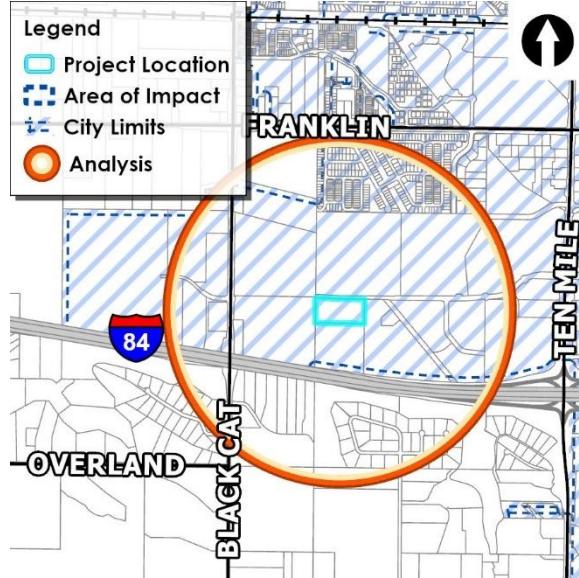


COMMUNITY DEVELOPMENT

DEPARTMENT REPORT



HEARING 1/27/2026
 DATE:
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 sallen@meridiancity.org
 APPLICANT: Patrick Connor, Ardurra
 SUBJECT: SHP-2025-0005
 Mogul North
 LOCATION: 4305 W. Grand Mogul Dr., in the southeast 1/4 of Section 15, T.3N., R.1W. (Parcel #R8956280200)



I. PROJECT OVERVIEW

A. Summary

Short plat consisting of four (4) building lots on 6.76 acres of land in the M-E and H-E zoning districts. This is a re-subdivision of Lot 2, Block 1, Vanguard Village Subdivision No. 1.

B. Issues/Waivers

None

C. Recommendation

Staff recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

D. Decision

Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Employment/light industrial	-
Existing Zoning	M-E & H-E	VII.A.2
Proposed Zoning	NA	
Adopted FLUM Designation	Mixed Employment (TMISAP)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	7/29/2025
Neighborhood Meeting	N/A

Description	Details
Site posting date	N/A

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The subject property is split-zoned M-E and H-E and is currently platted as Lot 2, Block 1, Vanguard Village Subdivision No. 1. Performance surety is being held by the City for the street buffer and pathway improvements associated with Vanguard Village Subdivision No. 1, which are the responsibility of that developer. Development of this property is governed by the Development Agreement for Vanguard Village (Inst. #2022-049799, Amended Inst. #2024-050341).

B. General Overview

This property is designated as Mixed Employment on the Future Land Use Map (FLUM) contained in the Ten Mile Interchange Specific Area Plan. *The purpose of this designation is to encourage a diversity of compatible land uses that may include a mixture of office, research and specialized employment areas, light industrial including manufacturing and assembly, and other miscellaneous uses. These areas generally do not include retail and consumer service uses serving the wider community. However, a small amount of retail and service establishments, primarily serving employees and users of the Mixed Employment areas or nearby industrial areas, are allowed. Such retail would be the exception and not the rule.*

The proposed short plat will subdivide the existing 6.76-acre lot into four (4) new buildable lots for future development of four (4) tilt-up industrial buildings. The northern boundary of the property abuts W. Grand Mogul Dr. and the eastern boundary abuts S. La Vista Ln.

Table 3: Project Overview

Description	Details
History	AZ-09-008 Meridian Crossing (Ord. #10-1467; DA Inst. #110115738); H-2021-0081, DA Inst. #2022-049799 (Vanguard Village MDA, RZ, PP, CUP); H-2023-0072 (amended DA Inst. #2024-050341); TED-2024-0001); FP-2024-0012/A-2024-0088 (PS); MFP-2025-0001; FPS-2025-0014
Phasing Plan	1
Acreage	6.76
Lots	4 building lots
Density	N/A

C. Site Development and Use Analysis

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

There are no existing structures or improvements on this site. The streets serving the site have been constructed.

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

No specific use or development is proposed with this application.

3. Dimensional Standards (UDC 11-2):

The proposed plat and subsequent development is required to comply with the dimensional standards listed in UDC Table 11-2B-3 for the M-E and H-E zoning districts.

D. Design Standards Analysis

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
Future development is required to comply with the structure and site design standards listed in UDC 11-3A-19.

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

- i. Landscape buffers along streets

The following street buffers were required with the Vanguard Village Subdivision No. 1 plat and will be constructed and landscaped as required and approved with that subdivision:

- *W. Grand Mogul, collector street – 20-foot wide*
- *S. La Vista Ln., private local street – 10-foot wide*

Permanent dedicated buffer easements, maintained by the property owner or business owner's association, are required at the minimum width noted, measured from back of curb. The proposed plat depicts landscape buffers as required. All street buffer landscaping is required to be installed with the subdivision improvements for Vanguard Village Subdivision No. 1 as shown on the approved landscape plan in Section VII.C.

