

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 5/6/2021
 TO: Planning & Zoning Commission
 FROM: Alan Tiefenbach
 208-884-5533
 Bruce Freckleton, Development Services Manager
 208-887-2211
 SUBJECT: H-2021-0018
 Jump Creek North Fourplex CUP

LOCATION: The site is located on the west side of N. Black Cat Road, midway between W. McMillan Road and W. Chinden Boulevard.



I. PROJECT DESCRIPTION

Conditional Use Permit (CUP) to allow 7 fourplexes (28 units) on 2.2 acres in the R-15 zone.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	2.2	
Future Land Use Designation	Medium Density Residential	
Existing Land Use(s)	Vacant	
Proposed Land Use(s)	Multifamily	
Lots (# and type; bldg./common)	7 existing multifamily lots	
Phasing Plan (# of phases)	1	
Number of Residential Units (type of units)	7 fourplex buildings; totaling 28 units	
Density (gross & net)	12.72 gross density	
Open Space (acres, total [%]/buffer/qualified)	Jump Creek Subdivision approved with 13.54 acres of common open space, which amounts to 15.73%.	
Amenities	6 amenities approved with the Jump Creek Subdivisions. 3 tot lots, multi-use pathway; connection to pathway systems and 5% additional open space; 2 amenities are required for the proposed development.	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
Neighborhood meeting date; # of attendees:	March 16, 2021 – 3 Attendees	

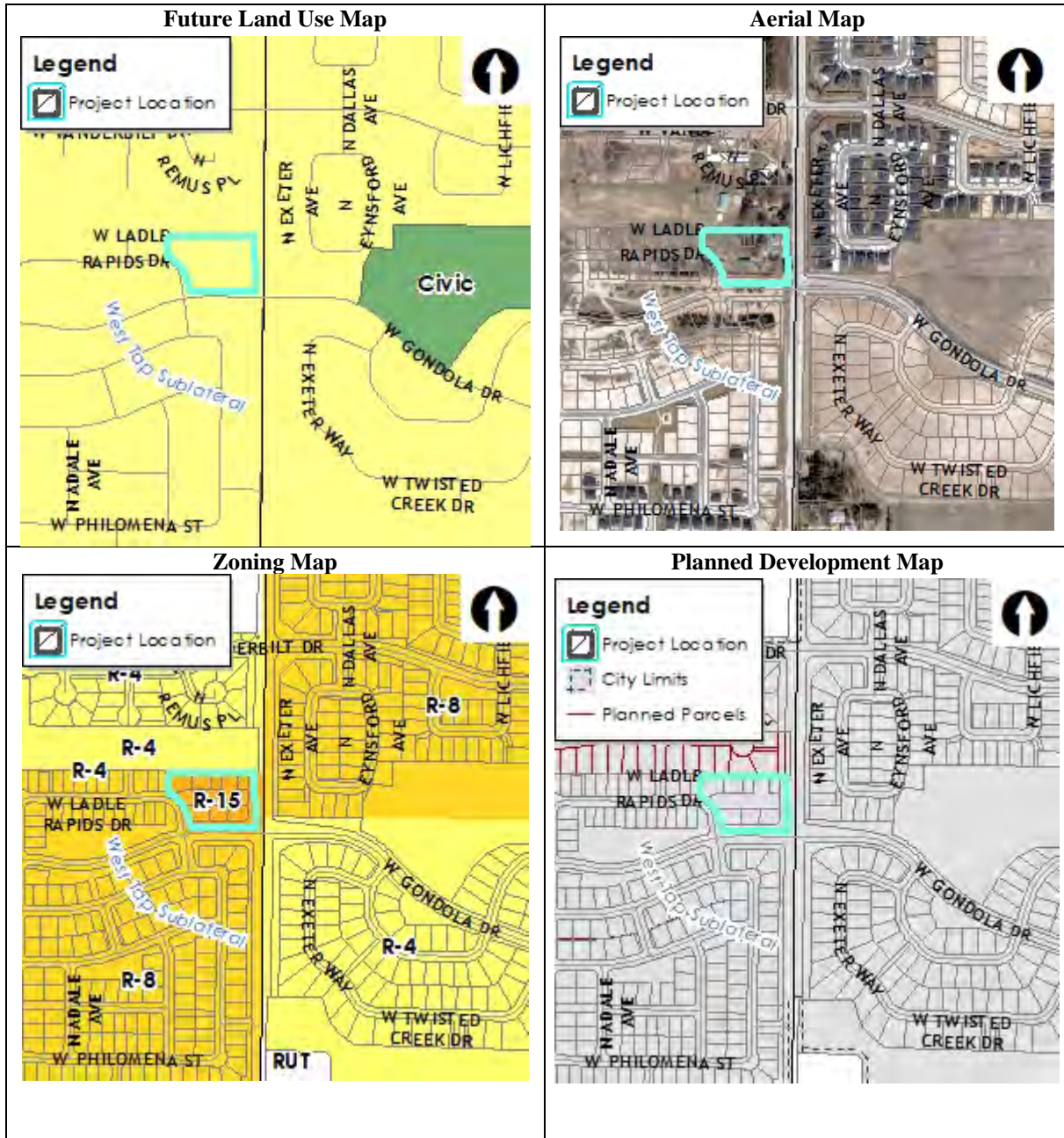
Description	Details	Page
History (previous approvals)	AZ-14-011, PP-14-013, DA Instr. 2014-105206, H-2018-0113	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
<ul style="list-style-type: none"> Staff report (yes/no) 	N	
<ul style="list-style-type: none"> Requires ACHD Commission Action (yes/no) 	No. Traffic impacts and associated improvements reviewed with preliminary and final plat.	
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Access will occur from W. Joseph Dr., a local road, which leads to N. Black Cat Rd via W. Malta. Dr.	
Stub Street/Interconnectivity/Cross Access	No stub streets proposed.	
Existing Road Network	All roads serving this development phase (W. Joseph Dr., W. Malta Dr.) have been installed.	
Existing Arterial Sidewalks / Buffers	N. Black Cat including 5' wide detached pathways and 25' landscape buffer has already been installed.	
Proposed Road Improvements	All road improvements were installed with Jump Creek FP Nos. 1, 2 and 3.	
Distance to nearest City Park (+ size)	1 mile +/- to Keith Bird Legacy Park	
Fire Service		
<ul style="list-style-type: none"> Distance to Fire Station 	2.8 miles from Station 5	
<ul style="list-style-type: none"> Fire Response Time 	Falls within 5-minute response times	
<ul style="list-style-type: none"> Resource Reliability 	80% Reliability	
<ul style="list-style-type: none"> Risk Identification 	Risk Factor 4 because of firefighting in multistory buildings and large amounts of people in one location	
<ul style="list-style-type: none"> Accessibility 		
<ul style="list-style-type: none"> Special/resource needs 	No special needs	
<ul style="list-style-type: none"> Water Supply 	2250 gpm estimated, but property less due to sprinkling.	
<ul style="list-style-type: none"> Other Resources 	None	
Police Service		
<ul style="list-style-type: none"> Distance to Police Station 	7.2 Miles	
<ul style="list-style-type: none"> Police Response Time 	P1 < 5 minutes	
<ul style="list-style-type: none"> Calls for Service 	464	
<ul style="list-style-type: none"> % of calls for service split by priority 	P1 - %73.7, P2 – 24.1%, P0 – 2.2%	
<ul style="list-style-type: none"> Specialty/resource needs 	None listed	
<ul style="list-style-type: none"> Crimes 	26	
<ul style="list-style-type: none"> Crashes 	6	
West Ada School District		
<ul style="list-style-type: none"> No comments submitted 		
Wastewater		
<ul style="list-style-type: none"> Distance to Sewer Services 	N/A	
<ul style="list-style-type: none"> Sewer Shed 	N. Black Cat Trunkshed	
<ul style="list-style-type: none"> Estimated Project Sewer ERU's 	See Application	
<ul style="list-style-type: none"> WRRF Declining Balance 	14.09	
<ul style="list-style-type: none"> Project Consistent with WW Master Plan/Facility Plan 	Yes	
Water		
<ul style="list-style-type: none"> Distance to Water Services 	0	

