

# COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING DATE: 8/21/2025

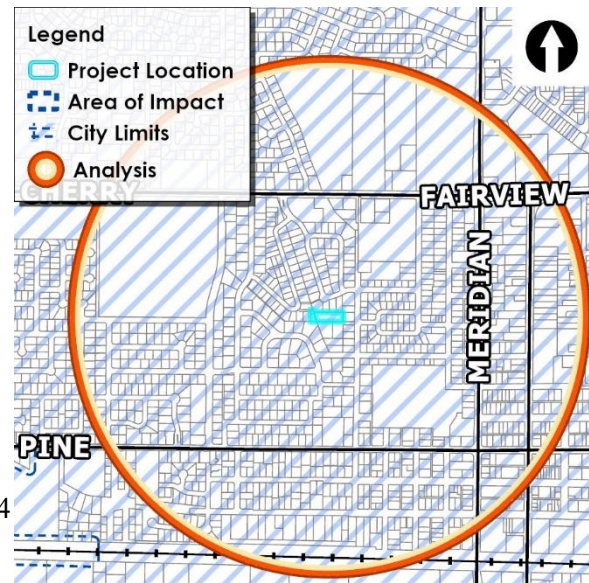
TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner  
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sallen@meridiancity.org

APPLICANT: Gregg Davis, Breckon Land Design

SUBJECT: H-2025-0030  
Cherry Blossom East Subdivision

LOCATION: 523 W. Cedarburg Dr. and the 0.67-acre property to the east, located in the NE 1/4 of Section 12, T.3N., R.1W. (Parcel #R1386850820 & #S1212120695)



## I. PROJECT OVERVIEW

### A. Summary

A combined preliminary and final plat is proposed consisting of three (3) building lots and one (1) common lot on 0.79 acres of land in the R-8 zoning district.

### B. Issues

In order to provide water service to this site, the Applicant must obtain an easement from the property owner to the east and extend a water line through that property through the abutting property to the east at 1303 N.W. 4<sup>th</sup> Street from N.W. 4<sup>th</sup> Street.

### C. Recommendation

Staff: Approval

### D. Decision

Commission: Pending

City Council: Pending

## II. COMMUNITY METRICS

**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped	-
Proposed Land Use(s)	Single-family residential	-
Existing Zoning	R-8 (Medium-density residential)	<a href="#">VII.A.2</a>
Adopted FLUM Designation	Medium Density Residential (MDR)	<a href="#">VII.A.3</a>

**Table 2: Process Facts**

Description	Details
Preapplication Meeting date	1/23/2024
Neighborhood Meeting	2/25/2025
Site posting date	8/1/2025

**Table 3: Community Metrics**

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	N.W. 4 <sup>th</sup> St. via a common driveway across an abutting property outside of the plat.	-
• Traffic Level of Service	There are no current traffic counts for N.W. 4 <sup>th</sup> St.	-
ITD Comments Received	Yes (no concerns or comments)	
Meridian Fire	Common driveway access is approved with a minimum width of 20 feet	
Meridian Police	No comments were received	
Meridian Public Works Wastewater		
• Distance to Mainline	Available at east boundary of site	
• Impacts or Concerns	See Public Works conditions	
Meridian Public Works Water		
• Distance to Mainline	Water is approximately 160' east of the site in NW 4 <sup>th</sup> St.	
• Impacts or Concerns	Applicant will need to acquire an easement to bring water main from 4 <sup>th</sup> St. to the property across the property at 1303 N.W. 4 <sup>th</sup> St. in order to extend service to this site.	

Note: See section IV. City/Agency Comments & Conditions for comments received.

## III. STAFF ANALYSIS

### Comprehensive Plan and Unified Development Code (UDC)

#### A. General Overview

The subject property is designated Medium Density Residential (MDR) on the Future Land Use Map (FLUM) in the Comprehensive Plan. The MDR designation allows for residential dwelling units at gross densities of three (3) to eight (8) dwelling units per acre. The gross density of the proposed development is 3.8 units per acre, which is at the low end of the desired density range, and complies with the Plan.

The R-8 zoning of the property allows single-family detached dwellings as a principal permitted use in the district. The proposed development substantially complies with the previously approved preliminary plat, landscape plan and conceptual building elevations included in the development agreement as required.

**Table 4: Project Overview**

Description	Details
History	H-2018-0018 (Cherry Blossom Subdivision RZ, PP – DA Inst. # <a href="#">2018-117003</a> ; TED-2020-0003 – the preliminary plat expired); H-2019-0064 (FP for Cherry Blossom Sub. 1)
Phasing Plan	1
Residential Units	3 single-family residential detached units
Open Space/Site Amenities	None is required; however, this development will be allowed to use the open space & site amenities in Cherry Blossom Subdivision to the west.
Physical Features	The Hunter Lateral bisects the western portion of this site.
Acreage	0.79 acres
Lots	3 buildable lots/1 common/other lot for a common driveway
Density	3.8 units/acre (gross); 4.9 units/acre (net)

## **B. History**

In 2018, this property was included in a rezone and preliminary plat application for Cherry Blossom Subdivision, which included the adjacent 9.81 acres of land to the west. A development agreement was approved as a provision of the rezone, which governs future development of the overall property.

