

EXHIBIT B

**CITY OF MERIDIAN
FINDINGS OF FACT, CONCLUSIONS OF LAW
AND DECISION & ORDER**



In the Matter of the Request for Annexation of 5.25 Acres of Land with an R-15 Zoning District; and Preliminary Plat Consisting of Forty-Three (43) Buildable Lots, Eleven (11) Common Lots and One (1) Other Lot on 4.97 Acres of Land in an R-15 Zoning District for Ascent Townhomes, by Matt Schultz, Schultz Development.

Case No(s). H-2020-0039

For the City Council Hearing Date of: June 23, 2020 (Findings on July 7, 2020)

A. Findings of Fact

1. Hearing Facts (see attached Staff Report for the hearing date of June 23, 2020, incorporated by reference)
2. Process Facts (see attached Staff Report for the hearing date of June 23, 2020, incorporated by reference)
3. Application and Property Facts (see attached Staff Report for the hearing date of June 23, 2020, incorporated by reference)
4. Required Findings per the Unified Development Code (see attached Staff Report for the hearing date of June 23, 2020, incorporated by reference)

B. Conclusions of Law

1. The City of Meridian shall exercise the powers conferred upon it by the “Local Land Use Planning Act of 1975,” codified at Chapter 65, Title 67, Idaho Code (I.C. §67-6503).
2. The Meridian City Council takes judicial notice of its Unified Development Code codified as Title 11 Meridian City Code, and all current zoning maps thereof. The City of Meridian has, by ordinance, established the Impact Area and the Comprehensive Plan of the City of Meridian, which was adopted December 17, 2019, Resolution No. 19-2179 and Maps.
3. The conditions shall be reviewable by the City Council pursuant to Meridian City Code § 11-5A.
4. Due consideration has been given to the comment(s) received from the governmental subdivisions providing services in the City of Meridian planning jurisdiction.
5. It is found public facilities and services required by the proposed development will not impose expense upon the public if the attached conditions of approval are imposed.
6. That the City has granted an order of approval in accordance with this Decision, which shall be signed by the Mayor and City Clerk and then a copy served by the Clerk upon the applicant, the Community Development Department, the Public Works Department and any affected party requesting notice.

7. That this approval is subject to the Conditions of Approval all in the attached Staff Report for the hearing date of June 23, 2020, incorporated by reference. The conditions are concluded to be reasonable and the applicant shall meet such requirements as a condition of approval of the application.

C. Decision and Order

Pursuant to the City Council's authority as provided in Meridian City Code § 11-5A and based upon the above and foregoing Findings of Fact which are herein adopted, it is hereby ordered that:

1. The applicant's request for Annexation is hereby approved with the requirement of a Development Agreement; and Preliminary Plat is hereby approved per the provisions in the Staff Report for the hearing date of June 23, 2020, attached as Exhibit A.

D. Notice of Applicable Time Limits

Notice of Preliminary Plat Duration

Please take notice that approval of a preliminary plat, combined preliminary and final plat, or 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 preliminary plat or the combined preliminary and final plat or short plat (UDC 11-6B-7A).

In the event that the development of the preliminary plat is made in successive phases in an orderly and reasonable manner, and conforms substantially to the approved preliminary plat, such segments, if submitted within successive intervals of two (2) years, may be considered for final approval without resubmission for preliminary plat approval (UDC 11-6B-7B).

Upon written request and filed by the applicant prior to the termination of the period in accord with 11-6B-7.A, the Director may authorize a single extension of time to obtain the City Engineer's signature on the final plat not to exceed two (2) years. Additional time extensions up to two (2) years as determined and approved by the City Council may be granted. With all extensions, the Director or City Council may require the preliminary plat, combined preliminary and final plat or short plat to comply with the current provisions of Meridian City Code Title 11. If the above timetable is not met and the applicant does not receive a time extension, the property shall be required to go through the platting procedure again (UDC 11-6B-7C).

Notice of Development Agreement Duration

The city and/or an applicant may request a development agreement or a modification to a development agreement consistent with Idaho Code section 67-6511A. The development agreement may be initiated by the city or applicant as part of a request for annexation and/or rezone at any time prior to the adoption of findings for such request.

A development agreement may be modified by the city or an affected party of the development agreement. Decision on the development agreement modification is made by the city council in accord with this chapter. When approved, said development agreement shall be signed by the property owner(s) and returned to the city within six (6) months of the city council granting the modification.

A modification to the development agreement may be initiated prior to signature of the

agreement by all parties and/or may be requested to extend the time allowed for the agreement to be signed and returned to the city if filed prior to the end of the six (6) month approval period.

E. Notice of Final Action and Right to Regulatory Takings Analysis

1. The Applicant is hereby notified that pursuant to Idaho Code 67-8003, denial of a development application entitles the Owner to request a regulatory taking analysis. Such request must be in writing, and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.
2. **Please take notice** that this is a final action of the governing body of the City of Meridian. When applicable and pursuant to Idaho Code § 67-6521, any affected person being a person who has an interest in real property which may be adversely affected by the final action of the governing board may within twenty-eight (28) days after the date of this decision and order seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

F. Attached: Staff Report for the hearing date of June 23, 2020

By action of the City Council at its regular meeting held on the 7th day of July, 2020.

COUNCIL PRESIDENT TREG BERNT VOTED YEA

COUNCIL VICE PRESIDENT BRAD HOAGLUN VOTED YEA

COUNCIL MEMBER JESSICA PERREAULT VOTED -----

COUNCIL MEMBER LUKE CAVENER VOTED YEA

COUNCIL MEMBER JOE BORTON VOTED YEA

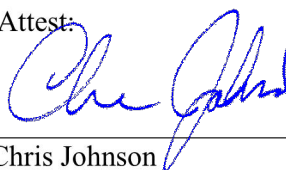
COUNCIL MEMBER LIZ STRADER VOTED YEA

MAYOR ROBERT SIMISON VOTED _____
(TIE BREAKER)




Mayor Robert E. Simison

Attest:



Chris Johnson
City Clerk



Copy served upon Applicant, Community Development Department, Public Works Department and City Attorney.

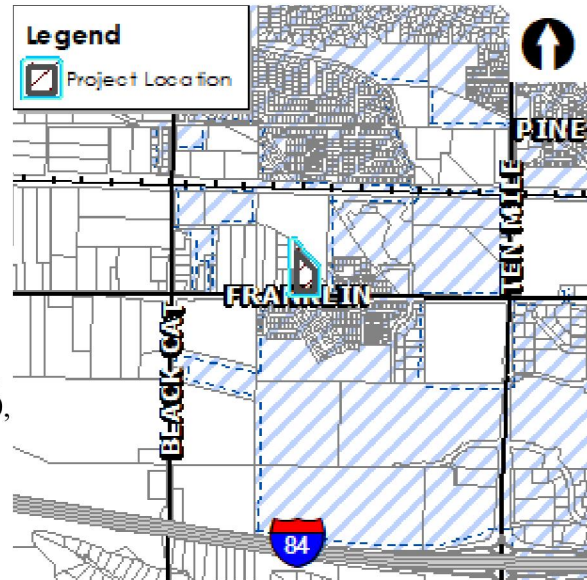
By: Charlene Way Dated: 7-7-2020
City Clerk's Office

EXHIBIT A

STAFF REPORT COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: June 23, 2020
 TO: Mayor & City Council
 FROM: Sonya Allen, Associate Planner
 208-884-5533
 SUBJECT: H-2019-0122
 Ascent Subdivision
 LOCATION: North side of W. Franklin Rd., east of N. Black Cat Rd. in the SW ¼ of Section 10, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

Annexation of 5.25 acres of land with an R-15 zoning district; and, Preliminary Plat consisting of 43 buildable lots, 11 common lots and 1 other lot on 4.97 acres of land in the R-15 zoning district.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	4.97 (<i>the configuration of the parcel has been verified to be an original parcel of record in accord with UDC 11-1A-1</i>)	
Future Land Use Designation	MHDR (8-12 units/acre) in the TMISAP	
Existing Land Use	Agricultural	
Proposed Land Use(s)	Single-family attached and townhome dwellings	
Current Zoning	RUT in Ada County	
Proposed Zoning	R-15	
Lots (# and type; bldg/common)	43 building/11 common/1 other	
Phasing plan (# of phases)	1	
Number of Residential Units (type of units)	43 units (4 attached units & 39 townhome units)	
Density (gross & net)	8.65 gross/16.93 net	
Open Space (acres, total [%] / buffer / qualified)	0.55 of an acre (11.5%)	
Amenities	Tot lot with a children’s play structure	
Physical Features (waterways, hazards, flood plain, hillside)	The Purdam Stub Drain crosses the northeast boundary of this site	

Neighborhood meeting date; # of attendees:	March 24, 2019; 4 attendees	
History (previous approvals)	H-2019-0122 Ascent Subdivision (withdrawn)	

B. Community Metrics

Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	Yes (draft)	
• Requires ACHD Commission Action (yes/no)	No	
• Existing Conditions	Franklin Rd. was widened to 5-lanes in 2017 and fully improved with curb, gutter and sidewalk abutting the site; no ROW is required to be dedicated and no frontage improvements are required.	
• CIP/IFYWP	Capital Improvements Plan (CIP) / Integrated Five Year Work Plan (IFYWP): <ul style="list-style-type: none"> Black Cat Road is listed in the CIP to be widened to 5-lanes from Cherry Lane to Franklin Road between 2021 and 2025. Black Cat Road is listed in the CIP to be widened to 3-lanes from Overland Road to Franklin Road between 2026 and 2030. 	

Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	One temporary (1) access proposed via W. Franklin Rd., an arterial street	
Traffic Level of Service Stub Street/Interconnectivity/Cross Access	Acceptable (Better than “E”) – Franklin & Ten Mile Roads 2 stub streets are proposed to the west and 2 stub streets are proposed to the east for future extension; no stub streets exist to this site	
Existing Road Network	None	
Existing Arterial Sidewalks / Buffers	Existing sidewalk on Franklin; no buffer	
Proposed Road Improvements	None	

Fire Service		
• Distance to Fire Station	3.4 miles – split between Fire Stations #1 and #6	
• Fire Response Time	Falls within 5 minute response time	
• Resource Reliability	63% for Fire Station #1; unknown for Station #6 – does <i>not</i> meet the target goal of 80% or greater	
• Risk Identification	Risk factor of 2 – current resources would <i>not</i> be adequate to supply service to this project (see comments in Section VIII.C)	
• Accessibility	Project meets all required access, road widths and turnarounds	
• Special/resource needs	An aerial device is not required; the closest truck company is 6 minutes travel time (under ideal conditions) – Fire Dept. can meet this need in the required timeframe.	
• Water Supply	Requires 1,500 gallons per minute for 2 hours; may be less if building is fully sprinklered, which all are proposed to be	
• Other Resources	NA	