- ii. Storm integration

Per UDC 11-3B-11, the applicant shall meet the intent to improve water quality and provide a natural, effective form of flood and water pollution control through the integration of vegetated, well designed stormwater filtration swales and other green stormwater facilities into required landscape areas, where topography and hydrologic features allow if part of the development.

Development will be required to meet UDC 11-3B-11 for stormwater integration.

- iii. Pathway landscaping

Landscaping will be provided adjacent to the ACHD multi-use pathway along W. Grand Mogul Dr. in accord with UDC standards with the subdivision improvements for Vanguard Village Subdivision No. 1.

E. Transportation Analysis

1. Access (*Comp Plan 6.01.02C, UDC 11-3A-3, UDC 11-3H-4*):

Access was approved to the subject property with the Vanguard Village Subdivision No. 1 plat via W. Grand Mogul Dr., a collector street, and S. La Vista Ln., a private local street. No new access is proposed with this subdivision.

A cross-access easement should be granted between all the proposed lots for internal access from the adjacent streets via a separate recorded easement or a note on the plat. If parking will be shared between the proposed lots, a cross-parking agreement should also be recorded or noted on the plat. A cross-access easement is depicted on the plat along the southern boundary of the subdivision for cross-access between the subject property and the property to the south. A blanket cross-access easement is required to be granted to the property to the west (Parcel #S1215325450) per UDC 11-3A-3A.2 via a separate recorded easement or a note on the plat.

2. Multiuse Pathways (*UDC 11-3A-5*):

Multiuse pathways shall be constructed in accord with the city's comprehensive plan, the Meridian Pathways Master Plan, the Ada County Highway District Master Street Map and

Roadways to Bikeways Master Plan. A multi-use pathway is required by the Pathways Master Plan on this site within the street buffer along W. Grand Mogul Dr. and will be installed as part of the subdivision improvements for Vanguard Village Subdivision No. 1.

3. Pathways (Comp Plan 4.04.01A, UDC 11-3A-8):

No pathways, other than the multi-use pathway noted above required by the Pathways Master Plan, are proposed with this application.

4. Sidewalks (UDC 11-3A-17):

All sidewalks are required to comply with the standards listed in UDC 11-3A-17, the Pathways Master Plan and the design guidelines in the Ten Mile Interchange Specific Area Plan (TMISAP).

A 10-foot wide detached sidewalk is required along W. Grand Mogul Dr., a collector street, and a 6-foot wide detached sidewalk is required along S. La Vista Ln. with the subdivision improvements for Vanguard Village Subdivision No. 1.

5. Subdivision Regulations (UDC 11-6):

i. Dead end streets

Not applicable

ii. Common driveways

Not applicable

iii. Block face

Not applicable

F. Services Analysis

1. Waterways (UDC 11-3A-6)

There are no waterways on this property.

2. Pressurized Irrigation (UDC 11-3A-15):

The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to prior to receiving development plan approval.

3. Storm Drainage (UDC 11-3A-18):

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

4. Utilities (Comp Plan 3.03.03G, UDC 11-3A-21):

Ensure development is connected to City of Meridian water and sanitary sewer systems and the extension to and through said developments are constructed in conformance with the City of Meridian Water and Sewer System Master Plans in effect at the time of development. All utilities are or will be available to the site with development of the Vanguard Village Subdivision improvements.

Water main, fire hydrant and water service require a twenty-foot (20) wide easement that extends ten (10) feet past the end of main, hydrant, or water meter. No permanent structures, including trees are allowed inside the easement.

Comprehensive Plan policy 3.03.03G requires urban infrastructure be provided for all new developments, including curb and gutter, sidewalks, water and sewer utilities.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. The applicant shall comply with all previous conditions of approval for this development H-2021-0081 (DA Inst. #2022-049799 – Vanguard Village); H-2023-0072 (1st DA Amendment Inst. #2024-050341); TED-2024-0001; FP-2024-0012/A-2024-0088 (PS); and MFP-2025-0001, as applicable.
2. Future development shall be consistent with the minimum dimensional standards listed in UDC Table 11-2B-3 for the M-E and H-E zoning districts.
3. The short plat shall include the following revisions:
 - a. Include a note granting cross-access easements between all the proposed lots for internal cross-access and access via W. Grand Mogul Dr. and S. La Vista Ln.; or record a separate easement granting such and reference the recorded instrument number in a note on the plat. If parking will be shared between the proposed lots, a cross-parking agreement/easement should also be recorded and/or noted on the plat.
 - b. Include a note granting a blanket cross-access easement to the property to the west (Parcel #S1215325450) per UDC 11-3A-3A.2; or record a separate easement granting such and reference the recorded instrument number in a note on the plat.
 - c. Note #14: Include the recorded instrument number of the cross-access easement.
4. Street buffer landscaping shall be installed by the developer of Vanguard Village Subdivision No. 1 per the landscape plan approved with that subdivision (FPS-2025-0014), included below in Section VII.C.
5. A Certificate of Zoning Compliance and Design Review application is required to be reviewed and approved for each of the structures and associated site improvements on each of the proposed lots prior to submittal of building permit applications. All structures shall comply with the design standards in the Architectural Standards Manual and the design guidelines in the Ten Mile Interchange Specific Area Plan (TMISAP), unless otherwise noted in the development agreement.
6. Approval of the short plat shall become null and void if the applicant fails to obtain the City Engineer's signature on the final plat within two (2) years of the approval of the short plat, as set forth in UDC 11-6B-7A. Upon written request prior to the expiration of the final plat, the Applicant may request an extension of time to obtain the City Engineer's signature on the final plat as set forth in UDC 11-6B-7C.

