COMMUNITY DEVELOPMENT

DEPARTMENT REPORT

HEARING DATE: 10/21/2025

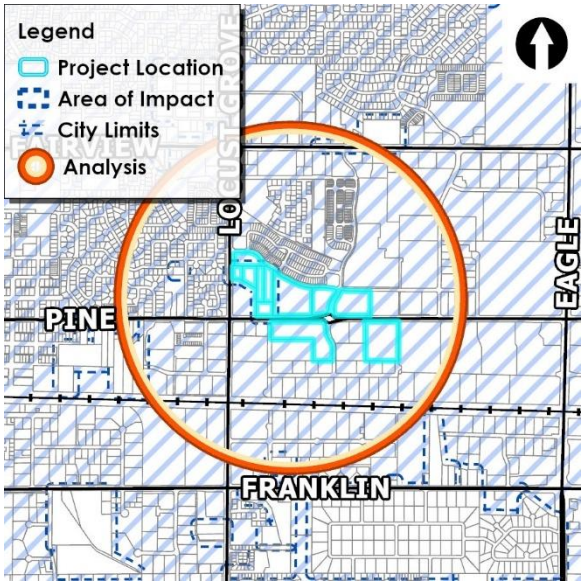
TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Givens Pursley

SUBJECT: Pine 43 Mixed Use Subdivision – ALT, AZ, CUP, MDA, PP, RZ
H-2024-0071

LOCATION: Generally located on the north and south sides of E. Pine Ave., between N. Locust Grove Rd. and N., Hickory Ave., in the West ½ of Section 8in the west 1/2 of Section 8, T.3N., R.1E.



I. PROJECT OVERVIEW

A. Summary

The Applicants, HPC Buyer and DMB Companies, request the following:

- Annexation and zoning (AZ) of 7.21-acres of land with I-L (5.29-acres), C-G (1.36-acres) and R-15 (0.56-acre) zoning districts (Parcel #S1108233755, #S1108233850, #S1108233950, #S1108233995 and #S1108233986);

The Applicant, DMB Companies, requests the following:

- Modification to the Development Agreement (H-2017-0058 - Inst. #2018-000751) to update the conceptual development plan for the 36.58 acres of land that lies south of E. State Ave. to allow for the development of 904 new residential units consisting of a mix of townhomes (30 units), multi-family apartments (271 units) and vertically integrated residential (603 units) above ground floor commercial/office, 481,020 sq. ft. of commercial space including a 128,880 sq. ft. hotel and 71,800 sq. ft. of other retail/restaurant commercial space, 221,340 sq. ft. of office space - 90,000 sq. ft. of which is intended for med-tech uses, 59,000 sq. ft. of commercial/office in the vertically integrated residential buildings, and 8.3 acres of private and public open space; inclusion of additional land area (i.e. 1.92 acres); and updates to certain provisions in the agreement;
- Rezone (RZ) of 3.08-acres (0.91 + 2.17) of land from the C-G to the R-15 zoning district;
- Preliminary plat (PP) consisting of 41 buildable lots and 3 common lots on 36.58-acres of land in the R-15 and C-G zoning districts;

- Conditional Use Permit (CUP) for a 139-unit multi-family development on 2.87-acres of land on Lot 2, Block 1 in the C-G zoning district. The request includes Alternative Compliance to UDC 11-4-3-27B.3, which requires a minimum of 80 square feet of private, usable open space per unit, to allow studio units without such space;
- Conditional Use Permit (CUP) for a 132-unit multi-family development on 3.41-acres of land on Lot 2, Block 3 in the C-G zoning district. The request includes Alternative Compliance to UDC 11-4-3-27B.3, which requires a minimum of 80 square feet of private, usable open space per unit, to allow studio units without such space; and to UDC Table 11-2B-3, which limits building height to 65 feet in the C-G district, to permit a maximum height of 76 feet; and,
- Conditional Use Permit (CUP) for a height exception for a vertically integrated residential building on Lot 2, Block 2 from 65-feet to 87-feet in the C-G zoning district.

Additionally, alternative compliance (ALT) is requested from the Director to UDC Table 11-2B-3 to allow an increase in the maximum building height in the C-G zoning district from 65 feet to 76 feet on Lots 1-3, Block 4 and Lot 2, Block 3 (hotel, multi-family building & 2 vertically integrated residential buildings); and to UDC 11-4-3-41G, which requires a minimum of 50 square feet of private, usable open space per unit, to allow studio units without such space.

B. Issues/Waivers

As noted above, a CUP is requested for a height exception for the vertically integrated residential building proposed on Lot 2, Block 2 from 65-feet to 87-feet in the C-G zoning district.

Alternative compliance is requested with the CUP for a multi-family development on Lot 2, Block 3 to UDC 11-4-3-27B.3, which requires a minimum of 80 square feet of private, usable open space per unit, to allow studio units without such space; and to UDC Table 11-2B-3, which limits building height to 65 feet in the C-G district, to permit a maximum height of 76 feet; and,

Alternative compliance is also requested from the Director to UDC Table 11-2B-3 to allow an increase in the maximum building height in the C-G zoning district from 65 feet to 76 feet on Lots 1-3, Block 4 [hotel and two (2) vertically integrated residential buildings); and to UDC 11-4-3-41G, which requires a minimum of 50 square feet of private, usable open space per unit, to allow studio units without such space.

C. Recommendation

Staff: Staff recommends approval of the proposed development plan per the provisions listed below in Section IV with the *exception* of the two (2) multi-family residential developments and the vertically integrated residential project located south of E. Pine Ave. in Blocks 1 and 3. Staff does *not* support residential uses in this area, as the previously entitled commercial plan is considered more beneficial to the City by providing needed employment opportunities and services for nearby residents, while also reducing vehicle trips and supporting trip capture. In addition, Staff does *not* support the vertically integrated residential use on Lot 1, Block 1 as it is not compatible with adjacent industrial uses and operations.

Staff recommends the Commission and City Council consider reducing the number of vertically integrated residential units proposed north of E. Pine Ave. and requiring commercial/office uses above the first floor to provide a more commensurate level of employment and services to support nearby residents and reduce vehicle trips.

Commission: The Commission recommended approval to City Council of the proposed development, including the two (2) multi-family residential developments and the vertically integrated residential project located south of E. Pine Ave. in Blocks 1 and 3.

D. Decision

City Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped land	-
Proposed Land Use(s)	Townhomes, multi-family residential, vertically integrated residential project, professional services (i.e. office, med-tech), commercial/restaurant, hotel	-
Existing Zoning	RUT in Ada County; C-G	VII.A.2
Proposed Zoning	R-15, C-G, I-L	
Adopted FLUM Designation	General Industrial & Mixed Use – Community (MU-C)	VII.A.3

Table 2: Process Facts

Description	Details
Preapplication Meeting date	12/20/2024
Neighborhood Meeting	10/8/2024
Site posting date	6/26/2025 & 8/8/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		
• Comments Received	Yes	
• Commission Action Required	No	
• Access	N. Webb Way, residential collector street; N. Webb Ave., local street; E. Pine Ave., minor arterial street; and E. State Ave., residential collector street west of Webb and local street east of Webb – all existing streets	
• Traffic Level of Service	Area roads meet ACHD's LOS Planning Thresholds	
ITD Comments Received	ITD has no comments on this application	
Meridian Fire	**Fire Dept. will provide service to this development but their response will be inadequate due to staffing and equipment.** ***See comments in Section IV for more information.***	
Meridian Police	See comments in public record	
• Distance to Station	0.9 miles from headquarters & 7.7 miles from North station	
• Response Time	Calls for Service (CFS) Response Times: Dispatch to Arrival (*all units*) *Average Response Times by Priority* / City of Meridian / M74 *Priority 3 (MPD Goal is within 3 to 5 minutes)* 4:06 3:35 *Priority 2 (MPD Goal is within 8 to 10 minutes)* 7:38 6:22 *Priority 1 (MPD Goal is within 15 to 20 minutes)* 12:59 11:34	
Meridian Public Works Wastewater		

• Distance to Mainline	Sewer available at site
• Impacts or Concerns	
Meridian Public Works Water	
• Distance to Mainline	Water available at site
• Impacts or Concerns	See site specific conditions
School District(s)	West Ada School District
• # of students estimated for development	185-191
• Enrollment capacity	

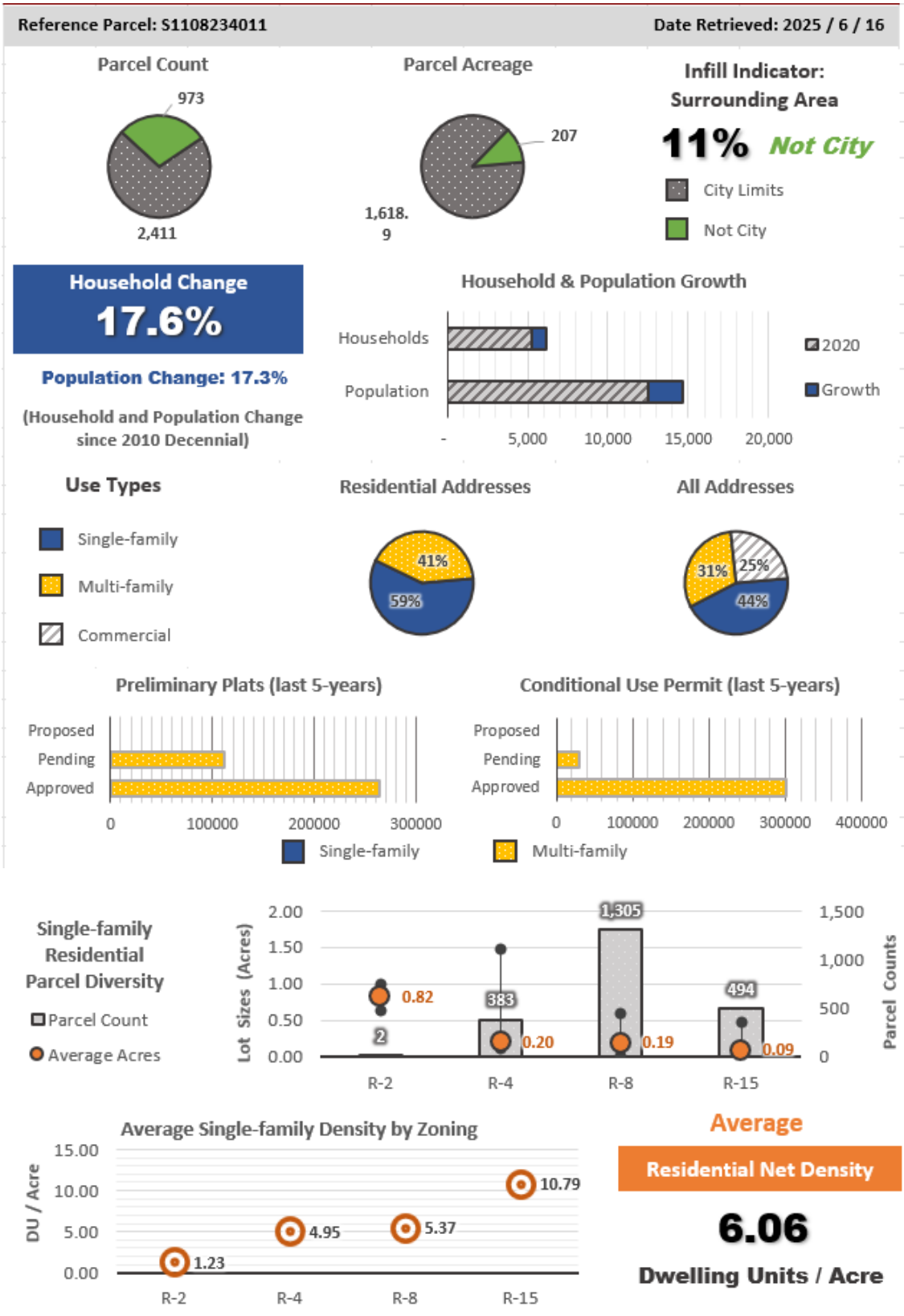
School Boundary Areas	24-25' Enrollment	Architectural Capacity	Program Capacity
Meridian Elementary	468	650	600
River Valley Elementary	468	700	600
Lewis and Clark Middle	899	1000	-
Centennial High	1754	1900	-

	SGR		Total Units				
Development Area Zone	Single Family	Multi Family	Total Single Family	Total Multi Family	Estimated Students	Architectural Capacity	Program Capacity
Meridian Elementary	0.51	0.2	30	874	191	650	600
River Valley Elementary	0.32	0.2	30	874	185	700	600

Note: Student Generation Rates are calculated in reference to the designated elementary schoo within the subject property's associated development area zone. This information is intended as a reference, rather than a decisive tool.

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

Figure 1: One-Mile Radius Existing Condition Metrics



Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 2: ACHD Summary Metrics

Level of Service Planning Thresholds

1. Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
* Pine Avenue	3,010-feet	Minor Arterial	866	Better than "E"
* Locust Grove Road	419-feet	Minor Arterial	939	Better than "E"
State Avenue	2,182-feet	Collector	N/A	N/A
Webb Way	819-feet	Collector	N/A	N/A
Webb Avenue	638-feet	Local Commercial	N/A	N/A
Nola Road	274-feet	Local Industrial	N/A	N/A

* Acceptable level of service for a five-lane minor arterial is "E" (1,540 VPH).

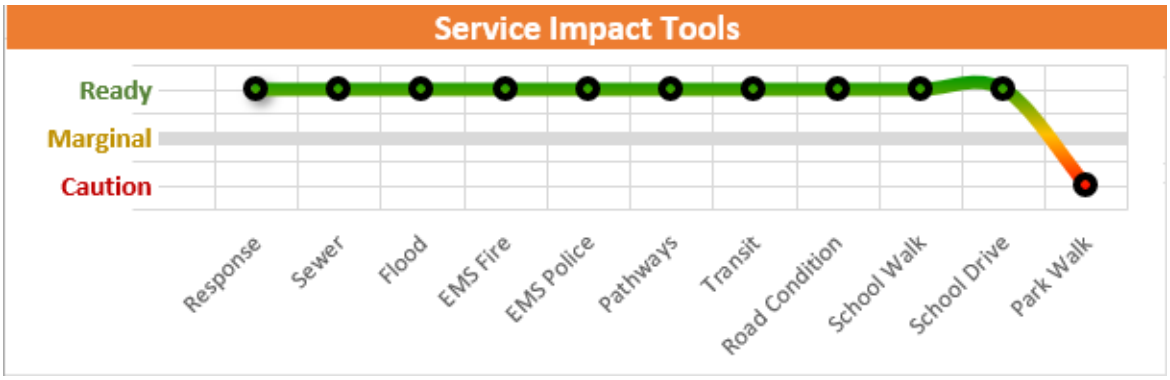
2. Average Daily Traffic Count (VDT)

Average daily traffic counts are based on ACHD's most current traffic counts.

- The average daily traffic count for Pine Avenue east of Nola Road was 11,879 on November 2nd, 2023.
- The average daily traffic count for Locust Grove Road south of Fairview Avenue was 24,115 on August 15th, 2024.
- There are no current traffic counts available for State Avenue, Webb Way, Webb Avenue or Nola Road.

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

Figure 3: Service Impact Summary



Note: No park within walking distance is noted as "caution". Distances for determining an acceptable walking distance are as follows: 1 mile – regional park; 0.5 mile – community park; and 0.25 mile neighborhood park. Distances are based on the approximate centroid of a project.

Notes: See VIII. Additional Notes & Details for Staff Report Maps, Tables, and Charts.