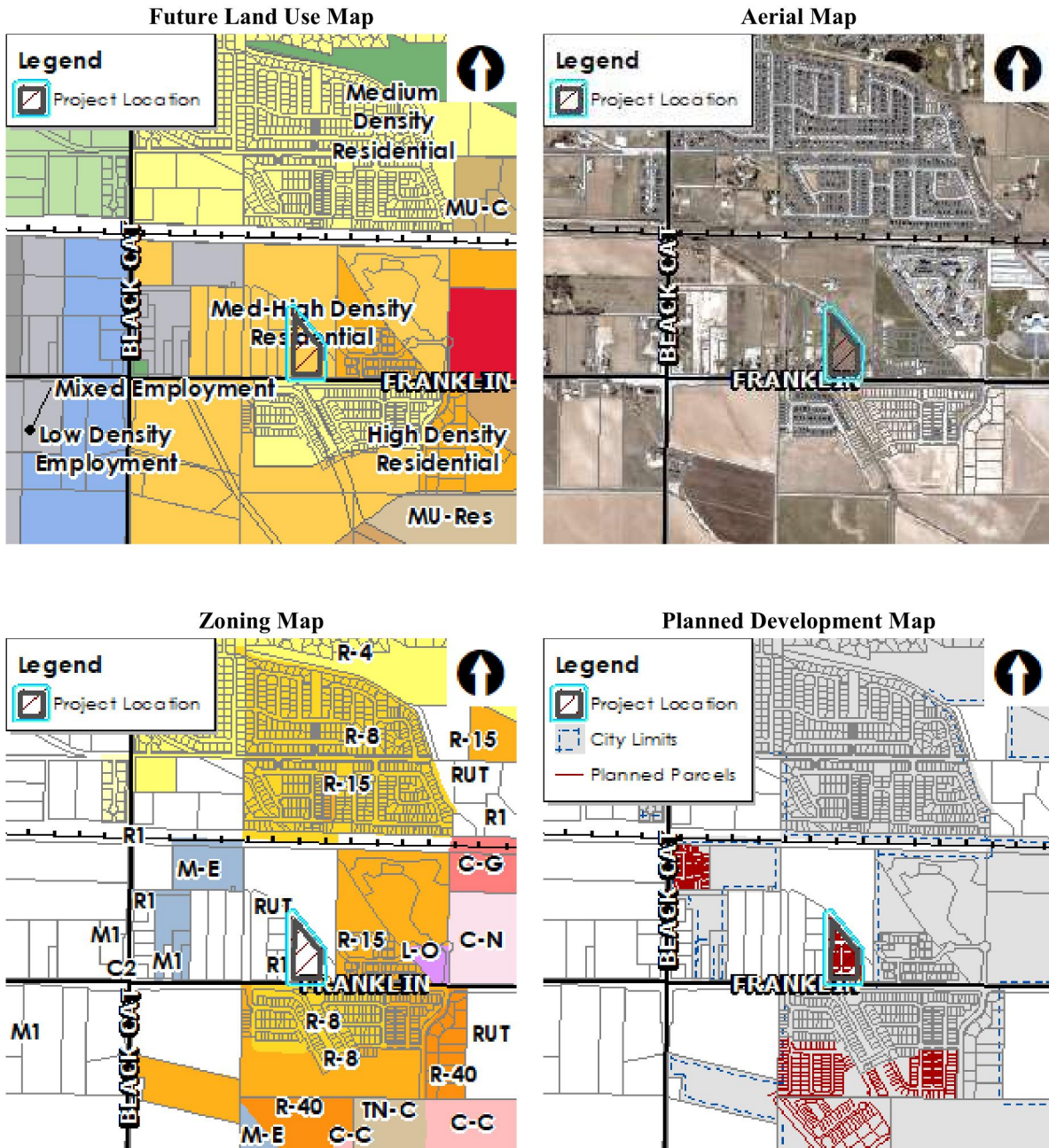
Police Service	
• Distance to Police Station	3.5 miles
• Police Response Time	3:5 minutes
• Calls for Service	1,372 within a mile of site (2/1/2019 – 1/31/2020)
• Accessibility	No issues with the proposed access
• Specialty/resource needs	No additional resources are required at this time; the PD already services the area
• Crimes	141 within a mile of site (2/1/2020 – 1/31/2020)
• Crashes	44 within a mile of site (2/1/2020 – 1/31/2020)

West Ada School District																	
1. Distance (elem, ms, hs)	<table border="1"> <thead> <tr> <th></th> <th><u>Enrollment</u></th> <th><u>Capacity</u></th> <th><u>Miles (Dist. to School)</u></th> </tr> </thead> <tbody> <tr> <td>Peregrine Elementary</td> <td>562</td> <td>650</td> <td>2.3</td> </tr> <tr> <td>Meridian Middle School</td> <td>1192</td> <td>1250</td> <td>3.2</td> </tr> <tr> <td>Meridian High School</td> <td>1965</td> <td>2400</td> <td>1.9</td> </tr> </tbody> </table>		<u>Enrollment</u>	<u>Capacity</u>	<u>Miles (Dist. to School)</u>	Peregrine Elementary	562	650	2.3	Meridian Middle School	1192	1250	3.2	Meridian High School	1965	2400	1.9
	<u>Enrollment</u>	<u>Capacity</u>	<u>Miles (Dist. to School)</u>														
Peregrine Elementary	562	650	2.3														
Meridian Middle School	1192	1250	3.2														
Meridian High School	1965	2400	1.9														
2. Capacity of Schools																	
3. # of Students Enrolled	Due to the abundant amount of growth in the area, West Ada is actively building new schools, and boundaries are always changing. These future students could potentially attend Pleasant View Elementary, and Owyhee High School.																
4. # of students predicted for this development	34																

Wastewater	
• Distance to Sewer Services	Directly adjacent
• Sewer Shed	South Black Cat Trunkshed
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	13.92
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/Concerns	None

Water	
• Distance to Water Services	Directly adjacent
• Pressure Zone	2
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	None

C. Project Maps



III. APPLICANT INFORMATION

A. Applicant:

Matt Schultz, Schultz Development – PO Box 1115, Meridian, ID 83680

B. Owner:

Christiansen Family Limited Partnership – 576 E. Vivid Sky Dr., Meridian, ID 83642

- C. Representative:
Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper notification published in newspaper	5/13/2020	6/5/2020
Radius notification mailed to property owners within 300 feet	5/12/2020	6/2/2020
Public hearing notice sign posted on site	5/12/2020	6/10/2020
Nextdoor posting	5/12/2020	6/2/2020

V. COMPREHENSIVE PLAN ANALYSIS

Staff’s analysis on the project’s consistency with the guidelines in the TMISAP applicable to this development are in italics.

LAND USE:

This property is designated MHDR (Medium High Density Residential) on the Future Land Use Map in the [Comprehensive Plan](#) and is within the area governed by the Ten Mile Interchange Specific Area Plan ([TMISAP](#)).

The MHDR designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from 8 to 12 dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

Per the TMISAP, MHDR designated areas should include a mix of housing types such as row houses, townhouses, condominiums and apartments with higher densities near MU-C and Employment designated areas transitioning to smaller-scale and lower density buildings as the distance increases from higher intensity uses. *The proposed development includes a mix of single-family attached dwellings and townhome units at a gross density of 8.65 units per acre is consistent with the mix of uses and density desired in MHDR designated areas. Part of the larger MHDR (& HDR) designated area to the east closer to MU-C designated land has already developed with apartments at a higher density as desired; the remainder of the MHDR designated area surrounding this site has not yet developed.*

TRANSPORTATION:

The ACHD Capital Improvements Plan (CIP)/Integrated Five Year Work Plan (IFYWP) lists Black Cat Rd. to be widened to 5 lanes from Cherry Ln. to Franklin Rd. between 2021 and 2025; and Black Cat Rd. to be widened to 3 lanes from Overland Rd. to Franklin Rd. between 2026 and 2030. Franklin Rd. was widened to 5 lanes in 2017 and fully improved with curb, gutter and sidewalk abutting the site.

Street Network (3-17): The Transportation System Map included in the TMISAP does not depict any streets planned through this site.

Connectivity (3-17): *Connectivity to adjacent parcels is proposed with two (2) stub streets to the west and two (2) stub streets to the east which will result in connected neighborhoods and better access for emergency personnel in accord with the Plan. Perugia St., a local street to the east should connect to the northern east/west street (W. Tomahawk St.) in this development when the property to the east redevelops, which will provide a connection to Franklin Rd. via Umbria Hills Ave.*

Access Control (3-17): *In order to move traffic efficiently through the Ten Mile area, direct access via arterial streets is prohibited except for collector street connections. Until the property to the north redevelops and a street network is established in this area, this site has no other access than W. Franklin Rd., an arterial street. A temporary access via Franklin is proposed until such time as access is available from the adjacent property then the access will be closed except for emergency and pedestrian access, in accord with the Plan.*

Complete Streets (3-19): *The TMISAP incorporates the concept of “complete streets,” meaning all streets should be designed to serve all users, including bicycles and pedestrians unless prohibited by law or where the costs are excessive or where there’s clearly no need (pg. 3-19). The proposed development includes attached and detached sidewalks for pedestrian use and on-street parking but no bicycle lanes; because no collector streets are proposed, Staff does not recommend bicycle lanes are required.*

Streetscape (3-25): *All streets should include street trees within the right-of-way. The proposed development incorporates tree-lined streets with detached sidewalks along the main north/south street (W. Chair Lift St.) through the development from Franklin Rd. adjacent to alley-loaded lots. The east/west streets (W. Chair Lift St. & W. Ski Hill St.) that provide access to front-loaded lots adjacent to Franklin Rd. (Lots 1-7, 11-14, Block 6 and Lots 3-4, Block 5) and two other front-loaded lots (Lots 2-3, Block 1) at the north end of the development have attached sidewalks. **To more closely comply with the Plan, Staff recommends detached sidewalks with 6’ (with root barriers) or 8’ wide landscaped parkways (without root barriers) are provided along both sides of W. Ski Hill St. and W. Chair Lift St. which could be accommodated through narrower streets in these areas consistent with Traditional Neighborhood design.***

DESIGN:

Street-Oriented Design – Residential Buildings (3-33): *Usable porches should be a dominant element of these building types. Porches should be located along at least 30% of the front façade of the buildings (the façade facing the primary street) although a higher percentage is recommended as is porches on one or more facades as well. When possible, garages should be loaded from a rear alleyway. **Where garages must be accessed from the front, the garages must be located no less than 20’ behind the primary façade of the residential structure. Front-loaded 2-car garages that are visible from the primary street must be designed with two (2) separate garage doors.***

*The proposed alley-loaded townhomes have porches along 40% of the street frontage; front-loaded townhomes and single-family attached dwellings do not have porches facing the internal street but do have covered patios facing Franklin Rd. at 56% of the street frontage although they won’t be visible because a 6’ tall solid vision fence is proposed to provide privacy of rear yards. **Front-loaded garages are not located 20’ behind the primary façade of the structure, nor do they have two (2) separate garage doors as required. With the current lot configuration, compliance with the garage setback requirement is not possible – lots would need to be widened and the number of units reduced to comply. If the number of units are reduced by 3 or fewer, the density of the development will still comply with that desired in the Ten Mile area; however, if reduced by 4 or more, the density will be below that desired in the Ten Mile area. Staff recommends the Applicant explore alternate design options to comply with this requirement while maintaining a gross density of at least 8 units per acre; an alternate plan should be submitted in accord with this provision prior to the City Council hearing.***

All of the proposed elevations for front-loaded homes depict one garage door instead of separate garage doors for each parking space as required – these elevations should be revised to reflect separate garage doors for each parking space in accord with the Plan.