In 2019, a final plat was approved for Phase 1 of the subdivision, which included Lot 14, Block 2, that is part of this application. The remainder of the subject property was not included in the final plat because there were concerns with the legitimacy of the access easement across the Fusselman property from N.W. 4th St., specifically pertaining to the increased number of homes the access would serve. This property was intended to be included in a subsequent phase final plat; however, a final plat was not submitted and the preliminary plat has since expired.

## **C. Site Development and Use Analysis**

1. Existing Structures/Site Improvements (*UDC 11-1*):  
There are no existing structures or site improvements on the subject property.
2. Proposed Use Analysis (*UDC 11-2*):  
Three (3) new single-family residential detached dwellings are proposed.
3. Dimensional Standards (*UDC 11-2*):  
Compliance with the dimensional standards listed in UDC Table 11-2A-6 for the R-8 district is required.

## **D. Design Standards Analysis**

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):  
The proposed single-family detached dwellings are exempt from design standards.
2. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):  
Because the proposed development is below 5 acres in size, the minimum common open space and site amenity standards in the UDC do not apply.  
  
The Applicant's narrative states the new subdivision will be a part of the Cherry Blossom Place subdivision homeowner's association (HOA) to the west and will have access to the existing amenities, including a tot lot, gazebo, fire pit and grilling area. While a nice benefit for residents, there is no direct vehicular or pedestrian connectivity between the subdivisions. Residents will have to use streets and walkways outside the subdivision to access the common areas and amenities.

Some letters of testimony have been received from residents in Cherry Blossom Place to the west objecting to this development being part of their HOA due to there not being any physical connection between the two (2) subdivisions and the burden it would place on residents of Cherry Blossom Place to have to contribute to maintenance costs of the lengthy common driveway that provides access to the lots on this property. While it makes some sense for it to be included because the overall development is governed by the same development agreement, it is a civil matter between the developer and the residents whether this property is included in the HOA.

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

No landscaping is required with the proposed development.

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

Off-street vehicle parking is required to be provided for residential uses based on the number of bedrooms per unit (see UDC Table 11-3C-6 for more information).

5. Building Elevations (*Comp Plan, Architectural Standards Manual*):

Conceptual building elevations were submitted for the proposed single-family detached homes but were not included in this report because the existing development agreement, which governs future development of this property, requires future development to substantially comply with the conceptual elevations included in the agreement. Further, the DA requires all homes to be restricted to a single-story in height.

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

A 6-foot-tall closed vision fence is proposed along the east and west boundaries of the site where there is no existing fence.

A 4-foot-tall open vision fence is proposed along the southern boundary of the site to separate the existing 11-foot-wide paved common driveway on the abutting two (2) properties to the south from the driveway on the subject property. Staff recommends fencing is not provided in that area to allow more room for emergency vehicle maneuverability if needed on the abutting properties to the south with a substandard driveway width.

*Note: Staff had encouraged the Applicant to work with the neighbors to the south on an alternate driveway design that would involve a cross-access ingress/egress easement between the properties and widening of the existing sub-standard driveway to the standard for emergency and waste disposal access to only have one driveway that would accommodate access for the two (2) existing lots as well as the three (3) proposed lots; however, the property owner(s) to the south were not interested in a shared access driveway.*

## E. Transportation Analysis

The following information on planned improvements in the area and level of service planning thresholds is from the ACHD report:

### ACHD Planned Improvements

1. Capital Improvements Plan (CIP)/ Five Year Plan (FYP):

- 4<sup>th</sup> Street is scheduled in the FYP for a pavement and pedestrian improvement project from its northern terminus to W Broadway Avenue in 2025.

## Level of Service Planning Thresholds

### 1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification
4 <sup>th</sup> Street	None	Local
Parkshire Way	None	Local

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

Access is proposed for the subject property via a common driveway within an existing 20-foot-wide perpetual access easement (Inst. #[2022-004508](#)) from N.W. 4<sup>th</sup> Street across the southern portion of the Fusselman property directly to the east at 1303 N.W. 4<sup>th</sup> St. A turnaround is proposed for emergency and waste disposal vehicles. **The final plat depicts a street name (i.e. W. Camellia Ave.) for the common driveway, which needs to be removed as common driveways cannot be named, nor was a private street submitted with the subject application.**

There is an existing 30-foot-wide right-of-way (ROW) easement (Inst. #329628 and #379115) recorded along the southern boundary of the subdivision as depicted on the final plat and described in plat note #12. The Applicant's surveyor states the note is incorrect, that it's not ROW, and is an access easement that was determined to not be adequate to serve the proposed development. **If encroachments are proposed within the easement area or if the easement is desired to be removed, the easement(s) should be relinquished.**

***Note: Staff has confirmed via legal descriptions and GIS mapping that the access easement for the subject property is separate from the access easement for the parcel to the south at 1251 N.W. 4<sup>th</sup> St. (Williams property – parcel #S1212131250). The servient estate associated with the Williams' access easement is Parcel #S1212131210 directly to the east of their property; the servient estate associated with the Applicant's easement is Parcel #S1212120690 directly to the east of the subject property.***

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

There are no pathways depicted in the Pathways Master Plan on this site.

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

No pathways are proposed or required with the proposed development.