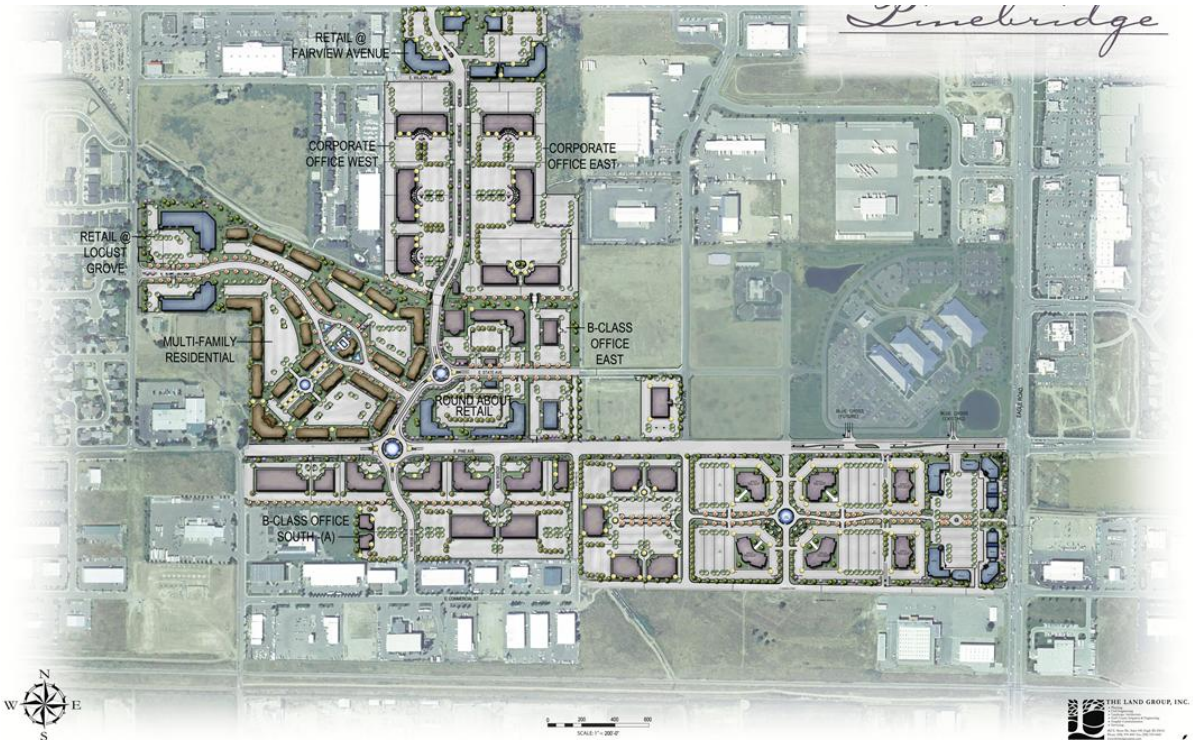
III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

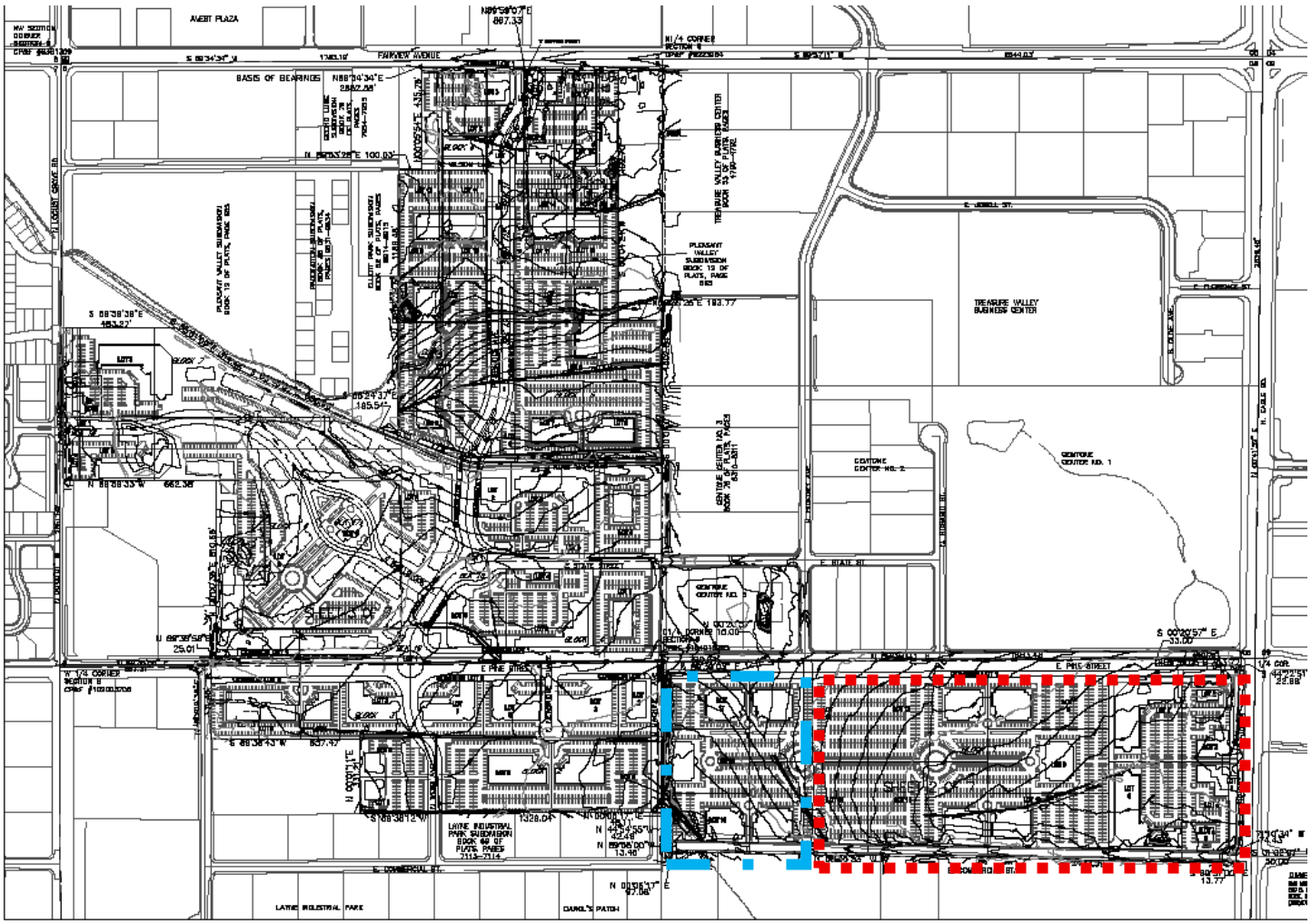
A. History

- In 2007, this property was included in the annexation (AZ-07-006, Ordinance #08-1348), rezone (RZ-07-010), preliminary plat (PP-07-008) for Pinebridge Subdivision, which consisted of approximately 170 acres of land. A development agreement was required as a provision of annexation, recorded as Inst. No. 108022893. Several time extensions were approved for the preliminary plat (TE-09-015, TEC-11-002, TEC-13-004, and TEC-15-002), which expired on May 7, 2017.

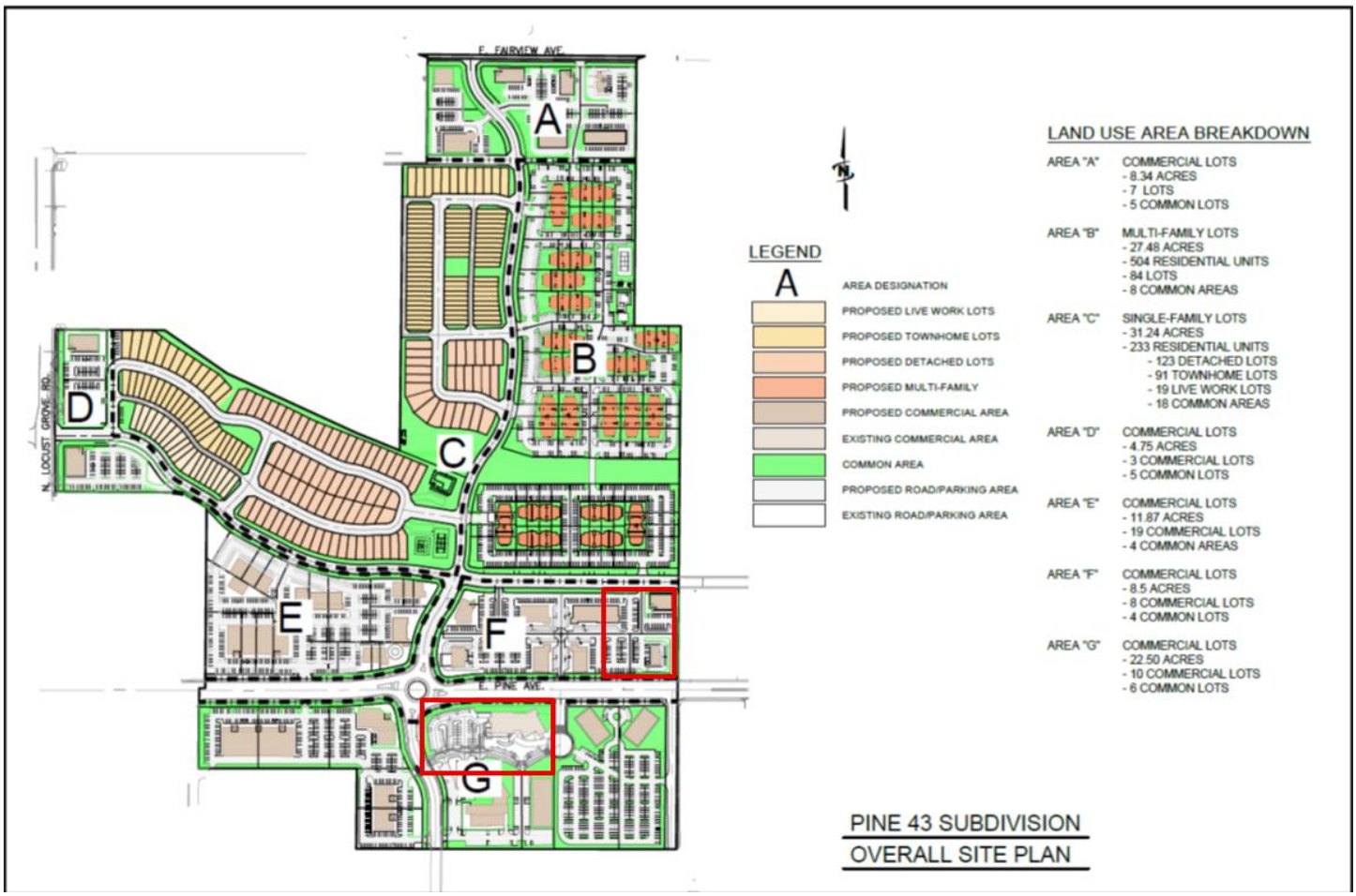
  The conceptual development plan included in the agreement shown below depicted approximately 3,000,000 sq. ft. of commercial, light office, and multi-family residential uses and a medical campus and included the 50+/- acre property that is now the Scentsy Commons Campus located east of N. Machine Ave. The property was granted C-G zoning based on the development plan approved with the application.



- In 2011, a modification to the development agreement (Inst. No. 108022893) for Pinebridge was approved which removed the Scentsy property from the agreement (outlined in red on the map below) and required a new development agreement for that property (Scentsy Campus MDA-10-010, Instrument No. 111052691). A subsequent amendment was approved in 2021 (H-2021-0002 – Inst. #2021-059867) that included the abutting parcel to the west (outlined in blue on the map below) that was later acquired by Scentsy, which resulted in the 50-acres east of N. Machine Ave. on the south side of E. Pine Ave. to N. Eagle Rd. being removed from the original Pinebridge DA. Since then, Scentsy has built approximately 567,000 sq. ft. of office and manufacturing space with space for future expansion.



- In 2017, another modification to the development agreement was approved for Pine 43, which updated the conceptual development plan for the site and certain provisions in the agreement (Inst. #2018-000751). A rezone of 58.72 acres was also approved from the C-G to the R-15 (31.24 acres) and R-40 (27.48 acres) districts on the portion of the site north of E. State Ave. shown as Areas B and C on the plan below. The updated plan included commercial components of office and retail and a variety of residential housing types [i.e. single-family detached and attached homes, townhomes and multi-family (apartments)] on approximately 120 acres of land as shown below.



A total of 737 residential dwelling units were approved to develop on the site north of E. State Ave. consisting of 504 apartment units on the east side of Webb Ave.; and 123 single-family detached units and 110 single-family attached and townhome units (19 of which could include vertically integrated residential units) on the west side of Webb Ave. This area has since developed with a total of 713 residential units consisting of 480 multi-family apartment units and 233 single-family residential and townhome units.

Approximately 493,000 sq. ft. of commercial non-residential uses (102,000 sq. ft. of commercial and 391,000 sq. ft. of office) was proposed based on the building footprint area shown on the concept plan. The development plan was deemed to be consistent with the vision of "The Core" designation in the Comprehensive Plan for this area, which has since been removed from the Plan. The Core focused on fostering an environment for health sciences, technology and business centers to create sustainable jobs, development products, training and research – a business diversity of the future with jobs in research, development and manufacturing that couldn't be outsourced. The diversity of housing choices was anticipated to provide nearby housing options for employees in this area.

Approximately 146,000 sq. ft. (86,000 sq. ft. office and 60,000 sq. ft. commercial) of the commercial area has been constructed in Areas A & D and the red outlined areas in F & G on the plan shown above, which leaves approximately 347,000 sq. ft. yet to build out of the approved 493,000 sq. ft.

The Use Comparison/History Table included below (and in Section VII.X) submitted by the Applicant summarizes the change from the original 2008 Pinebridge approval, through the

2018 amendment, and up to the current built environment as of 2025 and the proposed Pine 43 modification.

PINE 43 - USE COMPARISON / HISTORY

	2008 Pinebridge Approval* 170 acres	Built as of 2018 170 acres	2018 DA Modification Approval** 120 acres	TOTAL approved + built in Pinebridge Area 170 acres	Built as of 2025 170 acres	2025 Pine 43 Application 37 acres	TOTAL approved/built + proposed in Pinebridge Area 170 acres
Residential (units)	**850**		**737**	**737**	**713**	**904**	**1617**
Total Non-Residential (SF)	**2,350,000**	**567,000**	**493,000**	**1,060,000**	**713,000**	**481,000**	**1,194,000**
Commercial	550,000		102,000	102,000	60,000	72,000	132,000
Office+Lt Industrial	1,800,000	567,000	391,000	958,000	653,000	221,000	874,000
Non-Res. in V-I Bldgs						59,000	59,000
Hotel						129,000	129,000
Uses		567,491 SF Scentsy campus with office and light industrial			Scentsy campus, Happy Hippo light industrial, medical offices, North Pointe treatment center, restaurants, retail, KidStrong, single-family residential	Hotel, med tech, light industrial, retail, restaurants, office, single-family townhomes and multi-family residential	

* Use breakout based on estimates in TIS. Concept Plan in 2008 DA showed 3M SF mixed use.
** Use breakout based on Concept Plan in 2018 DA, which was similar to 2017 TIS.

All acres and SF shown are approximate.

B. General Overview

Annexation and zoning (AZ):

The Applicants (HPC Buyer & DMB Companies) propose to annex and zone a total of 7.21-acres of land with I-L (5.29-acres), C-G (1.36-acres) and R-15 (0.56-acre) zoning districts to accommodate future development and a property boundary adjustment (PBA) between the subject property and adjacent properties in the City. A legal description and exhibit of the annexation area is included below in Section VII.F. The property is currently a County enclave surrounded by City annexed land.

The Future Land Use Map (FLUM) designation for this property is Industrial. Because FLUM designations are not parcel specific, an adjacent abutting designation, when appropriate and approved as part of a public hearing with a land development application, may be used as long as it doesn't apply to more than 50% of the land being developed. The Applicant proposes to use the abutting Mixed Use – Community (MU-C) designation on 1.92 acres of the north and northeast portions of the annexation area where R-15 and C-G zoning is proposed. Staff is supportive of this request as it's less than 50% of the land being developed and will accommodate the proposed development plan.

The HPC Buyer Applicant owns the property and business (Harvey Performance Company) located at the southwest corner of the annexation area and plans to eventually expand the business into the 5.29-acre portion of the property proposed to be zoned I-L. The remaining 1.92-acres is planned to be incorporated into the adjacent Pine 43 development through a future PBA once the property is annexed, which will resolve a deeded parcel split that occurred previously between the subject property owners that didn't go through the proper process.

A conceptual development plan, phasing plan and building elevations were submitted, included below in Section VII.I, that show how the existing industrial business on the abutting parcel is eventually planned to expand into the I-L zoned area in the future. Four (4) phases of development are proposed with a parking area and access driveways via Pine Ave. and Locust

Grove Rd. and a shared access via Pine with the adjacent property to the east. The concept plan also shows how the areas proposed to be zoned R-15 and C-G will integrate into the adjacent development. Access points to adjacent streets are not approved with the concept plan and will be evaluated with future development applications.

To ensure future development is consistent with the proposed conceptual development plan, phasing plan and building elevations, Staff recommends a Development Agreement (DA) is required as a provision of annexation of the property proposed to be zoned I-L that includes the provisions noted below in Section IV.A.1.

Note: The 1.92-acres proposed to be zoned R-15 and C-G will be included in the proposed amended DA for Pine 43. **A property boundary adjustment application should be submitted and finalized prior to City Council approval of the amended DA to create the parcel subject to the DA and to transfer ownership of the property.**

Rezone (RZ):

The Applicant (DMB Companies) proposes to rezone 3.08-acres (0.91 + 2.17) of land from the C-G to the R-15 zoning district. A legal description and exhibit of the rezone area is included below in Section VII.G. The FLUM designation for this property is MU-C.

A conceptual development plan was submitted, included below in Section VII.E, that shows how the area to be rezoned is proposed to develop with 17 townhomes. The proposed zoning, use and density is consistent with the MU-C development guidelines. *Note: The overall density of the area (3.59 acres excluding adjacent right-of-way) proposed to be zoned R-15 between the annexation and rezone applications and developed with 30 dwelling units is 8.36 units per acre, which is consistent with the desired density of 6 to 15 units in MU-C designated areas.*

The development agreement modification concurrently proposed with this application will include the subject rezone area. Future development of the rezone area must substantially comply with the conceptual development plan included in Section VII.E.

Development Agreement Modification (MDA):

The Applicant proposes to amend the existing approved conceptual development plan for the undeveloped 36.58 acres of the site located south of E. State Ave. depicted as Areas E, F and G on the existing concept plan above, excluding the areas that are outlined in red, which have already developed with non-residential commercial uses. This area is currently entitled to develop *entirely* with commercial uses. The proposed updated conceptual development plan is included below and in Section VII.E of this report.

The Applicant proposes to develop a large portion of the commercial area with 904 new residential dwelling units consisting of 30 townhome dwelling units, 270 multi-family residential apartment units and a maximum of 604 vertically integrated residential units above ground floor non-residential space. **This is an increase of 880 dwelling units over what is currently entitled to develop in Pine 43 and that is already built out.**

The remaining area is proposed to develop with 481,020 sq. ft. of non-residential space, including a proposed 128,880 sq. ft. hotel with a restaurant, lounge and conference area and 71,800 sq. ft. of other retail/restaurant commercial space; 221,340 sq. ft. of office space, 90,000 sq. ft. of which is intended for med-tech (i.e. medical office, research and technology) uses; and 59,000 sq. ft. of commercial/office in the vertically integrated residential buildings. **This is an increase of 134,020 sq. ft. of non-residential space over what is currently entitled, which is not yet been built out in Pine 43.**

A total of ~~8.3~~ ~~3.10~~ 9.23 acres (or ~~23~~ ~~8.5~~ 25.2% of the site) of private and public ~~qualified~~ open space is proposed, including developed green spaces, amenities, and a 41,464+ sq. ft. centralized public plaza ~~consisting of the "qualified open space", and "open space on non-residential lots"~~

~~and "private open space"~~ as depicted on the open space exhibit in Section VII.N. *Note: The ~~private~~ "common open space" is provided as part of the vertically integrated residential projects, ~~and~~ multi-family and office developments and is mostly not accessible to the public, except for the areas along adjacent streets.*

The subject property, together with the portion of the Pine 43 development area north of E. State Ave., is designated as Mixed Use – Community (MU-C) on the Comprehensive Plan's Future Land Use Map (FLUM). To evaluate consistency with the MU-C designation, the following analysis considers the broader 121.69-acre Pine 43 development area.

