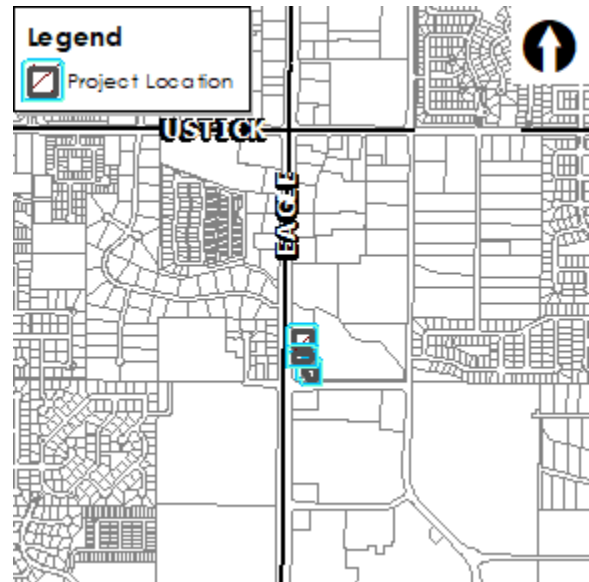


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 9/6/2022
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: H-2022-0057
Regency at River Valley Phase 3
LOCATION: 3270 & 3280 E. River Valley St. & 2480 N. Eagle Rd., in the NW ¼ of Section 4, Township 3N., Range 1E.



I. PROJECT DESCRIPTION

Modification to the Development Agreement (H-2019-0121, Bach Storage - Inst. #2020-062947) for 2480 & 3280 E. River Valley St. to change the development plan for the site from self-service storage to multi-family apartments and include an additional 0.65-acre of land at 3270 E. River Valley St. that's currently governed by Development Agreement (SGI AZ-12-010, Inst. #113005608).

II. SUMMARY OF REPORT

A. Applicant:

Brian Carlisle, Bach Homes – 11650 State St., Ste. 300, Draper, UT 84020

B. Owners:

Bach Investments, LLC – 11650 South State Street, Ste. 300, Draper, UT 84020

Meridian Self Storage, LLC – 11650 South State Street, Ste. 300, Draper, UT 84020

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

History: An application for a modification to the Development Agreement (DA) was submitted in 2021 ([H-2021-0059](#)) that was essentially the same as the subject application. City Council denied the request due to the following reasons: they felt access with some of the contiguous properties to the north had not been adequately “flushed out”; and issues with traffic and parking and associated traffic circulation – they felt it wasn’t the right time for the City to approve the modification.

Since that time, a new DA was approved for the abutting property to the north (Copper Canary H-2022-0009, Inst. #2022-048293) that removed the requirement for a cross-access easement to be provided to the subject property and instead required only an emergency access easement be provided if the subject property developed with residential uses as planned. Another driveway access was also added to the east near the southern boundary of the site, in addition to the one at the north boundary, for interconnectivity with the first phase of the development.

The existing Development Agreements for the subject property requires the two (2) northern parcels to develop with a self-service storage facility (H-2019-0121, Bach Storage - Inst. #2020-062947) and the southern parcel to develop with a 10,150 square foot multi-tenant retail store (Option A) or a 2,879 square foot restaurant with a drive-through (Option B) (SGI AZ-12-010, Inst. #113005608).

The proposed modification would allow the Applicant to develop the site with apartments as a third phase of the existing multi-family development to the east (i.e. Regency at River Valley). The reason the Applicant hasn't developed the property with a storage facility is that after completing the Development Agreement (DA) and design process, construction costs rose such that it wasn't feasible for them to move forward with the project.

The proposed multi-family development consists of a 5-story structure with parking on the ground floor and four (4) stories of apartments above containing 128 units. Rooftop amenities consisting of fire pits, hot tubs, a pavilion, multiple BBQ areas and lounge seating are proposed. Additionally, residents will have access to the existing amenities in Phases I and II, which include a large swimming pool area with a hot tub, BBQ areas, activity room, outdoor pavilions, game room, fitness center and common open space.

