

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 9/22/2026

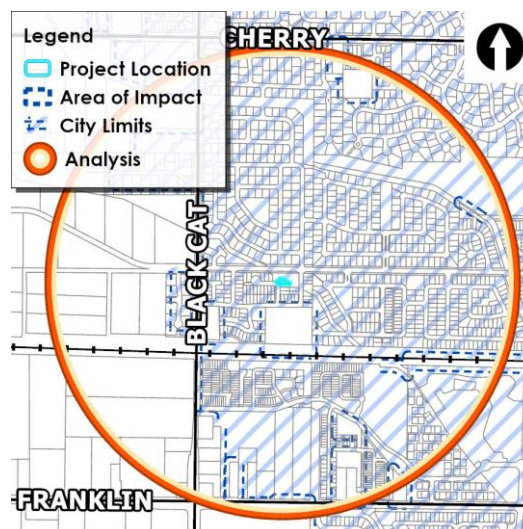
TO: Mayor & City Council

FROM: Nick Napoli, Associate Planner
208-884-5533
nnapoli@meridiancity.org

APPLICANT: KB Homes

SUBJECT: Horse Meadows No. 3
VAR-2026-0002

LOCATION: Located at 4534 W. Meadowpine Court



I. PROJECT OVERVIEW

A. Summary

B. A variance from the R-8 dimensional standards is requested to permit a 2-foot encroachment into the required 12-foot rear setback on Lot 15, Block 6 of Horse Meadows No. 3.

C. Recommendation

Planning Division: Denial

D. Decision

City Council: Pending

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II. COMMUNITY METRICS

Table 1: Process Facts

Description	Details
Preapplication Meeting date	8/11/2026
Neighborhood Meeting	8/4/2026
Site posting date	9/12/2026

Table 2: Agency Comments

Agency / Element	Description / Issue	Reference
Meridian Public Works Wastewater		
• Distance to Mainline	Available at Site	
• Impacts or Concerns	No	
Meridian Public Works Water		
• Distance to Mainline	Available at Site	
• Impacts or Concerns	No	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:
<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=455651&dbid=0&repo=MeridianCity>

III. STAFF ANALYSIS

The applicant requests a variance to UDC 11-2A-6 for the rear setback in the R-8 zoning district for Lot 15, Block 6. The applicant is requesting to encroach into the 12-foot rear setback by two (2) feet.

The applicant originally entitled Horse Meadows No. 3 (FKA Pivot Pointe) in 2024 and recorded the plat in 2026. Prior to the preliminary plat being approved, staff engaged with the applicant about the odd configuration of Lot 15, Block 6. Staff requested the applicant demonstrate that a home would fit, which was confirmed at the time.

The applicant desires to seek a variance rather than design a home specific for this lot. The applicant has indicated that redesigning the home plan to meet the dimensional standards would result in additional costs. However, the lot can accommodate a home on the property with modifications to the building footprint.

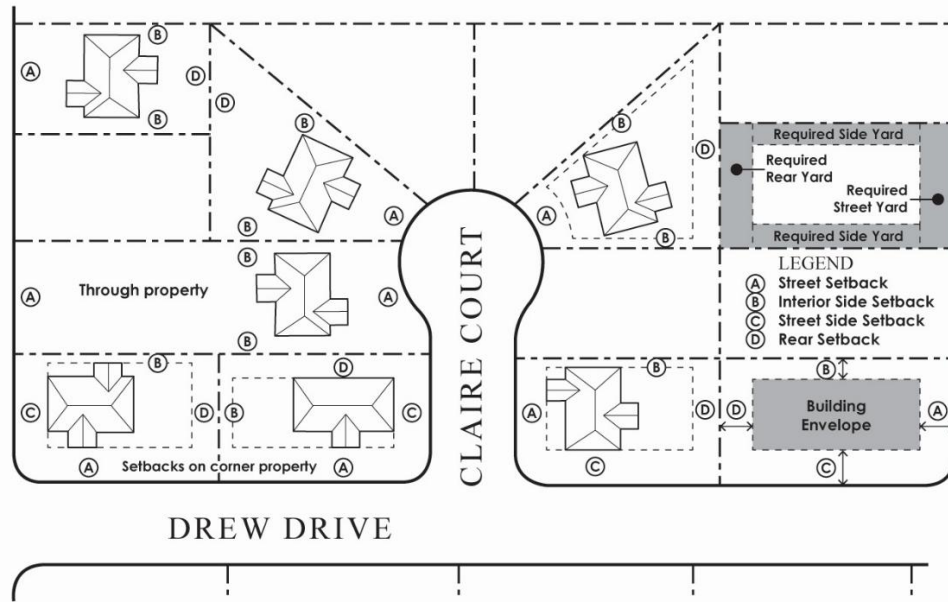
UDC 11-1A-2 defines the rear yard setback as “An area extending across the full width of the property and lying between the rear property line and the nearest line of the principal structure.” In addition, the following exhibit is shown as examples for rear setbacks.