In reviewing development applications, the City will consider the following items in MU-C areas: *(Staff's analysis is in italics)*

- Development must comply with the Functional Integration principles for development in all Mixed-Use areas.

  Integration of Uses:

  - Mixed Use projects are to be developed with an overall master or conceptual plan for the larger mixed-use area; during an annexation or rezone request, a development agreement will typically be required for projects with a Mixed Use, future land use designation.

    A conceptual master plan exists for the portion of the site north of E. State Ave., included in the development agreement (DA); an amended master plan is proposed with the

subject application for the portion of the site south of E. State Ave., proposed to be included in an amended DA.

- Mixed use areas must include at least three land use types within a designation. Exceptions may be granted for Mixed Use designations smaller than 10 acres on a case-by-case basis. Individual projects within a large mixed-use designated area may not warrant a mix of uses, provided compliance with a larger vision and integration of uses.

  A mix of uses consisting of residential, commercial (including retail, restaurants, etc.) and office have been provided to then north of State Ave. and are proposed to the south of State Ave. as shown on the proposed conceptual master plan.

- High intensity residential (higher density or significant percent of an overall mixed-use area) requires commensurate levels of employment or other non-residential elements supporting residents and reducing local vehicle trips (see specific allowances of residential and non-residential within each sub-category). *The specific allowance of residential is 20-75% with transit available; there is no allowance for non-residential in the MU-C designation.*

  In the overall development, 64.4% of the site is residential at a gross density of 20.75 units per acre based on 1,617 units on 78 acres of land.

  Staff is concerned that commensurate levels of employment or other non-residential elements supporting residents and reducing local vehicle trips may not be proposed.

- Mixed use projects must inherently support intentional opportunities for neighborhood and community services such as recreation centers (e.g. – specialized gyms), daycares, and office (e.g. professional offices). Some of these uses do not need prominent arterial road visibility to be successful, but instead rely on strong connectivity and access nearer to residential and employment areas. See also *figures*: FB2, FB3, FB5.

  Professional office uses, including med-tech, are proposed within the development as shown on the conceptual master plan; a daycare or other community serving uses may be provided but are not specifically proposed. ***Staff recommends neighborhood and community services as noted are included on a revised concept master plan.***

- Community-serving facilities such as hospitals, clinics, churches, schools, civic buildings, or public safety facilities are expected in most mixed-use developments thereby reducing extraordinary service and transportation network impacts.

  No such facilities are proposed; Staff recommends the concept plan is revised to include such in accord with the Comprehensive Plan for mixed-use designated areas.

- Supportive and proportional outdoor public and/ or quasi-public spaces and places including, but not limited to, parks, plazas, outdoor gathering areas, linear open space, and schools are expected. These areas may be located in spaces between residential and non-residential uses to provide both integration and transition between uses. Outdoor seating areas at restaurants are not considered supportive public spaces unless integrated into shared open space, natural amenities, and interconnected with cohesive pathway elements. See also *figures*: FB4, FC5, FC7.

  The exhibit in Section VII.N depicts open space on non-residential lots ~~but appears to include portions of the street buffers along Pine Ave. on Lot 3, Block 3 and Lot 2, Block 4, and Lot 1, Block 2, which should not be included. Staff recommends a revised open space exhibit is submitted prior to the City Council hearing that excludes street buffers with details of the public/quasi-public spaces and places with amenities, landscaping, pathways, etc.~~ A revised open space exhibit was submitted along with renderings of public-quasi-public spaces and places with amenities (see exhibit below in Section BB).

No schools are proposed within the site; however, there is an existing school southwest of Block 3.

Holistic Design:

- Mixed use areas are to be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces must be designed with community supportive purpose, incorporate permanent design elements with features to promote frequent use, and support amenities that foster a wide variety of interests ranging from relaxation to play. These areas must be strategically integrated into the overall development, interconnected with meaningful points of interest, prioritize pedestrian infrastructure, be highly visible and accessible, and designed to enhance both the adjacent uses and larger mixed-use area. See also figures: FB5, FC6, FC7.

  This site lies in four (4) separate quadrants divided by collector and arterial streets. The public plaza area in Block 4 is the main focal point and gathering area of the development and is surrounded by townhomes, two (2) vertically integrated residential buildings, a hotel and a couple of restaurants. Other such spaces are provided by the med-tech buildings and by the east restaurant on the north side of Pine as shown on the open space exhibit in Section VII.N. All of these areas are highly visible and accessible by pathways and vehicles. The other common areas within the development are private and are associated with the multi-family and vertically integrated residential developments.

  Staff recommends details are submitted for the public and quasi-public spaces prior to the Council hearing that include permanent design elements with features to promote frequent use, and amenities that foster a wide variety of interests as noted. Renderings were submitted, included below in Section VII.BB, as requested.

- In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space. See also figures: FC8, FC9, FD2.

  The med-tech buildings at the northwest corner of the development have a plaza area in between the buildings for a common usable area. The other med-tech building south of Pine has an internal plaza area and an open space area at the side of the building. The office appears to have a plaza area between the front of the building and the street.

- Open space should be purposeful in supporting a visible community and utilized to enhance synergies between residential and non-residential uses. See also figures: FC7, FC9, FD2.

  Open space is highly visible and located between residential and non-residential uses and should enhance interactions between uses.

- Open space should be prioritized along natural or naturalized amenities (i.e. creeks and canals), integrated with pathways and pedestrian corridors, and located away from site features that may obscure visibility and attract dangerous or illegal behavior. See also figures: FC1, FC2.

  Open space is integrated with pathways and sidewalks and visible from public areas and streets.

- Commercial drive aisles must contemplate a pedestrian friendly built environment with a minimal number of conflict points, and oriented so that aisle ingress and egress is generally parallel to multiuse pathways, sidewalks, and linear open space. Drive aisles supporting primary pedestrian connectivity for a site must feel safe, and should include

planted and/or hardscaped parkway treatment, or other enhanced separation with both aesthetic and safety benefits. See also figures: FC1.

Drive aisles within the site have a pedestrian friendly design with walkways alongside the drives and linear open space. Crosswalks should be delineated for pedestrian safety.

- All mixed-use projects should be accessible to adjacent neighborhoods by both automotive and alternative-vehicular transportation opportunities. Pedestrian circulation must be convenient and interconnect different land use types. Vehicle connectivity must not rely on arterial streets for neighborhood access. See also figures: FA3, FA4, FB3, FB4.

  The proposed mixed-use project is accessible to adjacent neighborhoods by both vehicles and pedestrians; two (2) bus stops are also located at the northwest and southeast corners of Pine and Webb. A pedestrian connectivity plan is included in Section VII.O that shows pedestrian access within the development connecting different land use types. Internal driveways are proposed for vehicular access from adjacent public streets.

- A mixed-use project should be designed to support alternative transportation such as public transit stops, park-and-ride lots, other ride sharing services including auto, bike, or scooter, and/or other innovative or alternative modes of transportation. Alternative transportation improvements should be integrated as functional, convenient, and comfortable spaces. Electric charging stations for a variety of transportation modes is encouraged.

  Public transit stops exist at the northwest and southeast corner of Pine and Webb. Electric charging stations are proposed as amenities for the multi-family development but are private and not available for public use. There are no park-and-ride lots nearby.

- Non-residential buildings should transition to and compliment adjacent residential buildings in mass and form, and include safe and meaningful mitigation for operational impacts such as loading docks, storage, and outdoor equipment. See also figures: FB2, FB4.

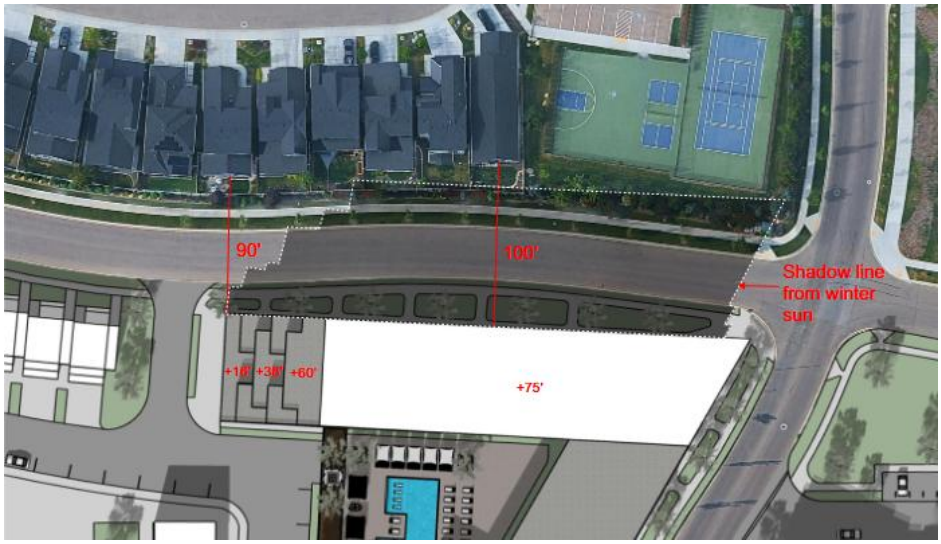
  In Block 1, the vertically integrated residential and multi-family buildings are both 5-stories in height and adjoin 1-story industrial buildings to the south, a 3-story office building to the west and 2-story office/warehouse to the east.

  In Block 2, the 7-story vertically integrated residential building is next to a 1-story restaurant and 3-story townhomes, which provides a fairly abrupt transition from the non-residential building to the residential buildings. The townhomes are located across a parking lot and not directly adjoining the vertically integrated building.

  In Block 3, the office building on Lot 1 and the med-tech office building on Lot 2 are both 4-stories in height, which will transition in mass & form to the 6-story multi-family building between them at the corner of Pine and Webb. There shouldn't be any negative operational impacts to adjacent residential uses from these uses.

  In Block 4, the 6-story hotel on Lot 2 is next to the 6-story vertically integrated residential building on Lot 3 which is next to a 1-story restaurant and 3-story townhomes. The 6-story vertically integrated residential building on Lot 1 is next to a 2-story restaurant and 3-story townhomes (see exhibit below for the distance of separation from the adjacent townhomes across E. State St.). The 5-story med-tech offices at the northwest corner of the development on Lots 29 & 30 are located across a parking lot from 3-story townhomes. The non-residential uses in this block shouldn't negatively

impact the proposed residential uses. The 6-story vertically integrated buildings provide a fairly abrupt transition to the 1- and 2-story restaurants and 3-story townhomes but they are located across a drive aisle and not directly adjoining each other.



- New buildings on pad sites adjacent to existing single-family neighborhoods should be limited to no more than a 1-story disparity in building height (or floor height equivalent). Natural features, differences in grade, and other context sensitive neighborhood preservation design features should be considered with transitions.

  No new buildings are proposed directly adjacent to existing single-family neighborhoods; East State Ave. provides a separation between the proposed development and the existing neighborhood to the north.

- Transitions between different residential product types and dissimilar land uses should include the use of alleys, roadways with landscaped parkways, or highly connected open space. The use of barriers such as closed vision fencing or walls that limit connectivity and reduce visibility are typically not appropriate as transitions. See also figures: FB1, FB2.

  Streets with landscape parkways, drive aisles, parking lots and common open space areas provide a transition between different land use types within the development.

- Residential uses are expected to comprise between 20% and 50% of the development area, with gross densities ranging from 6 to 15 units/acre (of the residential area). *An additional 15% is allowed because public transit is available, as noted below.*

  A total of 1,617 residential units (713 existing + 904 proposed) consisting of single-family, multi-family and vertically integrated residential units have been constructed and are proposed on 77.93 acres, which is 64.4% of the overall development area.

- Supportive and proportional public and/or quasi-public spaces and places should comprise a minimum of 5% of the development area are required.

  Based on the subject area south of State Ave. (36.58 acres), a minimum of 1.83 acres of such spaces and places should be provided; a~~n~~ public and/or quasi-public open space exhibit is included in Section VII.~~N~~BB ~~that depicts open space for non-residential lots~~. A 0.95 acre public plaza is proposed centrally within Block 4, which is the main feature; other areas are shown on the plan by the proposed uses ~~hotel, med-tech building and east restaurant~~ consisting of ~~0.85 acres for~~ a total of ~~1.8~~ 3.81 acres or 10% of the site. ~~Some of these areas~~

~~*appear to be in the street buffer along Pine Ave. and do not qualify as noted above. A revised open space exhibit should be submitted that excludes these areas, that demonstrates compliance with the minimum area, and includes more details.*~~

Based on the area of the entire Pine 43 development (121.69 acres), a minimum of 6.08 acres should be provided within the overall development. An open space exhibit ~~should be~~ was submitted for the overall Pine 43 development that demonstrates general compliance with this development guideline, included below in Section DD. A total of 7.51 acres (or 6.2%) of the site is proposed to be public or quasi-public open space.

- Where the development site has transit available or stops are planned, an additional 15% of site may be dedicated to residential uses. Alternatively, this bonus may be applied where the development site is within one-mile of planned transit stops or an identified employment area, and where last-mile transportation features are incorporated into the site including thoughtfully located and integrated ride share parking, commensurate with potential trip capture. Other innovations to reduce traffic and/ or parking impacts and capture local trips may be considered.

  Public transit (i.e. bus stops) exists at the northwest corner of E. Pine Ave. & N. Webb Way and at the southeast corner of E. Pine Ave. & N. Webb Ave., which allows an additional 15% of the site to be dedicated to residential uses.

- Sample uses appropriate in MU-C areas include: All MU-N categories, community scale grocers, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, retail shops, and other appropriate community-serving uses. Sample zoning includes: R-15, R-40, TN-R, TN-C, C-C, and L-O.

Staff is generally supportive of the portion of the proposed concept plan north of Pine as it provides a mix of uses as desired for MU-C designated areas. However, Staff is concerned the proposed amendment would substantially reduce the amount of land designated for employment-generating uses, which may in turn limit future opportunities for family-wage jobs within the area. A total of 713 residential dwelling units were entitled and have been constructed in the northern portion of Pine 43 north of E. State Ave. An additional 466 (maximum) vertically integrated residential units are proposed in the development area between State Ave. and Pine Ave. with an additional 409 vertically integrated residential and multi-family apartment units proposed south of Pine with the amended master plan.

Staff and ACHD have significant concerns pertaining to the traffic impact the proposed changes to the concept master plan will have on the surrounding transportation network beyond what was originally anticipated (see Section III.E for more information).

For these reasons, it's Staff's opinion the previously entitled development plan for commercial uses in the area south of Pine where multi-family and vertically integrated residential uses are proposed is in the best interest of the City to retain as it provides needed employment opportunities and services for nearby residents, while also reducing vehicle trips and supporting trip capture. The Commission did not share this opinion and recommended approval of these uses.

Additionally, it's Staff's opinion the vertically integrated residential use on Lot 1, Block 1 is not compatible with adjacent industrial uses and operations to the south. Industrial operations typically produce impacts such as noise, vibration, light pollution, and emissions, which can negatively affect the health, safety, and overall livability of nearby residential environments. Therefore, Staff recommends the concept master plan is revised to reflect

commercial/office uses in the area south of Pine Ave. <u>The Commission was in support of the proposed use provided sound mitigation is provided as proposed.</u>

Further, Staff recommends the Commission and City Council consider reducing the number of vertically integrated residential units proposed north of E. Pine Ave. and requiring commercial/office uses above the first floor to provide a more commensurate level of employment and services to support nearby residents and reduce vehicle trips. <u>The Commission did not recommend reducing the number of units to accommodate more commercial/office uses.</u>

The following Comprehensive Plan policies support Staff's recommendation:

- Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City. (3.06.01B)
- Encourage the development of supportive commercial near employment areas. (3.06.02C)
- Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses. (3.06.02E)
- Encourage compatible uses and site design to minimize conflicts and maximize use of land. (3.07.00)
- Proactively address potential conflicts between incompatible uses. (3.07.01).
- Provide facilities and services that maintain a premier level of service commensurate with growth. (3.01.01)
- Encourage the expansion of medical service-related industries that are needed. (2.05.02A)
- High intensity residential (higher density or significant percent of an overall mixed-use area) requires commensurate levels of employment or other non-residential elements supporting residents and reducing local vehicle trips (see specific allowances of residential and non-residential within each sub-category).
- Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks). (3.01.01A)
- Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability. (3.06.02B)

Staff has included recommended provisions for the new DA below in Section IV.A.2

Preliminary plat (PP):

A preliminary plat is proposed consisting of 41 buildable lots and 3 common lots on 36.58-acres of land in the R-15 and C-G zoning districts, included below in Section VII.J. The plat is proposed to develop in eight (8) phases as shown on the phasing plan included below in Section VII.K. A note is included that states phasing sequence may be adjusted based on market conditions. **Staff recommends future development substantially complies with the phasing plan as a provision of the DA; any significant changes to the plan will require approval from the Director.**

The northwest portion of the preliminary plat includes portions of existing County parcels that will be included in a future property boundary adjustment (PBA) application with adjacent City zoned parcels once the property is annexed with this application. **If a PBA isn't approved and a Record of Survey recorded, this would create an illegal division of land if a final plat were recorded. For this reason, Staff recommends approval of the preliminary plat is contingent upon final approval of a property boundary adjustment (PBA) application for the realignment of property lines between the HPC Buyer and DRB Investments properties as shown on the preliminary plat. A final plat application should not be submitted to the Planning Division until a PBA application is finalized and a Record of Survey is recorded that matches the configuration of the properties shown on the preliminary plat. In the event a PBA is *not* finalized, a new preliminary plat application would be required that excludes the land anticipated to be included in the PBA.**

The property located at the southeast corner of N. Webb Ave. and E. Pine Ave. has received final plat (FP-2022-0017 Pine 43 Animal Farm) approval and the plat has been signed by the City Engineer but has not yet been recorded. **Because the preliminary plat excludes this area and would create an illegal division of land if the final plat isn't recorded, Staff recommends approval of the preliminary plat is contingent upon recordation of the final plat. A final plat application should not be submitted to the Planning Division for any phase of development until the final plat is recorded.**

Conditional Use Permit (CUP) – Multi-family Developments:

Two (2) requests for conditional use permits are proposed for a multi-family development on Lot 2, Block 1 and Lot 2, Block 3. The one on Lot 2, Block 1 includes 139 units on 2.87 acres of land in the C-G district; and the one on Lot 2, Block 3 includes 132 units on 3.40 acres of land in the C-G district. Between the two developments, a total of 271 apartment units are proposed in the area currently entitled to develop with commercial uses (proposed to develop with multi-family uses with the updated master plan).