Description	Details	Page
• Pressure Zone	1	
• Estimated Project Water ERU's	See application	
• Water Quality	No concerns	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	Utilities have already been approved and built.	

C. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant / Representative:

Kent Brown, Kent Brown Planning Services - 3161 E. Springwood Dr, Meridian, ID 83642

B. Owner:

Corey Barton, Open Door Rentals – 1977 E. Overland Rd, Meridian, ID 83642

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	4/16/2021	
Radius notification mailed to properties within 300 feet	4/13/2021	
Nextdoor posting	4/14/2021	
Sign Posting	4/17/2021	

V. STAFF ANALYSIS

This proposal is for a conditional use permit to allow 7 fourplexes consisting of a total of 28 dwelling units total on 2.2 acres in the R-15 zone. The subject property was annexed and zoned in 2014 as part of the Jump Creek Subdivision (AZ-14-011, PP-14-013). The approved preliminary plat, final plat (H-2018-0113) and associated development agreement (Instr. 2014-105206) specifically identifies the subject property for a multi-family development. The required infrastructure and landscaping has already been installed; improvements associated with this project would include asphalt driveways, parking lots, and site landscaping. The internal parking lot sidewalks have been installed.

The proposal as submitted generally conforms to the site plan, landscape plan and conceptual elevations included with the development agreement except that one of the fourplexes on the northern side of the property is slightly reconfigured. The approved development agreement concept plan reflects two fourplexes on either side of a drive aisle, whereas what was submitted indicates three fourplexes on the west of the drive aisle, and a fourplex on the east side of the aisle. Two of the fourplexes have also been rotated on their axis 90 degrees.

A. Future Land Use Map Designation (<https://www.meridiancity.org/compplan>)

The Jump Creek property is designated " Medium Density Residential" (MDR) on the future land use map. The MDR designation allows smaller lots for residential purposes within City limits. Uses may include single-family homes at densities of 3 to 8 dwelling units per acre.

The subject property is one of two multi-family properties that was approved with the preliminary plat (there is another designated multi-family property to the south of which the application for the final plat has been submitted). These two areas conceptually depict nineteen (19) fourplex structures on approximately 4.89 acres. The gross density for the multi-family portion of the development is anticipated at 15.5 dwelling units to the acre which is higher than the MDR designation of the Comprehensive Plan. The overall gross density for this project is 12.72 dwelling units to the acre. However, it was determined with the preliminary plat approval that when combined with the entire development (which includes 318 single family lots) the overall gross density is approximately 4.59 dwelling units to the acre which is consistent with the MDR land use designation.

