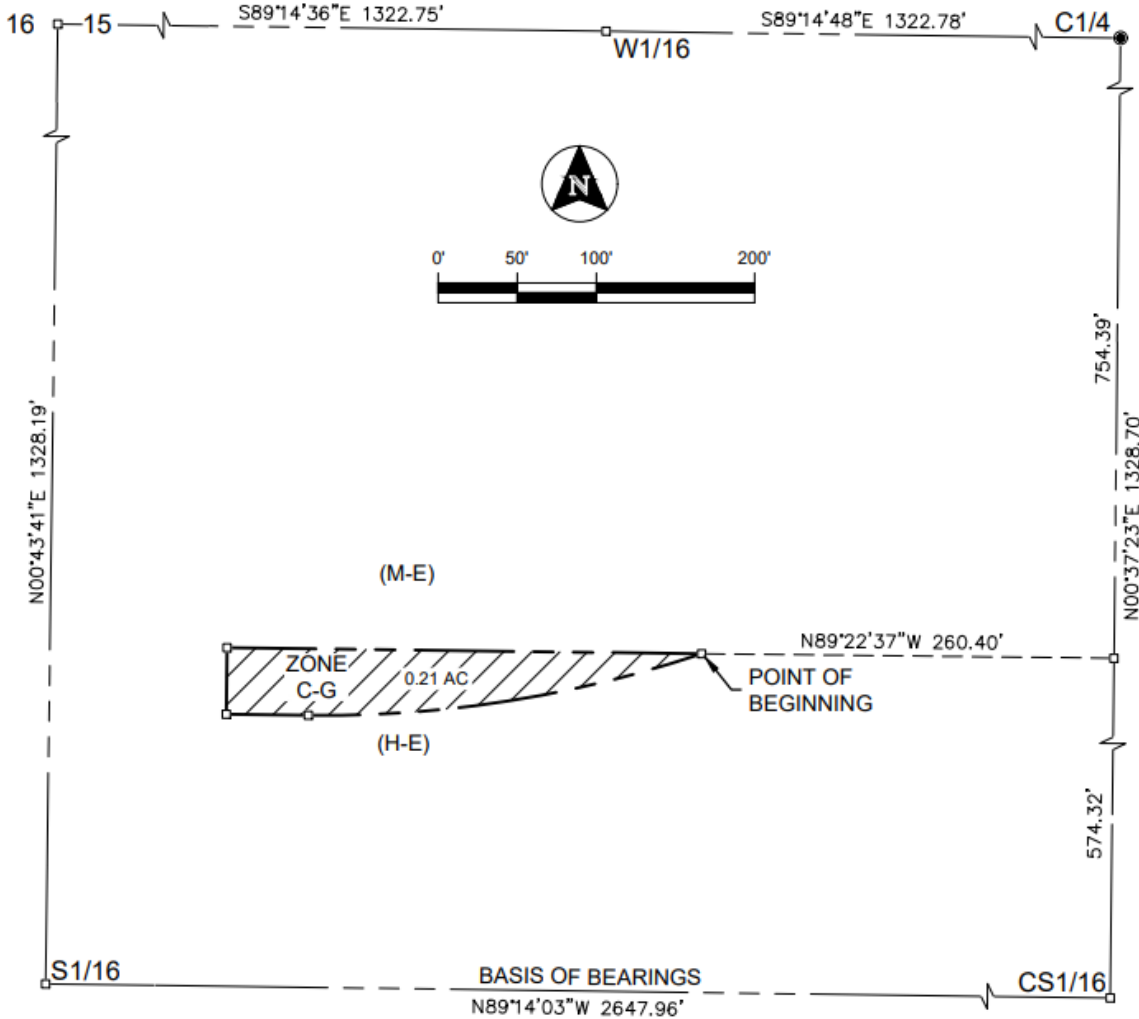
CONTAINING: 0.21 Ac.



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EXHIBIT SKETCH - ZONE C-G

LOCATED IN THE NE1/4 OF THE SW1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-V-18-ZONING_7_M-E to C-G.dwg 5/16/24 230739

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Project No: 230739
Date: July 11, 2024
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**ZONE C-G
DESCRIPTION**

A parcel of land located in the NE1/4 of the SW1/4 and the NW1/4 of the SE1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

COMMENCING at the center south one-sixteenth corner of Section 15; thence, along the east boundary of said NE1/4 of the SW1/4,