B. Meridian Public Works

Wastewater	
• Distance to Sewer Services	
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	<ul style="list-style-type: none"> • See Public Works Site Specific Conditions
Water	
• Distance to Water Services	Water Available at Site
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None - Ensure no trees are located within 10' of the Water Meter per the Landscaping plan it needs to be adjusted accordingly

SITE SPECIFIC CONDITIONS:

1. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
2. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. Water service to this site is available via extension of existing mains adjacent to the development.
2. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
3. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.

4. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
5. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
6. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
8. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
9. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
10. Developer shall coordinate mailbox locations with the Meridian Post Office.
11. All grading of the site shall be performed in conformance with MCC 11-1-4B.
12. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
13. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
14. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
15. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiancity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
16. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a

single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

17. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
18. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
19. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.

C. Meridian Fire Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=425898&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=426097&dbid=0&repo=MeridianCity>

E. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=426438&dbid=0&repo=MeridianCity>

F. Idaho Transportation Department (ITD)

No comments received

V. FINDINGS

A. Short Plat (UDC-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short 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 the proposed plat is generally in conformance with the UDC with the conditions noted in Section IV and with the guidelines in the Comprehensive Plan.
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 subject property 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 the plat is in conformance with scheduled public improvements for this area in accord with the City's CIP.
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 recommend approval of the proposed short plat per the provisions in Section IV in accord with the Findings in Section V.

B. City Council:

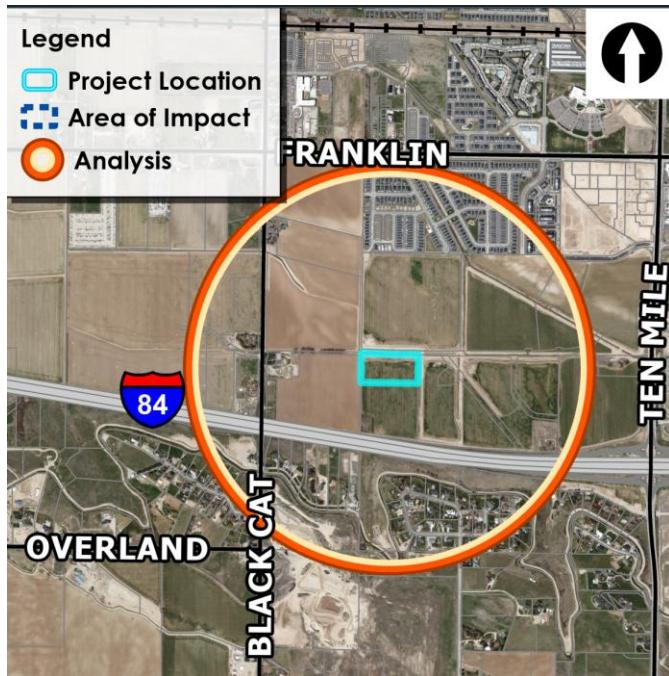
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VII. EXHIBITS