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

No sidewalks are proposed or required with the proposed development.

#### 5. Subdivision Regulations (*UDC 11-6*):

Common driveways (*UDC 11-6C-3D*):

As noted above, a common driveway is proposed for access to the three (3) proposed lots from an existing driveway via N.W. 4<sup>th</sup> St. that also provides access to the abutting property to the east at 1303 N.W. 4<sup>th</sup> Street as shown on the exhibit in Section VII.F below. A 20-foot-wide perpetual access easement exists to the subject property over that property from N.W. 4<sup>th</sup> Street. Compliance with the standards in UDC [11-6C-3D](#) for common driveways is required.

**The driveway is required to be 20-feet-wide – rolled curb may be provided if needed for drainage at the back edge(s) of the driveway; the common driveway exhibit should be revised accordingly prior to the City Council hearing to reflect a 20-foot wide flat driving surface or alternative compliance should be requested to UDC 11-6C-3D.2 if the**

**width cannot be accommodated.** The proposed driveway is 370 feet long, which exceeds the desired length standard of 150 feet or less. Driveway lengths exceeding this standard may be allowed if approved by the Meridian City Fire Department – Fire Dept. has granted approval of the proposed driveway length. **The driveway is required to be paved with a surface capable of supporting fire vehicles and equipment – plat note #7 should be amended to require maintenance of such for that purpose; the ingress/egress easement is also required to be perpetual and should be included in plat note #7 as such.**

**The off-site driveway via N.W. 4<sup>th</sup> St. providing access to the common driveway across the adjacent property to the east is currently gravel and is required to be paved with a surface capable of supporting fire vehicles and equipment *if* consent can be obtained from that property owner.** The existing access [\*easement\*](#) between the two (2) properties states the Applicant is solely responsible for maintenance of the driveway, including the repair and replacement of pavement material and snow removal and grants access to commercial vehicles, which seems to anticipate the driveway will be paved. **If consent cannot be obtained, the developer shall obtain approval from the Fire Dept. for access to the proposed subdivision prior to development.**

**Directional signage should be provided at N.W. 4<sup>th</sup> Street for emergency wayfinding purposes for the proposed lots. Permission and/or a license agreement should be obtained from ACHD if the sign is placed within the right-of-way.**

The proposed development is consistent with Comprehensive Plan policy #3.03.04B, “*Ensure existing county enclaves provide necessary urban-level transportation and utility infrastructure as part of the annexation process.*”

#### **F. Services Analysis**

The proposed development is consistent with Comprehensive Plan policy #2.02.02, *Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe.*

##### **1. Waterways (Comp Plan, UDC 11-3A-6):**

The Hunter Lateral bisects the western portion of this site and lies along the east side of existing Lot 14, Block 2, Cherry Blossom Place Subdivision No. 1. The lateral is proposed to be relocated and piped around the perimeter of the west lot (i.e. Lot 1) in accord with UDC 11-3A-6B.3; the easement for such is depicted on the plat and described in plat note #10.

The subject property is not within the flood plain.

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

Underground pressurized irrigation water is required to be provided in each development as set forth in UDC 11-3A-15.

The irrigation pump for Cherry Blossom Place subdivision to the west is located along the southern boundary of Lot 1 in the proposed subdivision. The Applicant proposes to utilize the existing irrigation system to provide irrigation to the proposed development. **Staff recommends the pump is placed in a common lot solely dedicated to the pump station and owned by the entity that owns and maintains the pressurized irrigation system in accord with UDC 11-3B-6E.**

**Staff recommends the developer obtain notarized written approval from the Cherry Blossom Place Homeowner’s Association for the subject development to use their pump and connect to their pressurized irrigation system.**

**A letter of testimony was submitted from a neighbor in Cherry Blossom Place subdivision requesting an independent irrigation assessment be completed prior to**



approval as their irrigation pump is already struggling to keep up with the existing lots and common areas in that subdivision without the two (2) additional homes that are still being built and without adding the three (3) in this subdivision.

Based on this information, Staff recommends a qualified consultant with the requisite expertise review the plans for the existing system to determine if it was built per the plan and if it's adequate to serve the existing homes plus the two (2) under construction and the three (3) in this development and submit their findings to the Planning Division; or, submit an approval letter from Nampa Meridian Irrigation District (NMID) if they own the system. Without such approval, the subject development should provide a separate pump station.

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

An adequate storm drainage system is required in accord with the adopted standards, specifications and ordinances; design and construction shall follow Best Management Practice as adopted by the City per UDC 11-3A-18.

**The Applicant's engineer should ensure drainage from the proposed development is retained on-site. Specifically, the Applicant shall address how drainage from the common driveway will be handled since it will abut the neighboring driveway to the south.**

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

All utilities for the proposed development are required to be installed in accord with the standards listed in UDC 11-3A-21.

There is an existing 20-foot-wide sanitary sewer easement (Inst. #394632) that exists along the east boundary of the subject property that contains an abandoned sewer main line; this easement can be relinquished if desired so as not to encumber the lot.

There is another existing 20-foot-wide sanitary sewer easement (Inst. #[111001639](#)) recorded along the southern boundary of the abutting Fusselman property to the east that stubs to the subject property's east property line, which contains a sewer line that will provide service to the proposed development.