B. Comprehensive Plan Policies (<https://www.meridiancity.org/compplan>):

- Encourage diverse housing options suitable for various income levels, household sizes, and lifestyle preferences. (2.01.01)

This project proposes 7 fourplex units with 28 units total. This increases the diversity in housing and meets the needs, preferences, and financial capabilities of Meridian’s present and future residents.

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

As mentioned above, allowing 7 fourplexes would contribute to a diversity in housing.

- Locate higher density housing near corridors with existing or planned transit, Downtown, and in proximity to employment centers. (2.01.01H)

The proposed development will provide housing opportunities in close proximity to an existing Walmart, Costco and an employment area at the southeast corner of Chinden Boulevard and Linder Road. Future employment uses are planned a mile east of the proposed subdivision along the west side of N. Ten Mile Road.

- Require urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities. (3.03.03F)

City services were required to be extended to the properties upon development in accord with UDC 11- 3A- 21. Infrastructure was constructed with phases 1, 2, and 3. No additional infrastructure is required with this proposal.

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

This proposal was referred to fire and police services as well as WASD. There were no additional comments beyond what were listed with the preliminary plat and final plat.

- “Require open space areas within all residential development.” (6.01.01A)

For multifamily units, UDC 11-4-3-27C requires common open space based on the square footage of the units. In addition, the development agreement approved with the annexation required 15% total open space, and 15.3% was provided with the total development. The landscape plan submitted with this application for this multifamily area is consistent with the conceptual one approved with the annexation and preliminary plat.

C. Existing Structures/Site Improvements:

The subject property is presently vacant, but the sidewalks serving the fourplexes have been constructed, and the unpaved configuration of the drive aisles and parking lot have already been established with paving to be completed as part of this project.

D. Proposed Use Analysis:

This proposal is for 7 fourplexes, totaling 28 dwelling units. A fourplex (four units in one building on one lot) is considered multifamily which requires procurement of a conditional use permit in the R-15 zone.

E. Specific Use Standards (*UDC 11-4-3*):

Specific use standards for this multifamily project include a minimum setback of 10 feet, 80 sq. ft. of private, common open space and site amenities per unit, and requirements for a management office, central mailbox and maintenance storage for developments of more than 20 units.

The site plan and landscape plan indicate the minimum 10’ setback is met along all perimeter property lines. The submitted floorplans indicate patios and decks on the units that are slightly less than the requirement. The applicant will need to submit floor plans at the time of CZC that demonstrate this requirement is met.

The applicant has noted the central mailbox already exists, although it is not indicated on the plans. The applicant has not provided any information regarding the management office and maintenance storage other than this will be built with the additional 44 units of multifamily that may be part of Jump Creek No. 7 and requires a separate CUP approval. **The Planning Commission should determine whether this is acceptable request given Phase 7 has not been approved through conditional use yet, or whether one of the 28 units proposed with this particular phase (Phase 4) should be temporarily reserved for this purpose until Phase 7 is constructed.**

Requirements for common open space and amenities are discussed below.

F. Dimensional Standards (*UDC 11-2*):

The fourplexes meet the minimum dimensional requirements for the R-15 zone district. This includes a minimum lot size of 2,000 sq. ft., minimum setback of 25' from a collector road, rear setback of 12' and side setback of 3' (although the specific use standards for multifamily requires a minimum 10', which the fourplexes also meet.) The existing landscape buffer along N. Black Cat Rd meets the minimum width of 25', and the buildings are approximately 28' in height, well within the maximum building height of 40'.

G. Access (*UDC 11-3A-3, 11-3H-4*):

All access was previously approved with the Jump Creek preliminary plat. Primary access for this project will occur from N. Elmstone Ave. which connects to N. Black Cat Rd via W. Gondola Rd. There is additional access through numerous roads in the Jump Creek Subdivision which eventually terminate at N. Rustic Oak providing access to W. McMillian Rd.

H. Parking (*UDC 11-3C*):

UDC 11-3C-A requires 2 parking spaces per 2-3-bedroom units, with at least one in a covered carport or garage. With 28 units of 2-3 bedrooms, this amounts to 56 parking spaces, at least 28 of them covered.

The site indicates 65 parking spaces that are 18 feet in length with wheel stops and a one-foot overhang onto a 6-foot sidewalk. The site plan shows 30 of these parking spaces to be covered, and conceptual elevations have been submitted of the carports. However, the conceptual elevations do not indicate architecture and materials other than prefinished metal. At the time of Certificate of Zoning compliance, the applicant shall submit color elevations that reflect that the architecture of the covered carports utilizing similar materials and architecture as that of the fourplexes as well as meet all requirements of the Architectural Standards Manual (ASM).

I. Pathways (*UDC 11-3A-8*):

There is an existing 5' wide detached sidewalk along N. Black Cat Rd, at the eastern perimeter of the subject property. As required per UDC 11-3A-19, the development includes a 5' wide pedestrian connection to this sidewalk.

J. Sidewalks (*UDC 11-3A-17*):

The landscape plan depicts 6' wide sidewalks along both sides of the access road and parking lots.