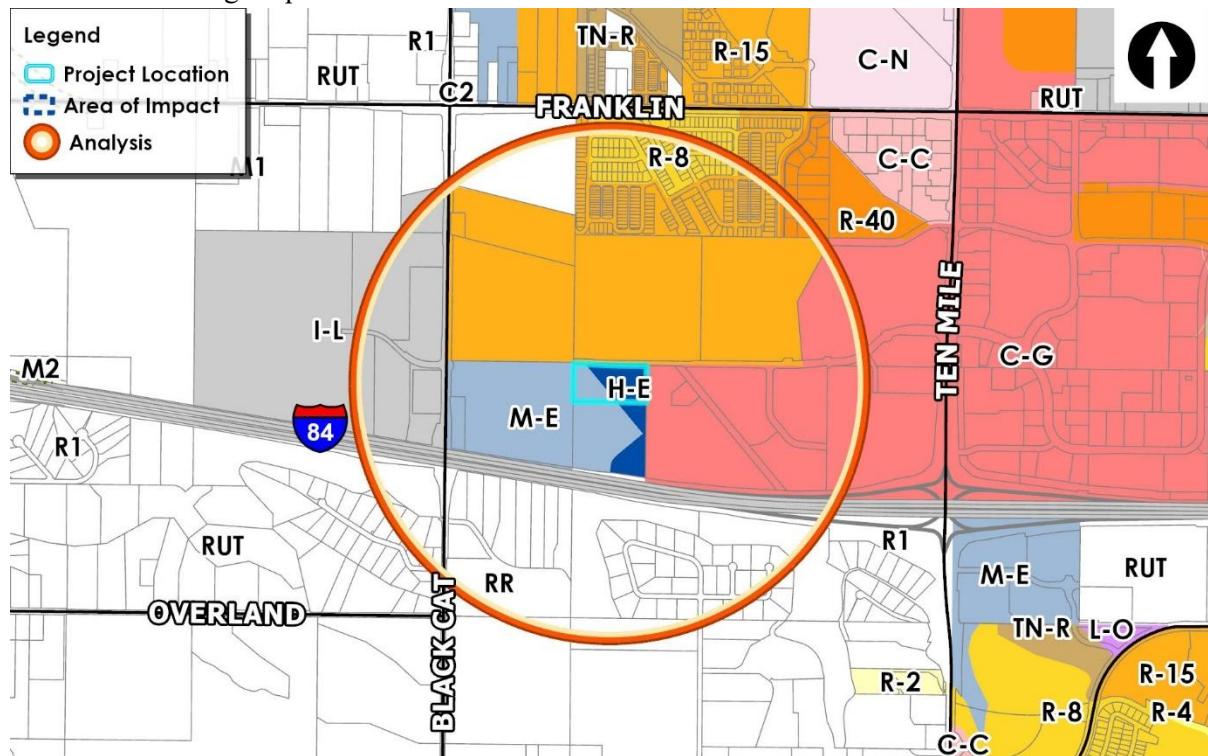
A. Project Area Maps

(link to [Project Overview](#))