Water service is available for extension from N.W. 4<sup>th</sup> Street; however, an easement for the extension of service does not exist to this property. **A new 30-foot-wide easement is needed across the Fusselman property (1303 N.W. 4<sup>th</sup> St.) in order to extend water service from 4<sup>th</sup> St. or, a 20-foot wide water easement, measured from the existing sewer line, on the northern 10 feet of the existing 20-foot wide sewer easement is needed in order to provide a 10-foot separation between water and sewer lines.**

**Alternatively, if an easement cannot be obtained, the developer shall coordinate with the Public Works' Department to determine other possible options to provide water service to the site.**

#### IV. CITY/AGENCY COMMENTS & CONDITIONS

##### A. Meridian Planning Division

1. Future development shall comply with the provisions in the existing development agreement for Cherry Blossom Subdivision recorded as Inst. #2018-117003.
2. The final plat shall be revised as follows:
  - i. Note #7: Include a note requiring maintenance of a paved surface capable of supporting fire vehicles and equipment in accord with UDC 11-6C-3D.8. Also, include the ingress/egress access easement is perpetual.

- ii. If consent and an easement can be obtained from the property owner (currently Fusselman) at 1303 N.W. 4<sup>th</sup> St., depict a new 30-foot-wide combined sewer and water easement along the southern boundary of the property at 1303 N.W. 4<sup>th</sup> St. for extension of water service from N.W. 4<sup>th</sup> St. *or* a 20-foot wide water easement, measured from the existing sewer line, on the northern 10 feet of the existing 20-foot wide sewer easement shall be provided in order to provide a 10-foot separation between water and sewer lines. The recorded instrument number of the easement shall be included as a note on the plat.  
  
Alternatively, if an easement cannot be obtained, the developer shall coordinate with the Public Works' Department to determine other possible options to provide water service to the site.
- iii. Remove the private street name (i.e. W. Camellia Ave.) from the plat as common driveways cannot be named.
- iv. Remove any existing easements that have been relinquished and include a note(s) with the recorded instrument number of the relinquishment(s).
- v. The irrigation pump depicted on Lot 1 that serves Cherry Blossom Place subdivision shall be depicted in a common lot solely dedicated to the pump station and owned by the entity that owns and maintains the pressurized irrigation system in accord with UDC 11-3B-6E.

*The revised final plat shall be submitted with the final plat for City Engineer signature.*

- 3. The landscape plan shall be revised as follows:
  - i. Remove the fencing along the southern boundary of the property adjacent to the common driveway.

*The revised landscape plan shall be submitted with the final plat for City Engineer signature.*

- 4. Directional signage shall be provided at N.W. 4th Street for emergency wayfinding purposes for the proposed lots. If placed in the right-of-way, permission and/or a license agreement, shall be obtained from Ada County Highway District and submitted with the final plat application.
- 5. All homes shall be restricted to a single-story in height as set forth in the development agreement and shall generally comply with the elevations included in the agreement as shown in Section VII.H below.
- 6. If encroachments are proposed in the 30-foot-wide right-of-way (ROW) easement (Inst. #379115 and #329628) depicted on the final plat across the southern boundary of the subdivision and described in plat note #12 or if the easement is desired to be removed, the easement shall be relinquished. Proof of such relinquishment shall be submitted with the final plat for City engineer signature if the easement is removed from the plat.
- 7. The existing 20-foot-wide sanitary sewer easement (Inst. #394632) along the east boundary of the subject property that contains an abandoned sewer main line may be relinquished if desired so as not to encumber the lot. Proof of such relinquishment shall be submitted with the final plat for City Engineer signature if the easement is removed from the plat.
- 8. The Hunter Lateral shall be piped around the perimeter of the west lot (i.e. Lot 1) in the subdivision as proposed accord with UDC 11-3A-6B.3.
- 9. The Applicant's engineer shall ensure drainage from the proposed development is retained on-site. Specifically, the Applicant shall address how drainage from the common driveway will be handled since it will abut the neighboring driveway to the south.



10. In accord with the recorded access easement (Inst. #2022-004508) and UDC 11-6C-3D.4, the developer shall pave the existing driveway via N.W. 4th St. on the adjacent property to the east at 1303 N.W. 4<sup>th</sup> St. with a surface capable of supporting fire vehicles and equipment *if* consent can be obtained from that property owner. Notarized written consent shall be submitted with the final plat application. If consent cannot be obtained, the developer shall obtain approval from the Fire Dept. for access to the proposed subdivision prior to development.
11. A qualified consultant with requisite experience shall review the irrigation system plans to ensure it is adequate to serve the existing Cherry Blossom Place development as well as the proposed Cherry Blossom East development and submit their findings to the Planning Division; or, an approval letter shall be submitted from Nampa Meridian Irrigation District (NMID) if they own the system. Without such approval, the subject development shall provide a separate pump station.
12. If the existing irrigation system for Cherry Blossom Place is determined by the qualified consultant to be adequate to also serve the proposed subdivision, written notarized consent shall be submitted from the Cherry Blossom Place Homeowner's Association for the proposed development to use their irrigation pump and connect to their pressurized irrigation system.
13. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
14. The combined preliminary/final plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer's signature on a final plat within two years of the date of the approved findings; or obtain approval of a time extension as set forth in UDC 11-6B-7.

