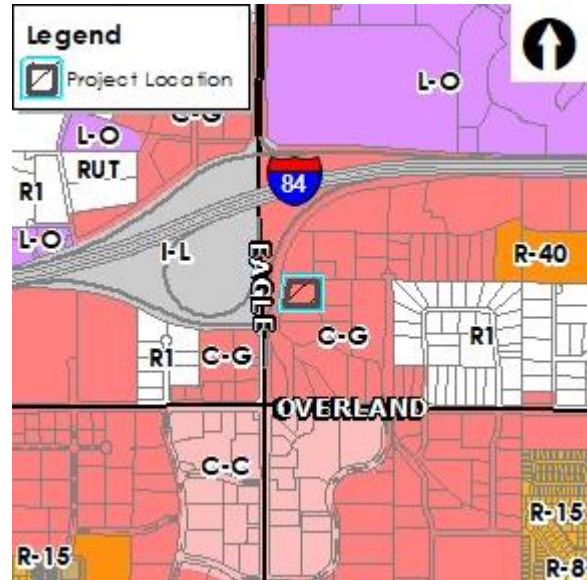


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



HEARING DATE: 4/2/2024  
 TO: Mayor & City Council  
 FROM: Sonya Allen, Associate Planner  
 208-884-5533  
 SUBJECT: SHP-2024-0001  
 Watts Meridian Medical Partners  
 LOCATION: 1256 S. Rackham Way, in the SW 1/4 of  
 Section 16, T.3N., R.1E. (Parcel  
 #R6819240215)



**I. PROJECT DESCRIPTION**

A short plat is proposed consisting of two (2) building lots on 2.53-acres of land in the C-G zoning district for Watts Meridian Medical Partners Subdivision.

**II. SUMMARY OF REPORT**

Description	Details
Acreage	2.53-acres
Future Land Use Designation	Mixed Use – Regional (MU-R)
Existing Land Use	Vacant/undeveloped
Proposed Land Use(s)	Healthcare or social service (i.e. medical offices) and/or professional service
Current Zoning	C-G (General Retail & Service Commercial)
Proposed Zoning	NA
Physical Features (waterways, hazards, flood plain, hillside)	None
Neighborhood meeting date	NA
History (previous approvals)	Annexation Ordinance #719; H-2015-0024 (Eagle Commons at Overland – DA Inst. #2016-106278); H-2017-0061 (Oxygen Sub. #1 SHP); H-2017-0062 (Oxygen Sub. #2 SHP); H-2017-0063 (Oxygen Sub. #3 SHP); PBA-2021-0008 (ROS #13005); H-2023-0075 (MDA – DA not yet recorded)

### III. APPLICANT INFORMATION

A. Applicant:

Jacob Holmes, Focus Engineering & Surveying – 1001 N. Rosario St., Ste. 100, Meridian, ID 83642

B. Owner:

Rigby Watts & Co. – 2221 South 2000 East, Salt Lake City, UT 84106

C. Representative:

Same as Applicant

### IV. NOTICING

	<b>City Council Posting Date</b>
Legal notice published in newspaper	3/17/2024
Radius notice mailed to property owners within 500 feet	3/15/2024
Posted to Next Door	3/19/2024

### V. STAFF ANALYSIS

A short plat is proposed consisting of two (2) building lots on 2.53-acres of land in the C-G zoning district.

Staff has reviewed the proposed short plat for compliance with the criteria set forth in UDC [11-6B-5](#) and deems the short plat to be in compliance with said requirements.

Access is proposed via S. Rackham Way, an existing local street at the west boundary of the site and via the drive aisle at the east boundary of the site. A 20-foot wide roadway easement (Inst. #2019-112574) is depicted along the northern boundary of the site for Flatiron Ln., an existing private street. Pedestrian and vehicular access easements are depicted on the plat along the north, east and south boundaries of the site. A 25-foot wide cross-access easement is depicted along the shared lot line between Lots 1 and 2 for shared access between the two lots; **Staff recommends this drive-aisle is constructed in its entirety with the first phase of development.** Further, Staff recommends the site design is reconfigured so that vehicles aren't backing out from parking spaces into the main drive-aisle.