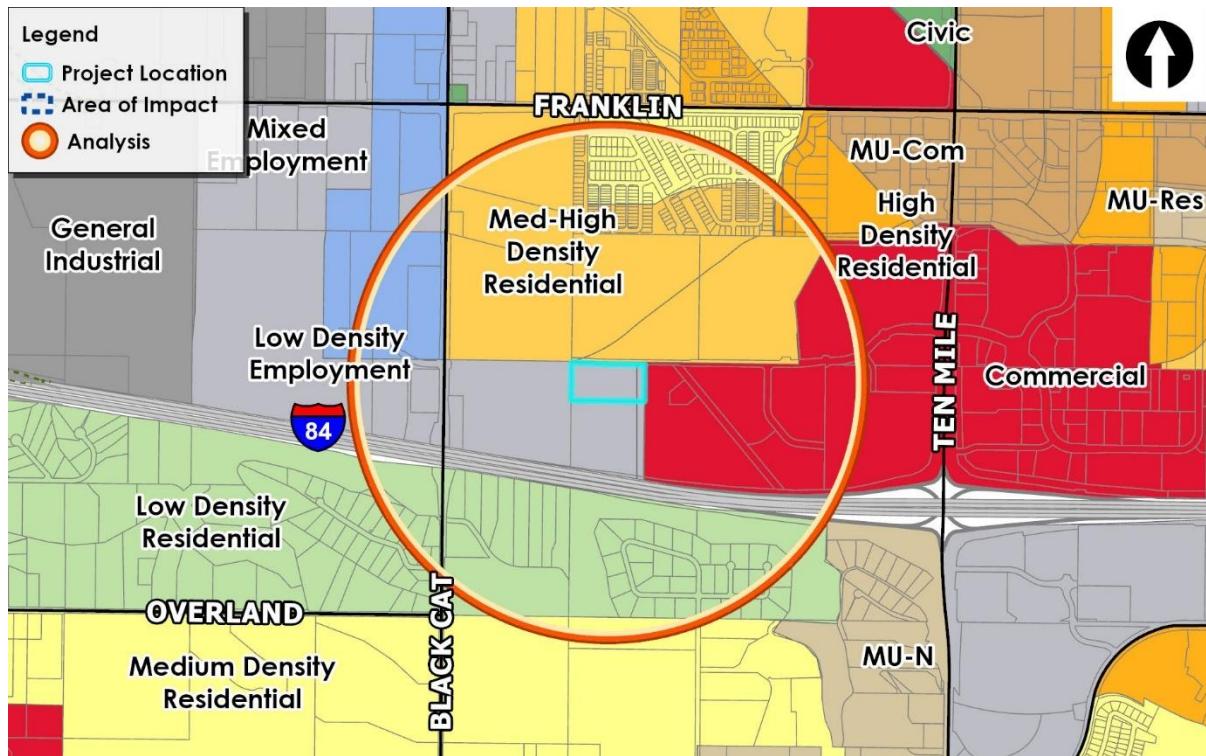
1. Aerial



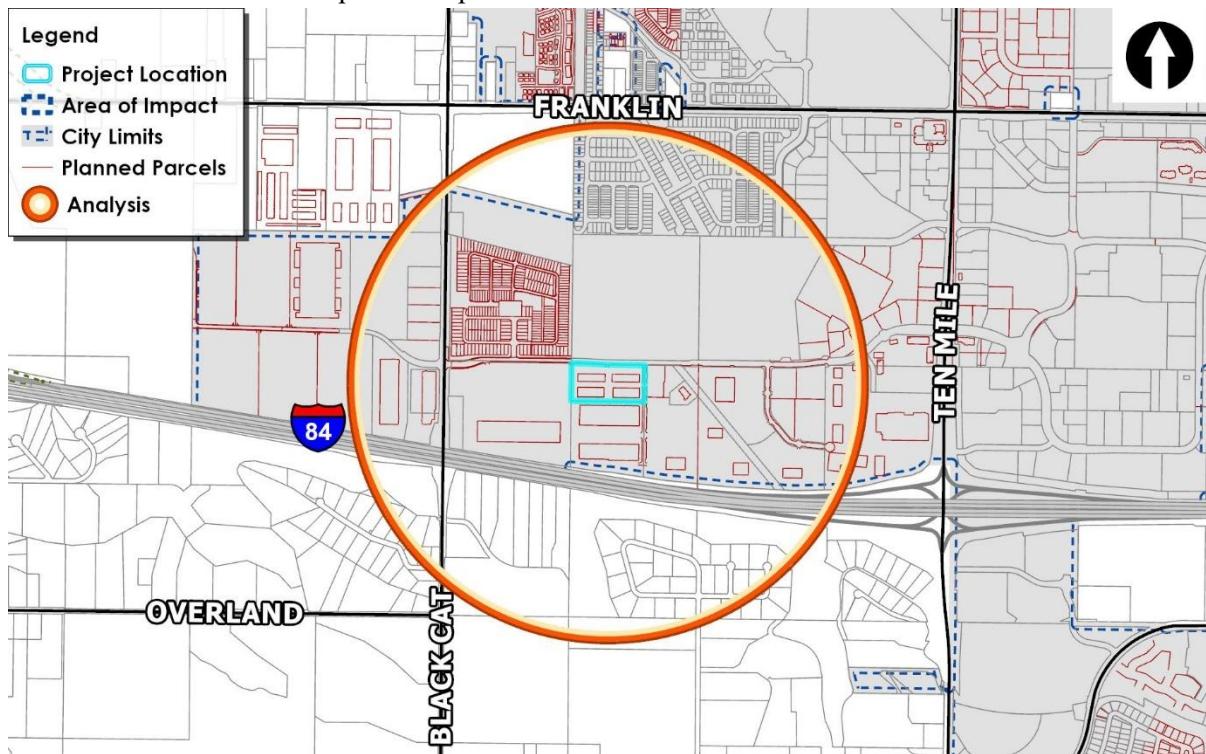
2. Zoning Map