Buildings to Scale (3-34): The key elements to consider are the continuity of building sizes, how the street-level and upper-level architectural detailing is treated, elements that anchor and emphasize pedestrian scale, roof forms, rhythm of windows and doors, and general relationship of buildings to public spaces such as streets, plazas, other open space and public parking. Human-scale design is critical to the success of built places for pedestrians. *Staff believes the proposed 2-story homes demonstrate continuity of building sizes within the development; the street level and upper level architectural detailing corresponds with each other to unify the design, while the awnings and overhangs over the first story along with tree-lined streets and ground floor windows anchor and emphasize the pedestrian scale of the development as desired.*

Neighborhood Design (3-36): In the Ten Mile area, all residential neighborhoods should be developed in consideration of traditional neighborhood design principles and concepts, which include mixed housing stock, architecture and design, streetscapes and streets. A mix of housing stock is proposed consisting of single-family attached and townhome dwellings, which contribute to the diversity of housing stock desired in this area. Currently, front- and alley-loaded single-family detached homes, townhomes, and multi-family apartments exist in this area. Relatively short block lengths are proposed with several stub streets to adjacent properties, which allows for better and more convenient pedestrian and vehicle connectivity. **Staff recommends landscaped parkways are provided throughout the development for a streetscape consistent with the Ten Mile Plan and neighborhood design concepts.**

Building Form and Character (3-37): Architectural character should establish a clear sense of place and distinct identity in each activity center and neighborhood while each building should maintain a degree of individuality. *The proposed conceptual elevations demonstrate the coordination of key design elements, materials and colors, while maintaining individuality for each unit (see Section VIII.F).*

Building Facades: The primary facade of the structures should be placed at the minimum setback as close as possible to the street for a consistent street-scape. The primary façade should always include an entry into the building as close as possible from the primary street for direct access from adjacent public spaces. The space between a building facade and the adjacent sidewalk should be appropriately landscaped with a combination of lawns, groundcover, shrubs and trees. *The Applicant states the individual yards will be maintained by the HOA for a consistent appearance; Staff recommends a combination of lawn, groundcover, shrubs and trees are provided in each front yard as desired in the Plan.*

Building Heights: Low-rise buildings of 2-4 stories in height over much of the area is desired. *The proposed attached and townhome units are all 2-stories in height in accord with the Plan.*

Stoop Frontage: For street and block frontages along residential streets and areas with a moderate amount of pedestrian activity, it is *recommended* that ground floor elevations be 18 to 24 inches above sidewalk grade and that the individual units open directly onto adjacent rights-of-way. *Because this is a smaller development and isn't in a mixed use area, there won't be a lot of non-local pedestrian activity; therefore, Staff doesn't recommend required compliance with this guideline.*

Porch and Fence Frontage: The porch and fence frontage provides a building façade set back from the street to allow room for a private fenced yard, which signals the break between the public realm of the street and sidewalk to the private realm of the yard and porch. Porches along the front of the building allow residents the opportunity to interact and engage in activities in the public domain

while maintaining a level of privacy. *Although not a requirement, Staff recommends the Applicant consider this guideline in the design of the project.*

Roofs: Because the Ten Mile Area includes a wide variety of individual buildings, it's assumed there will be a mix of flat and pitched roofs. **Pitched roofs are required for MHDR designated areas and should be, where possible, symmetrical hips or gables, with a pitch between 4:12 and 12:12 and have an overhang of at least 12 inches. The overhang can extend to a maximum of 2.5' beyond the façade of the building. Roof brackets and rafter tails are encouraged. Staff recommends the proposed structures include roofs consistent with this guideline.**

Public Art (3-47): Public art with a high quality of design should be incorporated into the design of streetscapes. No public art is proposed. **Staff recommends public art is provided in the streetscape in accord with the Plan; this could be incorporated into the subdivision identification sign.**

Goals, Objectives, & Action Items: Staff finds the following Comprehensive Plan policies to be applicable to this application and apply to the proposed use of this property (staff analysis in *italics*):

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

The proposed medium high density attached and townhome units will contribute to the variety of residential categories in the Ten Mile area as desired.

- “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.” (3.03.03F)

City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21.

- “Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City.” (2.01.01G)

Two housing types (i.e. single-family attached and townhomes) are proposed in this development which contributes to the variety of housing types in this area. Lot sizes are proposed ranging in size from 2,057 to 6,036 with an average lot size of 2,492 square feet (s.f.) which will accommodate the proposed 2-story attached and townhome units.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed residential dwellings and site design should be compatible with future development on adjacent properties that are also designated for MHDR uses.

- “With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

The proposed plat depicts a large usable common open space area at the east boundary of the site with children’s play equipment as an amenity and detached sidewalks with landscaped parkways. Sidewalks are proposed along all stub streets to adjacent properties, which provide for pedestrian connectivity; no segments of the City’s regional pathway are planned on this site.

- “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.” (3.03.03A)

The proposed development will connect to City water and sewer systems; services are proposed to

be provided to and though this development in accord with current City plans.

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

Urban sewer and water infrastructure and curb, gutter and sidewalks is required to be provided with development as proposed.

- “Annex lands into the corporate boundaries of the City only when the annexation proposal conforms to the City's vision and the necessary extension of public services and infrastructure is provided.” (3.03.03)

The proposed development plan is consistent with the City's vision in terms that medium high density residential uses are proposed. Public services and infrastructure are proposed to be provided.

In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan in regard to land use, density and transportation.

VI. STAFF ANALYSIS

A. ANNEXATION & ZONING

The Applicant requests annexation of 5.25 acres of land with an R-15 (Medium High-Density Residential) zoning district consistent with the Medium High Density Residential (MHDR) Future Land Use Map (FLUM) designation in the Comprehensive Plan. A preliminary plat, landscape plan and conceptual building elevations were submitted showing how the property is planned to develop with 39 townhome and 4 single-family attached units (see Section VIII).

Based on the analysis above in Section V, Staff is of the opinion the requested annexation with the R-15 zoning and proposed development is consistent with the MHDR FLUM designation for this site.

The proposed annexation area is contiguous to City annexed property and is within the Area of City Impact Boundary. A legal description and exhibit map for the annexation area is included in Section VII.A.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **In order to ensure the site develops as proposed with this application, staff recommends a DA as a provision of annexation with the provisions included in Section VIII.**

B. PRELIMINARY PLAT

The proposed preliminary plat consists of 43 building lots, 11 common lots and 1 other lot on 4.97 acres of land in the proposed R-15 zoning district. The minimum lot size proposed is 2,057 with an average lot size of 2,492 square feet (s.f.). The plat is proposed to develop in one phase.

Existing Structures/Site Improvements:

There are no existing structures on this site, the site is vacant/undeveloped.

Dimensional Standards (UDC [11-2](#)):

The proposed subdivision and subsequent development is required to comply with the minimum dimensional standards listed in UDC Table 11-2A-7 for the R-15 district. Staff has reviewed the proposed plat and it complies with these standards. **Zero lot lines should be depicted on the plat where single-family attached and townhome structures are proposed to span across lot lines.**

Access (UDC [11-3A-3](#)):

One temporary right-of-way access easement is proposed on Lot 9, Block 6 via W. Franklin Rd., an arterial street; two (2) local stub streets are proposed to the west and two (2) are proposed to the east for

future extension and interconnectivity. The temporary right-of-way easement is required to be released when a local street connection is constructed to this site from a neighboring development; at such time, the access will be restricted to emergency and pedestrian access only.

Twenty (20) foot wide public alleys are proposed for access to rear-loaded units along N. Ascent Ave. in accord with the standards listed in UDC 11-6C-3B.5. **All alleys should be signed “No Parking Fire Lane” and have an address sign at each entrance to the alley; each residence that has a back to an alley should have an address posted on the front of the building as well as on the alley side.**

Secondary emergency access to the site is not required by the Fire Dept. because all of the structures will be sprinklered. This property does not have an access easement via Zimmerman Ln., the private lane along the west boundary of the site which is part of the property to the north.

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

There are no pathways depicted on the Pathways Master Plan for this property.

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

A detached sidewalk was recently constructed along the frontage of this site adjacent to W. Franklin Rd. when ACHD widened Franklin Rd. in accord with UDC standards. Detached sidewalks are proposed along the main north/south street (i.e. N. Ascent Ave.) in front of alley-loaded homes; **Staff recommends detached sidewalk are also provided along all other internal streets as well in accord with traditional neighborhood design guidelines in the Comprehensive Plan.**

Parkways (*UDC 11-3A-17*):

A 10-foot wide parkway with a drainage swale exists along Franklin Rd. between the curb and detached sidewalk constructed by ACHD with the road widening project; because this area is within the right-of-way, no trees are allowed. Native vegetation (grasses and flowers) was planted in this area and will be maintained by the HOA. **All parkways within the site adjacent to detached sidewalks shall be landscaped per the standards listed in UDC 11-3B-7C.**

Landscaping (*UDC 11-3B*):

A 25-foot wide street buffer is required along W. Franklin Rd. (measured from back of curb), landscaped per the standards in UDC Table 11-3B-7C. A 35-foot wide buffer is proposed with landscaping in accord with UDC standards.

Landscaping is required in common open space areas in accord with the standards listed in UDC 11-3G-3E. Trees are proposed exceeding UDC standards; however, **detailed calculations should be included in the Landscape Requirements table demonstrating compliance.**

Qualified Open Space & Site Amenities (*UDC 11-3G*):

Because the area of the preliminary plat is below 5 acres in size, the qualified open space and site amenity standards listed in UDC 11-3G-3 do not apply. However, the Applicant did submit a qualified open space exhibit, included in Section VIII.F, depicting 0.55 of an acre (or 11.5%) of qualified open space consisting of a large grassy common area, half the street buffer along Franklin Rd. and parkways along the detached sidewalk in front of alley-loaded homes. This calculation will actually be greater as Staff recommends parkways are provided along all internal streets.

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

All fencing constructed on the site is required to comply with the standards listed in UDC 11-3A-6 and 11-3A-7.

A 6-foot tall open wrought iron fence is proposed along the northeast boundary adjacent to the Purdam Drain; and a 6-foot tall vinyl fence is proposed along the west, east and south boundaries in accord with UDC standards.

Parking: On-site parking for each unit is required per the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit. Two car garages with two (2) parking pads per unit are proposed in accord with UDC standards. A total of 32 on-street parking spaces are also available for guests per the exhibit in Section VIII.E.

Waterways: The Purdam Stub Drain, an NMID facility, runs along the northeast boundary of this site within a 65' wide easement (25' on this property). Any encroachment within this easement will require a License Agreement with NMID. The drain is proposed to be piped with this development in a common lot with an exclusive NMID access easement; the HOA will be responsible for maintenance of this lot. **The common lot should contain grass to prevent weeds if allowed by NMID. If not allowed, a letter to that effect should be submitted from NMID.**

Utilities (UDC 11-3A-21):

Connection to City water and sewer services is proposed in accord with UDC 11-3A-21. 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.*

This project will be serviced by existing 8-inch water and sewer main stubs in W. Franklin Rd.

Pressurized Irrigation System (UDC 11-3A-15):

An underground pressurized irrigation (PI) system is required to be provided for each lot within the development as set forth as set forth in UDC 11-3A-15.

Primary pressure irrigation will be provided by Nampa & Meridian Irrigation District (NMID) via an existing regional pump station for Baraya Subdivision directly south of this site across Franklin Rd.

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

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction shall follow best management practice as adopted by the City as set forth in UDC 11-3A-18.

Storm drainage will be mitigated by underground seepage beds and/or shallow landscaped retention areas. Drainage swales exist within the parkway along W. Franklin Rd.

Building Elevations (UDC 11-3A-19 | *Architectural Standards Manual*) (TMISAP)

Conceptual building elevations were submitted for the proposed 2-story townhome structures as shown in Section VII.F. Dwellings are proposed to be configured in 2, 3 and 4 attached units. Building materials are proposed to consist of a mix of horizontal and board & batten siding in a variety of colors with stone veneer accents. Dwelling units range in size from 1,400 to 1,600 square feet. Each alley-loaded unit has a front porch and each front-loaded unit has a covered patio but not a front porch as required.

Final design is required to comply with the design standards listed in the Architectural Standards Manual and the design guidelines in the TMISAP as stated herein. Submittal and approval of a Design Review application is required prior to submittal of building permit application(s).