The area requested for the rear setback to be measured from does not extend across the full width of the property as defined above. That section of the property is ten (10) feet in width. While staff acknowledges the unusual configuration of the lot, a deviation from the dimensional standards is not supported because the site does not demonstrate an undue hardship. Although an irrigation easement encumbers the property boundary, the resulting constraint was created by the applicant during the preliminary plat process.

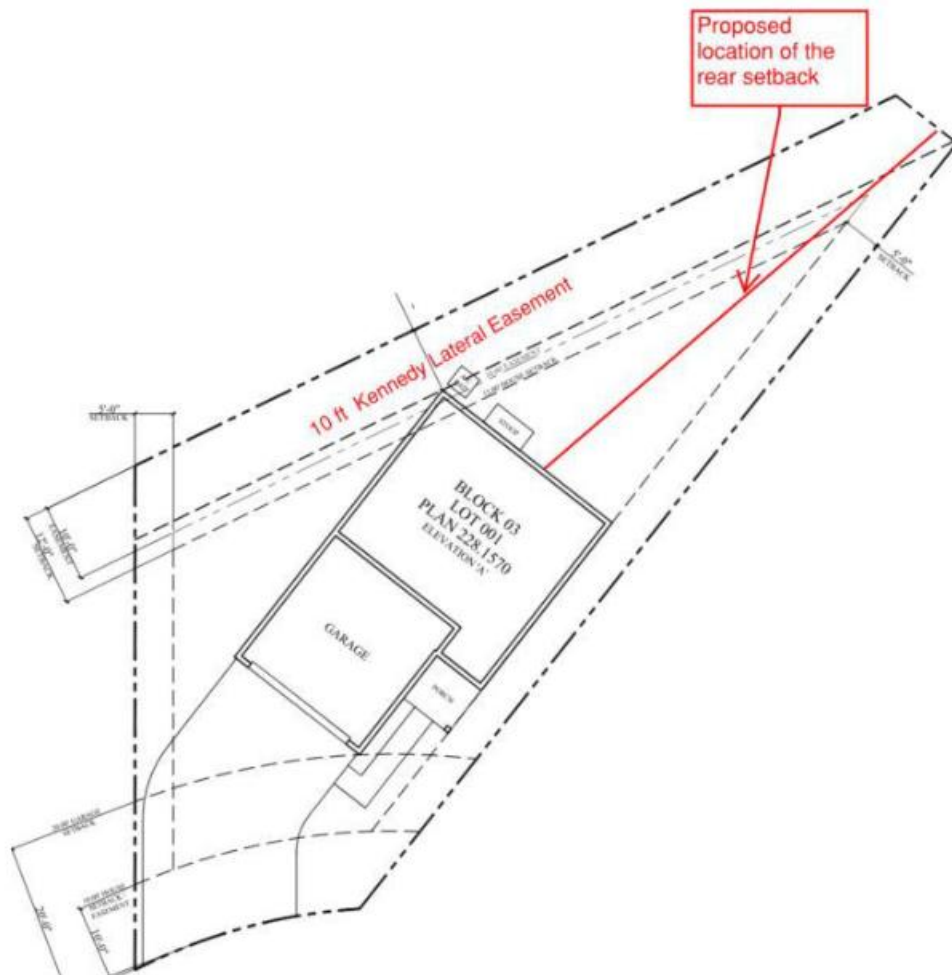
In order to grant a variance, the City Council should determine if the request meets the Findings in the UDC. Specifically, it must demonstrate that it alleviates an undue hardship resulting from unique characteristics of the site. A financial hardship does not qualify as a basis for granting a variance.