High density residential (i.e. apartments) uses are desired in the Mixed Use – Regional Future Land Use Map (FLUM) designation especially when located adjacent to SH-55/Eagle Rd. and employment destination centers such as those along the Eagle Road corridor. The proposed high-density residential development (43.69 units/acre) will contribute to the mix of commercial (retail, restaurants, etc.), office and civic (Kleiner Park, Senior Center) uses in the area. Further, it will contribute to the variety of housing options in this area in close proximity to employment uses and Kleiner Park. For this reason, Staff is supportive of the proposed DA modification and has included recommended provisions for the new DA in Section VI.

If the subject amendment is approved, a subsequent conditional use permit (CUP) application is required to be submitted and approved for the proposed multi-family development in the C-C and C-G zoning districts. Development is subject to the specific use standards listed in UDC 11-4-3-27 for multi-family developments. A detailed review will take place with the CUP application to determine consistency with the specific use standards and other UDC standards.

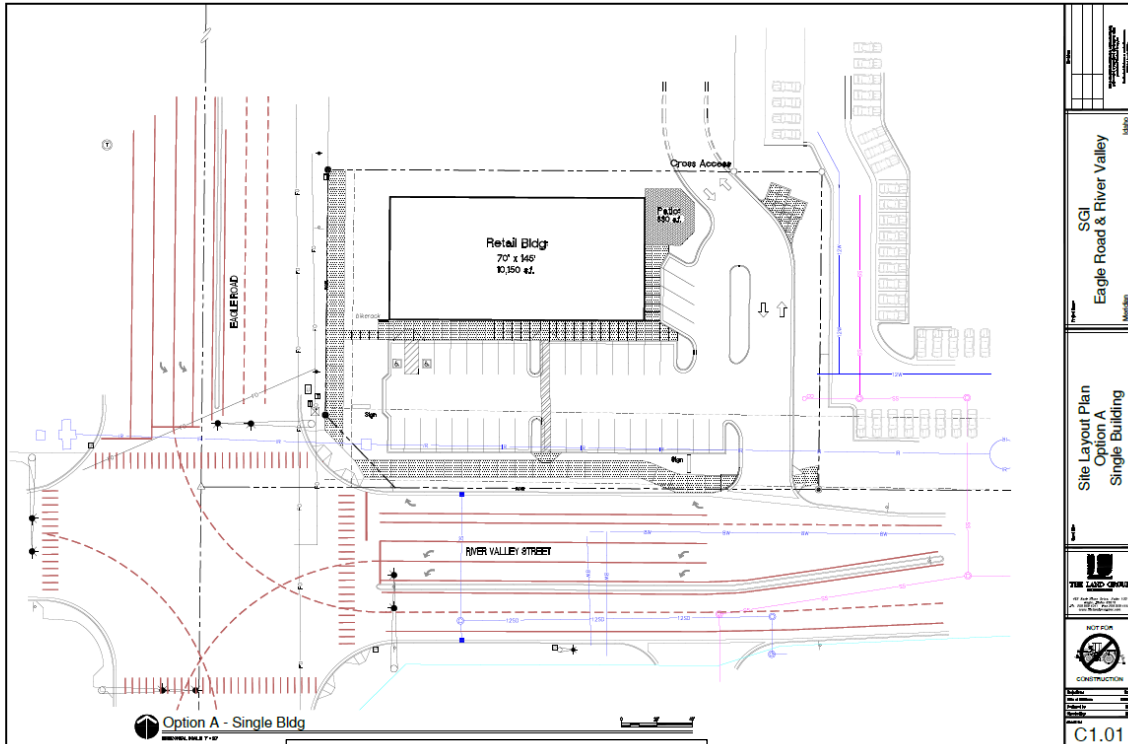
IV. DECISION

A. Staff:

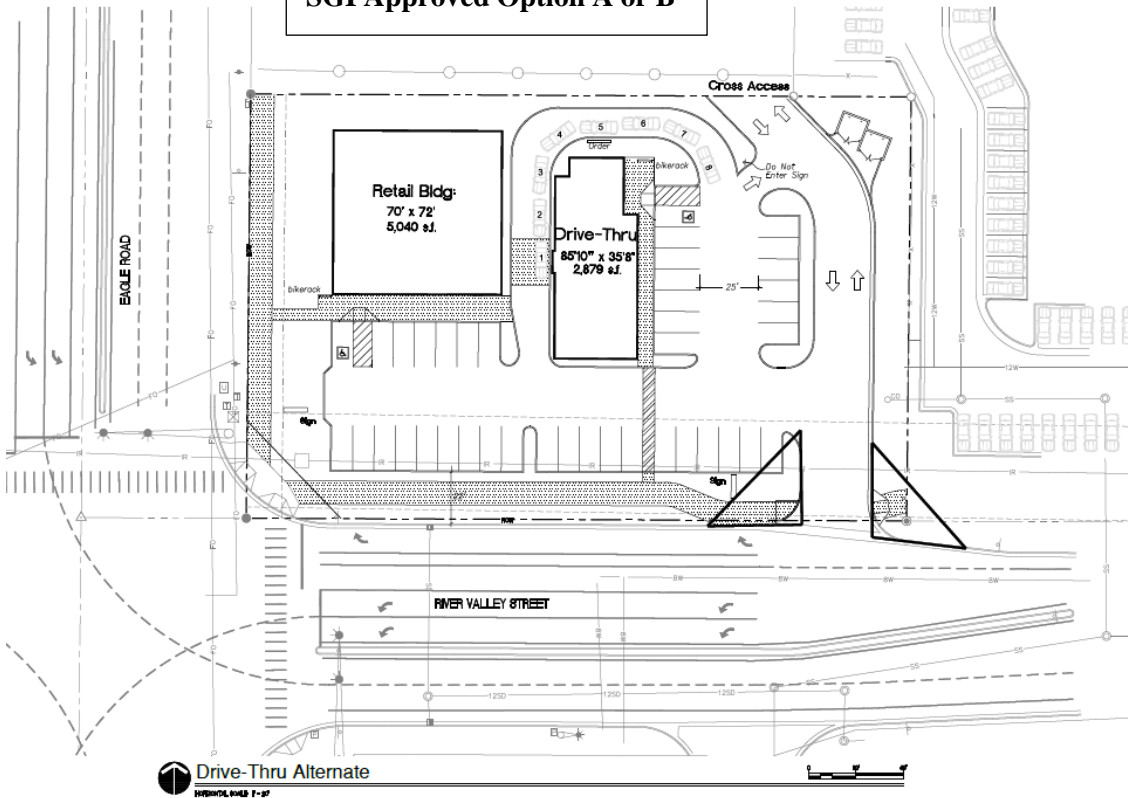
Staff recommends approval of the modification to the DA as proposed by the Applicant.

V. EXHIBITS

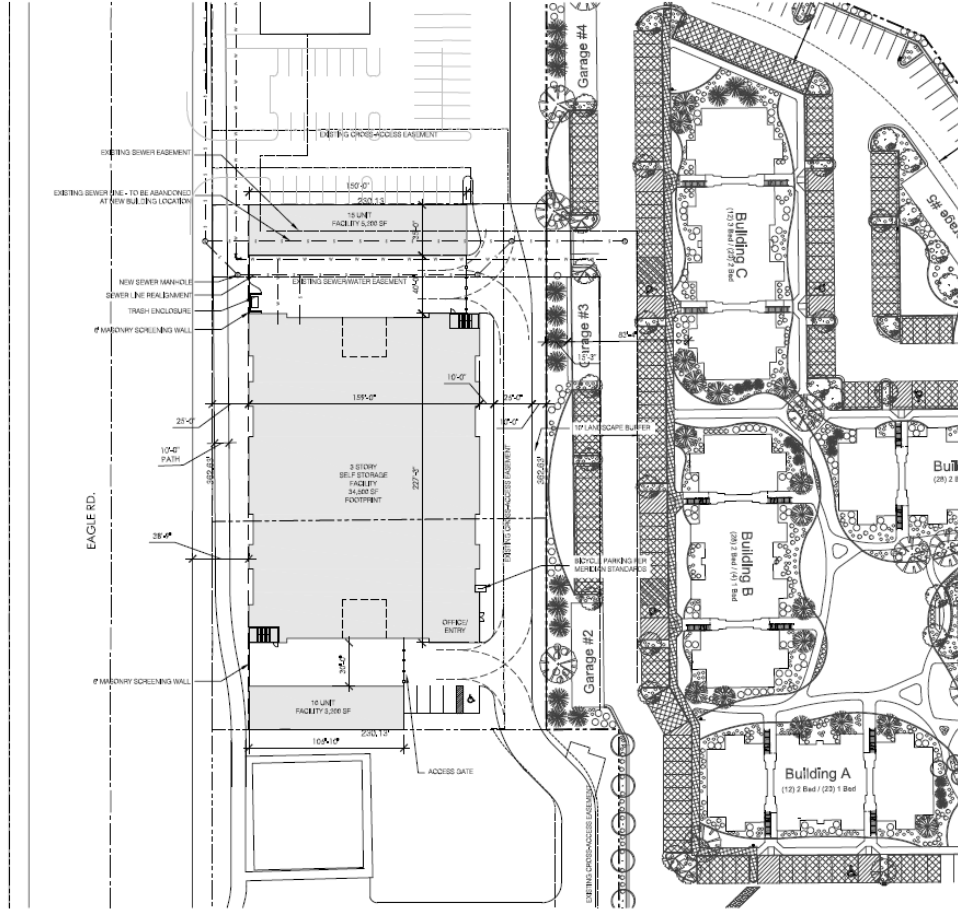
A. Existing Approved Conceptual Development Plans (dated: 12/13/18)