ACHD is requiring pavement widening for S. Rackham Way and construction of curb, gutter and sidewalk – if a detached sidewalk is proposed, additional right-of-way (ROW) may be required to accommodate a permanent ROW easement. Curb and gutter exist along the northern boundary of the site along Flat Iron Ln.; a detached sidewalk is proposed. Curb, gutter and an attached sidewalk is proposed along the southern boundary of the site abutting the proposed drive aisle; and curb and gutter is proposed along the eastern boundary of the site adjacent to the existing drive aisle.

A 10-foot wide street buffer is required along S. Rackham Way, a local street; an easement for such, approved with Oxygen Subdivision No. 3, is depicted on the plat (Inst. #2018-106281). A 10-foot wide irrigation easement (Inst. #2018-106281), a 10-foot wide sewer easement (Inst. #2018-106281) and a 5-foot wide Idaho Transportation Dept. ditch easement (Inst. #8913057) also lie along Rackham

within the street buffer easement. Landscaping is required to be installed within the buffer in accord with the standards listed in UDC [11-3B-7C](#). **A minimum of one (1) tree per 35 linear feet is required to be installed within the street buffer along with shrubs, lawn and other vegetative groundcover; a minimum of seven (7) trees are required, only four (4) are proposed – three (3) additional trees should be included in the street buffer (see allowed landscaping in clear vision triangles in UDC [11-3A-3B](#)). If trees are not allowed within the existing easements, a minimum 5-foot wide area for planting trees and shrubs shall be provided outside of the easement area as set forth in UDC [11-3B-7C.1b](#).**

Internal parking lot landscaping is not required with this application and will be reviewed for compliance with the standards listed in UDC [11-3B-8C](#) with lot development.

Future development of the proposed lots should comply with the dimensional standards listed in UDC [Table 11-2B-3](#) for the C-G zoning district.

A 20-foot wide easement (Inst. #2019-112574) exists for Flatiron Ln., a private street, along the northern boundary of the site as depicted on the plat. A 50-foot wide permanent access easement (Inst. #2018-041517, Inst. #2021-116525) crosses the southwest corner of the site as depicted on the plat, recorded with Oxygen Subdivision No. 3. **This easement should be amended in accord with the proposed plat.**

Underground stormwater storage is proposed within the parking lots on each lot.