VII. DECISION

A. Staff:

Staff recommends approval of the proposed Annexation & Zoning with the requirement of a Development Agreement and Preliminary Plat per the conditions included in Section VIII in accord with the Findings in Section IX.

B. The Meridian Planning & Zoning Commission heard these items on May 28, 2020. At the public hearing, the Commission moved to recommend approval of the subject AZ and PP requests.

1. Summary of Commission public hearing:
 - a. In favor: Matt Schultz, Applicant's Representative
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: Matt Schultz, Applicant's Representative (response to the staff report)
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
 - a. None
3. Key issue(s) of discussion by Commission:
 - a. Question regarding if there is a berm proposed within the street buffer along Franklin Rd. – the Applicant replied a 2-3' tall berm is proposed;
 - b. In favor of the diversity of housing types proposed;
 - c. In favor of the open space & site amenity proposed which is above and beyond UDC requirements;
 - d. In support of the proposed design over that previously proposed.
4. Commission change(s) to Staff recommendation:
 - a. Recommend approval of waiver to DA provision #A.f as requested by the Applicant;
 - b. Applicant to work with staff to determine the best type and placement of public art to be provided in the streetscape along Franklin Rd.
5. Outstanding issue(s) for City Council:
 - a. The Applicant requests a waiver to DA provision #A.f, which requires front-loaded garages to be located no less than 20' behind the primary façade of the residential structure.

C. The Meridian City Council heard these items on June 23, 2020. At the public hearing, the Council moved to approve the subject AZ and PP requests.

1. Summary of the City Council public hearing:
 - a. In favor: Matt Schultz, Applicant's Representative
 - b. In opposition: None
 - c. Commenting: None
 - d. Written testimony: Susan Quarnstrom
 - e. Staff presenting application: Sonya Allen
 - 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. Discussion and questions pertaining to the Applicant's request for a "waiver" to the recommended DA provision (#A.f) requiring the garages to be set back 20 feet behind the primary façade of the structure and the purpose of such requirement
 - b. The feasibility of providing more parking for the development – the Applicant stated more parking could possibly be provided in the common open space area on the east side of the site);
4. City Council change(s) to Commission recommendation:
 - a. Council approved the Applicant's request for a waiver of DA provision #A.f to not require garages to be set back behind the primary façade as desired in the TMISAP;

Council did not approve the Applicant's request for a waiver from the requirement for public art to be provided.

VIII. EXHIBITS

A. Annexation & Zoning Legal Description and Exhibit Map

EXHIBIT ___
Description For
**R-15 ZONE AND ANNEXATION
ASCENT SUBDIVISION**

A portion of the Southeast 1/4 of the Southwest 1/4 of Section 10, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the S1/4 corner of said Section 10 from which the SW corner of said Section 10 bears North 89°15'34" West, 2640.54 feet;

thence along the South boundary line of said Section 10 North 89°15'34" West, 376.47 feet to the **REAL POINT OF BEGINNING**;

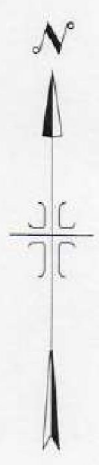
thence continuing along said South boundary line North 89°15'34" West, 366.65 feet;

thence leaving said South boundary line North 00°34'26" East, 843.25 feet to a point on the approximate centerline of Purdam Stub Drain;

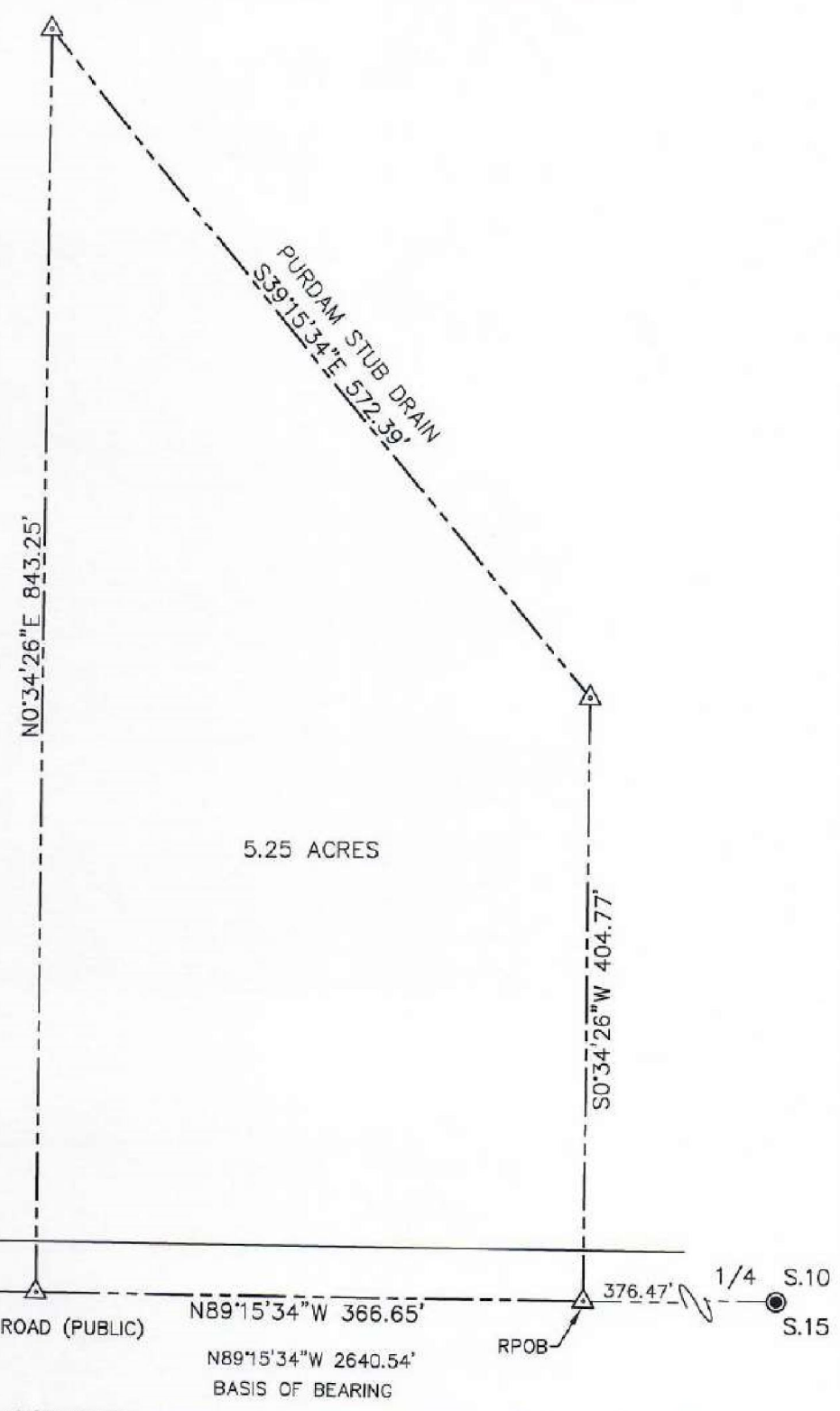
thence along said centerline South 39°15'34" East, 572.39 feet;

thence leaving said centerline South 00°34'26" West, 404.77 feet to the **REAL POINT OF BEGINNING**. Containing 5.25 acres, more or less.





SCALE: 1" = 100'



\\Dr\GIS\user_5 Area Topo (18-28)\Area\GIS\user_5 AC Annex.dwg 3/24/2020 9:07:12 AM

ISG IDAHO SURVEY GROUP, LLC

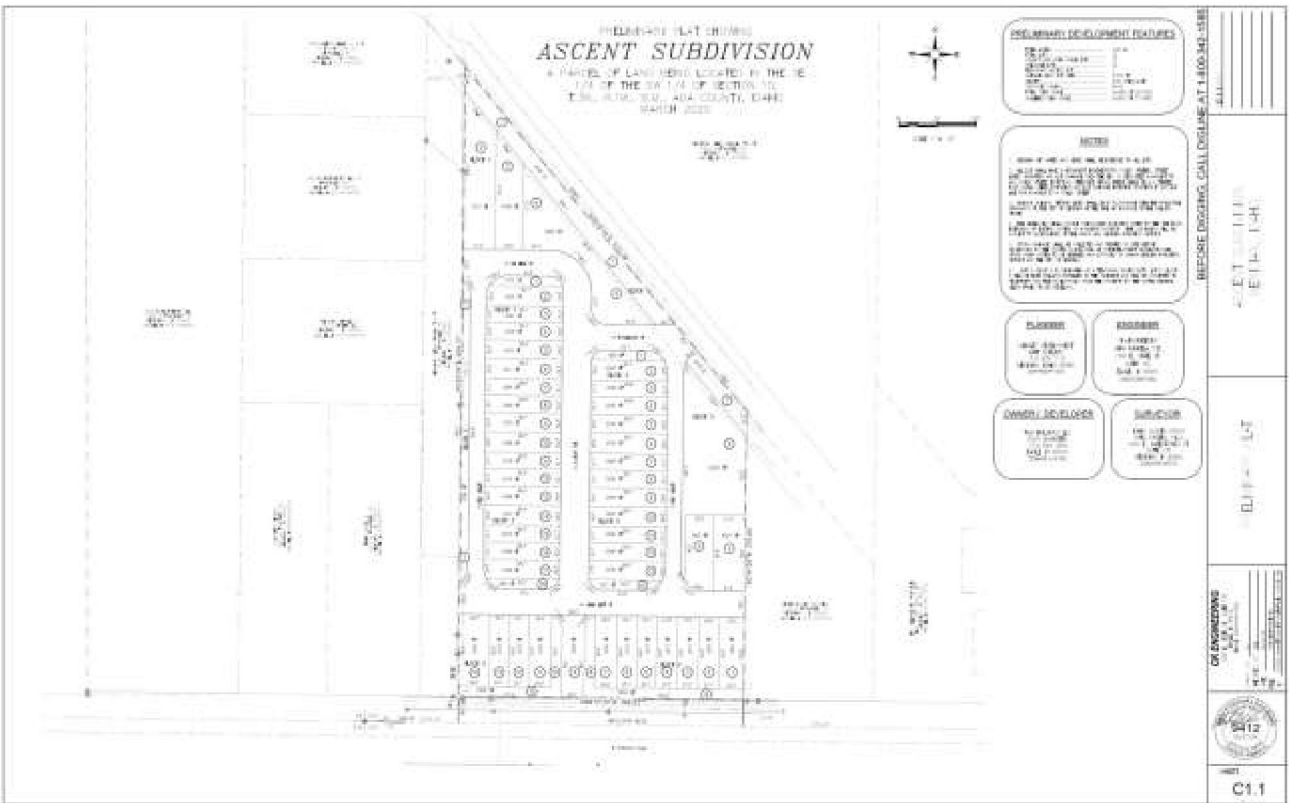
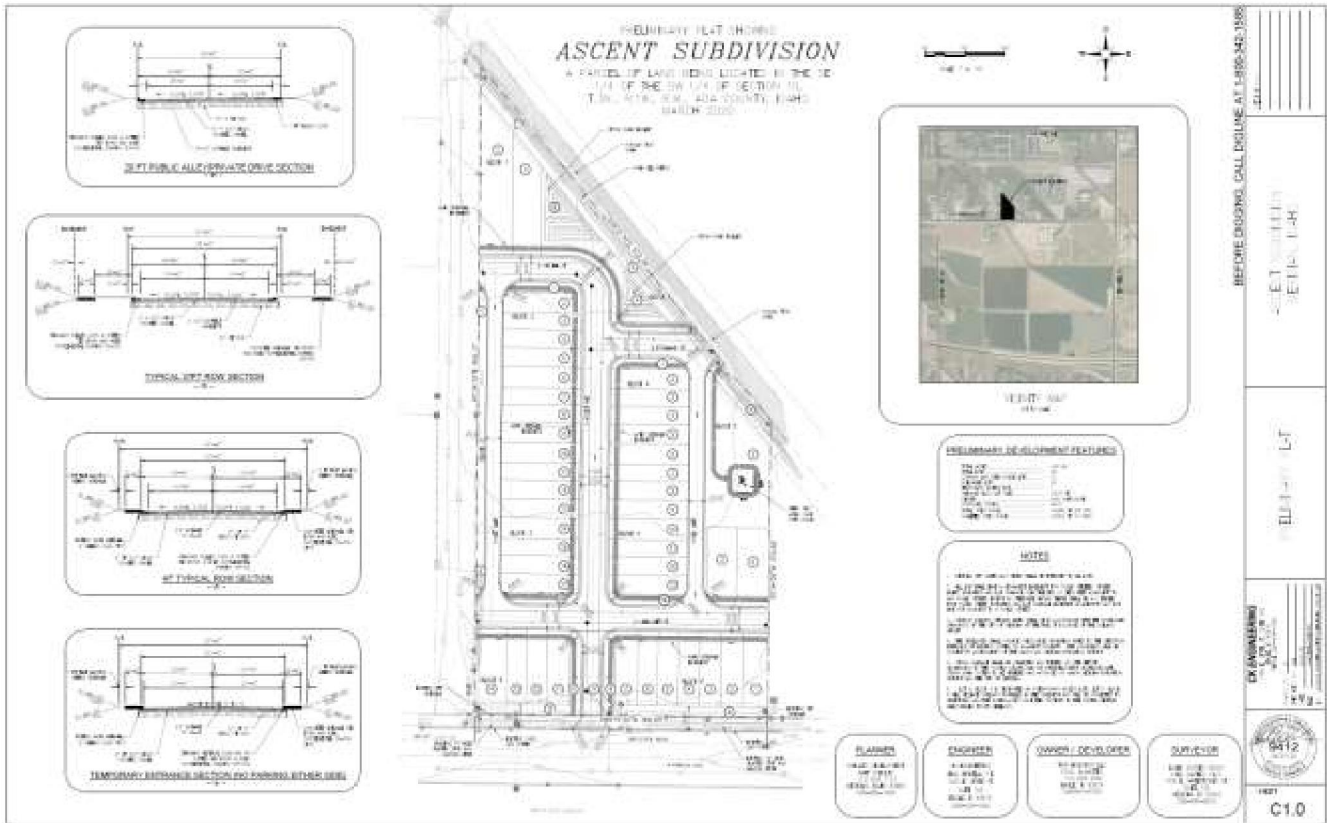
9955 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