- A. N.00°37'23"E., 77.72 feet to the **POINT OF BEGINNING**; thence, leaving said east boundary,
1. N.84°05'20"W., 208.50 feet; thence,
 2. N.84°22'21"W., 139.20 feet; thence,
 3. N.81°25'39"W., 216.99 feet; thence,
 4. N.00°45'17"E., 393.76 feet; thence,
 5. S.89°14'39"E., 51.86 feet to the beginning of a tangent curve; thence,
 6. Northeasterly along said curve to the left having a radius of 750.00 feet, an arc length of 252.69 feet, through a central angle of 19°18'16", of which the long chord bears N.81°06'13"E., 251.50 feet; thence, non-tangent from said curve,
 7. S.89°13'33"E., 606.67 feet; thence,
 8. N.39°31'08"W., 241.72 feet to the beginning of a non-tangent curve; thence,
 9. Northeasterly along said curve to the right having a radius of 1000.00 feet, an arc length of 244.64 feet, through a central angle of 14°01'00", of which the long chord bears N.83°44'51"E., 244.03 feet; thence, tangent from said curve,
 10. S.89°14'39"E., 309.87 feet to the beginning of a non-tangent curve; thence,
 11. Southeasterly along said curve to the left having a radius of 200.00 feet, an arc length of 50.49 feet, through a central angle of 14°27'48", of which the long chord bears S.33°24'43"E., 50.35 feet; thence, non-tangent from said curve,
 12. S.50°34'19"W., 157.65 feet to the beginning of a tangent curve; thence,
 13. Southwesterly along said curve to the right having a radius of 301.72 feet, an arc length of 222.21 feet, through a central angle of 42°11'50", of which the long chord bears S.71°43'54"W., 217.22 feet; thence, non-tangent from said curve,

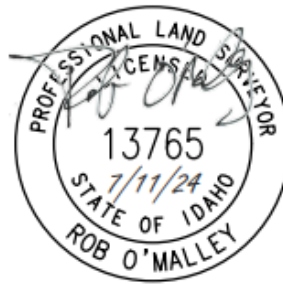
Project No: 230739
Date: July 11, 2024
Page 2 of 2

14. S.39°31'08"E., 721.50 feet; thence,

15. N.86°48'58"W., 573.95 feet; thence,

16. N.84°05'20"W., 337.77 feet to the **POINT OF BEGINNING.**

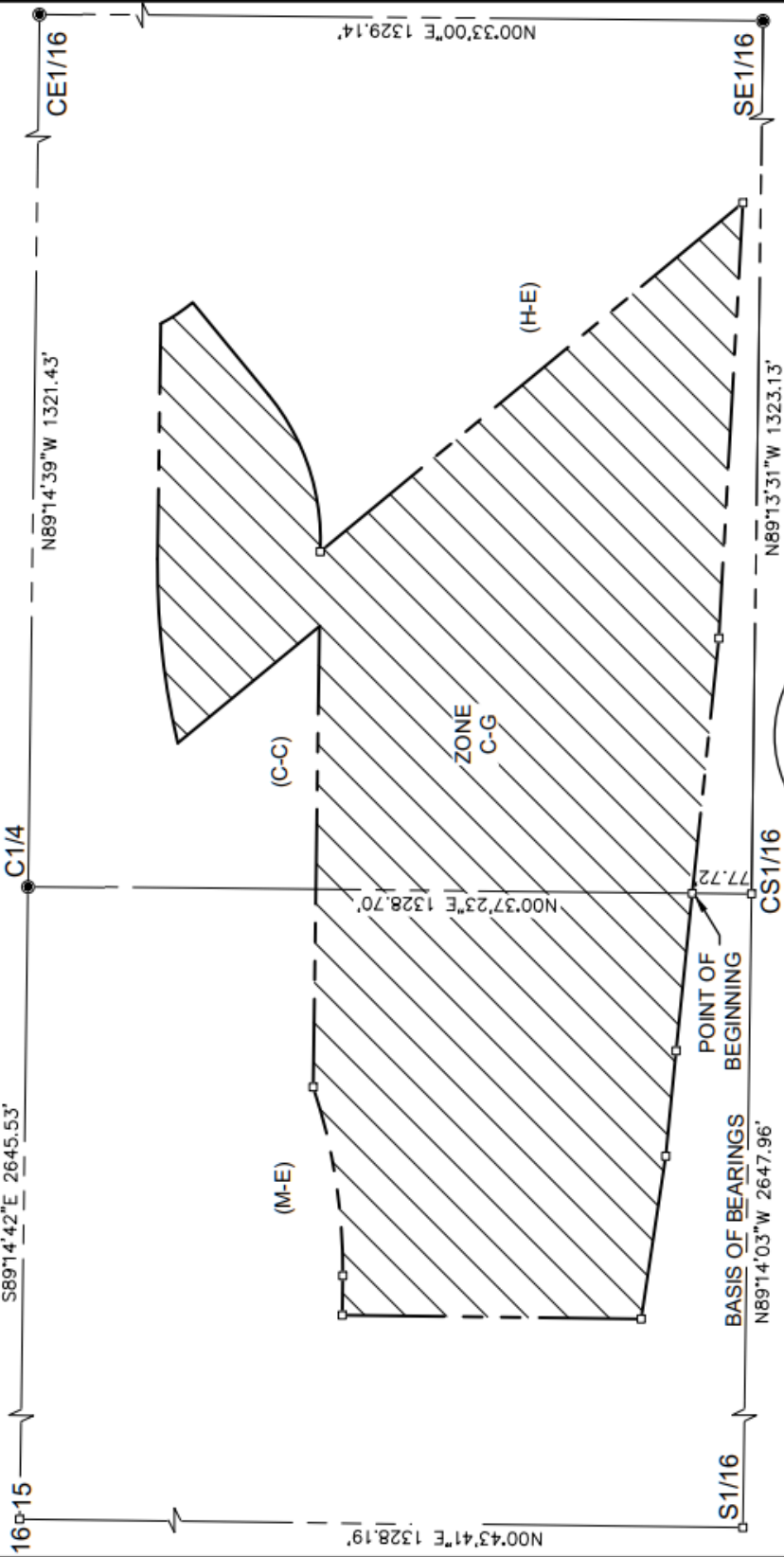
CONTAINING: 15.94 Ac.