Staff believes the circumstances presented do not demonstrate an undue hardship caused by the characteristics of the site. The lot configuration was discussed early in the process, and the applicant subsequently determined that it was not a concern. Therefore, staff finds that the applicant has not demonstrated an undue hardship to deviate from the required dimensional standards and recommends denial of the variance.

Code Exhibit:



Variance Exhibit:



IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

City staff is recommending denial of this application so there are no conditions of approval.

V. FINDINGS

A. Variance (UDC 11-5B-4E)

In order to grant a variance, the Council shall make the following findings:

1. The variance relieves an undue hardship because of characteristics of the site; and
Staff finds that an undue hardship has not been demonstrated on the site. While an irrigation easement encumbers the property and contributes to the site constraints, the applicant created the resulting limitation during the preliminary plat process. Additionally, a home can be accommodated on the property; however, the applicant's preferred standard building footprint does not fit within the site constraints. Because the property can be developed through modifications to the building footprint, staff finds that a deviation from the dimensional standards is not warranted.
2. The variance shall not be detrimental to the public health, safety, and welfare.
Staff finds the proposed variance will not be detrimental to the public health, safety, and welfare.

VI. ACTION

A. Staff:

Staff recommends denial of the proposed variance as discussed above in Section III, per the Findings in Section V.

B. City Council:

The Meridian City Council heard these items on [date]. At the public hearing, the Council moved to approve the subject [app] and [app] requests.

1. Summary of the City Council public hearing:

- a. In favor:
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: None
- e. Staff presenting application:
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by City Council:

- a. None

4. City Council change(s) to Commission recommendation:

- a. None

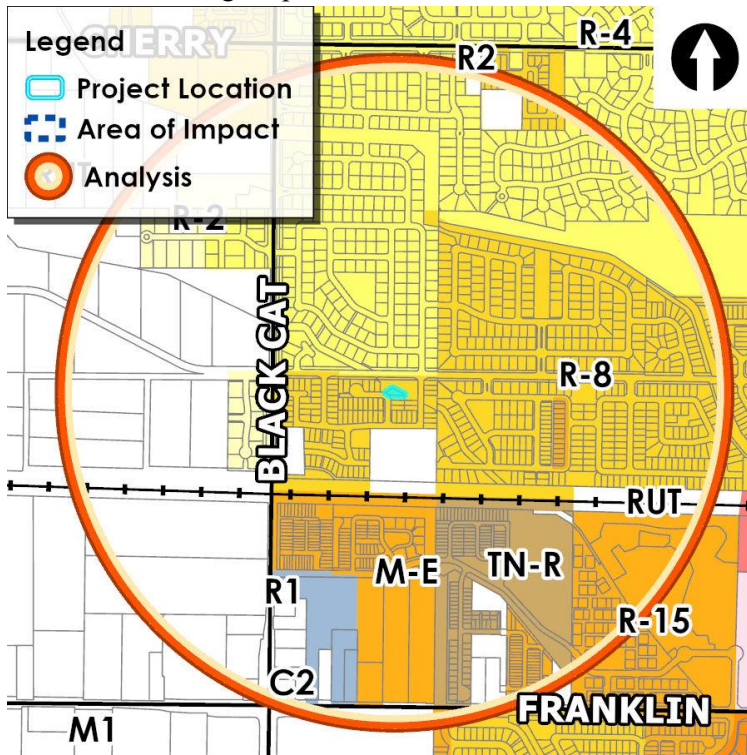
VII. EXHIBITS

A. Project Area Maps

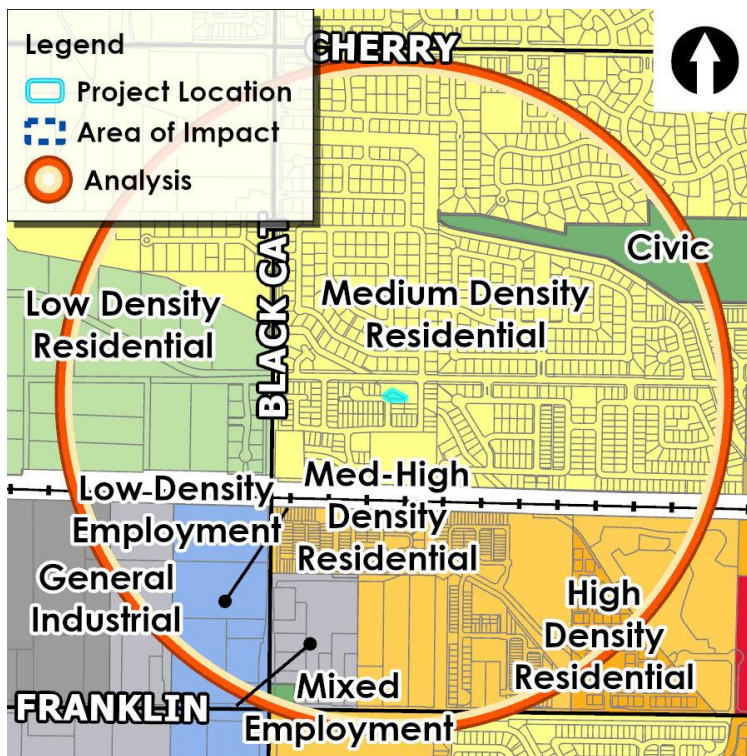
1. Aerial



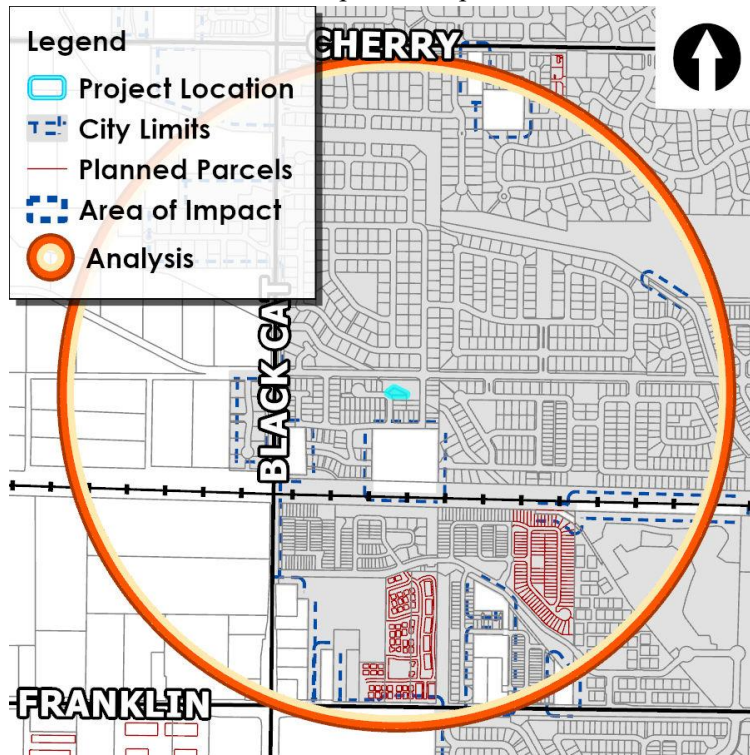
2. Zoning Map



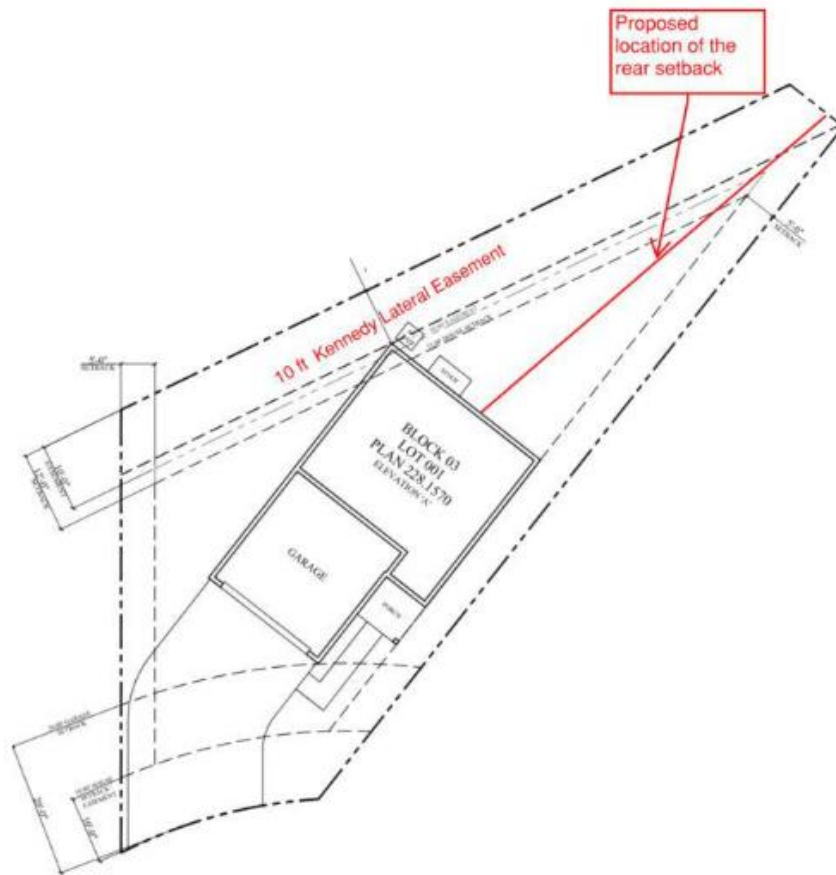
3. Future Land Use



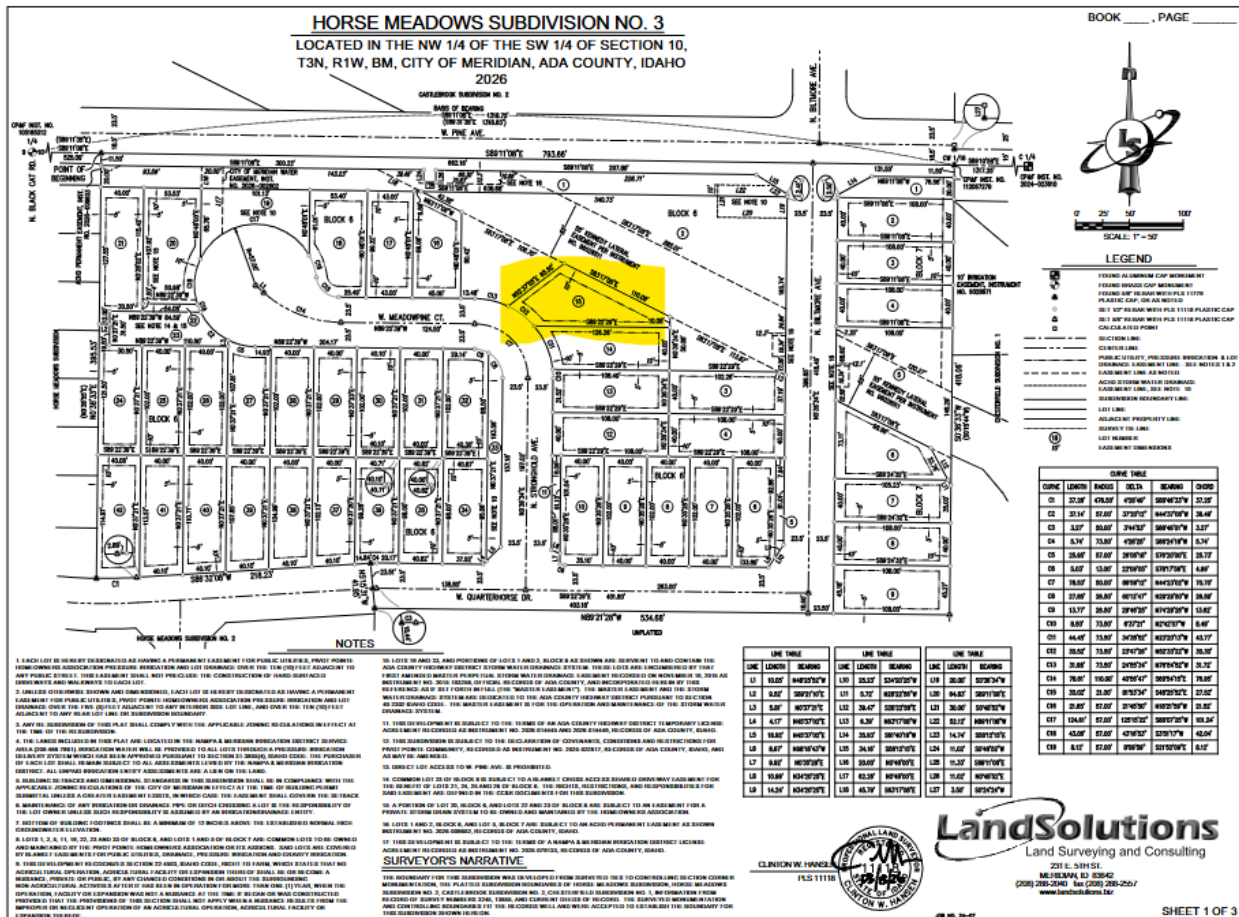
4. Planned Development Map



B. Site Plan (date: 8/12/2026)



C. Recorded Plat (date: 3/13/2026)



VIII. ADDITIONAL NOTES & DETAILS FOR STAFF REPORT MAPS, TABLES, AND CHARTS

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

This data is automatically derived from enterprise application and GIS databases, and exported dynamically. Data retrieved notes generally reflect data acquired or processed within the last 30-days. Analysis is based on a one-mile radius from the centroid of the identified parcel. Parcel based data excludes certain properties and represents land as it exists now. Properties considered are only those