**See the Agency Comments folder contained in the project file in the public record for other City Department and Agency comments and conditions: (copy the link into a separate browser)**

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=404889&dbid=0&repo=MeridianCity>

## V. FINDINGS

### A. Combined Preliminary and Final 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 in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.*
2. Public services are available or can be made available and are adequate to accommodate the proposed development;  
*Staff finds that sewer service exists to the site and water service can be made available to the site if an easement for extension of service from N.W. 4<sup>th</sup> St. can be obtained from the property owner to the east or if an alternative means of providing service can be worked out with the Public Works Dept. Once extended, public services 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 proposed plat is in conformance with scheduled public improvements 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 recommends approval of the proposed combined preliminary and final plat with the conditions included above in Section IV.

### **B. Commission:**

Pending

### **C. City Council:**

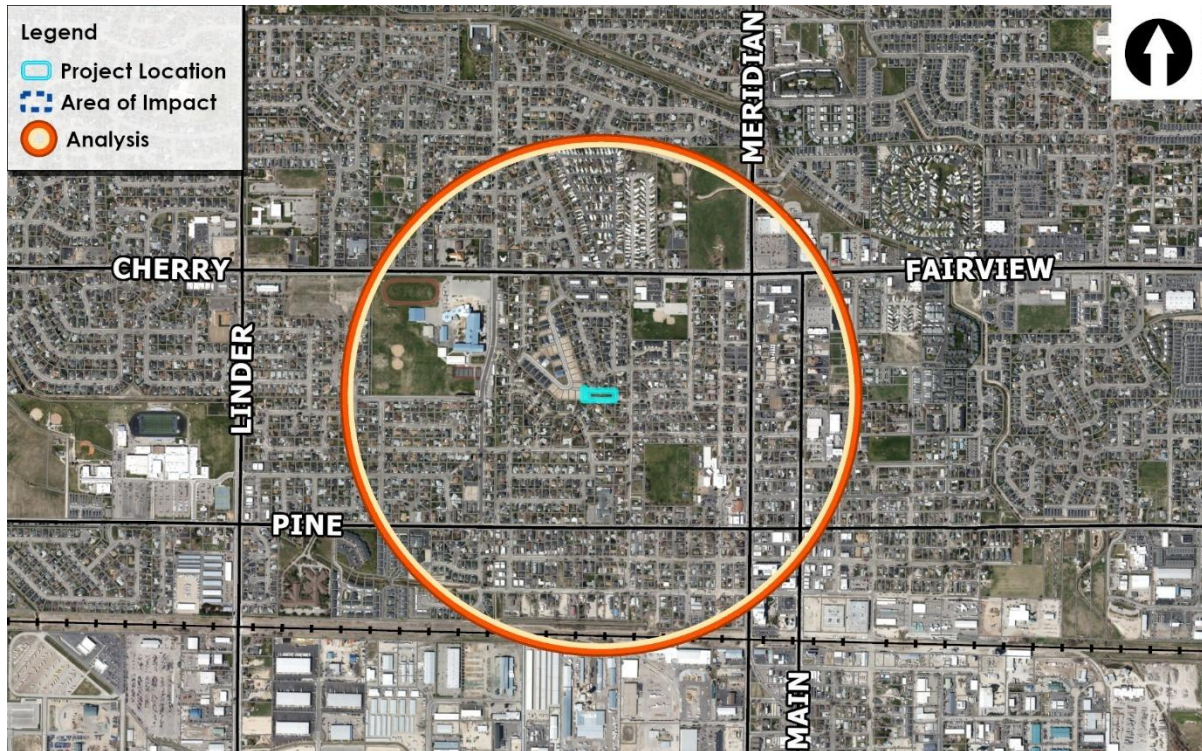
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## VII. EXHIBITS