Alternative compliance is proposed with the conditional use permit to UDC 11-4-3-27B.3, which requires a minimum of 80 square feet of private, usable open space to be provided for each multi-family unit, to allow zero (0) for all studio units; and to UDC Table 11-2B-3, which restricts building height to a maximum of 65 feet in the C-G zoning district to allow a maximum building height of 76 feet on Lot 2, Block 3. This request is to be considered by the Commission and City Council as part of the CUP request.

It's Staff's opinion the existing entitled development plan for commercial uses in the areas where multi-family is proposed is in the best interest of the City as it provides needed employment uses and residential services in this area. For this reason, Staff recommends denial of the proposed CUP's for an additional 271 apartment units in this area and recommends the concept master plan is amended to depict non-residential commercial/office uses in this area consistent with the existing entitled plan for the area. <u>The Commission recommended approval of the multi-family developments as proposed.</u>

The following Comprehensive Plan policies support denial:

- #3.06.01B – Monitor and adjust the amount and mix of industrial, commercial, and office areas needed to meet the employment needs of the City.
- #3.06.02C – Encourage the development of supportive commercial near employment areas.

Conditional Use Permit (CUP) – Height Exception:

A Conditional Use Permit (CUP) is proposed for a height exception to UDC Table 11-2B-3, as allowed in UDC 11-2B-3A.3e, for the vertically integrated residential building on Lot 2, Block 2 to exceed the maximum allowed height of 65-feet allowed in the C-G district to allow a maximum height of 87-feet. *See Staff's analysis below in Section III.C.3.*

Alternative Compliance (ALT) to UDC Table 11-2B-3:

Alternative compliance is requested from the Director to UDC Table 11-2B-3 to allow an increase in the maximum building height in the C-G zoning district from 65 feet to 76 feet on Lots 1-3, Block 4 (hotel & vertically integrated residential buildings). *See Staff's analysis below in Section III.C.3.*

Alternative Compliance (ALT) to UDC 11-4-3-41G:

Alternative compliance is requested from the Director to UDC 11-4-3-41G to allow a decrease of private, usable open space for studio units in vertically integrated residential from the minimum 50 square feet to zero (0) on Lot 1, Block 1; Lot 2, Block 2; and Lots 1 and 3, Block 4. As noted above, Staff is not in support of the proposed vertically integrated residential project on Lot 1, Block 1; therefore, the Director has not approved ALT for that lot. *See Staff's analysis below in Section III.C.4.*

Table 4: Project Overview

Description	Details
History	H-2017-0058 (DA Inst. #2018-000751); A-2020-0182 [PBA – ROS #12629 (property at NEC of Webb & Pine)]; FP-2022-0017 [Pine 43 Animal Farm FP (signed by City Engineer but not yet recorded) – property at the SEC of Pine & Webb]
Phasing Plan	8 phases over an estimated 10 years
Residential Units	904 units consisting of 30 townhomes, 270 multi-family units and 604 vertically integrated residential units
Open Space	See exhibit in Section VII.N below
Amenities	See analysis below in Section III and exhibit in Section VII.Q
Physical Features	There are no waterways, floodplain or topography issues on this site.
Acreage	7.21 acres (AZ); 3.08 acres (RZ); 36.58 acres (PP); 6.28 acres (CUP for multi-family)
Lots	41 building lots/3 common lots
Density	12.42 units/acre in the overall Pine 43 development

C. Site Development and Use Analysis

Although Staff is recommending denial of the proposed multi-family developments and vertically integrated project in Blocks 1 and 3, Staff has included analysis of the uses below in the event the Commission and Council approves the uses shown on the proposed master plan. The Commission recommended approval of these uses.

Comprehensive Plan Policy #2.02.02E – Encourage the development of high quality, dense residential and mixed use areas near in and around Downtown, near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.

1. Existing Structures/Site Improvements *(UDC 11-1)*:
   There are no existing structures on this property. There are existing sidewalks along streets.

2. Proposed Use Analysis *(UDC 11-2)*:
   Townhouse dwellings – principally permitted use in R-15 district
   Multi-family residential – conditional use in C-G district
   Vertically integrated residential project – principally permitted use in C-G district
   Restaurant – principally permitted use in C-G district
   Hotel – principally permitted use in C-G district
   Professional service (i.e. office) – principally permitted use in C-G district
   Med-tech (i.e. research & development, medical offices) – principally permitted use in C-G district

3. Dimensional Standards *(UDC 11-2)*:
   See UDC *Table 11-2A-7* for the R-15 district
   See UDC *Table 11-2B-3* for the C-G district
   See UDC *Table 11-2C-3* for the I-L district

   Alternative Compliance (ALT) to UDC Table 11-2B-3 – Height Exception:
   Alternative compliance is requested from the Director to UDC Table 11-2B-3 to allow an increase of 17% in the maximum building height in the C-G zoning district from 65 feet to 76 feet for four (4) buildings – the vertically integrated (VI) residential buildings on Lots 1 and 3, Block 4, the hotel on Lot 2, Block 4, and the multi-family (MF) building on Lot 2, Block 3 as shown on the exhibit included below in Section VII.T. The additional height is requested to accommodate commercial uses and residential density to support the commercial areas. A shadow study was submitted, included below in Section EE, that demonstrates shadows will not impact the adjacent residential neighborhood on the north side of State *except* during the Winter solstice. A comparison is included that demonstrates the difference between the allowed 65' height and the proposed 76' height.

   The UDC (11-2B-3A.3d) allows such requests to be approved by the Director that don't exceed 20% of the maximum height allowed for the district when the development provides 10% of the building square feet in open space, courtyards, patios, or other usable outdoor space available for the employees and/or patrons of the structure, excluding required setbacks and landscape buffers in accord with UDC 11-2B-3A.3d.

   ~~The overall common open space exhibit included in Section VII.N includes portions of the adjacent required street buffers; therefore, Staff is unable to determine if the amount of open space provided meets the requirement for the Director to grant the height exception. An updated exhibit should be submitted that only includes usable outdoor open space as noted.~~ *An updated open space exhibit was submitted that depicts usable outdoor space, included below in Section VII.N.*

   The VI building on Lot 1, Block 4 is 271,243 sq. ft.; therefore, a minimum of 27,124 sq. ft. of usable outdoor space is required – a total of 37,466.74 sq. ft. of open space is proposed consisting of a plaza and rooftop deck, which meets and exceeds the standard (see exhibit in Section CC below. *Note: The requested increase in height amounts to less than 45% of this building and will accommodate amenities as well as view units. The building's tallest point is at the northeast corner and more than half of the height is across from the neighboring community's sports court amenity, with height stepping down east to west as shown on the last exhibit below in Section VII.Y. The building is set back by up to 100 feet from the back of the homes on the north side of E. State Ave. The building is softened by landscaping, including two (2) rows of Class II trees, one on each side of State Ave.*

   The VI building on Lot 3, Block 4 is 153,719 sq. ft.; therefore, a minimum of 15,372 sq. ft. of usable outdoor space is required – a total of 27,582 sq. ft. is proposed consisting of a rooftop deck and common area on the north side of the building, which meets and exceeds the standard.

The hotel on Lot 2, Block 4 is 125,240 sq. ft.; therefore, a minimum of 12,524 sq. ft. of usable outdoor space required – a total of 22,420 sq. ft. is proposed consisting of pedestrian seating, gathering areas and a plaza area on the ground floor and a rooftop deck with a pool, which meets and exceeds the standard.

The MF building on Lot 2, Block 3 is 155,545 sq. ft.; therefore, a minimum of 15,555 sq. ft. of usable outdoor space is required to meet the 10% required for a height exception, which can't include required setbacks and landscape buffers. An additional 31,000 sq. ft. of outdoor common open space is required to meet the multi-family standards in UDC 11-4-3-27C.5 for a minimum total of 46,555 sq. ft.– a total of ~~32,509.64~~ 46,680 sq. ft. is proposed, which meets the minimum standards and doesn't include required setbacks or landscape buffers~~ in UDC 11-4-3-27C.5 but does *not* meet the minimum standard for a height exception~~.

Based on the revised open space exhibit and calculations, the Director was able to verify the required amount of usable open space is provided for the vertically integrated residential and hotel buildings and the multi-family building in order to grant the alternative compliance requests on Lot 1, Block 4; Lots 2 and 3, Block 4; and Lot 2, Block 3. ~~Because Staff is recommending denial of the multi-family development on Lot 2, Block 3 and because the usable outdoor space for such a request has *not* been met, the Director has not acted on is unable to approve the alternative compliance request for that lot.~~

Conditional Use Permit (CUP) for a Height Exception – Vertically Integrated Residential Building on Lot 2, Block 2:

A CUP is requested to allow an increase of 34% in the maximum building height in the C-G district from 65 feet to 87 feet for the vertically integrated residential building on Lot 2, Block 2, shown in the exhibit below in Section VII.T. The UDC (11-2B-3A.3e) requires additional height exceeding 20% of the maximum height allowed for the district to be approved through a CUP.

Building heights are allowed up to a maximum of 95 feet in the H-E (High Density Employment) district, which is the most intensive of the commercial districts above the C-G and M-E districts. The Applicant states additional height is needed to accommodate vertical integration of uses and the appropriate urban density to support mixed use and sustainability by allowing for urban density that can support the commercial and office uses in the development consistent with the Comprehensive Plan. *See Applicant's narrative for more information (pp. 14-15).*

The building is situated along E. Pine Ave. and N. Webb Way. The vertically integrated residential building proposed directly across N. Webb Way to the west is similar in height at 76 feet as is the multi-family residential building proposed kitty corner to the site at the southwest corner of Pine and Webb. The Happy Hippo office building directly across E. Pine Ave. to the south and the proposed townhomes to the northeast along E. State Ave. in the same block are located 200+ feet away across the parking lot are all 3-stories in height. The biggest disparity in height is the proposed restaurant directly to the east within 40 feet of the proposed structure, which is proposed to be a single story in height.

The Applicant asserts that because the building will be surrounded by either commercial uses or buildings of similar height, the additional height shouldn't dwarf any other use. Further, the Applicant states the request meets the required Findings for such in UDC 11-5B-6E in that the building meets all other dimensional standards of the district; the additional height will facilitate the mixed-use development intended in the MU-C FLUM designation and will promote sustainability by allowing for urban density that can support the commercial and office uses in the development in accord with the Comprehensive Plan; the proposed design, construction, operation and maintenance will be compatible with other uses in the general

neighborhood and with the existing and intended character of the area; and won't adversely affect other property in the vicinity.

Staff is generally in support of the proposed height exception as justified by the Applicant and is of the opinion it's appropriate for the proposed development and is consistent with the Comprehensive Plan based on the Findings included below in Section V. However, Staff recommends the Commission and City Council consider reducing the number of residential units proposed above the first floor in order to accommodate more employment and service uses to support residential uses in this area and to reduce vehicle trips and encourage trip capture as a condition of approval. <u>The Commission did not recommend any changes to the development plan.</u>

4. Specific Use Standards *(UDC 11-4-3)*: *(Staff's analysis in italics)*

Staff has included the specific use standards below for all of the proposed uses, as applicable. However, Staff is only including analysis on consistency with these standards for the multi-family residential uses proposed with the CUP application and for the alternative compliance requests to the private usable open space standards for studio units in vertically integrated residential project. Analysis for the other uses (i.e. hotel, vertically integrated, restaurant, professional office), which are principal permitted uses in the district, will take place with the Certificate of Zoning Compliance application for those uses.

Vertically integrated residential project – UDC 11-4-3-41:

A. A vertically integrated residential project shall be a structure that contains at least two (2) stories.

B. A minimum of twenty-five (25) percent of the gross floor area of a vertically integrated project shall be residential dwelling units, outdoor patio space on the same floor as a residential unit may count towards this requirement.

C. A minimum of ten (10) percent of the gross floor area of a vertically integrated project shall be used for nonresidential uses as specified in subsection E below.

D. The minimum building footprint for a detached vertically integrated residential project shall be two thousand four hundred (2,400) square feet.

E. The allowed nonresidential uses in a vertically integrated project include: arts, entertainment or recreation facility; artist studio; civic, social or fraternal organizations; daycare facility; drinking establishment; education institution; financial institution; healthcare or social assistance; industry, craftsman; laundromat; nursing or residential care facility; personal or professional service; public or quasi-public use; restaurant; retail; or other uses that may be considered through the conditional use permit process.

F. None of the required parking shall be located in the front of the structure.

G. A minimum of fifty (50) square feet of private, usable open space shall be provided for each residential dwelling unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. The Director may consider an alternative design proposal through the alternative compliance provisions as set forth in Section 11-5B-5 of this title. *Compliance with this standard is required for all units except for the studio units for which alternative compliance has been requested and approved by the Director (see analysis below). The Director has not acted on the request for Lot 1, Block 1 as Staff is recommending denial of the use on that lot.*

Alternative compliance (ALT) is requested from the Director to UDC 11-4-3-41G to allow studio units within vertically integrated residential projects to be developed without private, usable open space.

The Applicant states it's not feasible to provide private open space for studio units for the following reasons: 1) it would increase the cost of these units, reducing their affordability; 2) smaller units have a smaller outside façade on the building and addition balconies to each unit would significantly clutter the exterior appearance of the buildings; 3) in order to meet he area requirements for private open space, balconies would have to be as wide as the entire unit itself – with an adjacent unit's balcony abutting the studio's space, the area wouldn't be private.

As an alternative means of compliance, the Applicant proposes to provide private amenity decks, which will be available to all residents in the buildings but will likely be used the most by residents of studio units since they have the least space to host groups of visitors. The decks will have seating areas, built-in grills/outdoor kitchens, planters, firepits, and shade features that will create attractive spaces to host parties conveniently located for building residents. Amenity decks with pools will also have welcoming spaces that include swimming pools and sports courts for socializing and recreation. These rooftop and amenity docks are not open to the public but rather are private open spaces for residents only.

The request qualifies for alternative compliance as the proposed design includes innovative design features based on "new urbanism" that promote walkable and mixed-use neighborhoods in accord with UDC 11-5B-5B.2. All of the vertically integrated buildings with studio units include "new urbanism" design features like public plazas and green spaces, landscaped walkway connections between blocks, vertical and horizontal mixing of office, commercial and residential uses, transit accessibility, and bike amenities. Overall, the high degree of mixed use in Pine 43 will promote walkability and community connection, reducing reliance on motor vehicles and creating an urban neighborhood feel.

The table below demonstrates the amount of amenity deck private space provided for resident use compared to the amount of private open space that would otherwise be required for the number of studio units in the building – the amount of amenity space available to the studio unit residents exceeds what they would otherwise have in their unit.

Lot	Number of Studio Units	Private Space Needed	Amenity Area Provided
Block 1, Lot 1	24	1,200 sf	30,500 sf on 5th Floor Rooftop Amenity Deck
Block 2, Lot 2	39	1,950 sf	21,500 sf on 2nd Floor Amenity Deck and 6,390 sf on 7th Floor Rooftop Amenity Deck
Block 4, Lot 1	51	2,550 sf	23,675 sf on 2nd Floor Amenity Deck and 13,370 sf on 6th Floor Rooftop Amenity Deck
Block 4, Lot 3	28	1,400 sf	17,540 sf on 2nd Floor Amenity Deck and 8,500 sf on 6th Floor Rooftop Amenity Deck

The Director finds the proposed alternative means for compliance with the private usable open space standards demonstrates the proposed alternative provides an equal or superior means of meeting the intent and purpose of the regulation as required and therefore, approves the request for Lot 1, Block 1; Lots 2, Block 2; and Lots 1 and 3,

Block 4 in accord with the Findings included below in Section V provided Council approves these uses. ~~Because Staff is recommending denial of the use on Lot 1, Block 1, the Director has *not* approved ALT for that lot.~~

Restaurant – UDC 11-4-3-49:

A. Parking

1. At a minimum, one (1) parking space shall be provided for every two hundred fifty (250) square feet of gross floor area. *Compliance with this standard is required.*

Upon any change of use for an existing building or tenant space, a detailed parking plan shall be submitted that identifies the available parking for the overall site that complies with the requirements of this title.

Hotel – UDC 11-4-3-23

A. Accessory uses including, but not limited to, restaurants, retail, drinking establishments, and personal services, may be allowed if such uses are completely within the hotel or motel structure. A drinking establishment shall require separate or concurrent approval subject to the regulations of section 11-4-3-10 of this chapter. *Compliance with this standard is required.*

B. A conditional use permit shall be required for any hotel or motel use that adjoins a residential district or an existing residence. *The proposed hotel does not adjoin a residential district or existing residence.*

Multi-family Development – UDC 11-4-3-27
(Note: Analysis for both multi-family residential buildings on Lot 2, Block 1 & Lot 2, Block 3 is included below.)