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EXHIBIT SKETCH - ZONE C-G

LOCATED IN THE NE1/4 OF THE SW1/4, AND THE NW1/4 OF THE SE1/4 OF SECTION 15,
TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, CITY OF MERIDIAN, ADA COUNTY, IDAHO
2024



230739-Y-XB-ZONING_8_H-E TO C-G.DWG 230739 5/2024

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E. New Development Agreement Boundary – Legal Description & Exhibit Map



Project No: 230739
Date: July 11, 2024
Page 1 of 2

DEVELOPMENT AGREEMENT BOUNDARY DESCRIPTION

A parcel of land located in the S1/2 of the NE1/4, the N1/2 of the SE1/4, and the NE1/4 of the SW1/4 of Section 15, Township 3 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at the center north one-sixteenth corner of said Section 14, thence, along the north boundary of said S1/2 of the NE1/4,

1. S.89°15'15"E., 1320.76 feet to the northeast one-sixteenth corner of said Section 15, thence, continuing,
2. S.89°14'59"E., 880.50 feet to the south right-of-way of Cobalt drive; thence, leaving along said right-of-way the following courses:
3. N.59°25'50"E., 162.82 feet to the beginning of a tangent curve; thence,
4. Easterly along said curve to the right having a radius of 263.00 feet, an arc length of 117.45 feet, through a central angle of 25°35'16", of which the long chord bears N.72°13'28"E., 116.48 feet; thence, non-tangent from said curve,
5. S.60°24'53"E., 88.51 feet; thence,
6. S.55°54'35"E., 21.84 feet; thence,
7. S.03°39'59"W., 57.05 feet; thence,
8. S.86°20'01"E., 16.90 feet to the west right-of-way of S. Ten Mile Road; thence, along said right-of-way the following courses:
9. S.03°39'35"W., 670.74 feet; thence,
10. S.10°44'07"W., 96.98 feet; thence,
11. S.03°06'22"W., 84.65 feet; thence,
12. S.06°21'28"W., 207.42 feet; thence,
13. S.01°25'18"W., 559.90 feet; thence,
14. S.01°25'16"W., 57.70 feet; thence,
15. S.04°20'57"W., 550.74 feet; thence,
16. S.04°20'57"W., 34.63 feet; thence,

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Date: July 11, 2024
Page 2 of 2

17. S.15°01'39"W., 99.20 feet to the north right-of-way of the westbound Interstate 84 on ramp; thence, along said right-of-way the following courses:
18. S.47°33'04"W., 109.09 feet; thence,
19. S.66°54'29"W., 105.73 feet; thence,
20. S.80°09'20"W., 150.16 feet; thence,
21. S.76°01'12"W., 330.69 feet; thence,
22. S.79°54'25"W., 177.77 feet; thence,
23. S.84°46'37"W., 162.75 feet; thence,
24. S.88°47'04"W., 108.25 feet; thence,
25. S.88°46'59"W., 312.10 feet to the north right-of-way of Interstate 84; thence, along said right-of-way the following courses:
26. N.86°48'58"W., 675.49 feet; thence,
27. N.84°05'20"W., 546.27 feet; thence,
28. N.84°22'21"W., 139.20 feet; thence,
29. N.81°25'39"W., 216.99 feet; thence, leaving said right-of-way,
30. N.00°45'12"E., 1190.89 feet to the north boundary of said NE1/4 of the SW1/4; thence, along said boundary,
31. S.89°14'48"E., 558.49 feet to center one-quarter corner of said Section 15; thence along the west boundary of said S1/2 of the NE1/4;
32. N.00°36'37"E., 1328.96 feet to the **POINT OF BEGINNING**.