SGI Approved Option A or B



Bach Storage Approved Conceptual Development Plan



SITE INFO:
 SITE AREA: 83,415 SF (1.91 ACRES)
 NORTH BUILDING: 5,200 SF
 LARGE BUILDING: ~100,000 SF
 SOUTH BUILDING: 3,200 SF

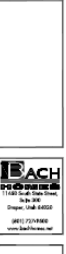
PARKING REQUIRED:
 STORAGE FACILITY ~ 90,000 SF = 0 STALLS
 OFFICE SPACE = 1,000 SF = 2 STALLS

PARKING PROVIDED: 5 STALLS (1 ADA)

BICYCLE STALLS REQUIRED: 1
BICYCLE STALLS PROVIDED: 1

BACH STORAGE - 2500 N Eagle Rd. Meridian, ID

10-1-2019 SCALE: 1" = 30'-0"



A PROJECT BY
BACH HOMES

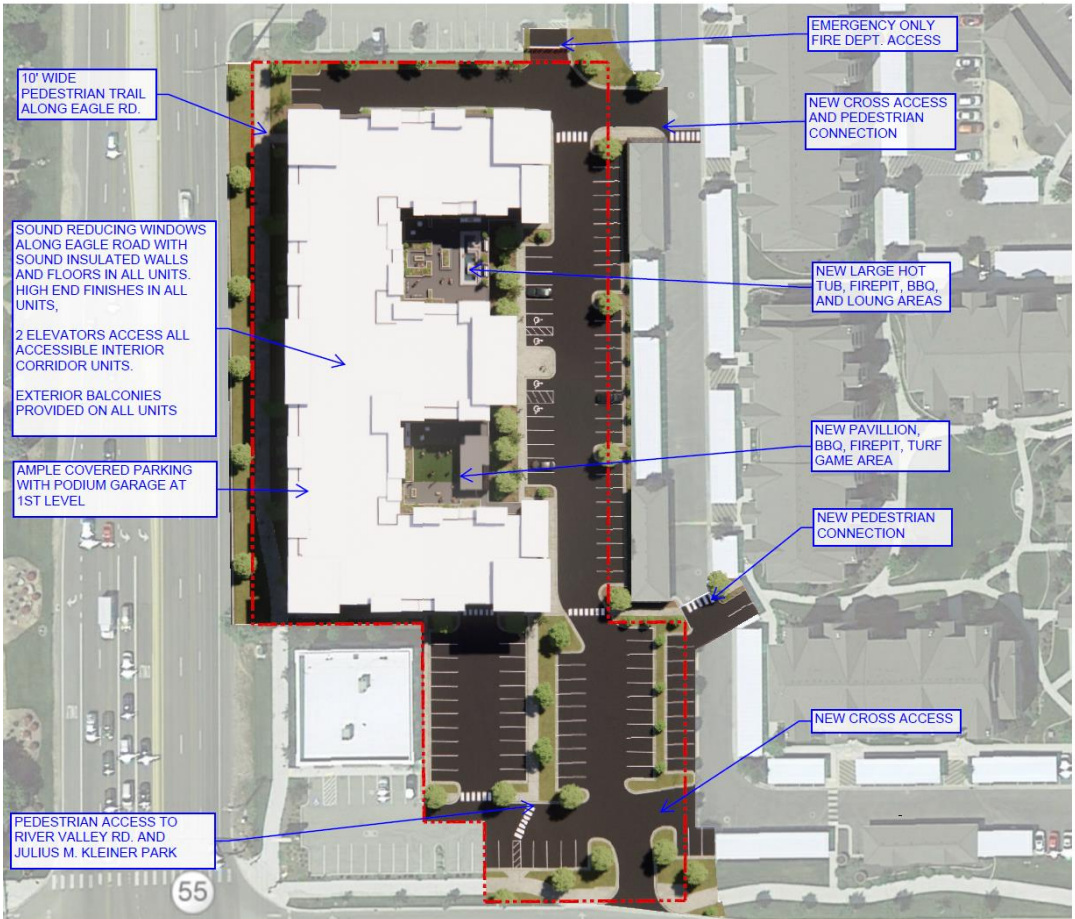
DRAWING

SQUARE FOOTAGE:
 BUILDING: 108,400 SF
 OFFICE: 1,000 SF
 TOTAL: 109,400 SF

DATE: 10-1-2019
 SHEET NO. 1

SHEET NO.

B. Proposed Conceptual Development Plan & Elevations



RIVER VALLEY PH. 3 - 2500 N Eagle Rd. Meridian, ID

SCALE: 1" = 30'-0"

SITE INFO:	
SITE AREA: 83,415 SF (2.56 ACRES)	
UNITS: 28 STACKED:	52
18 STACKED:	64
STUDIO:	12
TOTAL:	128 (50/AC)
PARKING STALLS:	
106 SURFACE	
124 PODIUM (41,000 SF)	
230 TOTAL STALLS	
(225 STALLS REQUIRED)	



A PROJECT BY
BACH HOMES

REGENCY AT RIVER VALLEY
PHASE 3



DATE: 10/13/21
BY: [Signature]

LOT NO.
SHEET NO.







C. Legal Description for Property Subject to New Development Agreement



August 9, 2021
Project No. 21-159
Bach Investments, LLC
Conditional Use Permit
Legal Description

Exhibit A