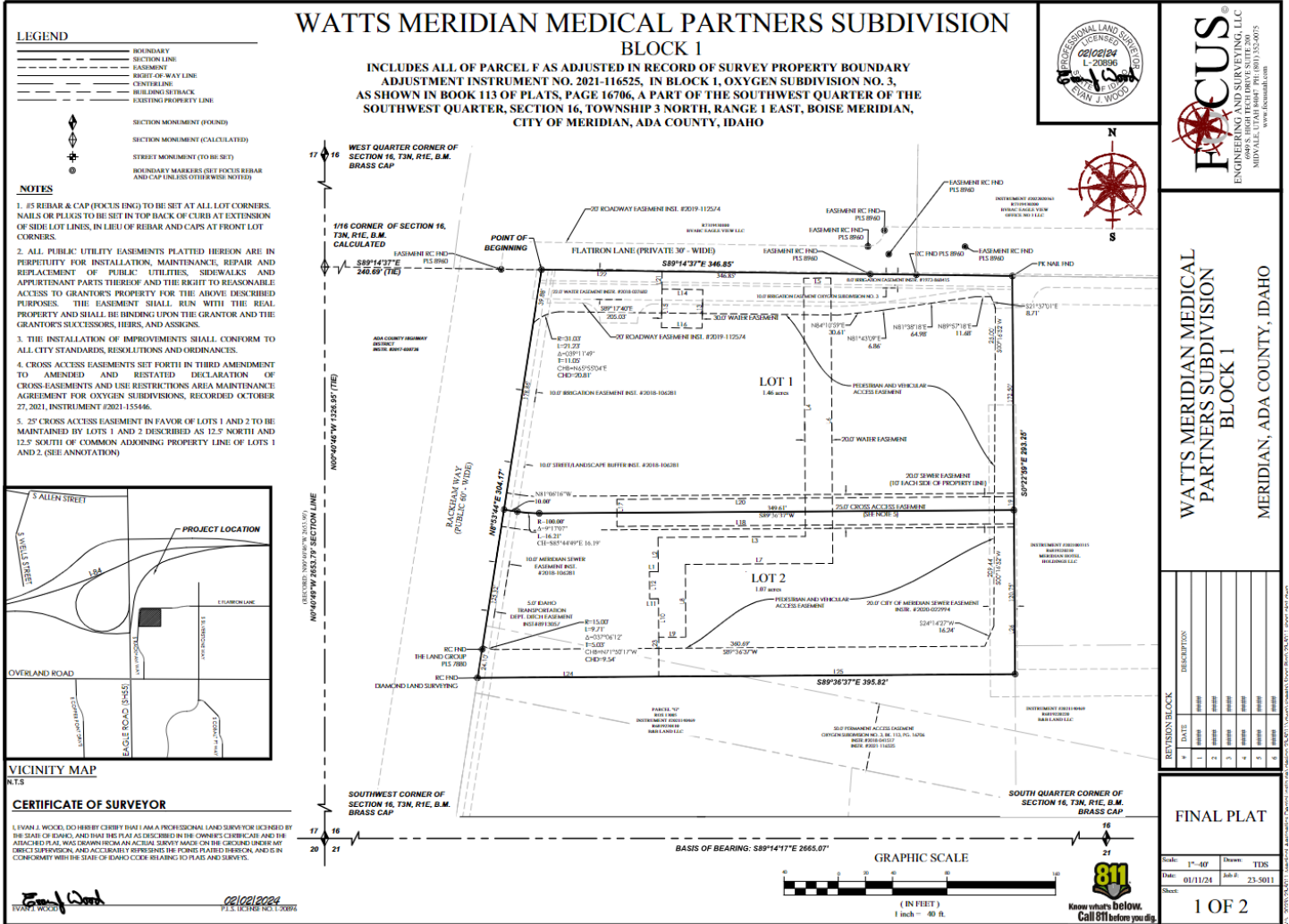
## VI. DECISION

Staff:

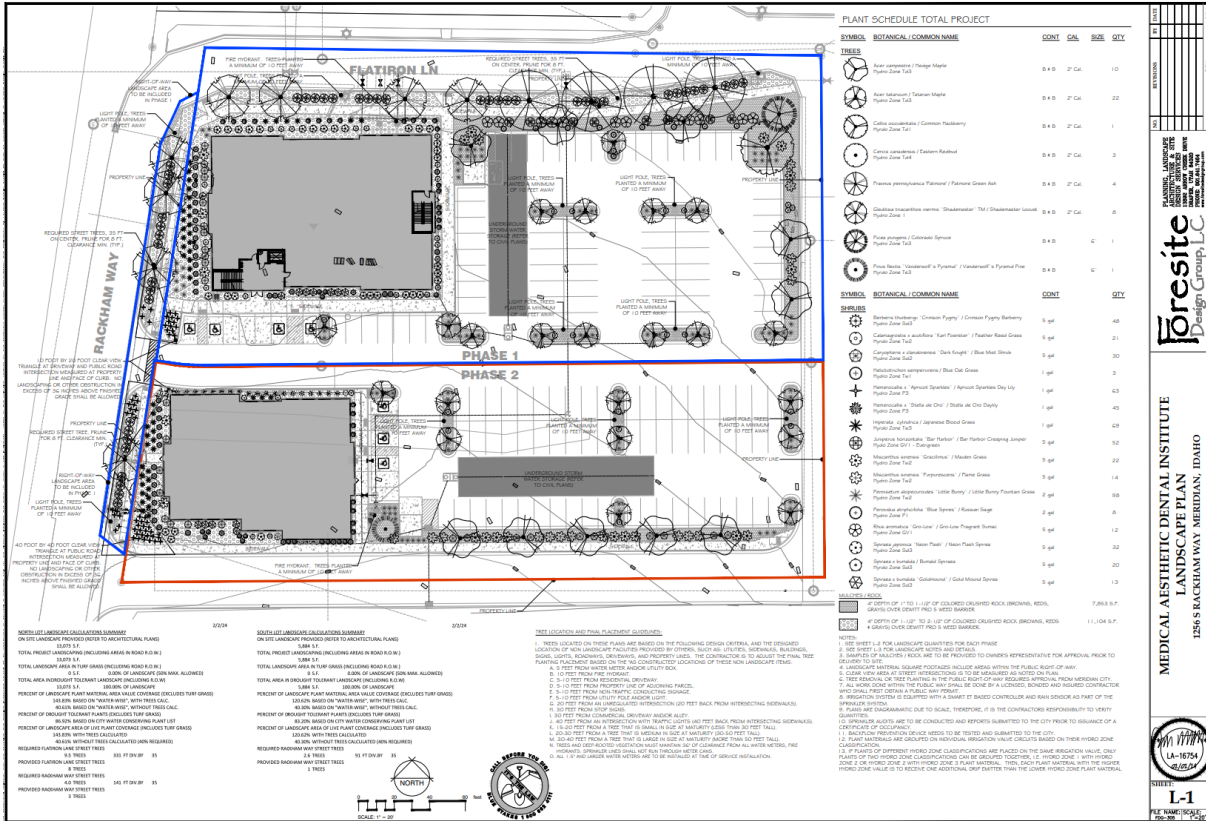
Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