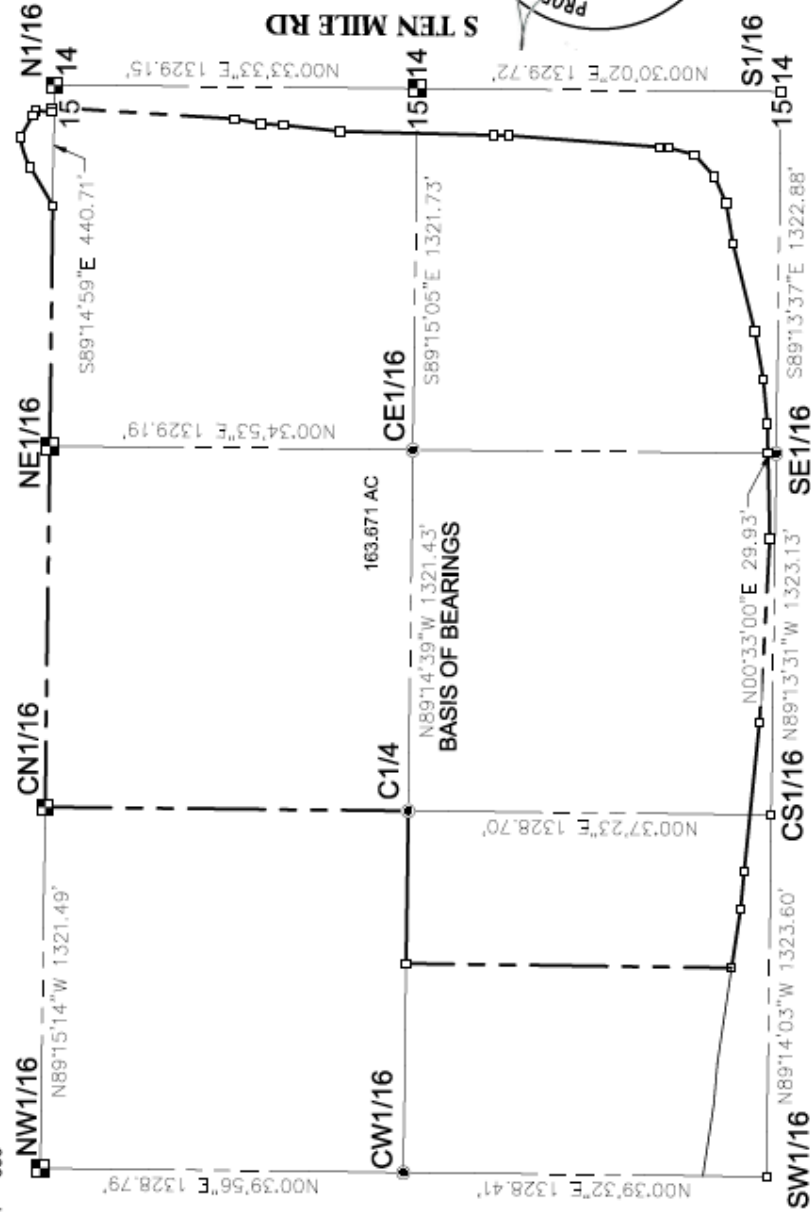
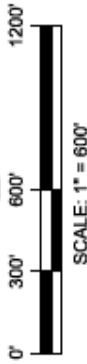
CONTAINING: 163.67 Acres



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EXHIBIT SKETCH - DEVELOPMENT AGREEMENT BOUNDARY

LOCATED IN THE S1/2 OF THE NE1/4 AND THE NE1/4 OF THE SE1/4, OF SECTION 15
 TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN
 CITY OF MERIDIAN, ADA COUNTY, IDAHO
 2024



INTERSTATE - 84

LEGEND

- FOUND ALUMINUM CAP MON.
- FOUND 5/8" REBAR
- CALCULATED POINT



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 NAMPA, IDAHO 83687
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202308-149-CEV-AGREE_DRAWING.DWG July 2024

F. Existing Conceptual Development Plan for Vanguard Village



Note: The property within the red-outlined area above (i.e. Vanguard Village) is proposed to be included in the new Development Agreement.