K. Landscaping (*UDC 11-3B*):

UDC 11-3B-8 requires a five-foot minimum landscape buffer adjacent to parking, loading, or other paved vehicular use areas, with no grouping of parking spaces to exceed 12 in a row without a parking island. The parking aisles and lot appears to meet all requirements, including

minimum amount of landscape plantings. The foundations of all fourplexes are landscaped with at least 3' of landscaping along their foundations as required by the Specific Use Standards listed in 11-4-3-27.

L. Qualified Open Space (*UDC 11-4-3-27*):

The specific use standards for multifamily in UDC 11-4-3-27-C require two hundred fifty (250) square feet of common open space for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty (20) feet. The building plans submitted with this application indicate unit sizes of approximately 1,000 sq. ft. per unit. Based on this unit size, this requires 7,000 sq. ft. Staff believes the landscape plan as submitted reflects this project far surpasses the requirements, but staff will require an open space exhibit indicating the exact amount of qualifying common open space with the Certificate of Zoning Compliance (CZC).

M. Qualified Site Amenities (*UDC 11-3G*):

Two amenities are required with this development. During the approval process for the entire Jump Creek Subdivision (which included both multifamily portions), approved amenities included three tot lots, an integrated pathway system, extension of the Meridian Pathway system and 5% additional open space. All amenities have already been constructed except for one tot lot and several trail connections to be built with Phases 5-7. However, it was not indicated in the associated development agreement whether the residents of the multifamily properties were entitled to use the same amenities as the rest of the Jump Creek subdivision. As a condition of approval, staff recommends that two qualifying amenities be provided on the subject property.

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

The landscape plan indicates there is existing fencing along the northern perimeter that is proposed to be retained. No other fencing is shown with this development. Any fencing should comply with UDC 11-3A-7.

O. Utilities (*UDC 11-3A-21*):

All utilities have already been reviewed and approved with the Jump Creek preliminary and final plats. Street lighting is required to be installed in accord with the City's adopted standards, specifications and ordinances. See Section VIII.B below for Public Works comments/conditions.

P. Building Elevations (*UDC 11-3A-19 | Architectural Standards Manual*):

The applicant submitted building elevations as well as building plans. The colored elevations indicate pitched roofs and entry features, horizontal and board & batten siding, and rock accents. Elevations of the multifamily units were included as part of the annexation development agreement, and the elevations submitted with this conditional use generally comply with the approved elevations.

Final design is required to comply with the design standards listed in the Architectural Standards Manual. The building elevations submitted with the Certificate of Zoning Compliance and Design Review applications should be consistent with those standards and the elevations attached as Exhibit F and G below.

VI. DECISION

A. Staff:

Staff recommends approval of the proposed conditional use permit with the conditions in Section VIII per the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard this item on May 6, 2021. At the public hearing, the Commission moved to approve the subject conditional use request.

1. Summary of the Commission public hearing:

- a. In favor: Kent Brown
- b. In opposition: None
- c. Commenting: Kent Brown
- d. Written testimony: None
- e. Staff presenting application: Alan Tiefenbach
- f. Other Staff commenting on application: Bill Parsons

2. Key issue(s) of public testimony:

- a. Monica Gonsalves and Janice Borchard expressed issues with the safety of children crossing N. Black Cat Rd to get to Pleasant View Elementary School and the additional density.