A parcel of land being Lot 2, Block 1 of Rivervalley Retail Subdivision (Book 106 of plats, pages 14591-14593) and a portion of the Southwest 1/4 of the Northwest 1/4 of Section 4, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a found brass cap marking the West 1/4 corner of said Section 4, which bears $S00^{\circ}36'00''W$ a distance of 2,611.39 feet from a found brass cap marking the Northwest corner of said Section 4, thence following the westerly line of said Section 4, $N00^{\circ}36'00''E$ a distance of 180.44 feet;

Thence leaving said westerly line, $S89^{\circ}24'00''E$ a distance of 70.00 feet to a found 1/2-inch rebar marking the Northwest corner of said Rivervalley Retail Subdivision, on the easterly right-of-way line of North Eagle Road and being the **POINT OF BEGINNING**.

Thence following said easterly right-of-way line, $N00^{\circ}36'00''E$ a distance of 363.50 feet to a found 5/8-inch rebar;

Thence leaving said easterly right-of-way line, $S89^{\circ}23'52''E$ a distance of 230.02 feet to a found aluminum cap on the westerly boundary line of Bach Subdivision (Book 113 of plats, pages 16608-16611);

Thence following said westerly subdivision boundary line the following four (4) courses:

1. $S00^{\circ}33'50''W$ a distance of 217.06 feet to a found aluminum cap;
2. $S00^{\circ}36'08''W$ a distance of 145.00 feet to a found 5/8-inch rebar on the northerly boundary line of Rivervalley Retail Subdivision;
3. $S89^{\circ}45'23''E$ a distance of 49.86 feet;
4. $S00^{\circ}36'08''W$ a distance of 180.00 feet to the northerly right-of-way line of East River Valley Street;

Thence leaving said westerly subdivision boundary line and following said northerly right-of-way line, $N89^{\circ}45'23''W$ a distance of 129.75 feet to the westerly boundary line of said Lot 2;