G. Proposed Overall Conceptual Development Plan



L01
 Scale: 1" = 100'
 Date: 08/09/2012
 File: L01.dwg

AO
 Architecture.
 Design.
 Relationships.

DISTRICT TEN MILE
 OVERALL SITE PLAN
 0 150' 300'

TEN MILE WEST
 Meridian, ID



H. Use Area Plan

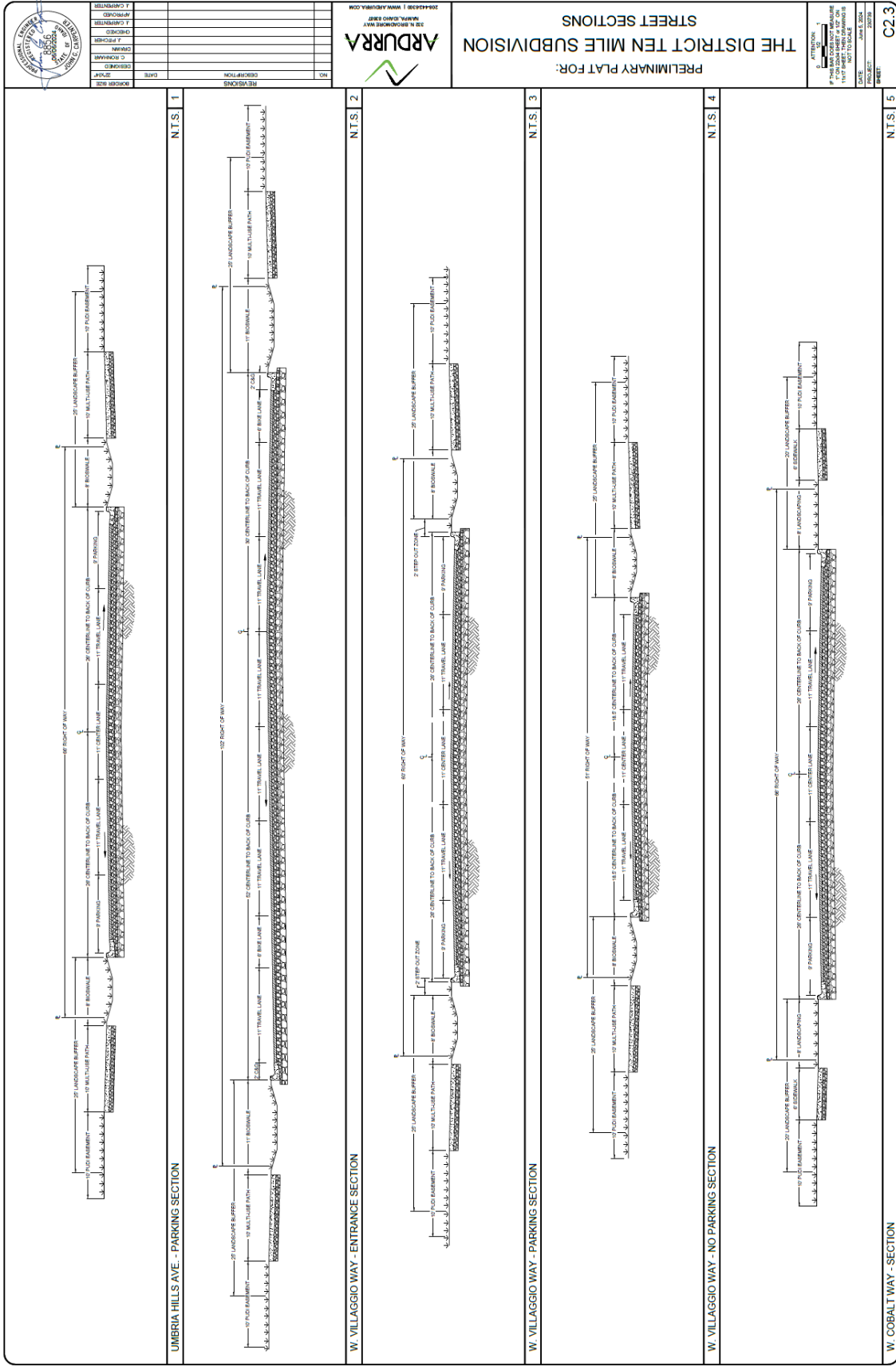
The image above shows three (3) areas that make up The District at Ten Mile Development based on the underlying zoning and future land use designation boundaries.

AREA 1 accommodates a mix of multi-family residential uses such as townhomes and multifamily.