3. Key issue(s) of discussion by Commission:

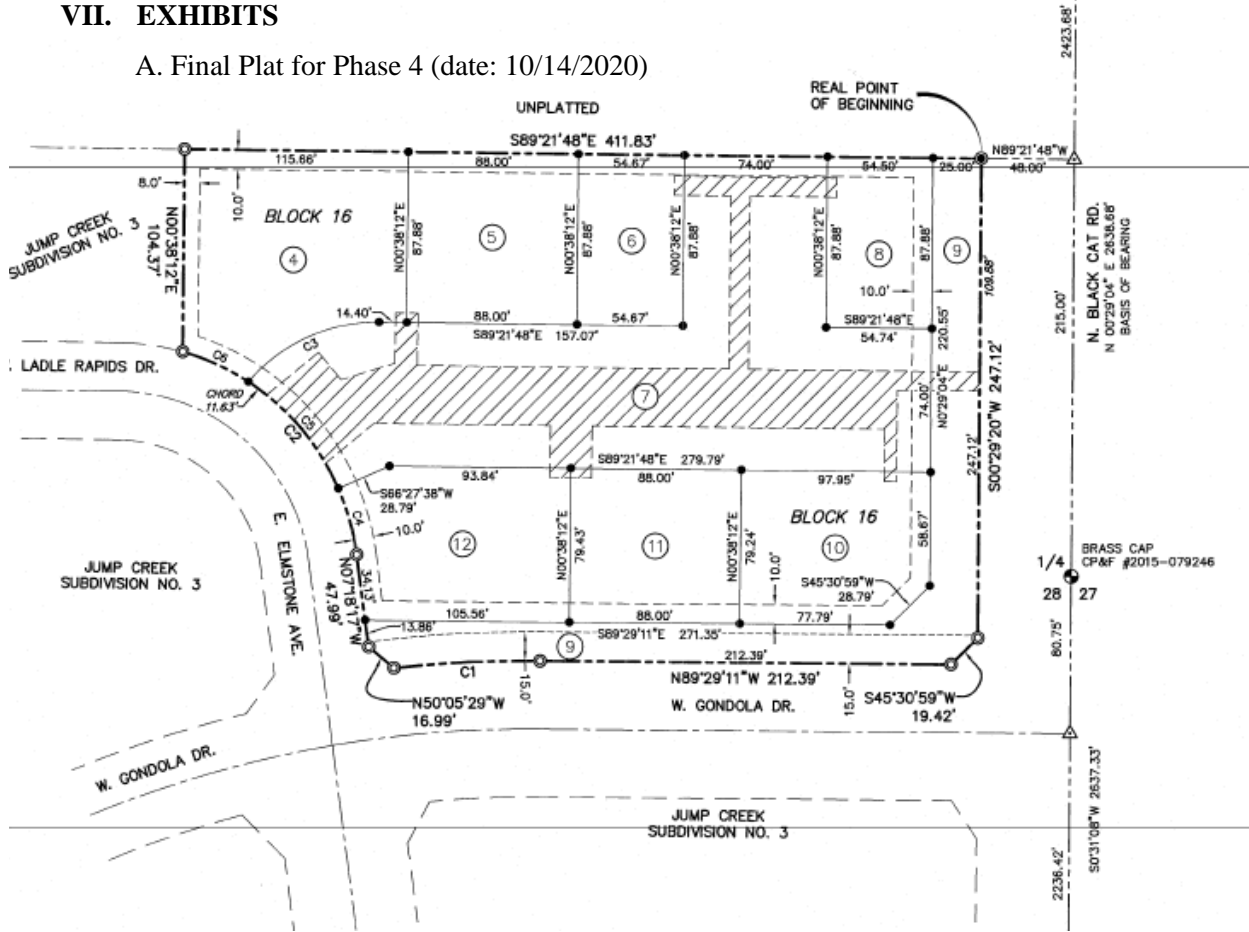
- a. Discussion whether the amenities would be shared
- b. Proposed timing with management office and maintenance room
- c. Discussion regarding how the site interfaced with the property at the north
- d. Future improvements to N. Black Cat Rd.
- e. Whether a pedestrian timer could be installed.

4. Commission change(s) to Staff recommendation:

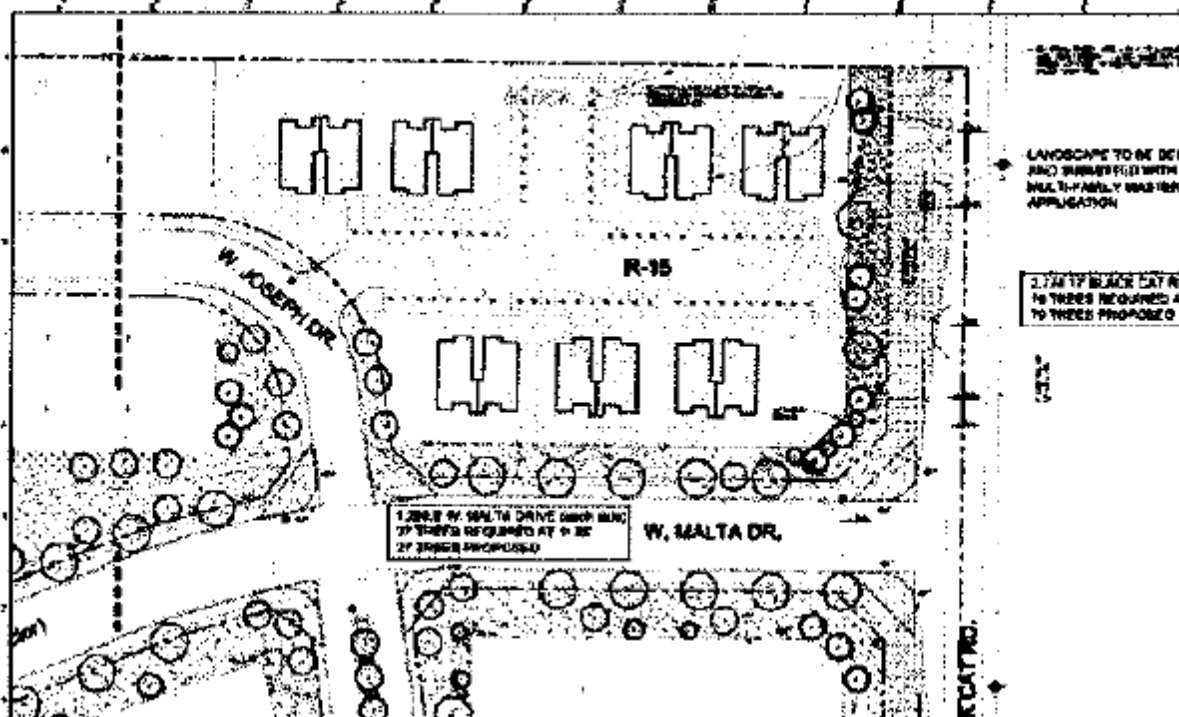
- a. The applicant shall convert one of the units into an interim management office and maintenance storage until such time that phase seven is built out and one is permanently installed.