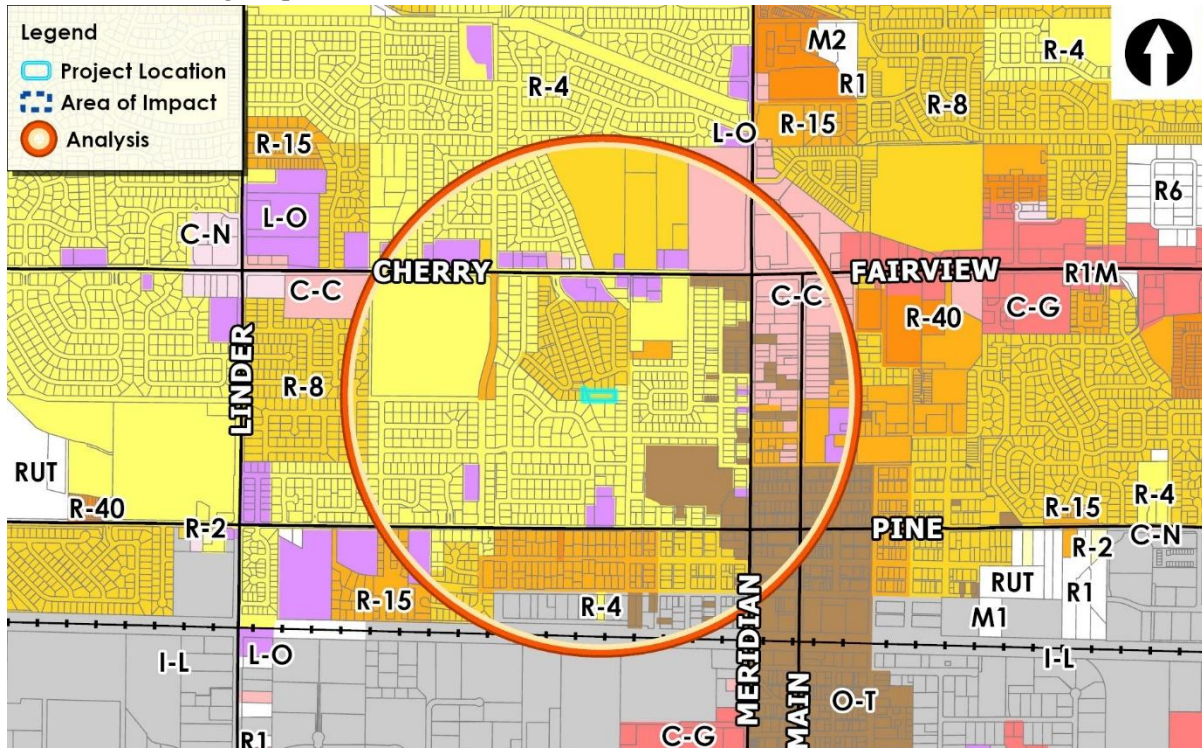
### A. Project Area Maps

(link to [Project Overview](#))