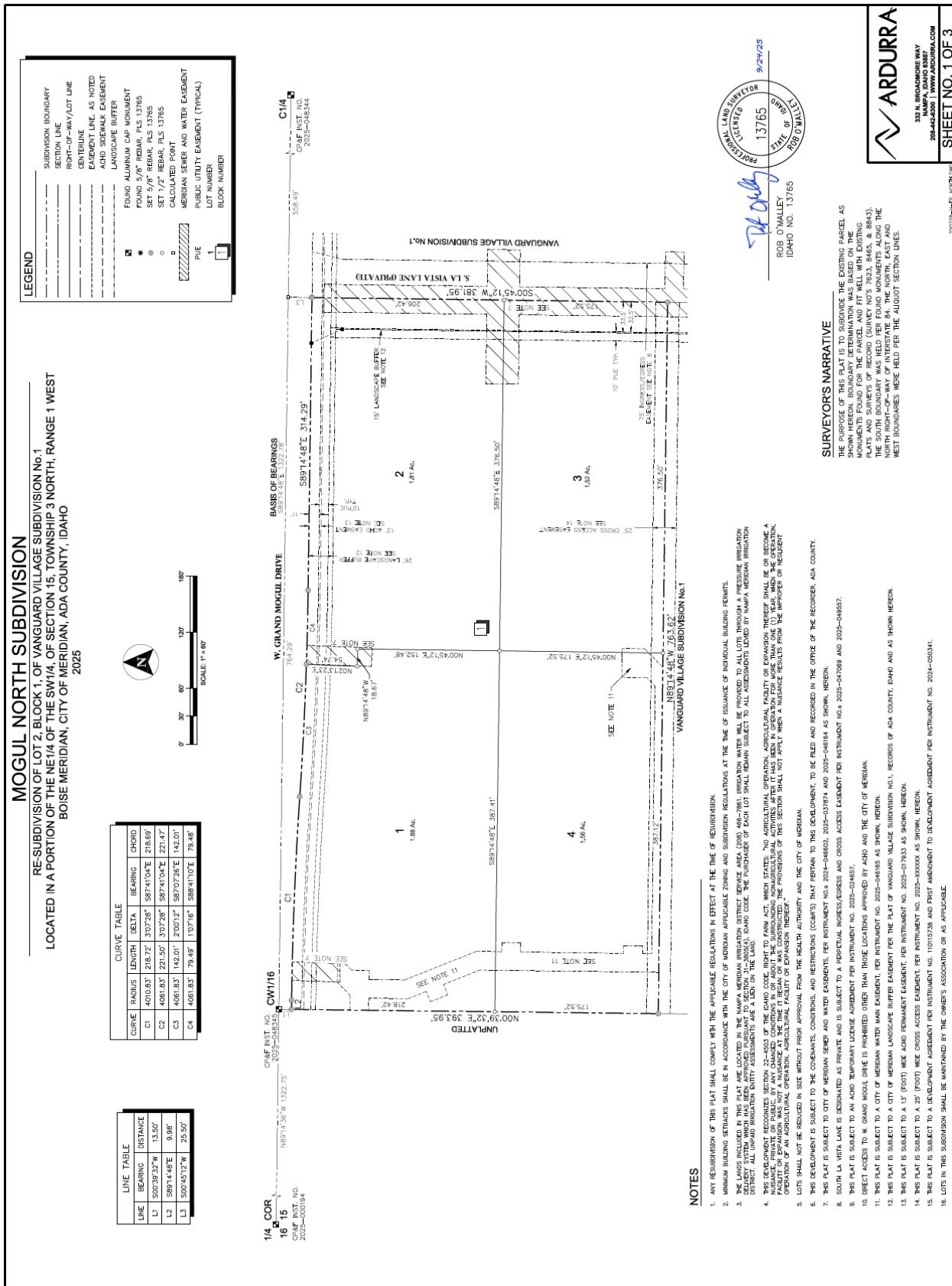
3. Future Land Use



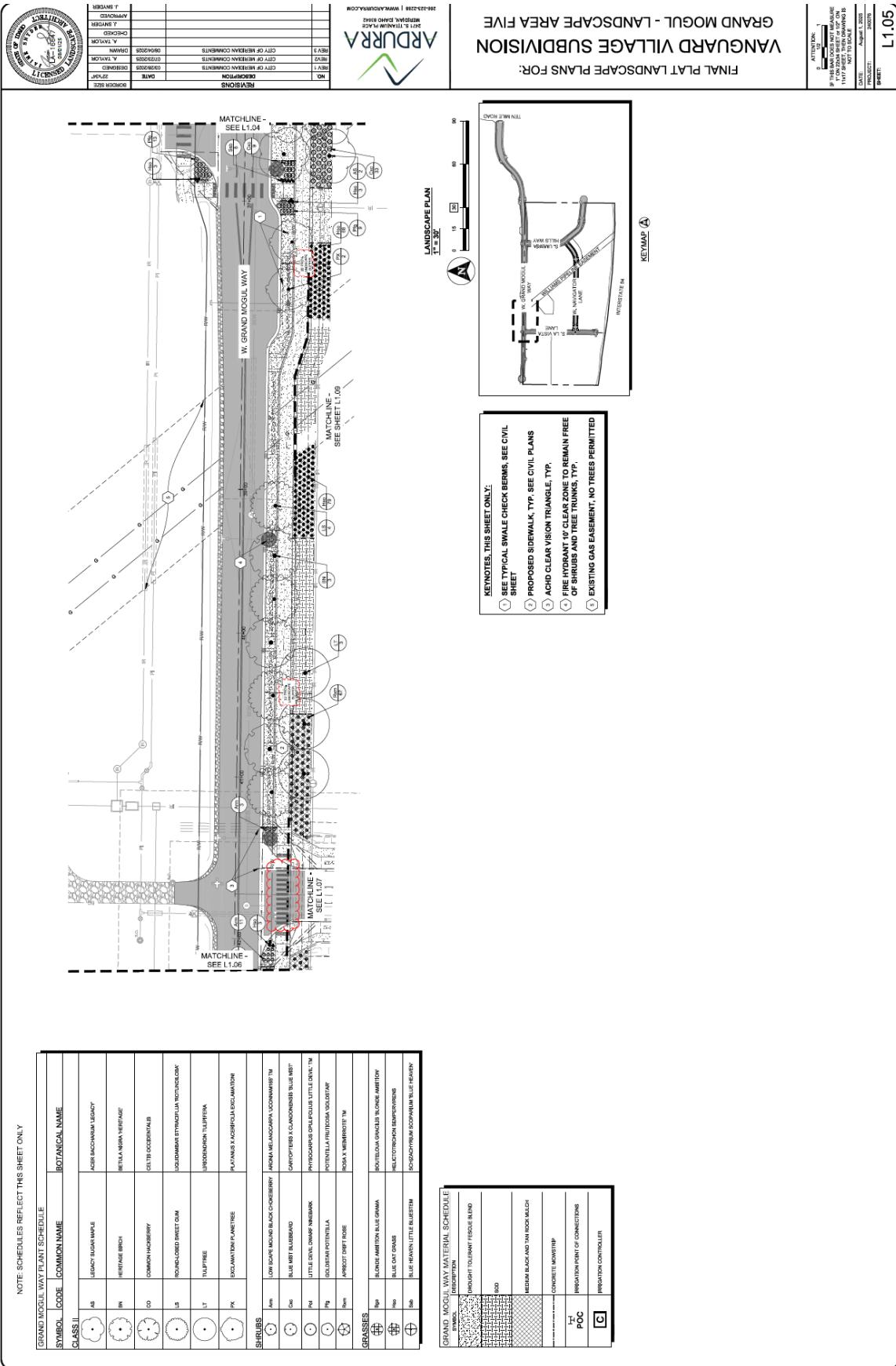