VII. EXHIBITS

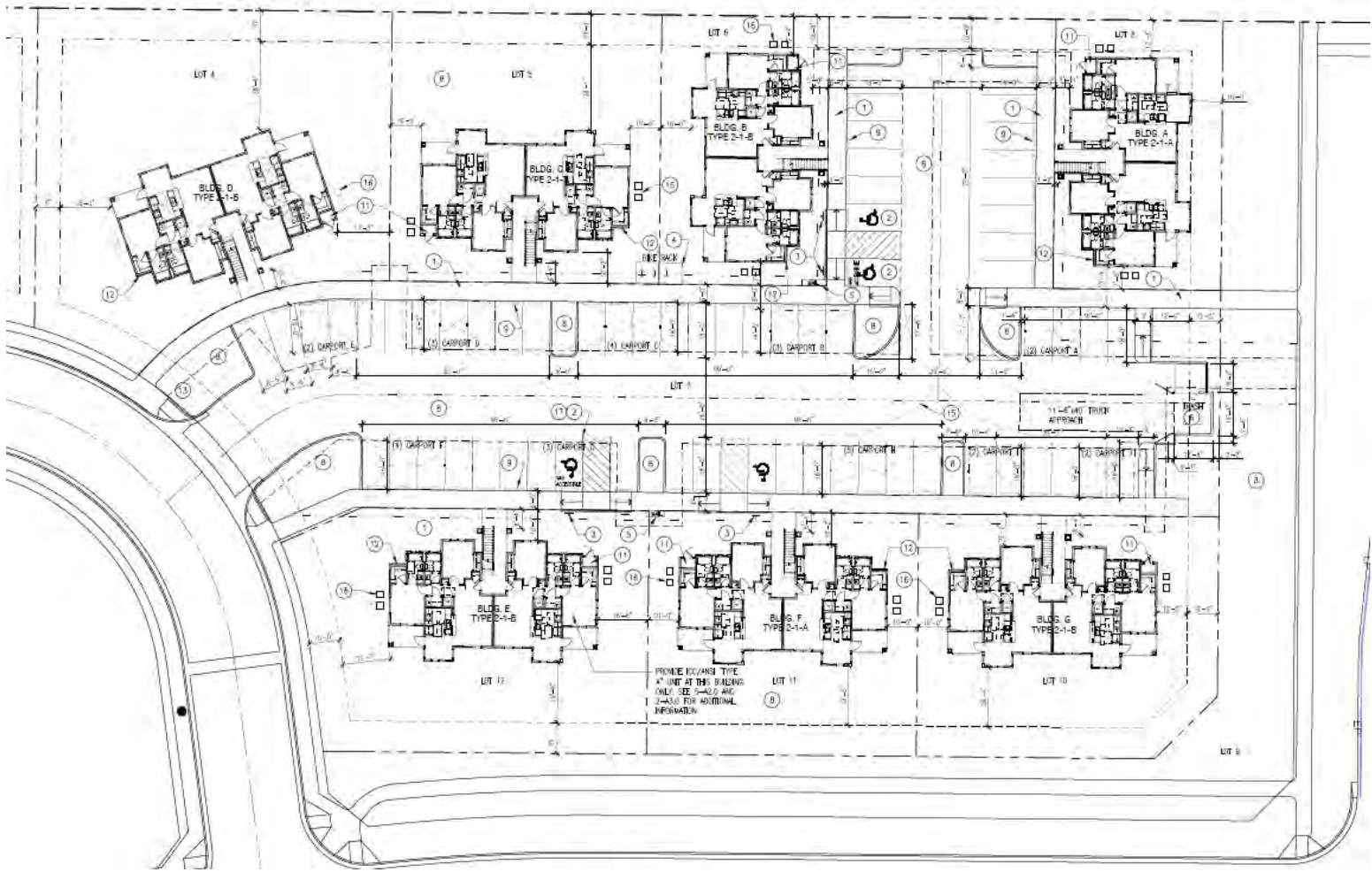
A. Final Plat for Phase 4 (date: 10/14/2020)