#### 1. Aerial

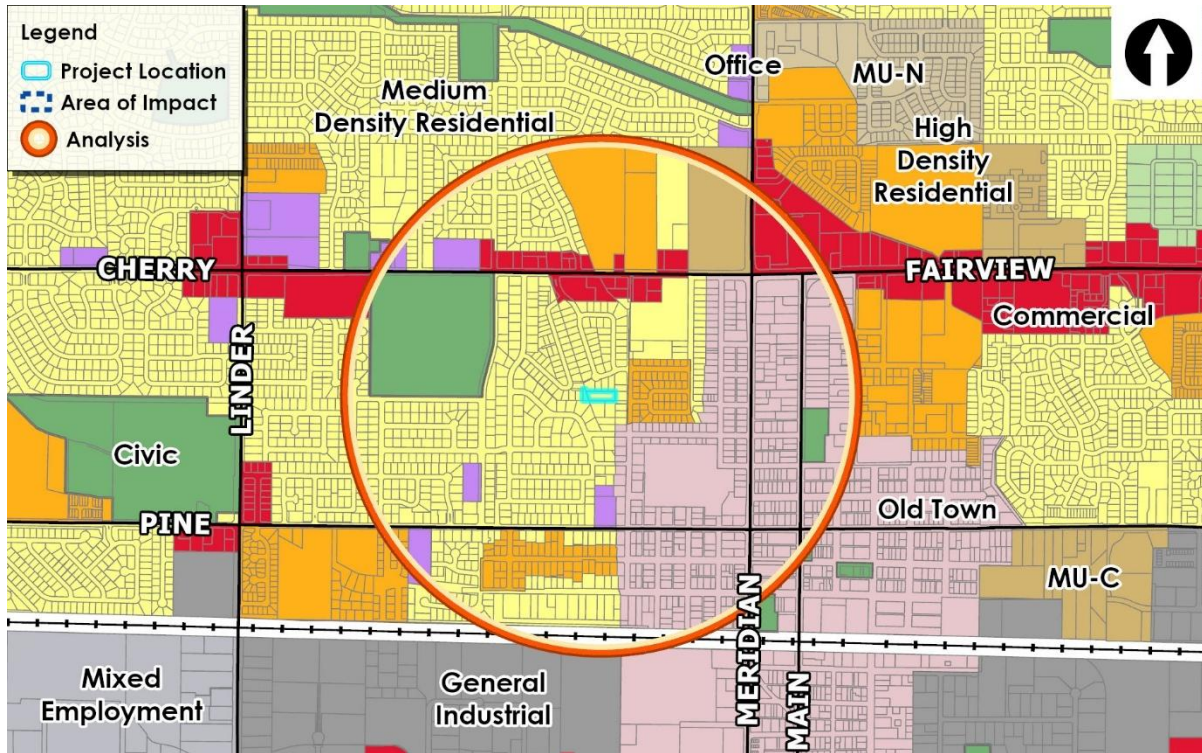


#### 2. Zoning Map

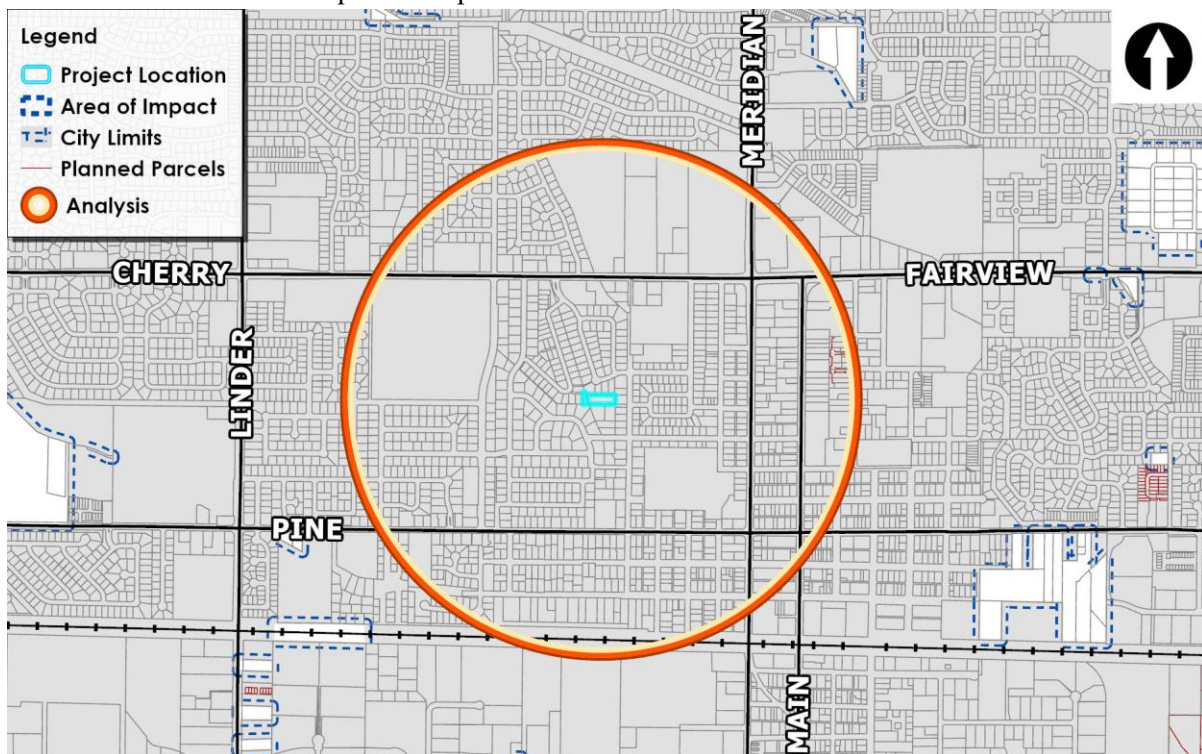




### 3. Future Land Use



### 4. Planned Development Map



## B. Service Accessibility Report

### PARCEL S1212120695 SERVICE ACCESSIBILITY

<b>Overall Score: 28</b>	<b>28th Percentile</b>
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Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time > 9 min.	RED
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	No park within walking distance by park type	RED

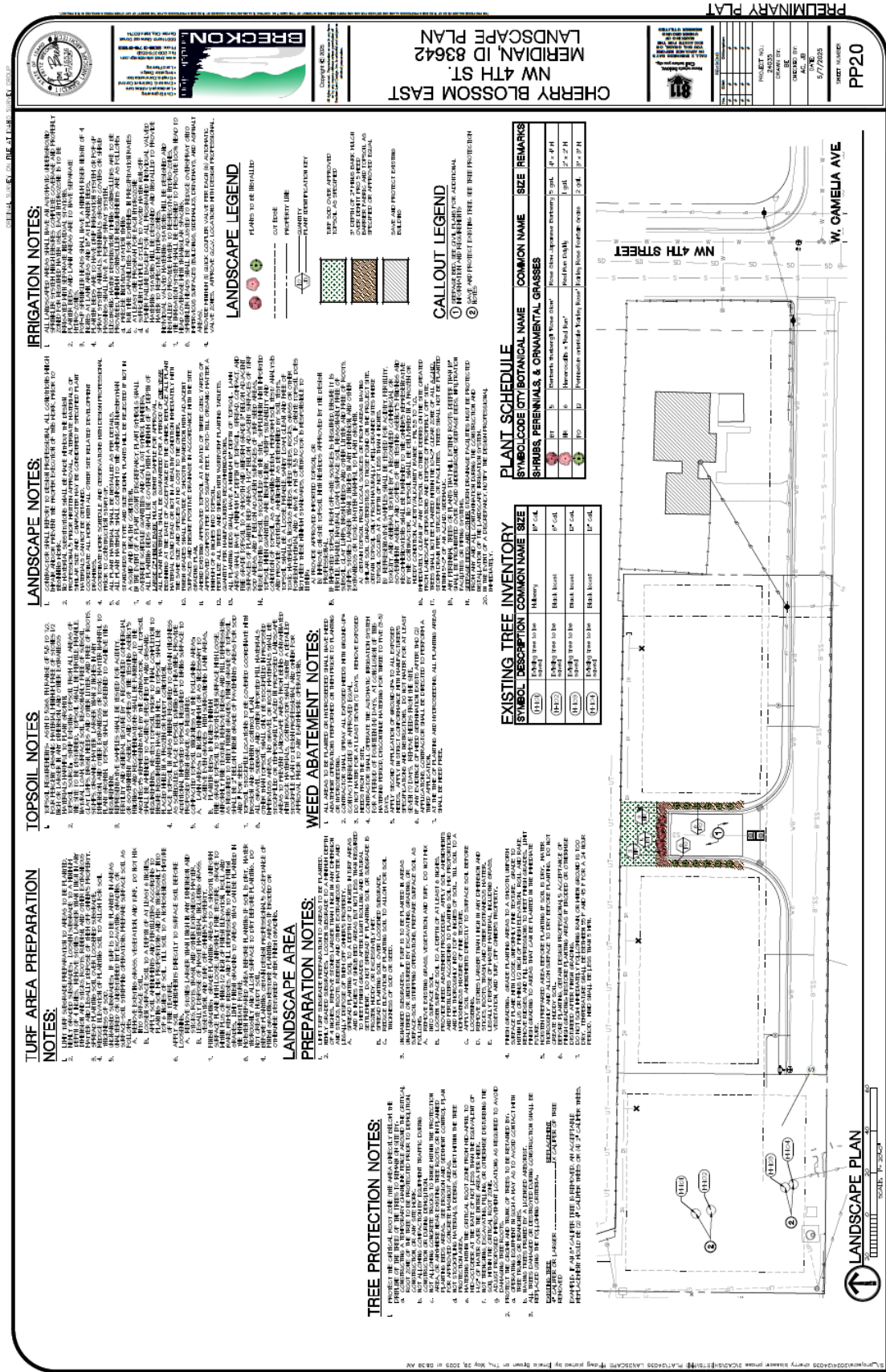
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## VII. Exhibits