EXHIBIT ___ DRAWING FOR
R-15 ZONE AND ANNEXATION
ASCENT SUBDIVISION

LOCATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 10, T.3N.,
R.1W., B.M., ADA COUNTY, IDAHO

JOB NO. 19-251
SHEET NO. 1
DWG. DATE 3/24/2020

B. Preliminary Plat (date: 6/1/2020) - REVISED



C. Landscape Plan (date: 6/16/20) REVISED



PROJECT INFORMATION

City of Meridian, Idaho
 1000 S. 10th Street
 Meridian, ID 83452
 208.888.8888

CITY OF MERIDIAN LANDSCAPE REQUIREMENTS

Category	Requirement
Front Yard	Minimum 50% lawn coverage
Side Yard	Minimum 25% lawn coverage
Rear Yard	Minimum 25% lawn coverage
Street	Minimum 50% lawn coverage

CITY OF MERIDIAN FENCING REQUIREMENTS

Property Type	Requirement
Residential	Minimum 4' height
Commercial	Minimum 6' height

CITY OF MERIDIAN OPEN SPACE REQUIREMENTS

Area	Requirement
Front Yard	Minimum 50% lawn coverage
Side Yard	Minimum 25% lawn coverage
Rear Yard	Minimum 25% lawn coverage

PLANT SCHEDULE

Plant Name	Quantity	Notes
Aspen	1	10' x 10' spacing
Juniper	2	10' x 10' spacing
Boxwood	3	10' x 10' spacing

LANDSCAPE LEGEND

- Grass
- Aspen
- Juniper
- Boxwood
- Shrub
- Tree

CALLOUT LEGEND

- Callout 1
- Callout 2
- Callout 3

LANDSCAPE OVERVIEW

ASCENT TOWNHOMES
MERIDIAN, IDAHO

LANDSCAPE PLAN OVERVIEW

L10

LANDSCAPE NOTES:

1. All plants shall be installed in accordance with the manufacturer's instructions.
2. All plants shall be installed in accordance with the City of Meridian requirements.
3. All plants shall be installed in accordance with the landscape plan.
4. All plants shall be installed in accordance with the landscape schedule.
5. All plants shall be installed in accordance with the landscape notes.

WEED ABATEMENT NOTES:

1. All areas shall be weeded in accordance with the City of Meridian requirements.
2. All areas shall be weeded in accordance with the landscape plan.
3. All areas shall be weeded in accordance with the landscape notes.

TURF AREA PREPARATION NOTES:

1. All turf areas shall be prepared in accordance with the City of Meridian requirements.
2. All turf areas shall be prepared in accordance with the landscape plan.
3. All turf areas shall be prepared in accordance with the landscape notes.

TOPSOIL NOTES:

1. All topsoil shall be applied in accordance with the City of Meridian requirements.
2. All topsoil shall be applied in accordance with the landscape plan.
3. All topsoil shall be applied in accordance with the landscape notes.

LANDSCAPE AREA PREPARATION NOTES:

1. All landscape areas shall be prepared in accordance with the City of Meridian requirements.
2. All landscape areas shall be prepared in accordance with the landscape plan.
3. All landscape areas shall be prepared in accordance with the landscape notes.

STORMWATER POND REVEGETATION REQUIREMENTS

1. All stormwater ponds shall be revegetated in accordance with the City of Meridian requirements.

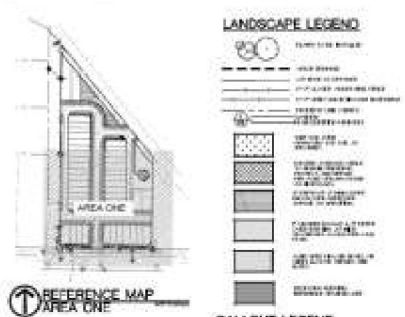
2. All stormwater ponds shall be revegetated in accordance with the landscape plan.

3. All stormwater ponds shall be revegetated in accordance with the landscape notes.

ASCENT TOWNHOMES
MERIDIAN, IDAHO

LANDSCAPE NOTES

L11



LANDSCAPE LEGEND

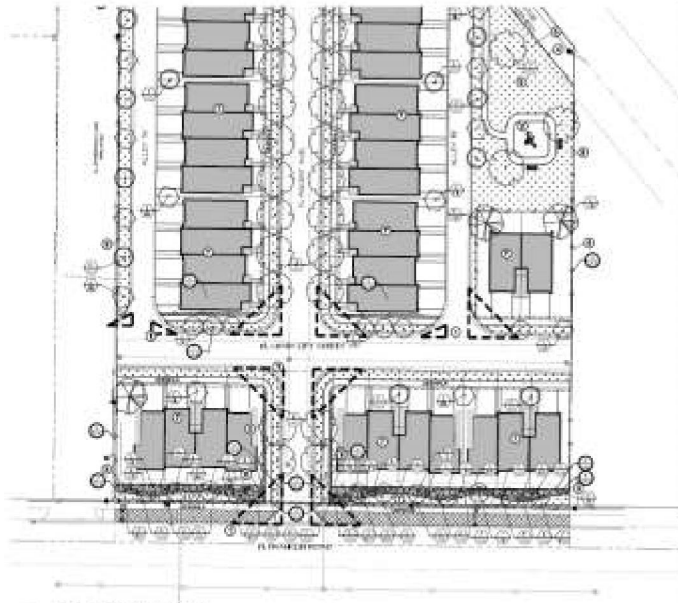
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- ASPHALT
- GRAVEL
- WOOD DECKING
- WOOD FLOORING
- WOOD SIDING
- WOOD SHAKES
- WOOD SHIP LAP
- WOOD SLATS
- WOOD TRIM
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CALLOUT LEGEND

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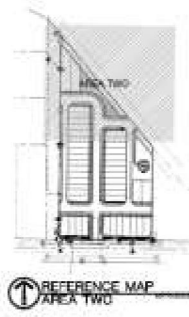
PLANT SCHEDULE

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19	PLANT 19	COMMON NAME	SIZE	FORM	LOCUS
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ASCENT TOWNHOMES
MERIDIAN, IDAHO
LANDSCAPE PLAN - AREA ONE

DATE: 07/14/20
SCALE: AS SHOWN
PROJECT NO: 2019-001
SHEET NO: L12



LANDSCAPE LEGEND

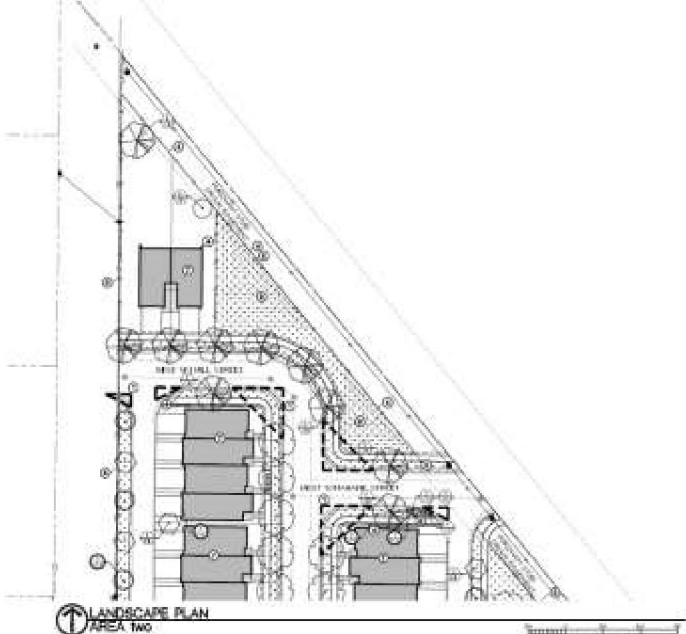
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CALLOUT LEGEND