# VII. EXHIBITS

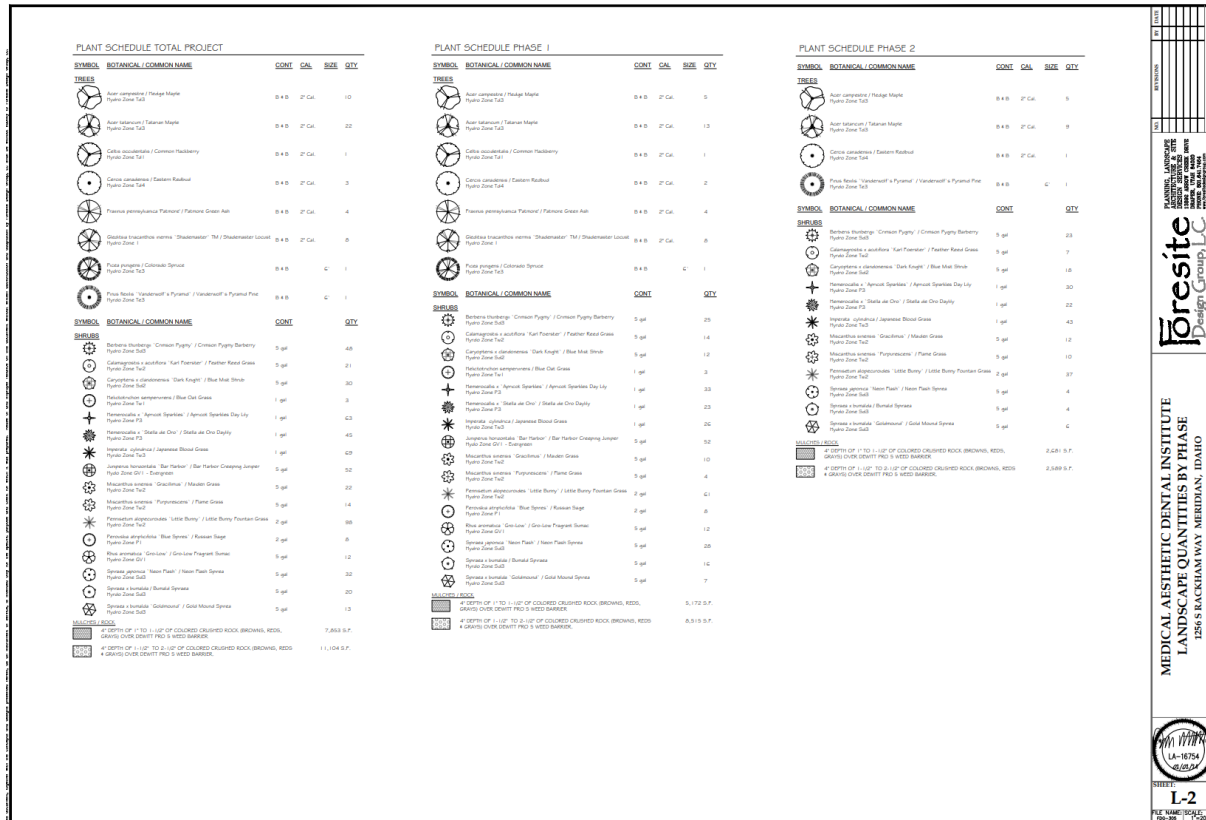
## A. Short Plat (date: 1/11/24)