Multi-family developments with multiple properties shall be considered as one (1) property for the purpose of implementing the standards set forth in this section.

A. Purpose

1. To implement the goals and policies of the Comprehensive Plan:
    a. Plan for safe, attractive, and well-maintained neighborhoods that have ample open space, and generous amenities that provide varied lifestyle choices.
    b. Require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities as part of new multi-family residential and mixed-use developments.
2. To create multi-family housing that is safe and convenient and that enhances the quality of life of its residents.
    a. To create quality buildings and designs for multi-family development that enhance the visual character of the community.
    b. To create building and site design in multi-family development that is sensitive to and well-integrated with the surrounding neighborhood.
    c. To create open space areas that contribute to the aesthetics of the community, provide an attractive setting for buildings, and provide safe, interesting outdoor spaces for residents.

B. Site design

1. Residential buildings shall provide a minimum setback of ten (10) feet unless a greater setback is otherwise required by this title and/or Title 10 of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *The proposed structures comply with this standard.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. *All such areas should be depicted on the plans submitted with the Certificate of Zoning Compliance in accord with this standard.*
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other accessways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in Section 11-5B-5 of this title. *The floor plans included in Section VII.W depict 84 sq. ft. balconies for the 1-, 2- and 3-bedroom units; alternative compliance has been requested to allow no such private open space for the studio units—, which the Director has ~~not acted on this request because Staff is recommending denial of the proposed use~~ approved (see analysis below).*
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *None of these areas are included in the common open space.*
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *Comply with this standard.*
6. The parking shall meet the requirements set forth in Chapter 3, "Regulations Applying to All Districts", of this title. *The proposed parking complies with these standards (see Section III.D. 4 below for more information).*
7. Developments with twenty (20) units or more shall provide the following:
    a. A property management office.
    b. A maintenance storage area.
    c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
    d. A directory and map of the development at an entrance or convenient location for those entering the development.

    These items should be depicted on plans submitted with the Certificate of Zoning Compliance application if the use is approved.

C. Common open space design requirements

1. The total baseline land area of all qualified common open space shall equal or exceed ten (10) percent of the gross land area for multi-family developments of five (5) acres or more. When multi-family is approved concurrently with single-family, the minimum open space requirements in Section 11-3G-3 shall apply to the gross land area of entire development. *The proposed multi-family lots are not*

contiguous and located in different blocks approximately 700+' apart. Lot 2, Block 3 is 3.41 acres and Lot 2, Block 1 is 2.87 acres, which is below 5 acres; therefore, the baseline standard does not apply.

2. All common open space shall meet the following standards:

    a. The development plan shall demonstrate that the open space has been integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. Open space areas that has been given priority in the development design have:

        (1) Direct pedestrian access;

        (2) High visibility;

        (3) Comply with Crime Prevention through Environmental Design (CTED) standards; and

        (4) Support a range of leisure and play activities and uses. Irregular shaped, disconnected or isolated open spaces shall not meet this standard.

    b. Open space shall be accessible and well connected throughout the development. This quality can be shown with open spaces that are centrally located within the development, accessible by pathway and visually accessible along collector streets or as a terminal view from a street.

    c. The open space promotes the health and well-being of its residents. Open space shall support active and passive uses for recreation, social gathering and relaxation to serve the development.

3. Alternative compliance is available for the standards listed in subsections (C)1 and (C)2 above, if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or mixed-use future land use designations with collectively integrated and shared open space areas.

4. All multi-family projects over twenty (20) units shall provide at least one (1) common grassy area integrated into the site design allowing for general activities by all ages. This area may be included in the minimum required open space total. Projects that provide safe access to adjacent public parks or parks under a common HOA, without crossing an arterial roadway, are exempt from this standard.

    a. Minimum size of common grassy area shall be at least five thousand (5,000) square feet in area. This area shall increase proportionately as the number of units increase and shall be commensurate to the size of the multi-family development as determined by the decision-making body. Where this area cannot be increased due to site constraints, it may be included elsewhere in the development. *Both multi-family lots have grassy areas exceeding 5,000 sq. ft. in area in accord with this standard as shown on the exhibit in Section VII.R.*

    b. Alternative compliance is available for the standards listed in subsections (C)1 and (C)2 above, if a project has a unique targeted demographic; utilizes other place-making design elements in Old-Town or mixed-use future land use designations with collectively integrated and shared open space areas.

5. In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:

a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. ~~*None of the units are below 500 sq. ft.*~~

Lot 2, Block 1 – 33 units x 150 sq. ft. = 4,950 sq. ft.

Lot 2, Block 3 – 28 units x 150 sq. ft. = 4,200 sq. ft.

b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. ~~*115 units on Lot 2, Block 1 = 28,750 sq. ft. (or 0.66 acres); and 124 units on Lot 2, Block 3 = 31,000 sq. ft. (or 0.71 acres) of common open space required.*~~

Lot 2, Block 1 – 82 units x 250 sq. ft. = 20,500 sq. ft.

Lot 2, Block 3 – 96 units x 250 sq. ft. = 24,000 sq. ft.

c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. ~~*24 units on Lot 2, Block 1 = 8,400 sq. ft. (or 0.19 acre); and 8 units on Lot 2, Block 3 = 2,800 sq. ft. (or 0.06 acres) of common open space required.*~~

Lot 2, Block 1 – 24 x 350 sq. ft. = 8,400 sq. ft.

Lot 2, Block 3 – 8 x 350 sq. ft. = 2,800 sq. ft.

A total of ~~37,150~~ 33,850 sq. ft. (or ~~0.85~~ 0.78 acres) is required for Lot 2, Block 1; a total of ~~40,698.08~~ 75,868 sq. ft. (or ~~0.93~~ 1.74 acres) is provided, exceeding the standard by ~~3,548.08~~ 42,018 sq. ft. (or ~~0.08~~ 0.96 acres).

A total of ~~33,800~~ 31,000 sq. ft. (or ~~0.78~~ 0.71 acres) is required for Lot 2, Block 3; a total of ~~16,319.83~~ ~~32,510~~ 43,579 sq. ft. (or ~~0.37~~ ~~0.75~~ 1.00 acre~~s~~) is provided consisting of a ~~16,320~~ 30,020 sq. ft. area including two (2) 5,000 sq. ft. open grassy areas and rooftop decks, ~~2,631~~ 3,101 sq. ft. in the parking area, and 13,559 sq. ft. between the building and adjacent street buffers.~~adjacent to the parking lot – additional area is included along the street but Staff is unable to determine what if any of this area qualifies as it has to meet the minimum 20' x 20' dimensions and can't be located in the street buffer. If the use is approved, a common open space exhibit should be submitted with the Certificate of Zoning Compliance application that demonstrates compliance with the minimum standard.~~ While the area in the parking lot is not ideal, it meets the minimum dimensions to count toward the open space requirement. The UDC (11-4-3-27C.8) states, "Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial street buffers unless separated from the street by a berm or constructed barrier at least 4 feet in height, with breaks in the berm or barrier to allow for pedestrian access." The Applicant requests approval of this area to count toward the open space standard through the CUP without a berm/barrier being installed. Note: The open space provided ~~does not~~ meets the 10% requirement for alternative compliance to be approved for a height exception for the building.

6. Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty (20) feet. *All common open space areas meet this standard.*

7. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of

dwelling units. *Open space for each of the multi-family buildings should be provided in accord with this standard.*

8. Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial street buffers unless separated from the street by a berm or constructed barrier at least four (4) feet in height, with breaks in the berm or barrier to allow for pedestrian access. ~~*T*~~*A portion of the common open space area on Lot 2, Block 3 is behind the building away from the collector and arterial street buffers, the remainder is adjacent to the street buffers along Pine and Webb Ave.;* ***the common area on Lot 2, Block 1 is adjacent to the arterial street buffer along Pine Ave. on each side of the building*** ~~***– therefore, a berm or constructed barrier should be provided in accord with this standard if the use is approved.***~~ ***The Applicant requests a berm or barrier not be required on either of these lots through the conditional use permit.***
9. Buffer(s): One hundred (100) percent of the landscape buffer along collector streets and fifty (50) percent of the landscape buffer along arterial streets that meet the enhanced buffer requirements below may count towards the required baseline open space. *Note: The baseline requirement is not applicable as each of the multi-family developments is less than 5 acres in size.*
    a. Enhanced landscaping as set forth in Article 11-3B, Landscaping Requirements;
    b. Multi-use pathways;
    c. Enhanced amenities with social interaction characteristics;
    d. Enhanced context with the surroundings.

D. Site development amenities
1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
    a. Quality of life.
        (1) Clubhouse
        (2) Fitness facilities
        (3) Enclosed bike storage
        (4) Public art such as a statue
        (5) Dog park with waste station
        (6) Commercial outdoor kitchen
        (7) Fitness course
        (8) Enclosed storage
    b. Open space
        (1) Community garden
        (2) Ponds or water features
        (3) Plaza
        (4) Picnic area including tables, benches, landscaping and a structure for shade.

c. Recreation

(1) Pool

(2) Walking trails

(3) Children's play structures

(4) Sports courts

d. Multi-modal amenity standards.

(1) Bicycle repair station

(2) Park and ride lot

(3) Sheltered transit stop

(4) Charging stations for electric vehicles

2. The number of amenities shall depend on the size of multi-family development as follows:

a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.

b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one (1) from each category.

c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one (1) from each category.

d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.

Based on 139 units on Lot 2, Block 1, a minimum of five (5) amenities are required with at least one (1) from each category; the decision-making body may require more. The following amenities are proposed in each of the required categories: Quality of Life – clubhouse, fitness facility, enclosed bike storage, enclosed storage and commercial outdoor kitchens with built-in grills; Open Space – plaza (private roof top amenity deck including tables, benches, landscaping and shade structures) and a picnic area (including tables, benches, landscaping and shade structures located on the private roof top amenity deck); Recreation Activity Areas – swimming pool with changing facilities and restrooms (located on the private roof top amenity deck and within building) and paved sports courts, including bocce ball and (2) pickleball courts with appropriate surfacing; and Multi-modal – enclosed bike storage within the building and charging stations for electric vehicles within the building. The proposed amenities far exceed the minimum standards.

Based on 132 units on Lot 2, Block 3, a minimum of five (5) amenities are required with at least one (1) from each category; the decision-making body may require more. The following amenities are proposed in each of the required categories: Quality of Life – clubhouse, fitness facility, enclosed bike storage, enclosed storage and commercial outdoor kitchens with built-in grills; Open Space – plaza (private roof top amenity deck including tables, benches, landscaping and shade structures) and a picnic area (including tables, benches, landscaping and shade structures located on the private roof top amenity deck); Recreation Activity Areas – swimming pool with changing facilities and restrooms (located on the private roof top amenity deck and within building) and paved

sports courts, including bocce ball and (2) pickleball courts with appropriate surfacing; and Multi-modal – enclosed bike storage within the building and charging stations for electric vehicles within the building. The proposed amenities far exceed the minimum standards.

3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity.

E. Landscaping requirements

1. Development shall meet the minimum landscaping requirements in accord with Chapter 3, "Regulations Applying To All Districts", of this Title. *Street buffer landscaping is required with development of the subdivision. The landscape plan submitted with the Certificate of Zoning Compliance application should comply with the parking lot landscape standards in UDC 11-3B-8C.*

2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:

   a. The landscaped area shall be at least three (3) feet wide.

   b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four (24) inches shall be planted.

   c. Ground cover plants shall be planted in the remainder of the landscaped area.

   The landscape plan submitted with the Certificate of Zoning Compliance application should comply with the standards for parking lot landscaping in UDC 11-3B-8C.

F. Maintenance and ownership responsibilities. All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. *A recorded copy of the maintenance agreement should be submitted to the Planning Division prior to issuance of Certificate of Occupancy for the building.*

G. Police access under exigent circumstances. Multifamily developments with units that take access via secured common corridors shall install and maintain a keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances. The keyless entry system or alternative shall be subject to review and approval by the Meridian Police Department. *The developer should comply with this standard.*

Alternative compliance (ALT) is requested from the Director to UDC 11-4-3-27B to allow studio units within multi-family developments to be developed without private, usable open space.

The Applicant states it's not feasible to provide private open space for studio units for the following reasons: 1) it would increase the cost of these units, reducing their affordability; 2) smaller units have a smaller outside façade on the building and addition balconies to each unit would significantly clutter the exterior appearance of the buildings; 3) in order to meet he area requirements for private open space, balconies would have to be as wide as the entire unit itself – with an adjacent unit's balcony abutting the studio's space, the area wouldn't be private.

As an alternative means of compliance, the Applicant proposes to provide private amenity decks, which will be available to all residents in the buildings but will likely be used the most by residents of studio units since they have the least space to host groups of visitors. The decks will have seating areas, built-in grills/outdoor kitchens, planters, firepits, and shade features that will create attractive spaces to host parties conveniently located for building residents. Amenity decks with pools will also have welcoming spaces that include swimming pools and sports courts for socializing and recreation. These rooftop and amenity docks are not open to the public but rather are private open spaces for residents only.

The request qualifies for alternative compliance as the proposed design includes innovative design features based on "new urbanism" that promote walkable and mixed-use neighborhoods in accord with UDC 11-5B-5B.2. All of the vertically integrated and multi-family buildings with studio units include "new urbanism" design features like public plazas and green spaces, landscaped walkway connections between blocks, vertical and horizontal mixing of office, commercial and residential uses, transit accessibility, and bike amenities. Overall, the high degree of mixed use in Pine 43 will promote walkability and community connection, reducing reliance on motor vehicles and creating an urban neighborhood feel.

The table below demonstrates the amount of amenity deck private space provided for resident use compared to the amount of private open space that would otherwise be required for the number of studio units in the building – the amount of amenity space available to the studio unit residents exceeds what they would otherwise have in their unit.

Lot	Number of Studio Units	Private Space Needed	Amenity Area Provided
Block 1, Lot 2	33	2,640 sf	17,780 sf on 2nd Floor Amenity Deck
Block 3, Lot 2	28	2,240 sf	16,980 sf on 2nd Floor Amenity Deck and 8,160 sf on 6th floor Rooftop Amenity Deck

The Director finds the proposed alternative means for compliance with the private usable open space standards demonstrates the proposed alternative provides an equal or superior means of meeting the intent and purpose of the regulation as required and approves the requests. ~~However, because Staff is *not* recommending approval of the proposed multi-family developments, the Director has not acted on this request.~~

D. Design Standards Analysis

Comprehensive Plan Policy #2.02.02D – Apply appropriate design and construction standards to infill development in order to reduce adverse impacts to existing development.

1. Structure and Site Design Standards *(Comp Plan, UDC 11-3A-19)*:
   The site layout is required to comply with the standards listed in UDC 11-3A-19. Staff has reviewed these standards and finds the proposed concept plan demonstrates general compliance with the required standards.

   All structures in the development are required to comply with the design standards listed in the Architectural Standards Manual. **A Design Review application will be required to be submitted and approved prior to submitting building permit applications.**

2. Qualified Open Space & Amenities *(Comp Plan, UDC 11-3G)*:
   The minimum qualified open space and site amenity standards in UDC 11-3G-3 and 11-3G-4 do not apply to the townhome portion of the development as it is below 5 acres in size at 3.59 acres.

The standards listed in UDC 11-4-3-27C, D for common open space and site amenities apply to the multi-family portion of the development.

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

   i. Landscape buffers along streets

   A 10-foot wide buffer is required along N. Nola Rd., N. Webb Ave. south of Pine and along N. Machine Ave., local streets; a 20-foot wide street buffer is required along E. State Ave., a collector street; and a 25-foot wide street buffer is required along N. Locust Grove Rd. and E. Pine Ave., both arterial streets, with landscaping in accord with the standards listed in UDC 11-3B-7C.

   The width of the proposed street buffers all meet or exceed the minimum standards. **Landscaping should be depicted on the landscape plan submitted with the final plat application in accord with the required standards. Where the buffer is encumbered by easements or other restrictions, the buffer area shall include a minimum five-foot wide area outside the easement or restricted area for planting shrubs and trees, per UDC 11-3B-7C.1b. All street landscape buffers should be depicted on the final plat in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owners' association per UDC 11-3B-7C.2a.**

   ii. Parking lot landscaping

   Parking lot landscaping is required to be provided within the development in accord with the standards listed in UDC 11-3B-8C and should be depicted on the landscape plan submitted with the Certificate of Zoning Compliance (CZC) application for development of each lot. Compliance with these standards will be reviewed with individual CZC applications.

   iii. Landscape buffers to adjoining uses

   A 25-foot-wide landscape buffer is required on C-G and I-L zoned properties adjacent to residential uses per UDC Tables 11-2B-3 and 11-2C-3. Landscaping within these buffers is required to comply with the standards listed in UDC 11-3B-9C. Compliance with these standards will be reviewed with individual CZC applications.

   If a reduction in the width of such buffer is needed, a request should be submitted prior to the City Council hearing for consideration by City Council at a public hearing with notice to surrounding property owners per UDC 11-3B-9C.2. A reduction to the buffer width shall not affect building setbacks; all structures shall be set back from the property line a minimum of the buffer width required in the applicable zoning district.

   Although a buffer is not required on C-G zoned property adjacent to I-L zoned property, the Applicant proposes a 10-foot wide buffer along the southern boundary of Lot 1, Block 1 to buffer the proposed residential uses from the existing industrial uses to the south. The buffer is proposed to be planted with columnar evergreen trees with a 30' height and 10' width at maturity (see exhibit in Section VII.L) and an 8' tall masonry wall is proposed on the shared property line as an added buffer.

   iv. Tree preservation

   Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement per the standards listed in UDC 11-3B-10C.