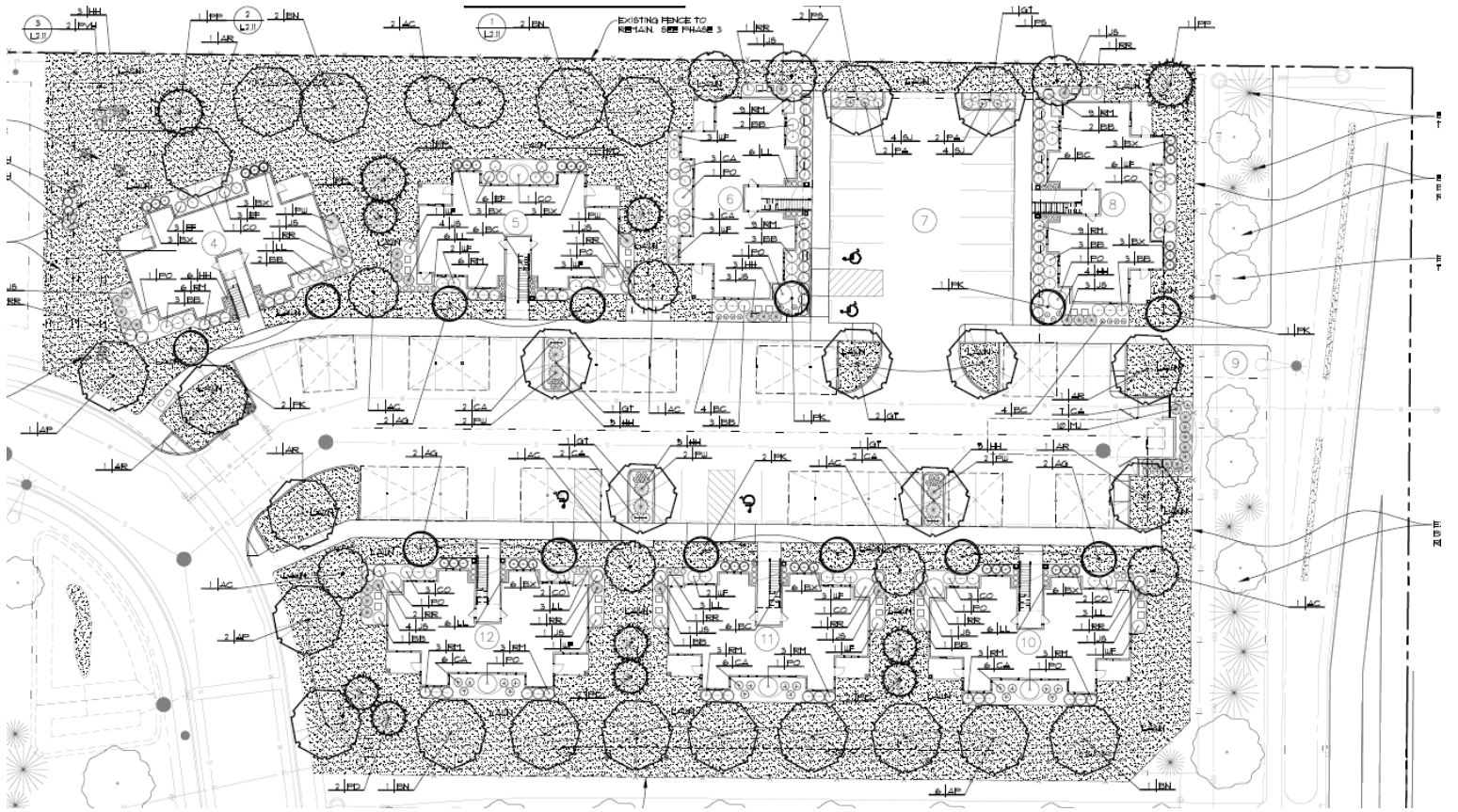
B. Conceptual Site Plan Approved with Development Agreement (date: 11/25/2015)



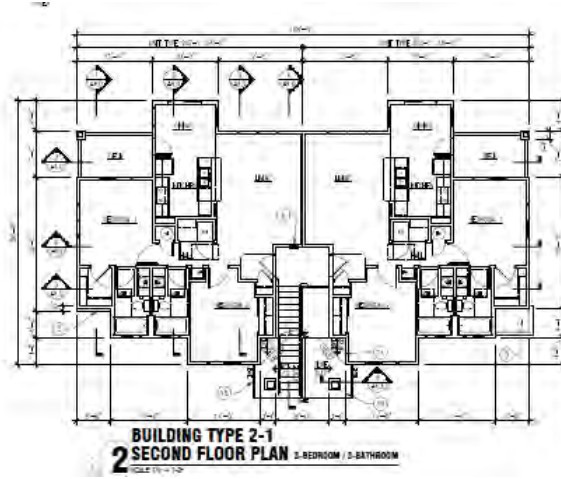
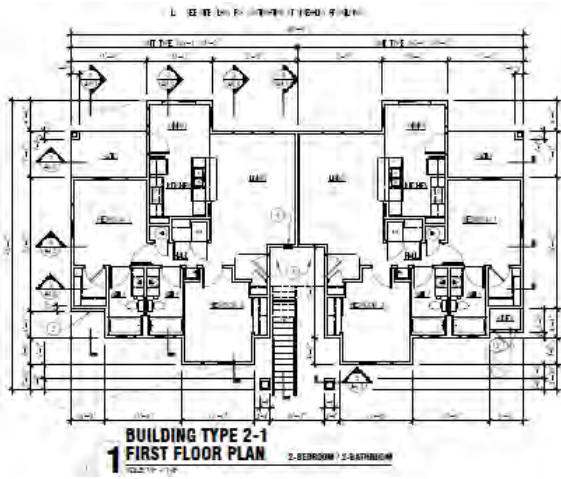
C. Site Plan (date: 1/31/2020)



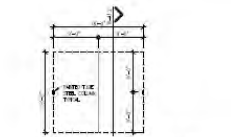
D. Landscape Plan (date: 1/31/2020)



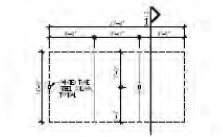
E. Floor Plans (date: 12/14/2020)



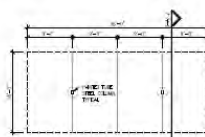
F. Carport Elevations (date: 12/14/2020)



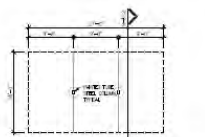
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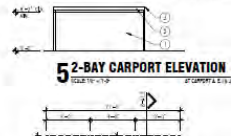
2 3-BAY CARPORT PLAN SCALE 1/8\"/>