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PLANT SCHEDULE

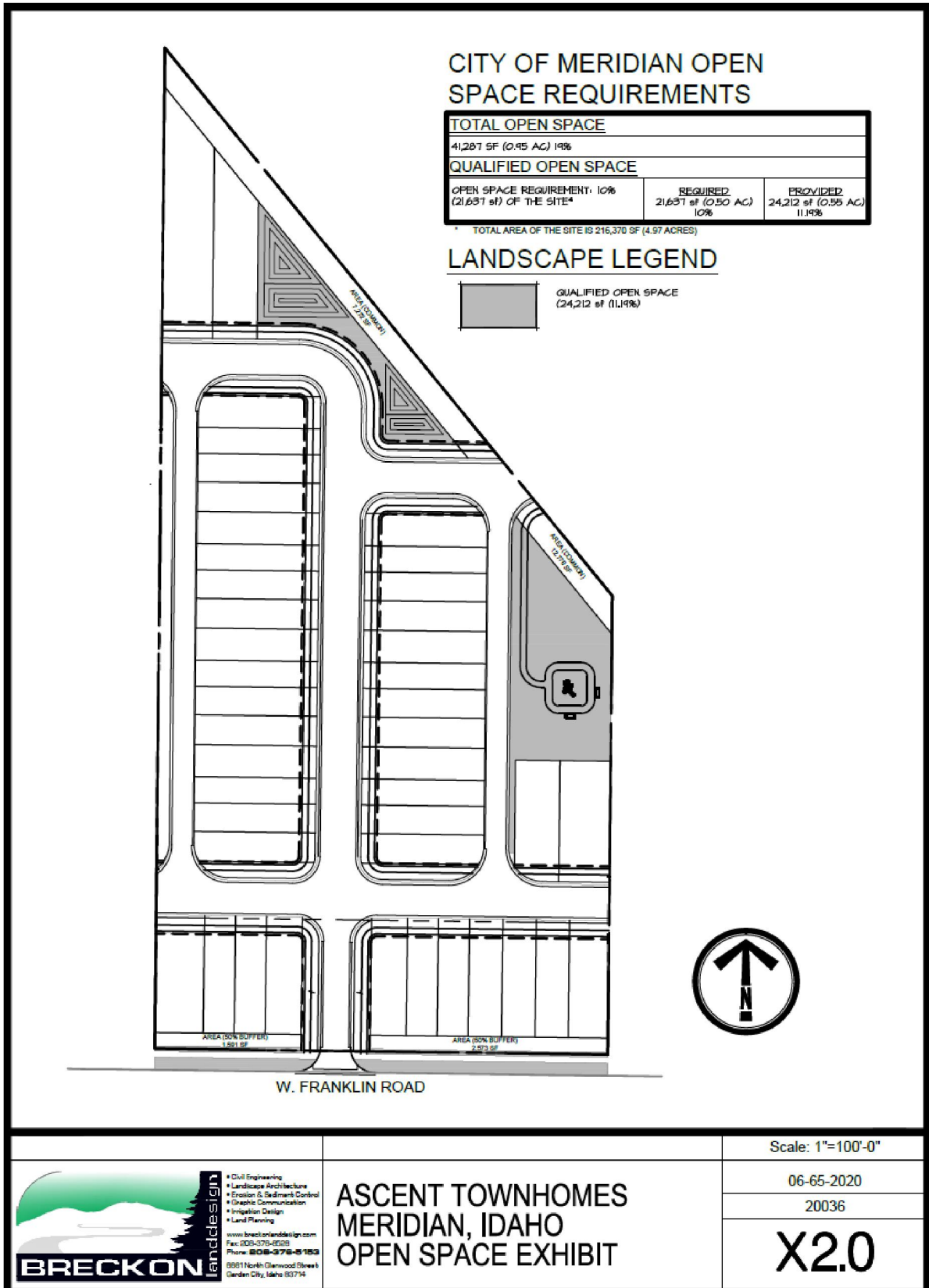
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20	PLANT 20	COMMON NAME	SIZE	FORM	LOCUS



ASCENT TOWNHOMES
MERIDIAN, IDAHO
LANDSCAPE PLAN - AREA TWO

DATE: 07/14/20
SCALE: AS SHOWN
PROJECT NO: 2019-001
SHEET NO: L13

D. Qualified Open Space Exhibit (REVISED) & Site Amenity Detail



**ASCENT TOWNHOMES
 MERIDIAN, IDAHO
 OPEN SPACE EXHIBIT**



Labels in drawing: SINGLE WAVE SLIDE, RISE INTER STEPS, TWO LEAF TOPPER, SLOTTED CLIMBER, ROD CLIMBER, TRANSFER STATION, GEAR PANEL, RAIN WHEEL, DOUBLE RIGHT TURN SLIDE, TWO LEAF TOPPER.

Dimensions: 28'5" (width), 16'2" (depth), 6" (slide width), 35" (transfer station height), 48" (climber height).

Compliance:
 This play structure has been designed to meet the safety requirements established in:

- 2010 ADA Standard
- ASTM F 1487
- CPSC Pub #325

when the play structure is installed over a properly maintained surfacing material which is in compliance with:

- ASTM F 1292
- ASTM F 1951

and is appropriate for the highest designated play surface of the structure.

Ascent Subdivision	Drawing No: KP-1614		Structure Size: 16'5" x 16'2" x 11'	HDPE: 48"
	Date: 26/03/2020		Recommended Use Zone: 28'5" x 28'2"	Age Group: 2-6
	Scale: To Fit		Surface Area: 1092 sq ft	Capacity: 20-24
			Recreation Today www.recreationtoday.net 800.481.8705	

F. Conceptual Building Elevations/Perspectives & Floor Plans – REVISED 5/21/20



1 FRONT ELEVATION



2 REAR ELEVATION

Front-Loaded Attached Homes

EXTERIOR COLOR SCHEME #3

- ROOF SHINGLES:** 26 YEAR ARCHITECTURAL SHINGLES - BLACK
- METAL PANEL:** STAINLESS STEEL METAL ROOF PANEL - GREY
- WALL PANEL:** WHITE PANDA / BUTTERNUT MULTI-FINISH & LUMBER - WHITE
- BASE COLOR 1:** SIKKENS WILLOW - CROWN SUEDE PROOF - 7" EXPOSED LAP SIDING
- BASE COLOR 2:** SIKKENS WILLOW - CROWN SUEDE PROOF - 7" EXPOSED LAP SIDING
- ACCENT COLOR 1:** WOODSTONE SIDING - MULTI-SIDES LAP - SUMMER WHEAT - 7" EXPOSED LAP SIDING
- WALL PANEL:** BOARD & BUTTON - CLASSICAL WHITE SIDING
- PANEL:** ALWAYS PANEL GROSS FOR PLAN ELEVATION
- EXTERIOR STONE:** EL DORADO STONE - MEXICAN LEAD - 1/4" SECTION
- PANEL:** ALWAYS PANEL GROSS FOR PLAN ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

COLOR ELEVATIONS

A4.2



1 LEFT ELEVATIONS COLOR - ASCENT



2 RIGHT ELEVATIONS COLOR - ASCENT

EXTERIOR COLOR SCHEME #3

- ROOF SHINGLES:** 26 YEAR ARCHITECTURAL SHINGLES - BLACK
- METAL PANEL:** STAINLESS STEEL METAL ROOF PANEL - GREY
- WALL PANEL:** WHITE PANDA / BUTTERNUT MULTI-FINISH & LUMBER - WHITE
- BASE COLOR 1:** SIKKENS WILLOW - CROWN SUEDE PROOF - 7" EXPOSED LAP SIDING
- BASE COLOR 2:** SIKKENS WILLOW - CROWN SUEDE PROOF - 7" EXPOSED LAP SIDING
- ACCENT COLOR 1:** WOODSTONE SIDING - MULTI-SIDES LAP - SUMMER WHEAT - 7" EXPOSED LAP SIDING
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- EXTERIOR STONE:** EL DORADO STONE - MEXICAN LEAD - 1/4" SECTION
- PANEL:** ALWAYS PANEL GROSS FOR PLAN ELEVATION

PRELIMINARY NOT FOR CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

COLOR ELEVATIONS

A4.3



1 FRONT ELEVATION



2 REAR ELEVATION



3 RIGHT ELEVATIONS - ASCENT



4 LEFT ELEVATIONS - ASCENT

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

BUILDING
ELEVATIONS

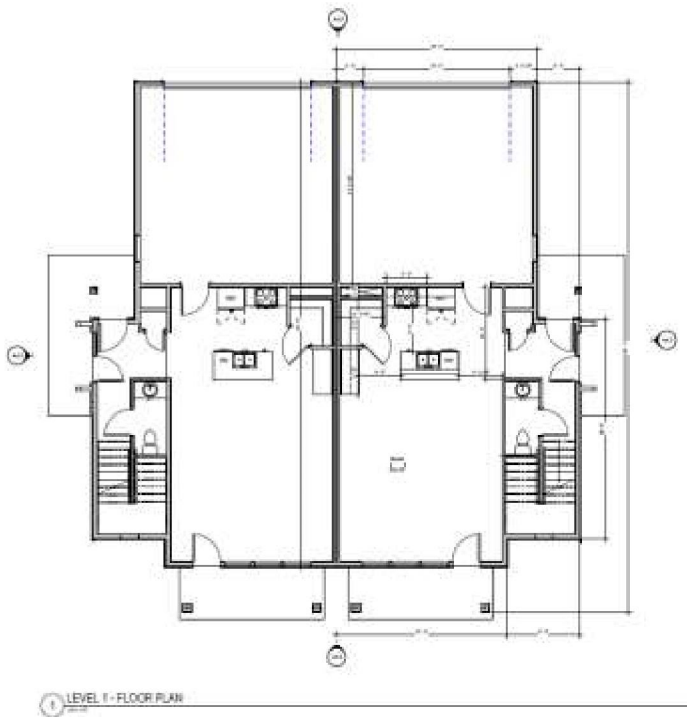
A4.0

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

BUILDING
ELEVATIONS

A4.1



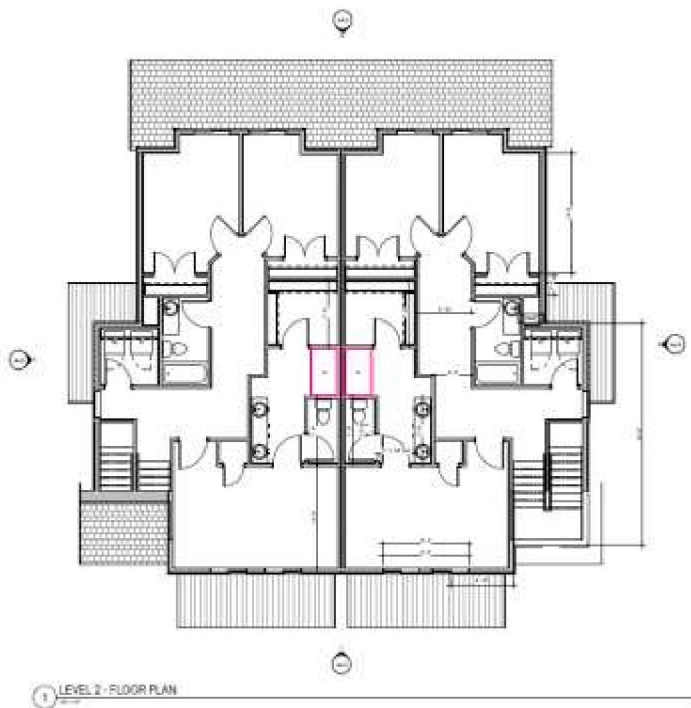
PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

ARCHITECT: **BRUNNEN & BRUNNEN**
 1000 N. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.BRUNNENANDBRUNNEN.COM

FLOOR PLAN

A2.0



PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES DUPLEX

ARCHITECT: **BRUNNEN & BRUNNEN**
 1000 N. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1111
 WWW.BRUNNENANDBRUNNEN.COM

FLOOR PLAN

A2.1



1 FRONT ELEVATION



2 REAR ELEVATION

Front-Loaded Townhomes

EXTERIOR COLOR SCHEME #1

PRELIMINARY NOT FOR CONSTRUCTION

DESCRIPTION	SWATCH	NOTES
ROOF SHINGLE 20-YEAR ARCHITECTURAL, 30-YEAR SLATE	[Dark Grey Swatch]	
ROOF PANEL STANDING SEAM METAL, ROOF PANEL, 24" GAUGE	[Dark Grey Swatch]	
SOFFIT PANELS & GUTTERS MATCH TO EXTERIOR COLOR	[White Swatch]	
BODY COLOR #1 2-COLOR HILLSIDE DOWNWARD LAP SIDING	[Blue Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #1 2-COLOR HILLSIDE SHARON BLUE SIDING	[Dark Blue Swatch]	7" EXPOSED LAP SIDING
BODY COLOR #2 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Green Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #2 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Dark Green Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #3 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Red Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #4 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Brown Swatch]	7" EXPOSED LAP SIDING
SOFFIT PANEL SHARON BLUE - CLASSICAL WHITE SIDING	[White Swatch]	
EXTERIOR STONE ELEGANT STONE - MOUNTAIN LODGE SILVERTON	[Stone Swatch]	