with a total assessed value greater than 0 (i.e. excludes most HOA area, transitional development, government, and quasi government facilities). The following values also constrain included property acreage to reduce outliers and non-conforming instances from distorting averages: $R-2 < 5.0$; $R-4 < 2.0$; $R-8 < 1.0$; $R-15 < 0.5$; $R-40 < 0.25$.

Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals. Some approved entitlements, and particularly older ones, may be constructed.

Decennial population counts and household counts are based on the most recent Decennial Census. Current population and current household values are COMPASS estimates, usually for the year previous, and are based on traffic analysis zone boundaries (TAZ's).

B. Service Assessment Notes

This data represents existing conditions derived from our enterprise application and GIS database, exported through dynamic reporting. The system references the most recent available data from various sources, including sewer main lines, sewer trunk sheds, floodplain, fire service areas and response times, police crime reporting, pathway information, existing and planned transit, roadway improvements, school and park proximity, and other resources.

The tool provides context for project review, using multiple indicators consistently. Data from similar topics may vary based on different levels of review.

The overall score is based on weighted criteria (not a ranked order), and the percentile score compares the parcel to others in the city (higher is better). This tool was developed as a City Council priority and outcome of the 2019 Comprehensive Plan. Scores, whether high or low, are just one data point and should not be the sole basis for decisions.

C. ACHD Roadway Infographic Notes

The Ada County Highway District utilizes a number of planning and analysis tools to understand existing and future roadway conditions.

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.
- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.