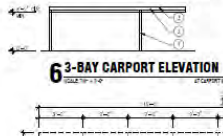
3 4-BAY CARPORT PLAN SCALE 1/8\"/>



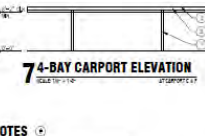
4 5-BAY CARPORT PLAN SCALE 1/8\"/>



5 2-BAY CARPORT ELEVATION SCALE 1/8\"/>



6 3-BAY CARPORT ELEVATION SCALE 1/8\"/>



7 4-BAY CARPORT ELEVATION SCALE 1/8\"/>



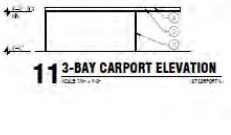
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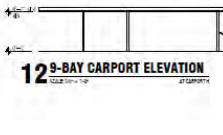
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10 10-BAY CARPORT PLAN SCALE 1/8\"/>



11 3-BAY CARPORT ELEVATION SCALE 1/8\"/>



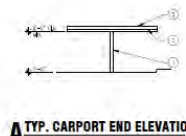
12 9-BAY CARPORT ELEVATION SCALE 1/8\"/>

KEYNOTES

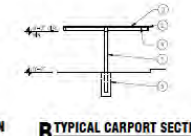
- 1. FINISH FLOOR
- 2. FINISH WALL TOP
- 3. FINISH WALL BOTTOM
- 4. FINISH CEILING

GENERAL NOTES

- 1. STRUCTURAL FRAME SHALL BE CONCRETE OR STEEL FRAME. CONCRETE SHALL BE 3000 PSI. STEEL SHALL BE A36. ALL DIMENSIONS SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
- 2. FINISH FLOOR SHALL BE 4\"/>



A TYP. CARPORT END ELEVATION SCALE 1/8\"/>



B TYPICAL CARPORT SECTION SCALE 1/8\"/>

G. Building Elevations (date: 3/22/21)



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. The applicant is to meet all terms of the approved annexation (AZ-14-011), preliminary plat (PP - 12-018, final plat H-2018-0113) and development agreement (Instrument #2014-105206) for this development.
2. The Applicant shall have a maximum of two (2) years to commence the use as permitted in accord with the conditions of approval listed above. If the use has not begun within two (2) years of approval, a new conditional use permit must be obtained prior to operation or a time extension must be requested in accord with UDC 11-5B-6F.
3. The site plan and landscape plan submitted with the Certificate of Zoning Compliance application shall be revised to depict a interim management office, maintenance storage area and a directory map of the development at an entrance or convenient location for those entering the development as set forth in UDC 11-4-3-27B.7:
 - ~~a. If a management office and maintenance storage area is not part of this development, the applicant shall convert one of the units in the second phase of the multi-family development currently being platted with Jump Creek No. 7 for such use including the maintenance building OR construct a standalone property management office and associated maintenance building in accord with UDC 11-4-3-27.~~
 - a. The applicant shall convert one of the units into an interim management office and maintenance storage room until such time that phase seven is built out and one is permanently installed.
 - b. The site plan/landscape plan shall indicate the location of the central mailbox.
4. At the time of Certificate of Zoning Compliance (CZC), the Developer/Owner shall submit a common open space exhibit that meets the requirements of UDC 11-4-3-27-C.
5. Two on-site amenities shall be provided which meet the requirements of UDC 11-4-3-27-D.
6. The Applicant shall comply with all bulk, use, and development standards of the applicable district listed in UDC Chapter 2 District regulations.
7. At the time of Certificate of Zoning Compliance (CZC), the Developer/Owner shall submit floorplans which comply with the private open space requirements of 11-4-3-27B.
8. All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC 11-4-3-27F. **A recorded copy of said documents shall be submitted to the Planning Division prior to issuance of the first Certificate of Occupancy for the development.**
9. All structures on the site shall be designed to comply with the design standards listed in the Architectural Standards Manual. All carports shall complement the design of the fourplexes. A Certificate of Zoning Compliance and Design Review application(s) is required to be submitted to the Planning Division and approved prior to submittal of building permit applications.

B. Public Works

C. ACHD

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=225820&dbid=0&repo=MeridianCity>

D. Meridian Police Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=226107&dbid=0&repo=MeridianCity>

IX. FINDINGS

Conditional Use Permit (UDC 11-5B-6E)

The Commission shall base its determination on the Conditional Use Permit request upon the following:

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

The Commission finds that the subject property is large enough to accommodate the proposed use and dimensional and development regulations of the R-15 district. The number and type of buildings and general site configuration was tentatively approved with the Jump Creek Subdivision preliminary plat and annexation.

- 2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.**

The Commission finds that the proposed multi-family development is consistent with the overall density recommendations of the FLUM in the Comprehensive Plan and is allowed as a conditional use in the R-15 zoning district per UDC Table 11-2A-2.

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

The Commission finds the proposed design of the development, construction, operation and maintenance should be compatible with the mix of other uses planned for this area and with the intended character of the area and that such uses will not adversely change the character of the area.

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

The Commission finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area. The Commission should weigh any public testimony provided to determine if the development will adversely affect other properties in the vicinity.

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

The Commission finds that essential public services are available to this property and that the use will be adequately served by these facilities.