SCALE: 1/4" = 1'-0" (VARIABLE SCALE)

**ASCENT TOWNHOMES 4-PLEX
FRANKLIN ROAD**

DESIGNED BY: [Firm Name]
ARCHITECTS: [Firm Name]
DATE: [Date]

COLOR ELEVATIONS

A4.2



1 LEFT ELEVATIONS COLOR - ASCENT



2 RIGHT ELEVATIONS COLOR - ASCENT

EXTERIOR COLOR SCHEME #1

PRELIMINARY NOT FOR CONSTRUCTION

DESCRIPTION	SWATCH	NOTES
ROOF SHINGLE 20-YEAR ARCHITECTURAL, 30-YEAR SLATE	[Dark Grey Swatch]	
ROOF PANEL STANDING SEAM METAL, ROOF PANEL, 24" GAUGE	[Dark Grey Swatch]	
SOFFIT PANELS & GUTTERS MATCH TO EXTERIOR COLOR	[White Swatch]	
BODY COLOR #1 2-COLOR HILLSIDE DOWNWARD LAP SIDING	[Blue Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #1 2-COLOR HILLSIDE SHARON BLUE SIDING	[Dark Blue Swatch]	7" EXPOSED LAP SIDING
BODY COLOR #2 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Green Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #2 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Dark Green Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #3 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Red Swatch]	7" EXPOSED LAP SIDING
ACCENT COLOR #4 2-COLOR HILLSIDE ROCKWELL BLUE SIDING	[Brown Swatch]	7" EXPOSED LAP SIDING
SOFFIT PANEL SHARON BLUE - CLASSICAL WHITE SIDING	[White Swatch]	
EXTERIOR STONE ELEGANT STONE - MOUNTAIN LODGE SILVERTON	[Stone Swatch]	

SCALE: 1/4" = 1'-0" (VARIABLE SCALE)

**ASCENT TOWNHOMES 4-PLEX
FRANKLIN ROAD**

DESIGNED BY: [Firm Name]
ARCHITECTS: [Firm Name]
DATE: [Date]

COLOR ELEVATIONS

A4.3



1 FRONT ELEVATION



2 REAR ELEVATION



1 RIGHT ELEVATIONS - ASCENT



3 LEFT ELEVATIONS - ASCENT

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX
FRANKLIN ROAD

ARCHITECTURAL & INTERIORS
DESIGN, INC.
1000 N. 10TH ST., SUITE 100
DENVER, CO 80202
TEL: 303.733.1111
WWW.AIDENDESIGN.COM

DATE	DESCRIPTION
07/15/20	ISSUE FOR PERMITS
07/15/20	ISSUE FOR PERMITS
07/15/20	ISSUE FOR PERMITS

BUILDING
ELEVATIONS

A4.0

PRELIMINARY
NOT FOR
CONSTRUCTION

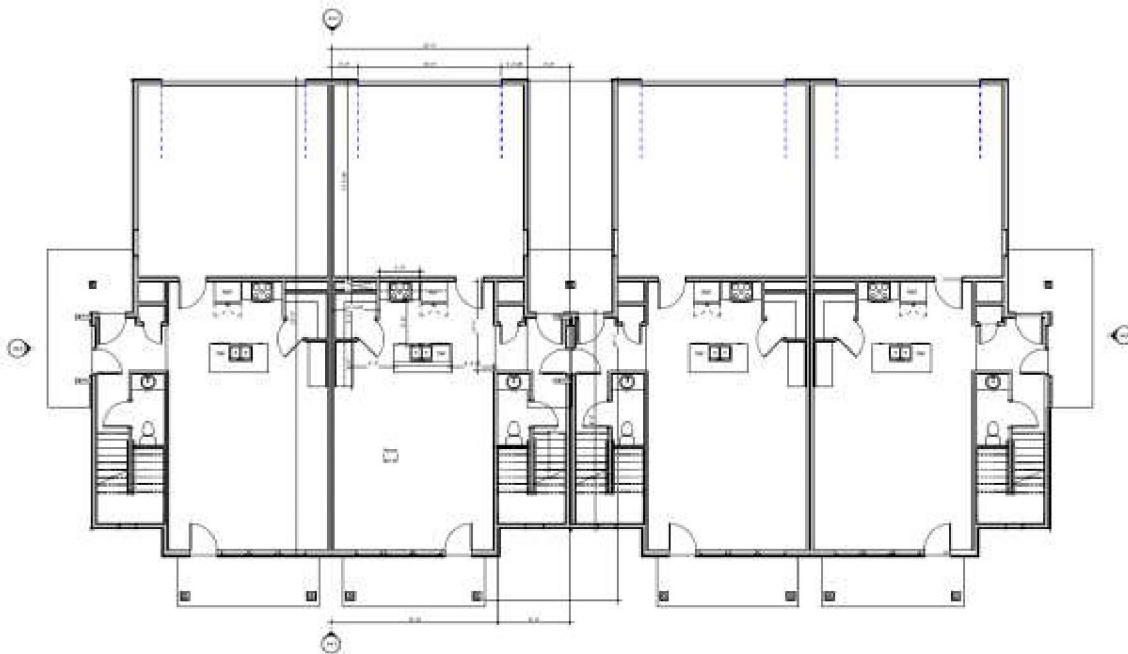
ASCENT TOWNHOMES 4-PLEX
FRANKLIN ROAD

ARCHITECTURAL & INTERIORS
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DENVER, CO 80202
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DATE	DESCRIPTION
07/15/20	ISSUE FOR PERMITS
07/15/20	ISSUE FOR PERMITS
07/15/20	ISSUE FOR PERMITS

BUILDING
ELEVATIONS

A4.1

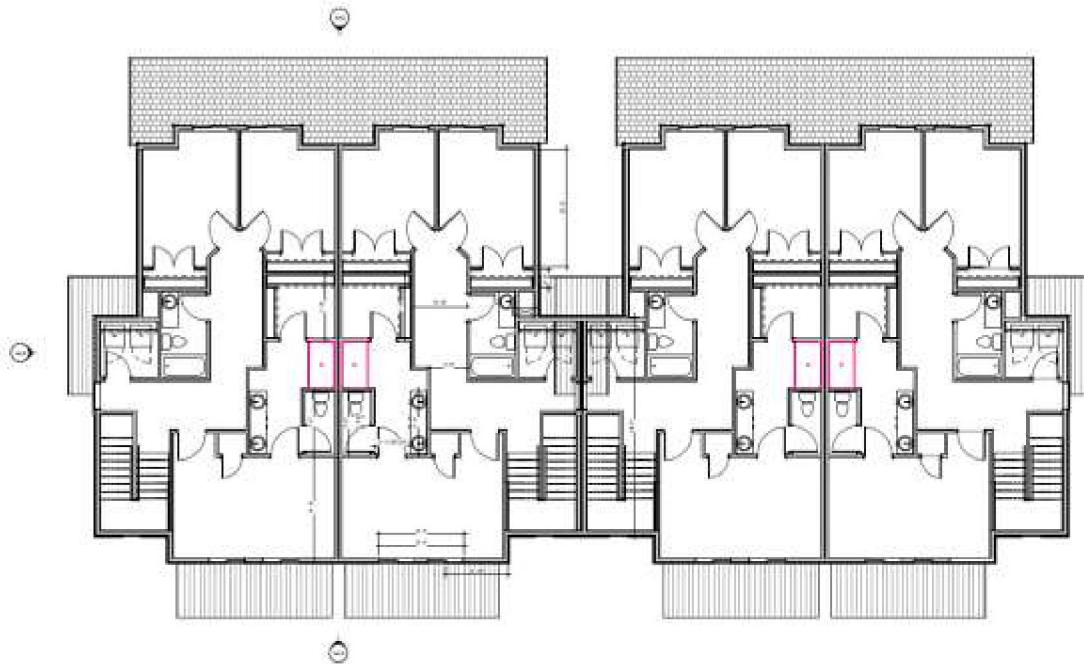


1 LEVEL 1 - FLOOR PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX
FRANLIN ROAD

FLOOR PLAN
A2.0



1 LEVEL 2 - FLOOR PLAN

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX
FRANLIN ROAD

FLOOR PLAN
A2.1



1 FRONT ELEVATION



2 REAR ELEVATION

Alley-Loaded Garage Units

EXTERIOR COLOR SCHEME #1

PRELIMINARY NOT FOR CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX

COLOR ELEVATIONS

A4.2

ROOF SHINGLE: 1 1/2" TYP. ARCHITECTURAL DIMENSIONAL SHINGLES
BLACK

METL. PANEL: 1 1/2" TYP. METL. PANEL
SAGE

SOFFIT/FACIA/OUTTER: 1 1/2" TYP. METL. PANEL
WHITE

BODY COLOR 1: 1 1/2" TYP. METL. PANEL
DARK BLUE
7" EXPOSED LAP SIDING

BODY COLOR 2: 1 1/2" TYP. METL. PANEL
DARK GREEN
7" EXPOSED LAP SIDING

BODY COLOR 3: 1 1/2" TYP. METL. PANEL
DARK RED
7" EXPOSED LAP SIDING

ALUMINUM COLOR: 1 1/2" TYP. METL. PANEL
CLASSICAL WHITE
7" EXPOSED LAP SIDING

EXTERIOR STONE: 1 1/2" TYP. METL. PANEL
CLASSICAL WHITE
7" EXPOSED LAP SIDING

GENERAL: ALWAYS USE 1/2" GROUND PER PLAN ELEVATION.

DESIGNED BY: [FIRM]

DATE: [DATE]



1 SIDE ELEVATION 1



2 SIDE ELEVATION 2

EXTERIOR COLOR SCHEME #1

PRELIMINARY NOT FOR CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX

COLOR ELEVATIONS

A4.3

ROOF SHINGLE: 1 1/2" TYP. ARCHITECTURAL DIMENSIONAL SHINGLES
BLACK

METL. PANEL: 1 1/2" TYP. METL. PANEL
SAGE

SOFFIT/FACIA/OUTTER: 1 1/2" TYP. METL. PANEL
WHITE

BODY COLOR 1: 1 1/2" TYP. METL. PANEL
DARK BLUE
7" EXPOSED LAP SIDING

BODY COLOR 2: 1 1/2" TYP. METL. PANEL
DARK GREEN
7" EXPOSED LAP SIDING

BODY COLOR 3: 1 1/2" TYP. METL. PANEL
DARK RED
7" EXPOSED LAP SIDING

ALUMINUM COLOR: 1 1/2" TYP. METL. PANEL
CLASSICAL WHITE
7" EXPOSED LAP SIDING

EXTERIOR STONE: 1 1/2" TYP. METL. PANEL
CLASSICAL WHITE
7" EXPOSED LAP SIDING

GENERAL: ALWAYS USE 1/2" GROUND PER PLAN ELEVATION.