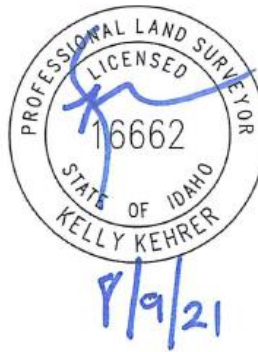
Thence leaving said northerly right-of-way line and following the westerly boundary line of said Lot 2 the following three (3) courses:

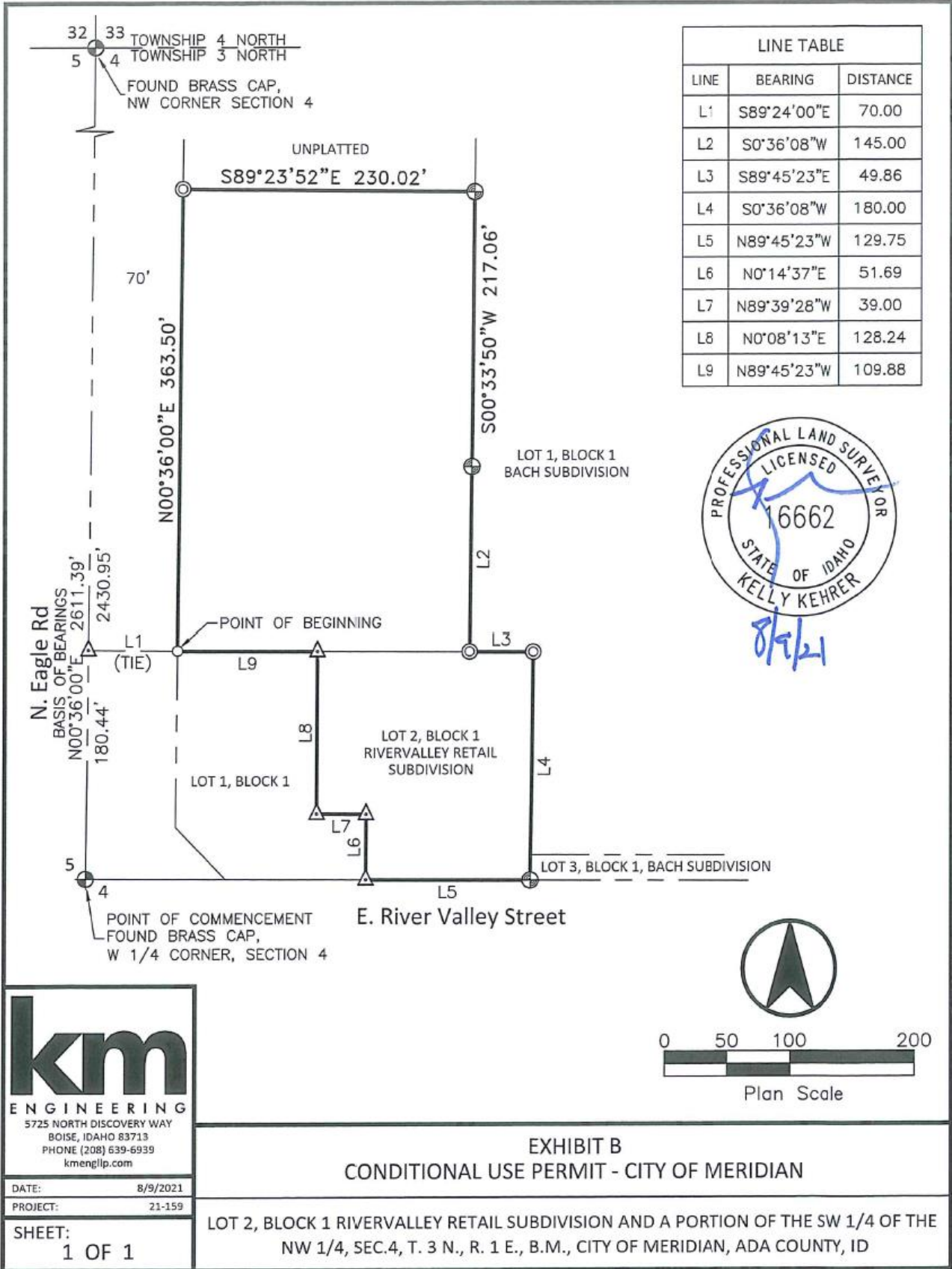
1. $N00^{\circ}14'37''E$ a distance of 51.69 feet;
2. $N89^{\circ}39'28''W$ a distance of 39.00 feet;
3. $N00^{\circ}08'13''E$ a distance of 128.24 feet to the northerly boundary line of said Rivervalley Retail Subdivision;