4. Planned Development Map



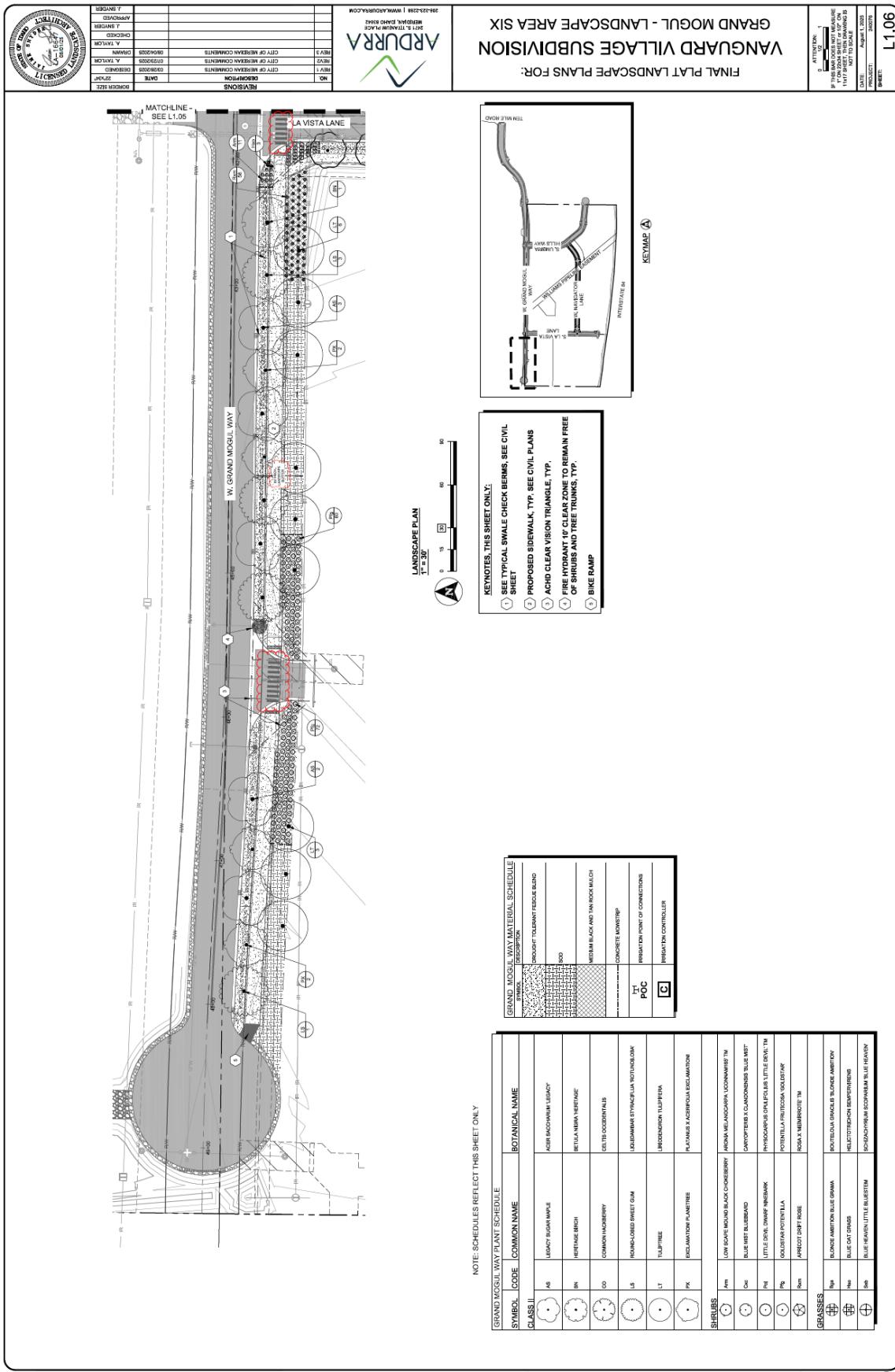
B. Short Plat (date: 9/24/2025)