There are many existing trees on the site, depicted on Sheet PP-02 of the plat and on Sheet 14 of the landscape plan, that are proposed to be removed; a mitigation plan is included on the landscape plan that notes the following:

1. EXISTING TREES TO BE SAVED ON SITE THAT WILL COUNT TOWARDS MITIGATION ARE AS FOLLOWS:
   (11) - 6" CAL. ARMSTRONG MAPLES
   (5) - 4" CAL. KATSURA
   (2) - 6' HT. WEEPING NORWAY SPRUCE

   TOTAL CALIPER INCHES = 96 CALIPER INCHES

2. EXISTING TREES TO BE REMOVED ON SITE.
   (1) - 42" COTTONWOOD (NO MITIGATION REQUIRED)
   (7) - 30" BLACK LOCUST (NO MITIGATION REQUIRED)
   (2) - 4" BLACK LOCUST (NO MITIGATION REQUIRED)
   (1) - 6" BLACK LOCUST (NO MITIGATION REQUIRED)
   (14) - 10" POPULAR (NO MITIGATION REQUIRED)
   (3) -25' TALL PINE (SIM. TO 6" CAL.)
   (2)- 18' TALL PINE (SIM. TO 4.5" CAL.)
   (1) -20' TALL PINE (SIM. TO 5.5" CAL.)
   (1) -10' TALL PINE (SIM. TO 2" CAL.)

   TOTAL CALIPER INCHES THAT DO NOT REQUIRED MITIGATION = 406 CALIPER INCHES
   TOTAL CALIPER INCHES = 34 CALIPER INCHES

3. EXISTING TREES TO BE RELOCATED ON SITE.
   (46) -6" CAL. ARMSTRONG MAPLES
   (28) -15' HT COLUMNAR SPRUCE (SIM. TO 4" CAL.)
   (19) -4" CAL. FLOWERING CRABAPPLE
   (14) - 4" CAL. KATSURA
   (11) - 6" CAL. WPG. MULBERRY
   (2) - 16' HT. WPG. NOOTKA SPRUCE (SIM. TO 4" CAL.)
   (21) - 6" CAL. MULTI-TRUNK REDBUD
   (40) - 14' HT. SPRUCE (SIM. TO 4" CAL.)
   (5) - 6' HT. WPG. SPRUCE (SIM. TO 2" CAL.)

   TOTAL CALIPER INCHES RELOCATED TREES = 890 CALIPER INCHES
   TOTAL CALIPER INCHES THE REQUIRE MITIGATION = 34 CALIPER INCHES
   TOTAL CALIPER INCHES THAT DO NOT REQUIRED MITIGATION = 406 CALIPER INCHES

METHODS OF MITIGATION TO INCLUDE PROPOSING AN ALTERNATIVE COMPLIANCE OF TREE RELOCATION FROM THE EXISTING ROAD BUFFERS. EXISTING TREES THAT ARE RELOCATED ON SITE MAY COUNT TOWARD THE REQUIRED LANDSCAPING. ALTERNATIVE METHODS WOULD INCLUDE INCREASING CALIPER INCHES OF PROPOSED TREES.

Mitigation information should be included on the landscape plan submitted with the final plat application.

v. Storm integration

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

vi. Pathway landscaping

Landscaping is required along all pathways per the standards listed in UDC 11-3B-12C and will be reviewed for consistency with the standards with future development applications (i.e. final plat and/or Certificate of Zoning Compliance).

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

Off-street parking is required to be provided in accord with the standards set forth in UDC Table 11-3C-6 for residential uses and 11-3C-6B for non-residential uses.

Bicycle parking is required to be provided in accord with the standards listed in UDC 11-3C-6G and be designed and located in accord with the standards listed in UDC 11-3C-5C. A minimum of one (1) bicycle parking space is required for every 25 proposed vehicle parking spaces or portion thereof for all the proposed uses, except for the townhome dwelling units.

i. Residential parking analysis

Off-street parking is required to be provided for each townhome, multi-family apartment and vertically integrated residential unit based on the total number of bedrooms per unit as set forth in UDC Table 11-3C-6.

Townhomes:

- The number of bedrooms per unit are not identified in the plans. Compliance with the parking standards for these units will be reviewed with the building permit application.

Multi-family apartments:

- Lot 2, Block 1 – Based on (33) studio units, (34) 1-bedroom units, (48) 2-bedroom units and (24) 3-bedroom units, a minimum of 266 spaces are required, including guest parking, with 106 of those being covered; a total of 266 spaces are proposed with 240 of those being covered podium/garage spaces in accord with the required standard.

  A total of 26 surface parking spaces and 45 podium (covered) spaces are provided on the site; another 195 spaces are proposed to be utilized through a cross-parking easement in the adjacent parking garage for the vertically integrated building on Lot 1, Block 1, which is between 86 and 130 feet from the multi-family building. This meets the shared use standards listed in UDC 11-3C-7 for parking standard alternatives as there is convenient pedestrian connections between properties and the properties/uses are within 1,000' of each other. **A recorded shared use agreement is required to be submitted with the Certificate of Zoning Compliance application for the shared vehicle and bicycle parking per the standards listed in UDC 11-3C-7B.**

  Based on the number of vehicle spaces provided (i.e. 266), a minimum of 11 bicycle parking spaces are required. A total of three (3) bicycle parking spaces are proposed on the site and additional parking will be provided through the cross-parking easement on Lot 1, Block 1, which exceeds the minimum standard.

- Lot 2, Block 3 – Based on (28) studio units, (40) 1-bedroom units, (56) 2-bedroom units, and (8) 3-bedroom units, a minimum of 237 spaces are required, including guest parking, with 104 of those being covered; a total of 247 spaces are provided with 104 of those being covered in a 1-story podium, which exceeds the minimum standard by 10 spaces.

Based on the number of vehicle spaces provided (i.e. 247), a minimum of 10 bicycle parking spaces are required; a total of 84 spaces are proposed (72 internal and 12 external), which exceeds the minimum standard.

Vertically integrated:

- Parking provided with the vertically integrated residential development will be reviewed for compliance with the parking standards at the time of Certificate of Zoning Compliance application.

  A 2-story parking podium is proposed.

ii. Nonresidential parking analysis

Non-residential uses in commercial districts are required to provide one (1) space for every 500 sq. ft. of gross floor area. Parking will be reviewed for compliance with these standards at the time of Certificate of Zoning Compliance application.

The hotel, east vertically integrated residential and both restaurant buildings in Block 4 all site over underground parking garages.

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

Photos of the existing building on the HPC Buyer property and a conceptual perspective drawing and elevations have been submitted for the future expansion, included below in Section VII.I. Upgrades are planned to the existing building with the expansion to tie in with the new portion(s). Final design is required to comply with the design standards in the Architectural Standards Manual.

Conceptual building elevations were submitted for the multi-family portions of the development, included below in Section VII.S, and the 3-story townhomes, included below in Section VII.V. Final design is required to comply with the design standards in the Architectural Standards Manual.

Building perspectives for the overall development were submitted, included below in Section VII.U. Final design is required to comply with the design standards in the Architectural Standards Manual.

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

All fencing constructed on the site must comply with the standards listed in UDC 11-3A-7, as applicable.

A revised fencing exhibit was submitted, included below in Section VII.M, that depicts existing and proposed fencing~~; no new fencing is proposed~~. A 4-foot-tall chain link fence exists at the southwest corner of the development around the existing school site and a 6-foot-tall chainlink fence with barbed wire exists along the southern boundary of the site. A vegetative screen or buffer is depicted at the southwest corners of the development area adjacent to the industrial properties on the north and south sides of W. Pine Ave. and an 8-foot tall masonry wall is proposed along the south side of Lot 1, Block 1 adjacent to existing industrial uses.

7. Parkways *(Comp Plan, UDC 11-3A-17)*:

Landscaped parkways are proposed along adjacent streets throughout the development and must comply with the standards listed in UDC 11-3A-17E. **If 6-foot-wide parkways are proposed, root barriers and Class II trees are required.**

E. Transportation Analysis

Comprehensive Plan Policy #3.01.01A – Evaluate comprehensive impacts of growth and consider City Master Plans and Strategic Plans in all land use decisions (e.g., traffic impacts, school enrollment, and parks).

All streets have been constructed except for the extension of N. Machine Ave. along the eastern boundary of Block 1, which is required to be extended per the conditions in the ACHD report. Additional right-of-way is required to be dedicated for improvements along the frontage of the property adjacent to Nola Rd. as noted in the ACHD report.

ACHD's planned improvements in the Capital Improvements Plan (CIP)/Five Year Plan (FYP) are as follows:

- Fairview Avenue is scheduled in the FYP as a corridor improvement to be widened to 7-lanes and to include the construction of enhanced pedestrian and bicycle facilities from Locust Grove Road to SH-55 (Eagle Road) in 2029.
- The intersection of Fairview Road and Locust Grove Road is scheduled in the FYP to be widened to 7-lanes on the north leg, 7-lanes on the south, 9-lanes east, and 9-lanes on the west leg, and re-signalized with accessible pedestrian signals with leading pedestrian intervals in 2029.

Because the original conceptual plan envisioned a greater proportion of regional trip capture (i.e. more jobs and less residential generation), Staff was concerned the proposed shift in land use may place additional demand on the surrounding transportation network beyond what was originally anticipated. Therefore, an update to the previous TIS was requested.

In response, the traffic engineer submitted a *technical memorandum* to ACHD with additional and updated analysis for the land use changes proposed with this application as requested by the Planning Division. A summary comparison of net new trips between the 2017 TIS and the currently proposed update is included; internal capture of trips between the proposed residential, office and retail uses as well as pass-by trips for retail uses are factored in. Overall, the proposed land uses, as the applicant calculated, are estimated to generate 33 additional net new vehicles during the AM peak hours and 49 additional net new vehicles in the PM peak hours when compared to the previous study. This appears to be a minor difference in overall traffic when compared to the current peak hour volumes on Pine Ave. (1,591 PM peak hour 2-way volume); and on Locust Grove Rd. (1,735 PM peak 2-way volume). This is within the current daily fluctuations in traffic on the adjacent roadway. Additionally, the increase in traffic was not shown to change or impact any of the previously approved conditions of approval for the development as it relates to the transportation system. The study notes the mixture of land uses presented in the proposed site plan offers a substantial opportunity for reduction in overall daily trips associated with the development due to the internal capture of these trips (primarily commuting trips and trips for services such as meals and neighborhood retail) within the development itself.

However, both Staff and ACHD have expressed concerns with the calculations and cannot confidently agree with the method or results. Staff expressed concerns that the trip capture rates used were high, and unlikely to be reflective of peak rush hour impacts where the types of jobs and the type of employment in the area are not necessarily correlated. Additionally that many of the daily trip attractors will still require vehicle trips, such as grocery, schools, and as previously noted, jobs. See also ACHD comments below.

ACHD had the following comments on the technical memorandum:

- **The memo utilized a pass-by capture rate of 47% in the AM, 41.5% in the PM, and 41.5% overall for Land Use 821. These rates are generally very high. It is typical to utilize an AM pass-by trip capture of 0% for Land Use 821 since many stores are not open during morning rush hour.**

- **Based on proposed trip generation, there is no anchor supermarket for the retail portion of the development. Supermarkets are usually the primary driver of pass-by trips for a retail plaza, so the pass-by capture percent should be further reduced accordingly.**
- **Internal trip capture calculations assume the entire development will function as one site. This is not accurate, as many "internal" trips require vehicles to utilize Pine Avenue or Webb Avenue and will impact operations of the Pine Avenue/Web Avenue roundabout. The overall internal trip capture of 2,533 also utilizes a higher internal trip capture rate than either the AM or PM peak hours, with no supporting calculations.**

Note: These comments are only a general overview and don't constitute a full review by ACHD.

The traffic engineer has responded to ACHD's comments and plans to amend the memo to include additional information. A *memo* was submitted from the traffic engineer, dated October 14, 2025, that includes additional and updated analysis for the proposed development. A comparison of trip generation between the previously approved land uses south of State Ave. from the approved 2017 TIS and the currently proposed land use changes are included in the memo and shown below.

Table 4. Proposed Land Use Trip Generation Comparison, February 2024

Land Use	Daily Trips	AM Peak Hour			PM Peak Hour		
		Total	In	Out	Total	In	Out
Total Net New Trips (2017 Study)	6315	752	587	165	781	209	572
Total Net New Trips (2025 Site Plan)	8872	749	358	391	784	357	427
Net New Trips (Difference)	**2557**	**-3**	**-229**	**226**	**3**	**148**	**-145**

1. Access *(Comp Plan, UDC 11-3A-3, UDC 11-3H-4)*:
   Access is proposed via adjacent public streets [i.e. E. Pine Ave. (minor arterial street); E. State Ave. (residential collector street west of Webb and local street east of Webb); N. Webb Way (residential collector street); and N. Webb Ave., N. Nola Rd. and N. Machine Ave. (local streets)] and internal driveways as shown on the concept plan and preliminary plat.

   Where access to a local street is not available for non-residential properties, cross-access/ingress-egress easements should be granted to adjoining properties either by recorded easement or as a note on the final plat as set forth in UDC 11-3A-3A.2. Cross-access/ingress-egress easements and driveways should be granted/constructed between all adjoining lots in the subdivision and to the following abutting parcels: Parcel #S1108244650 to the east of Block 2 and Parcel #S1108233810 (HPC Buyer property) to the west of Block 4.

   Access to the townhomes that front on E. State Ave. is proposed from an internal un-named driveway.

   This requirement is in accord with Comprehensive Plan policy #6.01.02B, which states, *Reduce the number of existing access points onto arterial streets by using methods such as cross-access agreements, access management, and frontage/backage roads, and promoting local and collector street connectivity.*

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

   A 10-foot-wide detached multi-use pathway is proposed along the east side of N. Webb Way in accord with the Pathways Master Plan. If located outside of the adjacent right-of-way, a public pedestrian easement will need to be dedicated as required by the Park's Dept.

   The Park's Dept. requests a public access easement is dedicated for a multi-use pathway (10-foot-wide detached sidewalk) along the west side of N. Machine Ave. if located outside of the adjacent ACHD right-of-way (an attached sidewalk may be considered as Machine Ave. isn't a through street); **revise the plans accordingly.**

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

   A pedestrian connectivity plan showing pathways, sidewalks, crosswalks and bike lanes was submitted with this application, included below in Section VII.O. As noted above, a 10-foot-wide detached multi-use pathway is proposed along the east side of N. Webb Way, north of E. Pine Ave. and required along the west side of N. Machine Ave. in accord with the Pathways Master Plan (see Park's Dept. comments below in Section IV.E.). ~~The pedestrian plan should be revised prior to the City Council hearing to reflect "N. Webb Ave." south of E. Pine Ave.; the Legend should reflect that the 10' wide pathway is a *detached* pathway; include the pathway along the west side of N. Machine Ave. as required by the Park's Dept.; and depict the existing detached sidewalk around the driveway/cul-de-sac off of E. Pine adjacent to Block 1.~~ *The pedestrian plan has been revised as requested.*

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

   All sidewalks shall comply with the standards listed in UDC 11-3A-17. A combination of detached and attached sidewalks are proposed along streets as shown on the pedestrian plan and other plans. Detached sidewalks are depicted along all collector and arterial streets as required; attached sidewalks are proposed along the southern portion of N. Webb Ave., a local street.

5. Private Streets *(UDC 11-3F-4)*:

   No private streets are proposed. Prior to submittal of a Certificate of Zoning Compliance application(s) for structures that *don't* front on a public street, the Applicant should work with the City's addressing technician to determine if private streets are needed for addressing for emergency way-finding purposes. Private streets, if required, are required to comply with the standards listed in UDC 11-3F-4.

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

   Compliance with the subdivision design and improvements standards listed in UDC 11-6C-3 is required. The proposed plat appears to be in compliance with these standards.

F. Services Analysis

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

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

   The Snider Lateral is an open waterway that runs along the southern boundary of Blocks 1 and 3 at the south perimeter boundary of the subdivision. **This waterway should be piped in accord with the standards listed in UDC 11-3A-6.**

   Other smaller delivery ditches also cross the site that may be removed as proposed if they don't provide irrigation water to downstream users.

2. Pressurized Irrigation *(UDC 11-3A-15)*:
   Underground, pressurized irrigation water is required to be provided to each lot in the development as set forth in UDC 11-3A-15.

3. 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 per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the city.

   A Geotechnical Recommendation Report was submitted for this development, included in the project file, which states the site is acceptable for the proposed development and includes recommendations for design and construction of future phases of this project.

4. Utilities *(Comp Plan, UDC 11-3A-21)*:
   All utilities and street lights should be in accord with the City's adopted standards, specifications and ordinances.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

~~Conditions of approval are *not* included for the multi-family developments and vertically integrated residential project in Blocks 1 and 3 south of E. Pine Ave. because Staff is recommending denial of those uses.~~

~~If the Commission and/or Council determines any or a portion of these uses is appropriate, conditions and updated plans should be included as applicable, prior to approval.~~ Because the Commission was in support of the proposed multi-family developments and vertically integrated residential project in Blocks 1 and 3, south of E. Pine Ave., Staff has included conditions of approval for the applications associated with these requests.

1. Annexation & Zoning – HPC Buyer Property

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 date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation request. The DA shall, at minimum, incorporate the following provisions:

a. Future development of this site shall be generally consistent with the conceptual development plan, phasing plan and building elevations and perspectives included in Section VII.I and the provisions contained herein.
b. Future development of the property shall comply with the dimensional standards for the I-L (Light Industrial) zoning district listed in UDC Table 11-2C-3 and the development standards in the Unified Development Code.
c. A property boundary adjustment application shall be submitted to the Planning Division once the subject property is annexed that depicts property lines that follow the zoning boundaries approved with the annexation.
d. The access points to adjacent streets depicted on the conceptual development plan shall be evaluated with future development applications and are not approved with the concept plan.

e. A Certificate of Zoning Compliance application shall be submitted prior to submittal of a building permit application(s) for the expansion of the existing use that complies with all UDC standards and the provisions listed herein.

f. A Design Review application shall be submitted concurrent with the Certificate of Zoning Compliance application for the addition(s) to the existing building that demonstrates compliance with the design standards listed in the Architectural Standards Manual.