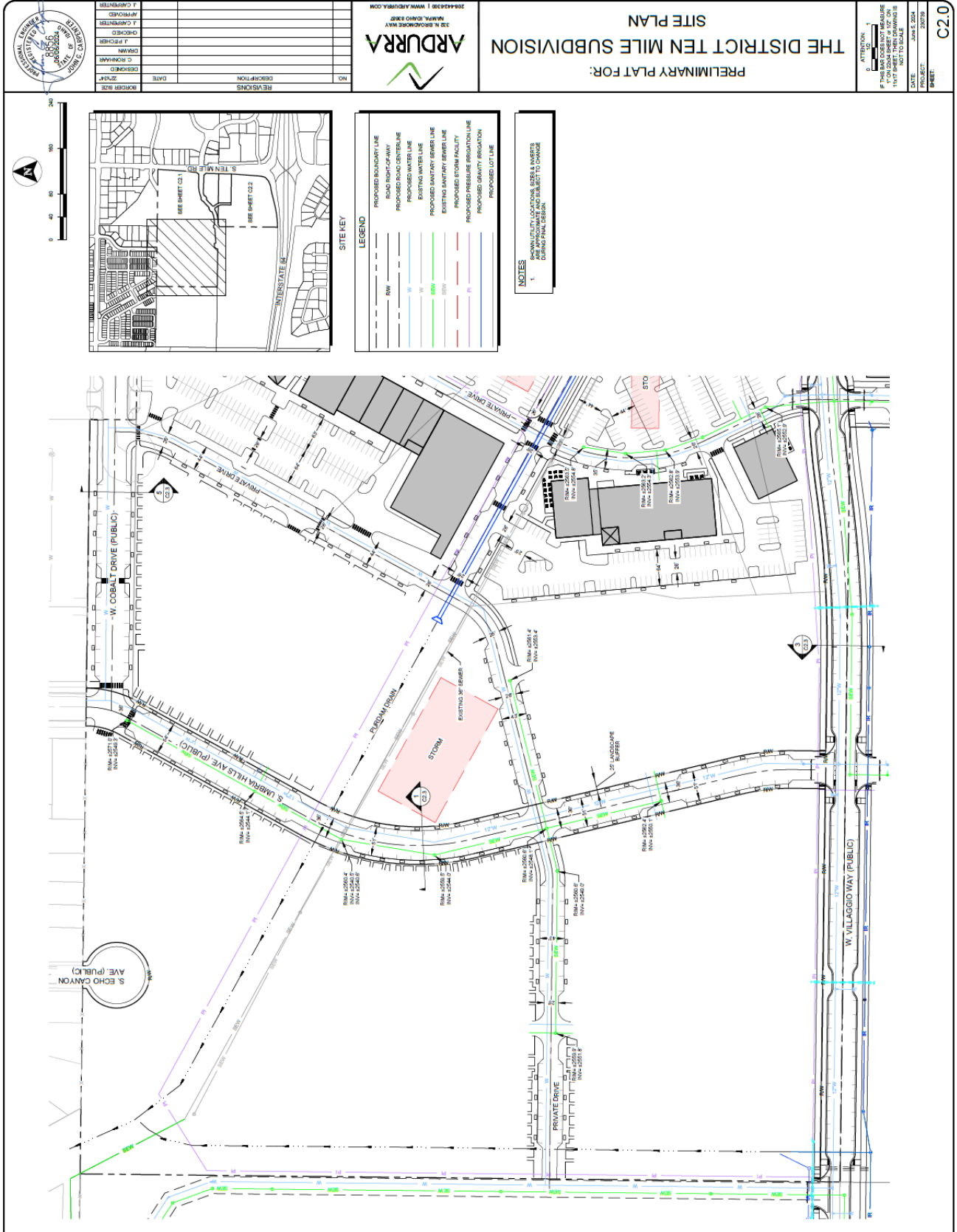
AREA 2 accommodates predominantly commercial mixed uses, including large format/anchor and specialty retail, casual and fine dining, entertainment, recreation, hospitality, childcare, and office uses.

AREA 3 accommodates medium to higher-density office, commercial, recreation, medical, and hospitality uses.





J. Site Plan (date: 6/5/2024)



K. Landscape Plan

LANDSCAPE NARRATIVE

Carefully Design to compliment the Ten Mile corridor, the District master plan encourages a strong pedestrian-centric community, carefully designed to harmonize with the local environment. As a mixed-use development, it offers a seamless blend of community gathering spaces, retail, dining, office, and residential components, fostering a rich urban experience where people are the priority.

Our vision for The District at Ten Mill is to cultivate a vibrant, walkable community that resonates with Idaho's spirit of place. We envisage a development where curated landscapes, interactive public realms, and integrated pathways not only encourage exploration and movement but also serve as the stage for everyday life and memorable moments alike.