Thence leaving the westerly boundary line of said Lot 2 and following said northerly subdivision boundary line, N89°45'23"W a distance of 109.88 feet to the **POINT OF BEGINNING**. Said parcel contains 2.570 acres, more or less, and is subject to all existing easements and/or rights-of-way of record.

All subdivisions, deeds, records of surveys, and other instruments of record referenced herein are recorded documents of the county in which these described lands are situated in.

Attached hereto is **Exhibit B** and by this reference is made a part hereof.





LINE TABLE		
LINE	BEARING	DISTANCE
L1	S89°24'00"E	70.00
L2	S0°36'08"W	145.00
L3	S89°45'23"E	49.86
L4	S0°36'08"W	180.00
L5	N89°45'23"W	129.75
L6	N0°14'37"E	51.69
L7	N89°39'28"W	39.00
L8	N0°08'13"E	128.24
L9	N89°45'23"W	109.88



km
ENGINEERING
5725 NORTH DISCOVERY WAY
BOISE, IDAHO 83713
PHONE (208) 639-6939
kmenglp.com

DATE: 8/9/2021
PROJECT: 21-159
SHEET: 1 OF 1

EXHIBIT B
CONDITIONAL USE PERMIT - CITY OF MERIDIAN
LOT 2, BLOCK 1 RIVERVALLEY RETAIL SUBDIVISION AND A PORTION OF THE SW 1/4 OF THE NW 1/4, SEC.4, T. 3 N., R. 1 E., B.M., CITY OF MERIDIAN, ADA COUNTY, ID

VI. DEVELOPMENT AGREEMENT PROVISIONS

1. Development of the subject property shall no longer be subject to the terms of the Development Agreements for Bach Storage (H-2019-0121, Inst. #2020-062947) and SGI (AZ-12-010, Inst. #113005608).
2. Development of the subject property shall be generally consistent with the conceptual development plan shown in Section V.B.
3. Direct access to the site via N. Eagle Rd./SH-55 is prohibited per UDC [11-3H-4B.2](#).
4. An emergency access easement shall be granted to the property to the north (Parcel #S1104233802). A copy of the recorded easement shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for this site.
5. A cross-access/ingress-egress easement shall be granted to the property to the east (Parcel #R0748300100) and south (Parcel #R7476320010) for access via E. River Valley Street. A copy of the recorded easements shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for this site.
5. A 10-foot wide multi-use pathway shall be constructed along N. Eagle Rd. and E. River Valley St. within a public use easement; pedestrian lighting and landscaping shall be installed along the pathway consistent with the Eagle Road Corridor Study per the standards listed in UDC [11-3H-4C.3](#).
6. A public pedestrian easement for the multi-use pathway shall be submitted to the City, approved by City Council, and recorded prior to issuance of the first Certificate of Occupancy on this site as set forth in UDC [11-3H-4C.3](#).
7. Noise abatement shall be provided for residential uses adjoining State Highway 55/N. Eagle Rd. as set forth in UDC 11-3H-4D; or, alternative compliance may be requested if the Applicant has a substitute noise abatement proposal in accord with ITD standards and prepared by a qualified sound engineer as set forth in UDC 11-3H-4D.4.
8. Future development shall comply with the design standards listed in the Architectural Standards Manual.
9. A property boundary adjustment application shall be submitted to combine the three (3) existing parcels into one (1) parcel.
10. A conditional use permit is required to be submitted and approved by the Planning and Zoning Commission for the proposed multi-family development in the C-C and C-G zoning districts as set forth in UDC Table 11-2B-2. The proposed use is subject to the specific use standards listed in UDC 11-4-3-27 Multi-Family Development.
11. A Certificate of Zoning Compliance and administrative Design Review applications shall be submitted to and approved by the Planning Division after approval of the conditional use permit and prior to submittal of a building permit application(s).