2. Development Agreement Modification – Pine 43 Mixed-Use

A property boundary adjustment application shall be submitted to the Planning Division and finalized prior to City Council approval of the amended DA to transfer ownership of the property and to create the parcel subject to the DA.

~~**Staff recommends changes to the conceptual master plan prior to the City Council hearing as follows:**~~

- ~~**Include non-residential uses in place of the multi-family residential developments and vertically integrated residential project in Blocks 1 and 3 on the south side of E. Pine Ave.** *Neighborhood and community services should be considered as options for alternate uses in accord with the development guidelines in the Comprehensive Plan for functional integration of uses.*~~ *Note: The Commission did not recommend approval of these changes.*

An amended Development Agreement (DA) shall be required as a provision of the MDA and RZ applications. Prior to approval of the rezone ordinance, the amended DA shall be signed by the property owner and returned to the Planning Division within six (6) months of City Council's approval of the Findings of Fact and Conclusions of Law for the modification and rezone.

The amended DA shall only apply to the portion of the development that lies south of E. State Ave. included in the boundary of the updated conceptual development plan included in Section VII.E. The portion of the development that lies north of E. State Ave. shall comply with the provisions in the original DA (Pine 43 – Instrument #2018-000751).

The owner/developer shall comply with the following provisions associated with the amended development agreement:

a. Future development shall substantially comply with the updated conceptual master plan, preliminary plat, landscape plan, phasing plan, and conceptual building elevations and perspectives and other applicable plans included in Section VII. Any significant changes to the phasing plan shall be approved by the Director.

b. All future structures shall be designed in accord with the standards listed in the Architectural Standards Manual. A Design Review application shall be submitted to the Planning Division and approved prior to submittal of building permit application(s) that demonstrates compliance with these standards.

c. The Director approved an Alternative Compliance request to UDC 11-4-3-41G, which requires a minimum of 50 square feet of private, usable open space per unit in vertically integrated residential buildings on Lot 1, Block 1; Lot 2, Block 2; and Lots 1 and 3, Block 4. The approval allows studio units without such space, contingent upon the provision of private amenity decks as shown in the exhibit in Section VII.R, as an alternative means of compliance.

d. The public and quasi-public areas in the development shall be designed with community supportive purpose, incorporate permanent design elements with features to promote frequent use, and support amenities that foster a wide variety of interests ranging from

relaxation to play. These areas must be strategically integrated into the overall development, interconnected with meaningful points of interest, prioritize pedestrian infrastructure, be highly visible and accessible, and designed to enhance both the adjacent uses and larger mixed-use area in accord with the holistic design principles in the Comprehensive Plan (see Figures FB5, FC6 and FC7 in the Plan). The plans submitted with future development applications shall demonstrate compliance with this requirement.

e. Supportive and proportional outdoor public and/or quasi-public spaces and places including, but not limited to, parks, plazas, outdoor gathering areas, linear open space, and schools are expected to be provided within the development in accord with the principles for integration of uses in the Comprehensive Plan (see figures FB4, FC5, FC7 in the Plan). These areas may be located in spaces between residential and non-residential uses to provide both integration and transition between uses. Outdoor seating areas at restaurants are not considered supportive public spaces unless integrated into shared open space, natural amenities, and interconnected with cohesive pathway elements. The plans submitted with future development applications shall demonstrate compliance with this requirement.

f. The developer shall provide enhanced construction materials (i.e. high sound transmission classification rated windows and walls) for sound mitigation as proposed for the south side of the vertically integrated residential structure on Lot 1, Block 1 adjacent to existing industrial uses to the south.

g. The Director approved an Alternative Compliance request to UDC Table 11-2B-3 to increase the maximum building height in the C-G zoning district by 17%, from 65 feet to 76 feet, for the hotel on Lot 2, Block 4; the multi-family building on Lot 2, Block 3; and the two vertically integrated residential buildings on Lots 1 and 3, Block 4, as shown in the exhibit in Section VII.T. This approval is contingent on providing 10% of the building square footage as open space, courtyards, patios, or other usable outdoor areas for employees and/or patrons, exclusive of required setbacks and landscape buffers, in accordance with UDC 11-2B-3A.3d, as shown in the open space exhibit in Section VII.N.

3. Preliminary Plat

a. The final plat(s) shall include the following revisions:

i. If 6-foot wide parkways are proposed along streets, root barriers shall be depicted on the construction drawings that comply with the standards listed in UDC 11-3A-17E.

ii. Depict a 10-foot-wide detached sidewalk/multi-use pathway on the construction drawings along the west side of N. Machine Ave. as required by the Park's Dept. (an attached sidewalk may be considered as Machine Ave. isn't a through street – work with the Park's Dept. on this). If located outside of the adjacent ACHD right-of-way, a public pedestrian easement is required per the Park's Dept. comments.

iii. Depict cross-access/ingress-egress easements between all adjoining lots in the subdivision and to the following abutting parcels: Parcel #S1108244650 to the east of Block 2 and Parcel #S1108233810 (HPC Buyer property) to the west of Block 4 either by recorded easement or as a note on the final plat in accord with UDC 11-3A-3A.2.

iv. All street landscape buffers shall be depicted on the plat in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owners' association per UDC 11-3B-7C.2. Where street buffers are encumbered by easements or other restrictions, the buffer

area shall include a minimum 5-foot-wide area outside the easement or restricted area for planting shrubs and trees per UDC 11-3B-7C.1b. *This applies to Lot 3, Block 3.*

v. Depict the irrigation easement for the Snider Lateral that runs along the southern boundaries of Blocks 1 and 3.

b. The landscape plan submitted with the final plat application(s) shall include the following revisions:

i. If 6-foot-wide parkways are proposed along streets, root barriers and Class II trees are required per the standards listed in UDC 11-3A-17E.

ii. Depict a 10-foot-wide detached sidewalk/multi-use pathway along the west side of N. Machine Ave. as required by the Park's Dept. (an attached sidewalk may be considered as Machine Ave. isn't a through street – work with the Park's Dept. on this).

iii. Depict landscaping all pathways in accord with the standards listed in UDC 11-3B-12C.

iv. Include mitigation information on the plan for existing trees being removed from the site that require mitigation per the standards listed in UDC 11-3B-10C as noted on the Sheet 14 of the landscape plan submitted with the preliminary plat.

v. Depict street buffer landscaping in accord with the standards listed in UDC 11-3B-7C. Where street buffers are encumbered by easements or other restrictions, the buffer area shall include a minimum 5-foot-wide area outside the easement or restricted area for planting shrubs and trees per UDC 11-3B-7C.1b.

c. All multi-use pathways/sidewalks located outside of the adjacent ACHD right-of-way will require a separate public pedestrian easement as required by the Park's Dept.

d. The Snider Lateral that runs along the southern boundary of Blocks 1 and 3 shall be piped in accord with the standards listed in UDC 11-3A-6; the construction drawings shall reflect this requirement.

e. Extend N. Machine Ave. along the eastern boundary of Block 1 as proposed and required by ACHD.

f. Approval of the preliminary plat is contingent upon recordation of the final plat for Pine 43 Animal Farm (FP-2022-0017) for the property located at the southeast corner of E. Pine Ave. and N. Webb Ave. A final plat application shall not be submitted to the Planning Division for any phase of development until the final plat is recorded.

g. Approval of the preliminary plat is contingent upon final approval of a property boundary adjustment (PBA) application for the realignment of property lines between the HPC Buyer and DRB Investments properties as shown on the preliminary plat. A final plat application shall not be submitted to the Planning Division for any phase of development until a PBA is finalized and a Record of Survey recorded that matches the configuration of the properties shown on the preliminary plat.

h. Prior to submittal of a Certificate of Zoning Compliance application(s) for structures that *don't* front on a public street, the Applicant should work with the City's addressing technician to determine if private streets are needed for addressing for emergency way-finding purposes. Private streets, if required, are required to comply with the standards listed in UDC 11-3F-4.

i. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.

j. The preliminary 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.

4. Conditional Use Permit – Height Exception (Vertically Integrated Residential Building on Lot 2, Block 2)

a. The vertically integrated residential building on Lot 2, Block 2 is permitted to exceed the 65-foot maximum building height allowed in the C-G zoning district, with an approved height of up to 87 feet, as shown in the exhibit in Section VII.T.

b. A conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the city per UDC 11-5B-6F. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground.

For conditional use permits that also require platting, the final plat must be signed by the city engineer within this two-year period. Upon written request and filing by the applicant prior to the termination of the period in accord with subsection (F)(1) of this section, the director may authorize a single extension of time to commence the use not to exceed one (1) two-year period. Additional time extensions up to two (2) years as determined and approved by the commission may be granted. With all extensions, the director or commission may require the conditional use comply with the current provisions of this chapter.

5. Conditional Use Permit – Multi-family Development (Lot 2, Block 1 and Lot 2, Block 3)

a. Compliance with the specific use standards listed in UDC 11-4-3-27 for Multi-family Developments is required *except* for the standard requiring 80 square feet of private, usable open space per unit. An alternative compliance request to UDC 11-4-3-27B.3 was approved by the Director to allow no private open space for studio units, contingent upon the provision of private amenity decks as shown in the exhibits in Section VII.R.

b. Compliance with the dimensional standards for the C-G zoning district in UDC Table 11-2B-3 is required, except for the 65-foot maximum building height for the multi-family building on Lot 2, Block 3. An Alternative Compliance request was approved by the Director to permit a maximum height of 76 feet, contingent upon providing 10% of the building square footage as open space, courtyards, patios, or other usable outdoor space for the employees and/or patrons of the structure, exclusive of required setbacks and landscape buffers, as shown in the open space exhibit in Section VII.N.

c. A revised site/landscape plan, as applicable, shall be submitted with the Certificate of Zoning Compliance application(s) that includes the following:

i. Depict landscaping along all pathways per the standards listed in UDC 11-3B-12C; include a calculations table that demonstrates compliance.

ii. Depict parking lot landscaping in accord with the standards listed in UDC 11-3B-8C.

iii. Depict all on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults in an area not visible from a public street, or fully screened from view from a public street in accord with UDC 11-4-3-27B.2.

iv. Depict the location of the property management office, maintenance storage area, central mailbox location (including provisions for parcel mail that provide safe pedestrian and/or vehicle access), and a directory and map of the development at an

entrance or convenient location for those entering the development in accord with UDC 11-4-3-27B.7.

v. All street facing elevations shall have landscaping along their foundation that complies with the minimum standards in UDC 11-4-3-27E.

Note: The common open space areas adjacent to the arterial street (i.e. Pine Ave.) buffer are allowed to count toward the open space requirements as part of the conditional use permit without being separated from the street by a berm or constructed barrier as allowed by UDC 11-4-3-27C.8.

d. A recorded copy of a shared use parking agreement shall be submitted with the Certificate of Zoning Compliance application for the multi-family structure on Lot 2, Block 1 per the standards listed in UDC 11-3C-7B to allow a portion of the required off-street parking spaces to be provided in the parking garage for the vertically integrated project on Lot 1, Block 1.

e. Off-street parking shall comply with the standards listed in UDC Table 11-3C-6 and the site plan submitted with this application, included in Section VII.Q.

f. All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC 11-4-3-27F. A recorded copy of this agreement shall be submitted prior to issuance of Certificate of Occupancy for the building(s).

g. Multifamily developments with units that take access via secured common corridors shall install and maintain a keyless entry system, or suitable alternative, to provide police access to the common corridors under exigent circumstances as set forth in UDC 11-4-3-27G. The keyless entry system or alternative shall be subject to review and approval by the Meridian Police Department.

h. A conditional use permit, when granted, shall be valid for a maximum period of two (2) years unless otherwise approved by the city per UDC 11-5B-6F. During this time, the applicant shall commence the use as permitted in accord with the conditions of approval, satisfy the requirements set forth in the conditions of approval, and acquire building permits and commence construction of permanent footings or structures on or in the ground.

For conditional use permits that also require platting, the final plat must be signed by the city engineer within this two-year period. Upon written request and filing by the applicant prior to the termination of the period in accord with subsection (F)(1) of this section, the director may authorize a single extension of time to commence the use not to exceed one (1) two-year period. Additional time extensions up to two (2) years as determined and approved by the commission may be granted. With all extensions, the director or commission may require the conditional use comply with the current provisions of this chapter.

B. Meridian Public Works

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=397532&dbid=0&repo=MeridianCity

C. Meridian Fire Department

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=410927&dbid=0&repo=MeridianCity

The Meridian Fire Department will respond to this development, but our response will be inadequate due to staffing and equipment.

Additionally, this project will require a Technical Fire Protection Report to be submitted to the Meridian Fire Department for review to address all criteria as required by the adopted 2018 International Fire Code and Meridian Title 10, Chapter 4 as it relates to Fire Protection and Fire & Life Safety Requirements for Mid-Rise and High-Rise structures.

D. Meridian Police Department

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=397606&dbid=0&repo=MeridianCity

E. Meridian Park's Department

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=397615&dbid=0&repo=MeridianCity

F. Community Planning Association of Southwest Idaho (COMPASS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=399592&dbid=0&repo=MeridianCity

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=406026&dbid=0&repo=MeridianCity

G. Irrigation Districts

No comments were submitted.

H. Central District Health Department

No comments were submitted.

I. Idaho Department of Environmental Quality (DEQ)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=398020&dbid=0&repo=MeridianCity

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=405980&dbid=0&repo=MeridianCity

J. West Ada School District (WASD)

https://weblink.meridiancity.org/WebLink/browse.aspx?id=379821&dbid=0&repo=MeridianCity

K. Kuna School District

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=397862&dbid=0&repo=MeridianCity

L. Ada County Highway District (ACHD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=397539&dbid=0&repo=MeridianCity

M. Idaho Transportation Department (ITD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=401663&dbid=0&repo=MeridianCity

V. FINDINGS

A. Annexation (UDC 11-5B-3E)

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 Commission finds the proposed map amendment with I-L, C-G and R-15 zoning is consistent with the Comprehensive Plan as noted above in Section III.

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

   The Commission finds the map amendment complies with the regulations outlined for the districts and the purpose statements of residential, commercial and industrial districts.

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

   The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare.

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 Commission finds the map amendment shouldn't result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City.

5. The annexation (as applicable) is in the best interest of city.
   The Commission finds the proposed annexation is in the best interest of the City as it reduces County enclaves and promotes development in accord with the Comprehensive Plan.

B. Rezone (UDC 11-5B-3E)

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 Commission finds the proposed map amendment to the R-15 district is consistent with the Comprehensive Plan as noted in Section III.

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

   The Commission finds the map amendment complies with the regulations outlined for the district and the purpose statements of the residential district.

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

   The Commission finds the proposed map amendment should not be detrimental to the public health, safety and welfare.

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 Commission finds the map amendment shouldn't result in an adverse impact upon the delivery of services by any political subdivision providing public services within the City.

5. The annexation (as applicable) is in the best interest of city.
   This finding is not applicable as the request is for a rezone, not annexation.

C. Alternative Compliance (UDC 11-5B-5E) – 11-4-3-41(G) Vertically Integrated Residential Private Open Space for Studio Units on Lot 1, Block 1; Lot 2, Block 2; and Lots 1 and 3, Block 4

~~*Note: Staff is recommending denial of the proposed vertically integrated residential project on Lot 1, Block 1; therefore, the following Findings analysis is not applicable to that lot.*~~

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or

   The Director finds it is feasible for the Applicant to comply with the requirement but it would increase the cost of the units, reducing their affordability; and in order to meet the area requirements for private open space, balconies would have to be as wide as the unit itself, which would abut adjacent studios' space and wouldn't be private, as noted by the Applicant.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

   The Director finds the provision of private amenity decks as an alternate means of compliance with seating areas, built-in grills/outdoor kitchens, planters, firepits, and shade features will create attractive spaces to host gatherings for studio residents and is an equal or superior means for meeting the requirement.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

   The Director finds the alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

D. Alternative Compliance (UDC 11-5B-5E) – 11-4-3-27(B) Multi-family Private Open Space for Studio Units on Lot 2, Block 1 and Lot 2, Block 3

~~Because Staff is recommending denial of the proposed multi-family developments, Findings analysis is not included for the associated alternative compliance requests.~~

In order to grant approval for an alternative compliance application, the Director shall determine the following:

1. Strict adherence or application of the requirements are not feasible; or

   The Director finds it is feasible for the Applicant to comply with the requirement but it would increase the cost of the units, reducing their affordability; and in order to meet the area requirements for private open space, balconies would have to be as wide as the unit itself, which would abut adjacent studios' space and wouldn't be private, as noted by the Applicant.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

   The Director finds the provision of private amenity decks as an alternate means of compliance with seating areas, built-in grills/outdoor kitchens, planters, firepits, and shade features will create attractive spaces to host gatherings for studio residents and is an equal or superior means for meeting the requirement.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

   The Director finds the alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

E. Alternative Compliance (UDC 11-5B-5E) – 11-2B-3 Height Limit in C-G District for Multi-family Building on Lot 2, Block 3, Hotel on Lot 2, Block 4, and Vertically Integrated Residential Buildings on Lots 1 and 3, Block 4

~~An updated common open space exhibit needs to be submitted before Staff can determine if the amount of open space provided meets the requirement for the Director to grant the height exception.~~ *An updated common open space exhibit was submitted that demonstrates compliance with the 10% common open space requirement for alternative compliance to be considered for the proposed structures.*

~~Because Staff is recommending denial of the multi-family development on Lot 2, Block 3, the Director will not act on the alternative compliance request for that lot. If Council approves the proposed multi-family development, a minimum of 10% of the building square footage must be provided in open space, courtyards, patios or other usable outdoor space as noted in UDC 11-2B-3A.3d in order for the Director to consider the alternative compliance request. As is the proposed open space does *not* meet the minimum requirement of usable outdoor space for alternative compliance to be granted.~~

1. Strict adherence or application of the requirements are not feasible; or

   The Director finds it is feasible for the Applicant to comply with the requirement.