DESIGNED BY: [FIRM]

DATE: [DATE]



1 FRONT ELEVATION
W-112



2 REAR ELEVATION
W-112



1 SIDE ELEVATION 1
W-112



2 SIDE ELEVATION 2
W-112

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX

BUILDING ELEVATIONS

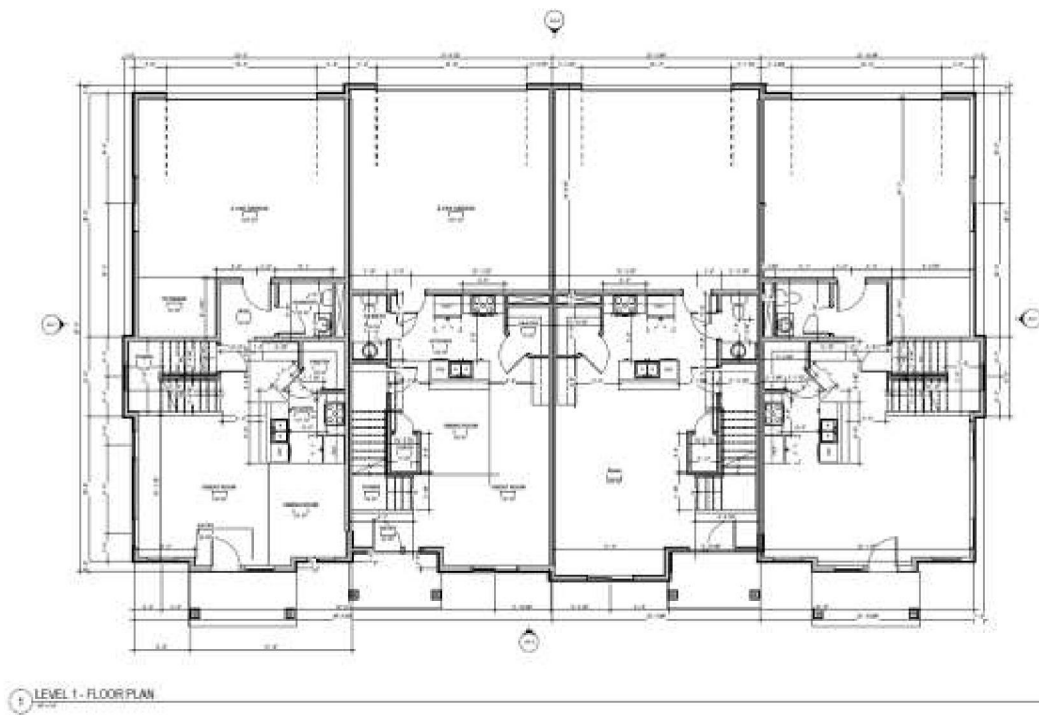
A4.0

PRELIMINARY
NOT FOR
CONSTRUCTION

ASCENT TOWNHOMES 4-PLEX

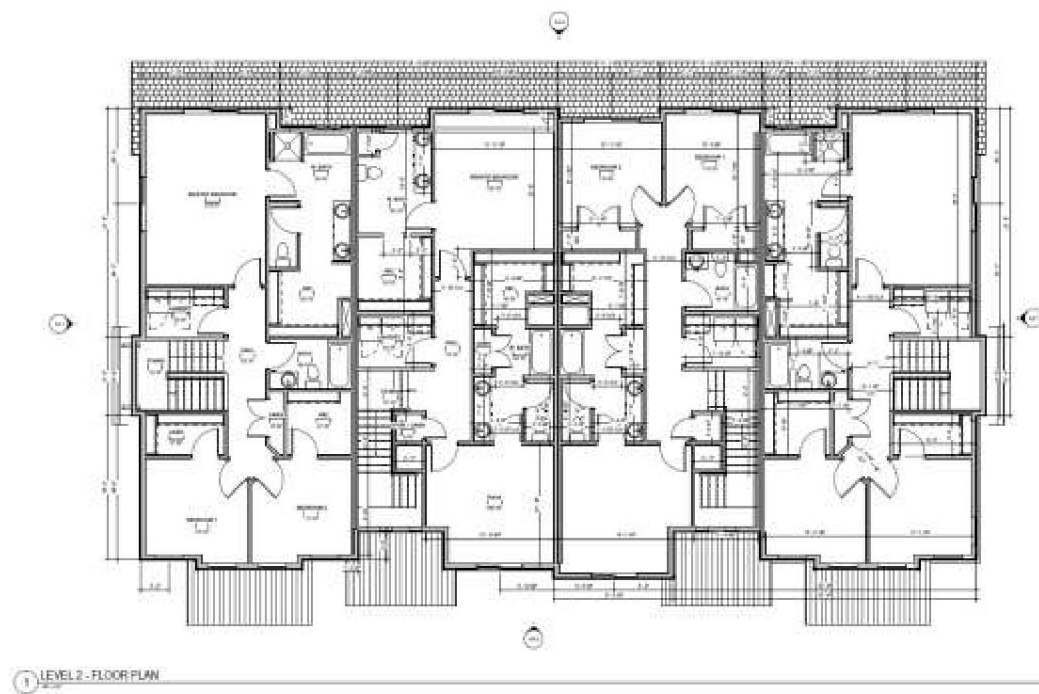
BUILDING ELEVATIONS

A4.1



LEVEL 1 - FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION
ASCENT TOWNHOMES 4-PLEX
PROJECT NO. 2019-001 SHEET NO. A2.0 DATE: 07/10/2020 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT LOCATION: [Address]
FLOOR PLAN
A2.0



LEVEL 2 - FLOOR PLAN

PRELIMINARY NOT FOR CONSTRUCTION
ASCENT TOWNHOMES 4-PLEX
PROJECT NO. 2019-001 SHEET NO. A2.1 DATE: 07/10/2020 DRAWN BY: [Name] CHECKED BY: [Name] PROJECT LOCATION: [Address]
FLOOR PLAN
A2.1

IX. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation.

The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the preliminary plat, landscape plan, qualified open space exhibit and conceptual building elevations included in Section VII and the provisions contained herein.
 - b. Future development shall comply with the design standards listed in the Architectural Standards Manual and the design guidelines contained in the Ten Mile Interchange Specific Area Plan (TMISAP). An application for Design Review shall be submitted and approved for the single-family attached and townhome structures prior to submittal of building permit applications.
 - c. The front yard of each individual lot shall be landscaped with a combination of lawn, groundcover, shrubs and trees as set forth in the TMISAP (see 3-37).
 - d. The Homeowner's Association shall be responsible for the maintenance of all landscaping within the development including that on individual homeowner lots as proposed by the Applicant.
 - e. All structures in this development shall have pitched roofs with symmetrical hips or gables, with a pitch between 4:12 and 12:12 and have an overhang of at least 12 inches up to a maximum of 2.5 feet beyond the façade of the building. Roof brackets and rafter tails are encouraged as set forth in the TMISAP (see 3-41).
 - f. ~~Where g~~Garages must be accessed from the front, the garages shall be located no less than 20 feet behind the primary façade of the residential structure and shall be designed with two (2) separate garage doors as set forth in the TMISAP (see 3-33).
 - g. Public art with a high quality of design shall be incorporated into the design of streetscape along W. Franklin Rd. as set forth in the TMISAP (see 3-47).
 - h. The temporary right-of-way easement via W. Franklin Rd. over the common lot (Lot 9, Block 6) shall be released when a local street connection is constructed to this site from a neighboring development; at such time, the easement shall be released and access will be restricted to emergency and pedestrian access only.
2. The final plat shall include the following revisions:
 - a. Provide detached sidewalks with 6' (with root barriers) or 8' (without root barriers) wide parkways along all internal streets in accord with the standards listed in UDC 11-3A-17E.
 - b. Zero lot lines should be depicted on the plat where single-family attached and townhome structures are proposed to span across lot lines.
 - c. Include a note that prohibits direct lot access via W. Franklin Rd. other than emergency access once local street access is available from an adjacent property.

3. The landscape plan submitted with the final plat shall include the following revisions:
 - a. Provide detached sidewalks with 6' (with root barriers) or 8' (without root barriers) wide parkways along all internal streets within the development in accord with the standards listed in UDC 11-3A-17E; landscaping shall be depicted in parkways in accord with the standards listed in UDC 11-3B-7C.
 - b. Depict grass within Lot 1, Block 1 and Lot 1, Block 5 where the Purdam Drain is located, if allowed by NMID. If not allowed, submit a letter from the Irrigation District to that effect.
 - c. Landscaping is required in common open space areas in accord with the standards listed in UDC 11-3G-3E. Trees are proposed exceeding UDC standards; however, detailed calculations should be included in the Landscape Requirements table demonstrating compliance.
4. The Applicant shall provide children's play equipment as an amenity for this development as proposed per the detail in Section VIII.D.
5. All alleys shall be constructed in accord with the standards listed in UDC 11-6C-3B.5. All alleys shall be signed "No Parking Fire Lane" and have an address sign at each entrance to the alley; each residence that has a back to an alley shall have an address posted on the front of the building as well as on the alley side.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

- 1.1 Each individual townhouse unit shall be independently connected to sanitary sewer and water services.
- 1.2 After consultation with the applicant regarding the Geo Technical investigation, it is highly recommended that slab on grade foundations be installed within this development to avoid any groundwater intrusion.

2. General Conditions of Approval

- 2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
- 2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
- 2.3 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 development plan approval.

- 2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 receiving development plan approval.
- 2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
- 2.6 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.
- 2.7 Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Engineering Department at (208)898-5500 for inspections of disconnection of services. Wells may be used for non-domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources Contact Robert B. Whitney at (208)334-2190.
- 2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
- 2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
- 2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
- 2.11 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.
- 2.12 Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
- 2.13 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.
- 2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
- 2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.
- 2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.
- 2.17 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.
- 2.18 The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.

- 2.19 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.
- 2.20 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.
- 2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
- 2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.
- 2.23 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. FIRE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186954&dbid=0&repo=MeridianCity>

D. POLICE DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=186904&dbid=0&repo=MeridianCity>

E. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187799&dbid=0&repo=MeridianCity>

F. CENTRAL DISTRICT HEALTH DEPARTMENT (CDHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187420&dbid=0&repo=MeridianCity>

G. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187573&dbid=0&repo=MeridianCity>

H. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=187588&dbid=0&repo=MeridianCity>

I. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=189350&dbid=0&repo=MeridianCity>

X. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;

The City Council finds the proposal to annex the subject 4.97 acre property with R-15 zoning and develop single-family attached and townhome dwellings on the site at a gross density of 8.65 units per acre is consistent with the associated MHDR FLUM designation for this property. (See section V above for more information.)

2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;

The City Council finds the proposed map amendment and development complies with the purpose statement of the residential districts in that it will contribute to the range of housing opportunities for the community consistent with the Comprehensive Plan.

3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;

The City Council finds the proposed map amendment should not be detrimental to the public health, safety and welfare as the proposed residential uses should be compatible with adjacent existing and future residential uses in the area.

4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and

The City Council finds City services are available to be provided to this development.

5. The annexation (as applicable) is in the best interest of city.

The City Council finds the proposed annexation is in the best interest of the City.

B. Preliminary Plat (UDC 11-6B-6)

In consideration of a preliminary plat, combined preliminary and final plat, or short plat, the decision making body shall make the following findings: (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

1. The plat is in conformance with the comprehensive plan and is consistent with this unified development code; (Ord. 08-1372, 7-8-2008, eff. 7-8-2008)

The City Council finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the Development Agreement provisions and conditions of approval in Section VIII.

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

The City Council finds public services can be made 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;**

The City Council finds the proposed plat is in substantial 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;**

The City Council 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**

The City Council 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.**

The City Council is unaware of any significant natural, scenic or historic features that need to be preserved with this development.