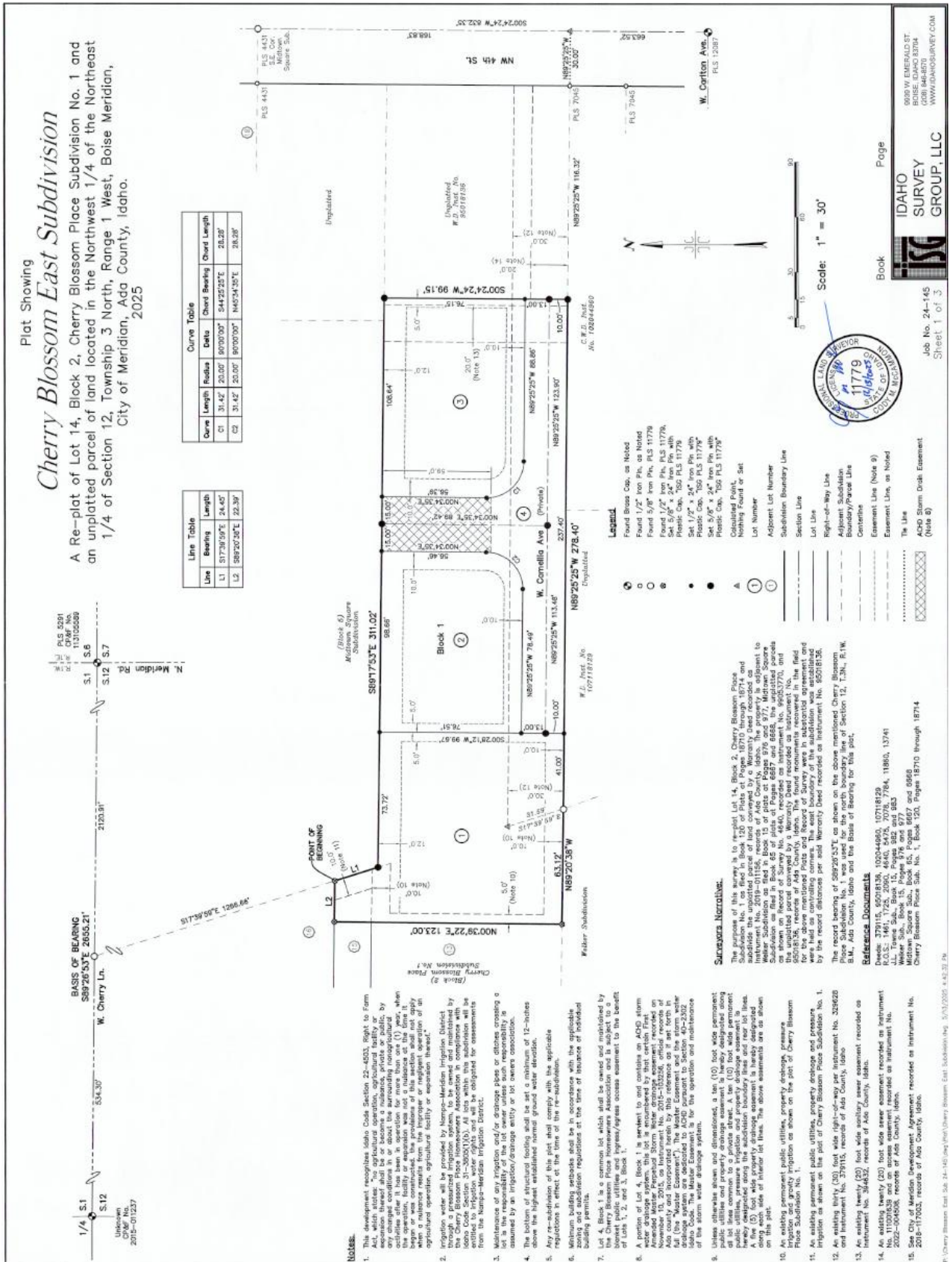


## VII. Exhibits









**F. Common Driveway Exhibit (date: 5/7/2025) – NOT APPROVED**