The design philosophy centers on creating a series of interconnected, diverse, and accessible spaces. Our commitment to sustainability, ecological integrity, and community well-being is a key feature of the master plan, delivering an inclusive and enriching landscape that caters to a dynamic community experience and thoughtful approach to detail.



SHEET INDEX

- L01 SITE PLAN
- L02 LANDSCAPE PLAN
- L03 MOBILITY PLAN
- L04 OPEN SPACE EXHIBIT

PROJECT SUMMARY

OVERALL SITE AREA 108.8 ACRES (4,739,328 SF)
 OVERALL LANDSCAPE AREA 846,521 SF
 LANDSCAPE COVERAGE 18%

TEN MILE WEST
Meridian, ID

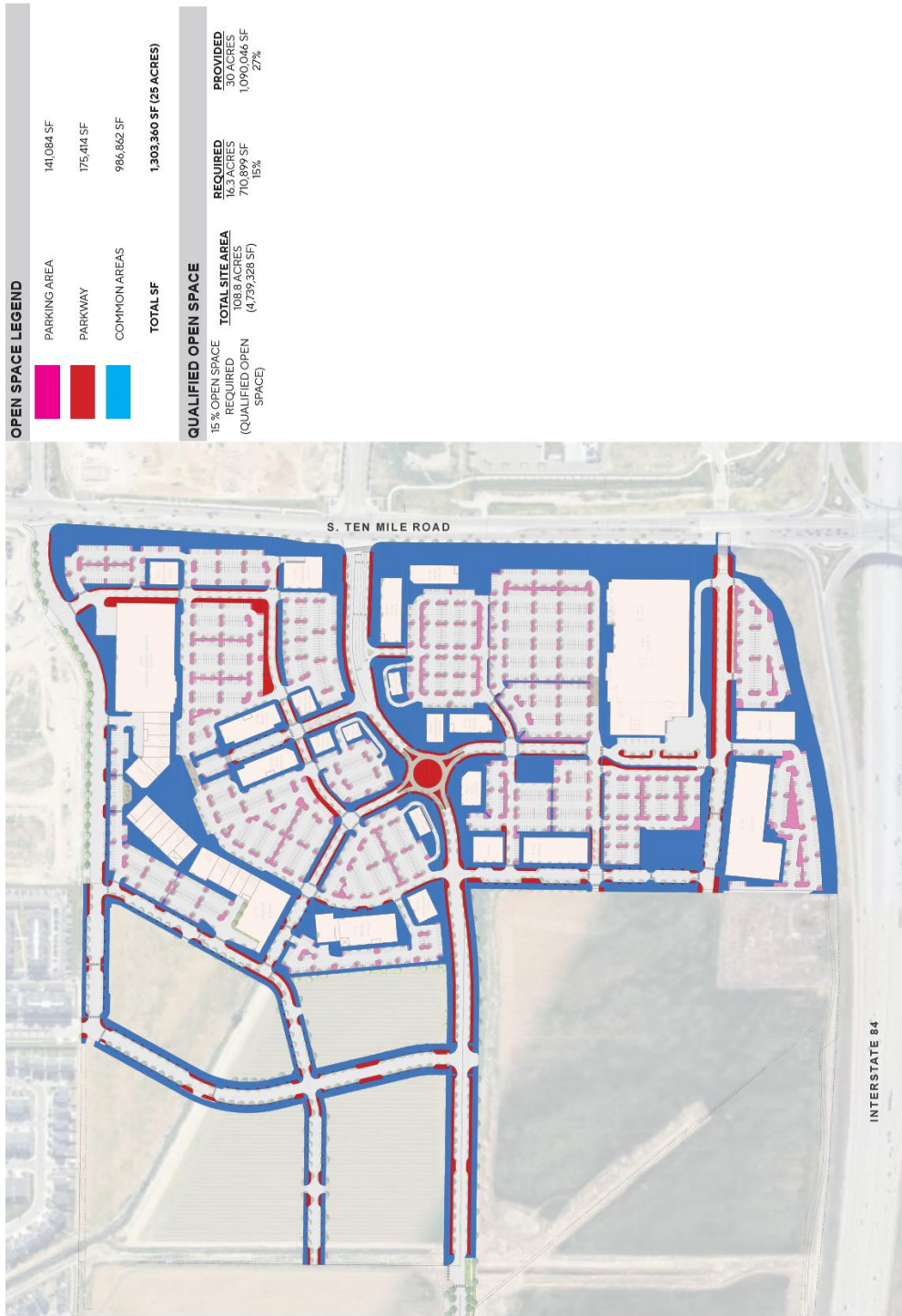


DISTRICT TEN MILE PRELIMINARY PLAT