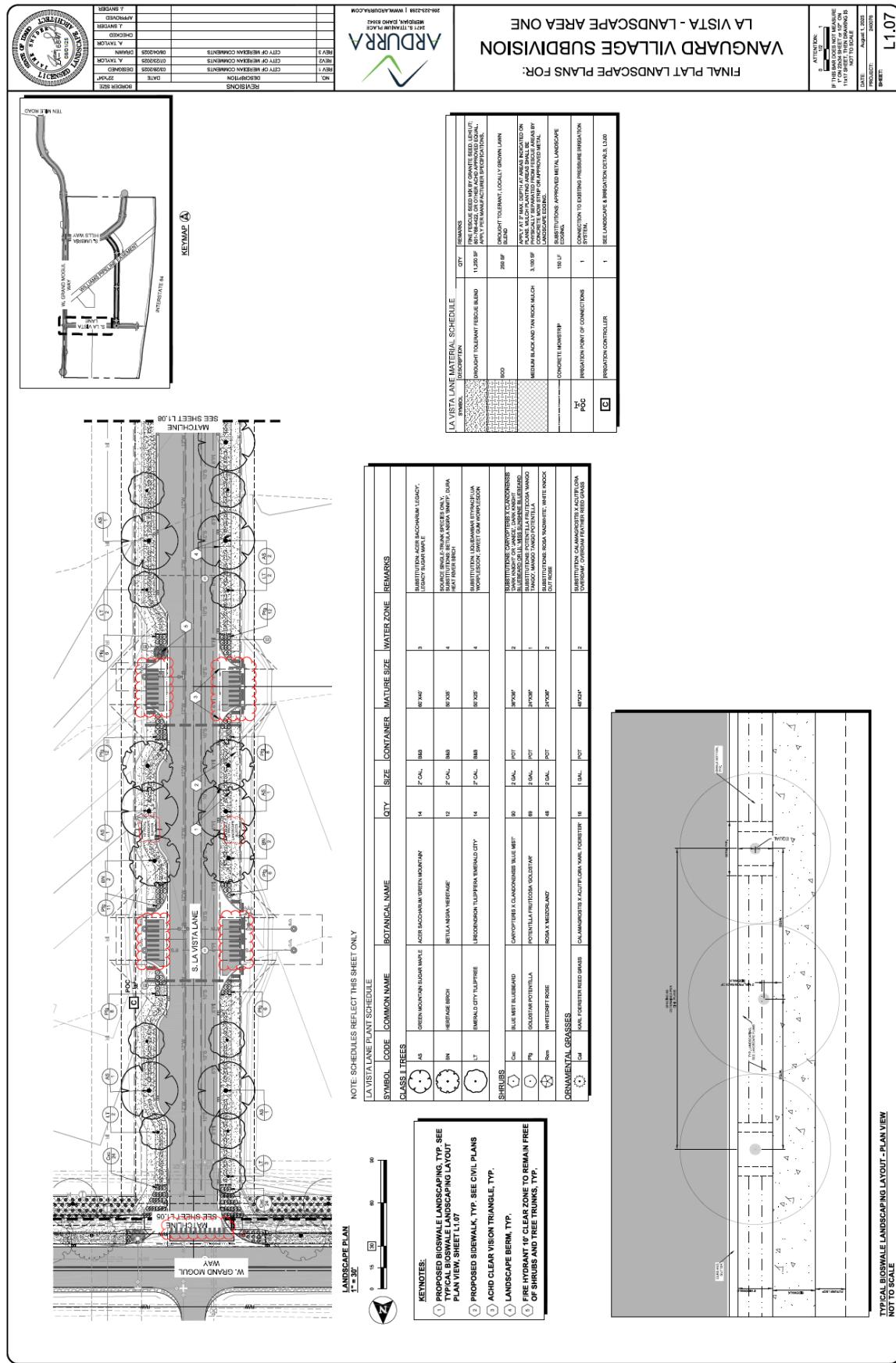


C. Landscape Plan Approved with Vanguard Village Subdivision No. 1 (date: 8/1/2025)



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VII. Exhibits