## B. Landscape Plan (dated: 2/2/24)



**ForeSite Design Group, LLC**
  
 MEDICAL AESTHETIC DENTAL INSTITUTE
   
 LANDSCAPE PLAN
   
 1256 S RACKHAM WAY MERIDIAN, IDAHO
   
**L-1**



**ForeSite Design Group, LLC**
  
 MEDICAL AESTHETIC DENTAL INSTITUTE
   
 LANDSCAPE QUANTITIES BY PHASE
   
 1256 S RACKHAM WAY MERIDIAN, IDAHO
   
**L-2**

## VIII. CITY/AGENCY COMMENTS & CONDITIONS

### A. PLANNING DIVISION

#### Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development: H-2023-0075 (MDA).
2. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
3. The short plat prepared by Focus Engineering and Surveying, LLC on 2/2/2024 by Evan J. Wood, included in Section VI.A, shall be revised as follows:
  - a. Depict pavement widening for Rackham Way and curb, gutter and sidewalk as required by ACHD; additional right-of-way may be required to be dedicated.
  - b. If the existing street buffer easement along Rackham Way is affected by the pavement widening required by ACHD, amend the easement and the plat accordingly. A minimum 10-foot wide street buffer should be provided measured from back of sidewalk if an attached sidewalk is provided, or back of curb if a detached sidewalk is provided, in accord with UDC [11-3B-7C](#)
  - c. Amend the 50-foot wide permanent access easement (Inst. #2018-041517, Inst. #2021-116525) that crosses the southwest corner of the site recorded with Oxygen Subdivision No. 3 to exclude the area included in the proposed plat.
4. The landscape plan prepared by Foresite Design Group shall be revised as follows:
  - a. A minimum 10-foot wide street buffer is required along S. Rackham Way, measured from back of sidewalk if an attached sidewalk is provided, or back of curb if a detached sidewalk is provided, in accord with UDC [11-3B-7C](#). *If additional right-of-way is required for pavement widening of Rackham Way, adjust the location of the buffer accordingly.*
  - b. Depict a minimum of seven (7) trees within the street buffer along Rackham Way in accord with the standards set forth in UDC [11-3B-7C](#) (see allowed landscaping in clear vision triangles in UDC [11-3A-3B](#)). *At least 35% of qualifying trees must provide urban canopy at maturity, and at least twenty-five (25) percent of qualifying trees must be Class 2 selections, unless it can be shown that utility conflicts prohibit installation of Class 2 trees.* If trees are not allowed within the existing easements, a minimum 5-foot wide area for planting trees and shrubs shall be provided outside of the easement area as set forth in UDC [11-3B-7C.1b](#).
5. The east/west drive-aisle between Lots 1 and 2 shall be constructed in its entirety with the first phase of development.
6. The 50-foot wide permanent access easement (Inst. #2018-041517, Inst. #2021-116525) that crosses the southwest corner of the site as depicted on the plat, recorded with Oxygen Subdivision No. 3, shall be amended or partially vacated in accord with the proposed plat.
7. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

**B. PUBLIC WORKS**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339702&dbid=0&repo=MeridianCity>

**C. MERIDIAN FIRE DEPARTMENT (MFD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=339692&dbid=0&repo=MeridianCity>

**D. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340356&dbid=0&repo=MeridianCity>

**E. ADA COUNTY HIGHWAY DISTRICT (ACHD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=341514&dbid=0&repo=MeridianCity>

**F. IDAHO TRANSPORTATION DEPARTMENT (ITD)**

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=340176&dbid=0&repo=MeridianCity>

**IX. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE**

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

**A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;**

The Comprehensive Plan designates the future land use of this property as Commercial and the current zoning district of the site is C-G. Staff finds the proposed short plat complies with the short plat standards listed in UDC 11-6B-5. Future development should comply with the dimensional standards for the C-G district listed in UDC Table 11-2B-3.

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

Staff finds that public services will be provided and are adequate to serve the proposed lots.

**C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;**

Staff finds all required utilities will be provided with lot development at the developer's expense.

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

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided in this area.

**E. 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.

**F. The development preserves significant natural, scenic or historic features.**

Staff is not aware of any significant natural, scenic or historic features associated with short platting the structure on this site.