SITE PLAN



L01
Scale: 1" = 150'
DATE: 08/20/2024

L. Open Space Exhibit



L04
 Scale: 1" = 100'
 Date: 08/20/2024

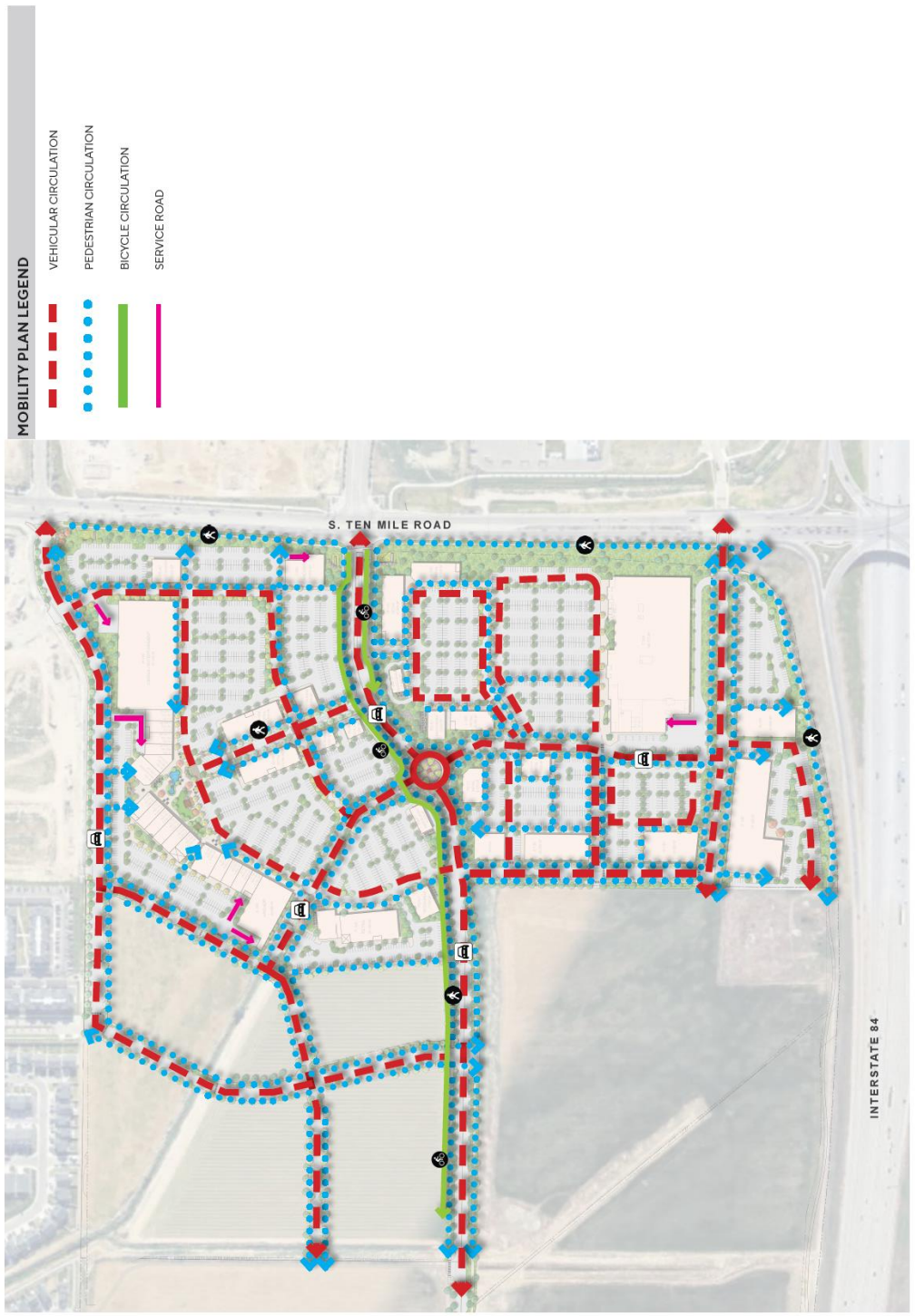


DISTRICT TEN MILE PRELIMINARY PLAT
 OPEN SPACE EXHIBIT

TEN MILE WEST
 Meridian, ID



M. Mobility Plan



MOBILITY PLAN LEGEND

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- SERVICE ROAD

L03
1" = 100'
 2023-04-09
 2023-04-09
 2023-04-09



TEN MILE WEST
 Meridian, ID



N. Project Design Standards

Please click on the following link to access the Applicant's proposed design standards for the development:

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=355939&dbid=0&repo=MeridianCity&cr=1>