2. The alternative compliance provides an equal or superior means for meeting the requirements; and

   The Director finds the provision of 10+% usable outdoor space for the multi-family residential, hotel and vertically integrated residential buildings where a height exception is requested, provides an equal means for meeting the requirement as allowed by UDC 11-2B-3A.3d.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

   The Director ~~is considering the request and has not yet decided on the matter~~ finds the alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

F. Conditional Use (UDC 11-5B-6E) – Multi-family Development on Lot 2, Block 1

~~Because Staff is recommending denial of the proposed change to the conceptual master plan that includes the multi-family development, Findings analysis is not included for the associated conditional use permit request.~~

The City Council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

   The Commission finds the site is large enough to accommodate the proposed use and meet all dimensional standards of the C-G district.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

   The Commission finds the proposed multi-family development will be harmonious with the Comprehensive Plan and in accord with the requirements of the UDC.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

   The Commission finds the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

   The Commission finds the proposed multi-family development will not adversely affect other properties in the vicinity if it complies with the imposed conditions of approval.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

   The Commission finds the proposed use will be adequately served by the essential public facilities and services listed.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

   The Commission finds the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

   The Commission finds the proposed multi-family development will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

   The Commission finds no natural, scenic or historic features of major importance exist on the property.

G. Conditional Use (UDC 11-5B-6E) – Multi-family Development on Lot 2, Block 3

~~Because Staff is recommending denial of the proposed change to the conceptual master plan that includes the multi-family development, Findings analysis is not included for the associated conditional use permit request.~~

The City Council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

   The Commission finds the site is large enough to accommodate the proposed use and meet all dimensional standards of the C-G district; however, the Applicant requests alternative compliance to increase the building height from the maximum allowed 65 feet to 76 feet, which has been approved by the Director.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

   The Commission finds the proposed multi-family development will be harmonious with the Comprehensive Plan and in accord with the requirements of the UDC.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

   The Commission finds the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

   The Commission finds the proposed multi-family development will not adversely affect other properties in the vicinity if it complies with the imposed conditions of approval.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

   The Commission finds the proposed use will be adequately served by the essential public facilities and services listed.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

   The Commission finds the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

   The Commission finds the proposed multi-family development will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

   The Commission finds no natural, scenic or historic features of major importance exist on the property.

H. Conditional Use (UDC 11-5B-6E) – Height Exception for Vertically Integrated Building on Lot 2, Block 2

The City Council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

   The Commission finds the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the C-G district. However, the Applicant is requesting conditional use approval of an extended building height from the maximum allowed in the district of 65 feet to 87 feet.

2. That the proposed use will be harmonious with the Meridian comprehensive plan and in accord with the requirements of this title.

   The Commission finds the proposed additional height will facilitate the mixed-use development intended in the MU-C FLUM designation and in the C-G district. The added height will also promote sustainability by allowing for urban density that can support the commercial and office uses within the development.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

   The Commission finds the height and design of the building should be generally compatible with other uses in the neighborhood and with the intended character of the general vicinity in that a mix of uses are planned for this area with similar heights. Further, the height of the building should not change the essential character of this area since it is aligned with the comprehensive plan's vision for urban density and mixed use in this area and on this site.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

   The Commission finds the additional height of this building should not adversely affect other properties in the vicinity as the building is similar in height to other buildings within the development and is sufficiently set back from the proposed townhome uses.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

   The Commission finds the proposed building with extended height will be served adequately by the essential public facilities and services listed.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

   The Commission finds the proposed extended building height will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

   The Commission finds neither the additional height nor the use will involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

   The Commission finds no natural, scenic or historic features of major importance exist on the property.

I. Preliminary 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;

   The Commission finds the proposed plat is generally in conformance with the UDC if the Applicant complies with the conditions of approval in Section IV.

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

   The Commission finds public sewer and water are available at the site and will be adequate to accommodate the proposed development. The Fire Dept. can provide service to this development but it will be inadequate due to staffing and equipment.

3. The plat is in conformance with scheduled public improvements in accord with the city's capital improvement program;

   The Commission finds the proposed plat is in substantial conformance with scheduled public improvements in accord with the City's Capital Improvement Program.

4. There is public financial capability of supporting services for the proposed development;
   The Commission 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 Commission finds the proposed development is not detrimental to the public health, safety, and general welfare.

6. The development preserves significant natural, scenic or historic features.
   The Commission finds there are no natural, scenic or historic features on the site.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed development plan per the provisions listed above in Section IV with the *exception* of the two (2) multi-family residential developments and the vertically integrated residential project located south of E. Pine Ave. in Blocks 1 and 3. Staff does not support residential uses in this area, as the previously entitled commercial plan is considered more beneficial to the City by providing needed employment opportunities and services for

nearby residents, while also reducing vehicle trips and supporting trip capture. In addition, Staff does not support the vertically integrated residential use on Lot 1, Block 1 as it is not compatible with adjacent industrial uses and operations.

Staff recommends the Commission and City Council consider reducing the number of vertically integrated residential units proposed north of E. Pine Ave. and requiring commercial/office uses above the first floor to provide a more commensurate level of employment and services to support nearby residents and reduce vehicle trips.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on August 21, 2025. At the public hearing, the Commission moved to continue the subject applications to September 18, 2025 in order to address the following issues:

- The Applicant should provide analysis on the feasibility of setbacks for Lot 1, Block 4, north to south away from State Ave.
- To obtain input from the Fire Dept. regarding staffing and equipment and whether they are able to provide adequate service to address the safety needs of this site.
- Specific sound and environmental mitigation plans for the southern border of Lot 1, Block 1.
- Submit a revised overall open space exhibit as requested in the staff report.

1. Summary of Commission public hearing:
   a. In favor: Deborah Nelson, Givens Pursley, representing the Applicant; Tammy deWeerd; Ian Tompkins; Danielle Strollo, Givens Pursley; Dugan Henderson-Begg, Harvey Performance Company (HPC)
   b. In opposition:
   c. Commenting: Garrett Schultz; Brian Farnsworth;
   d. Written testimony: None
   e. Staff presenting application: Sonya Allen
   f. Other Staff commenting on application: Steven Taulbee, Fire Dept.
2. Key issue(s) of public testimony:
   a. In favor of the proposed mix of uses but against the scale of the development as it's way out of proportion for this location and with the residential homes to the north; against the proposed height of structures in the development and the transition to existing single-family residential homes to the north, desire for a shadow study to be conducted to determine the impact of the height of the proposed structures on adjacent single-family homes. Concern pertaining to the amount of additional traffic the development will create and the light and noise pollution impacts on the residents to the north.
   b. Opinion the proposed mixed-use development provides benefits of walkability, viability and long-term economic strength and contributes toward a diverse housing stock, employment, supported uses of pedestrian infrastructure and high quality public spaces, which align with Comprehensive Planning goals.
   c. In favor of the proposed development, including building heights.
   d. Question pertaining to if the proposed development would be part of the existing HOA – *the answer was no.*
   e. HPC is in support of the housing and hotel uses proposed that will help their employment base as well as nearby commercial opportunities the development will provide.
3. Key issue(s) of discussion by Commission:
   a. Proposed building heights and transitions to existing single-family residential homes to the north and proposed townhome units within the development along State Ave.
   b. Opinion the proposed development fits well in this area & will provide nice amenities.
   c. Contemplated type of commercial uses in the vertically integrated residential building specifically in Block 1.

d. Transition to the south between residential and industrial uses and specific mitigation plans in place for noise.
e. Transition in height from the residential homes to the north across State Ave. to the proposed development to the south, specifically the vertically integrated residential building on Lot 1, Block 4, to provider greater privacy to the residential lots to the north.
f. Not comfortable with the Fire Dept.'s response that they can't adequately provide service for the proposed development although the structures will be sprinklered.
g. Not in support of removing the condition that requires the Animal Farm plat to be recorded prior to submittal of a final plat application for this development.
h. Although residential uses are proposed to increase in this area, so are commercial uses.

4. Commission change(s) to Staff recommendation:
   a. In favor of residential uses south of Pine and requirement for shadow study to be submitted prior to the Council hearing (see exhibits in Section EE below). Approval includes requirement of enhanced construction materials for sound mitigation as offered by the Applicant for the VI building on Lot 1, Block 1 (SEC), include conditions of approval of CUP; and meet open space standards for MFR building at SWC of Pine and Webb on Lot 2, Block 3 for an increase in building height.
5. Outstanding (s) for City Council:
   a. None

C. City Council:

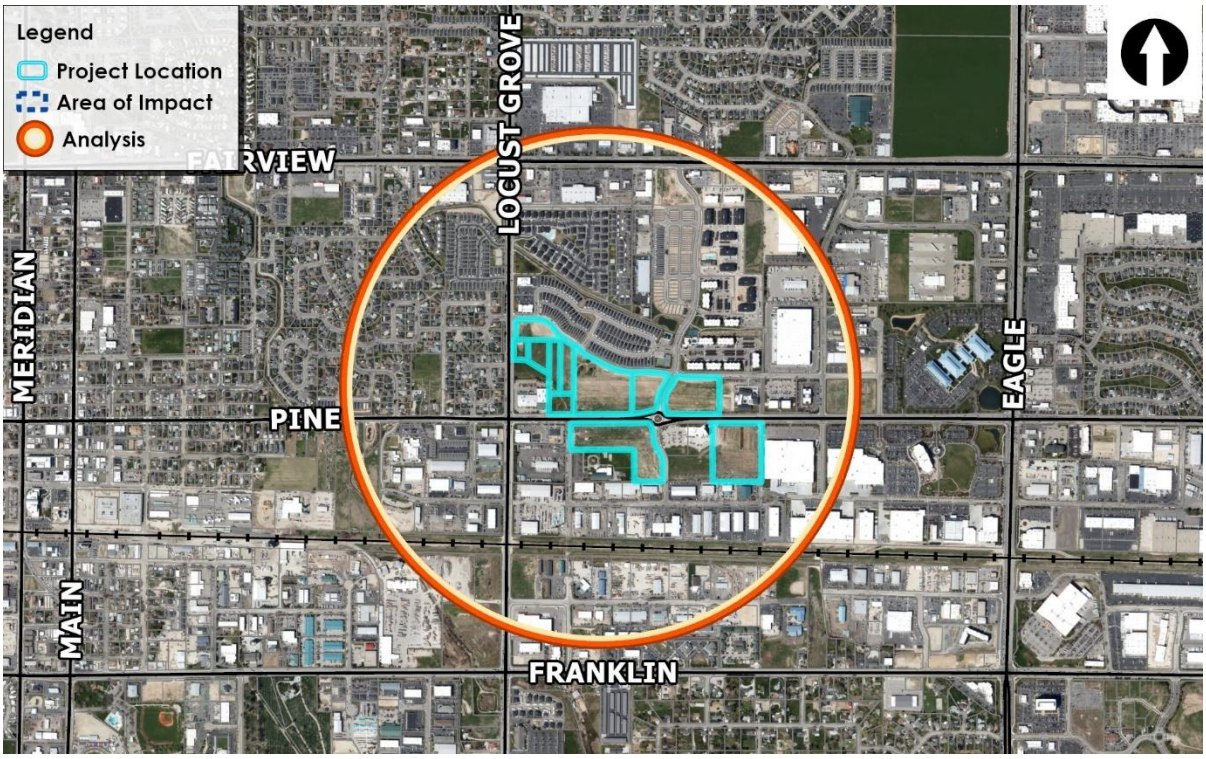
Pending

VII. EXHIBITS

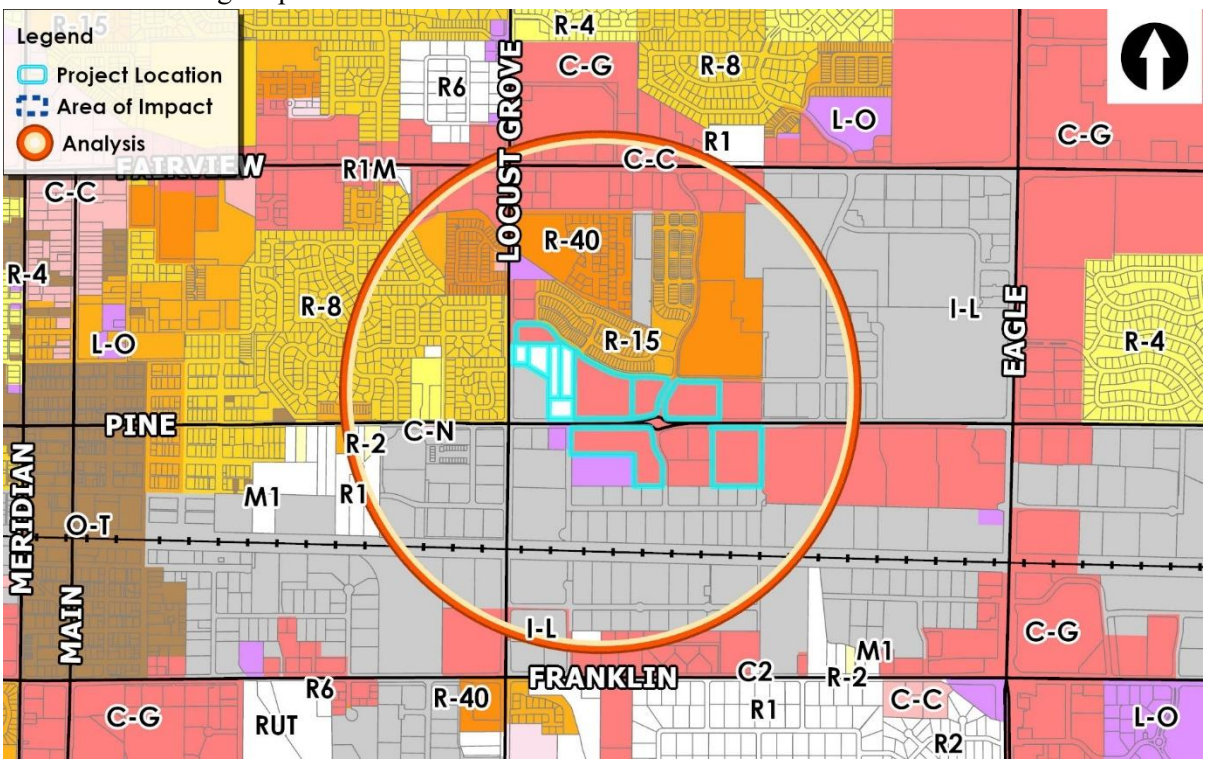
A. Project Area Maps

(link to Project Overview)

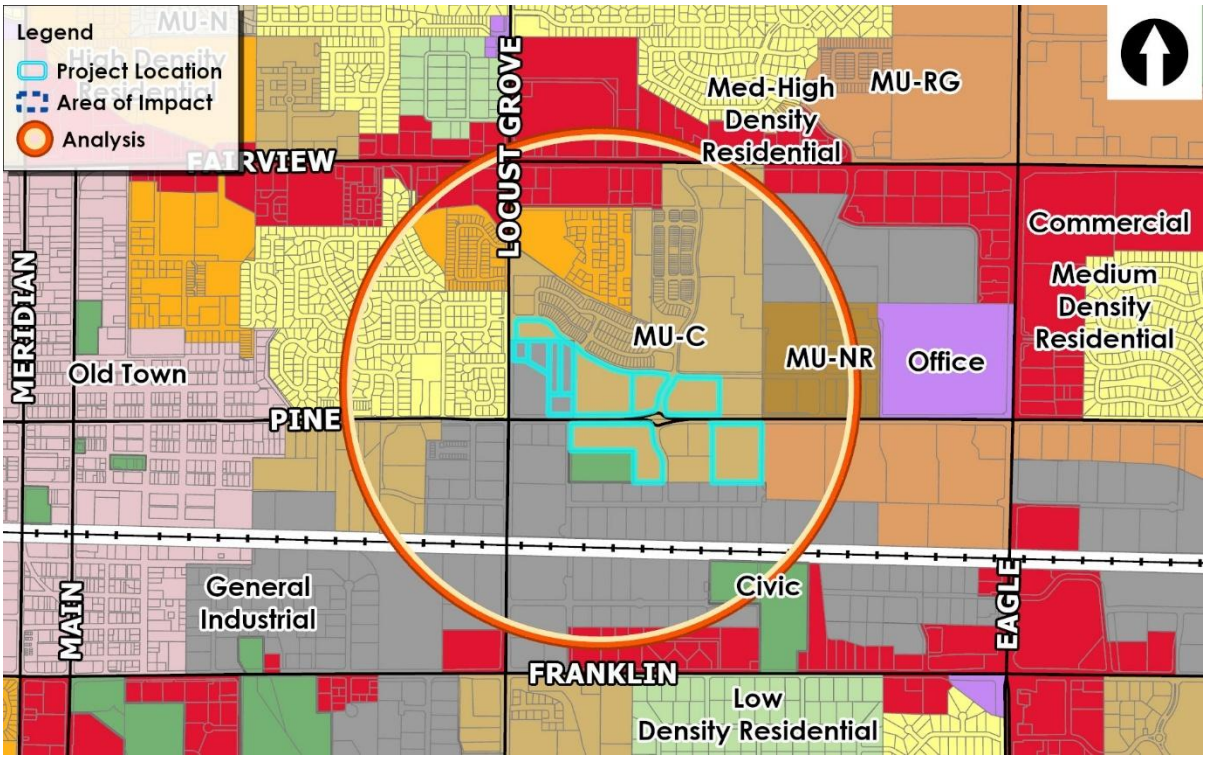
1. Aerial



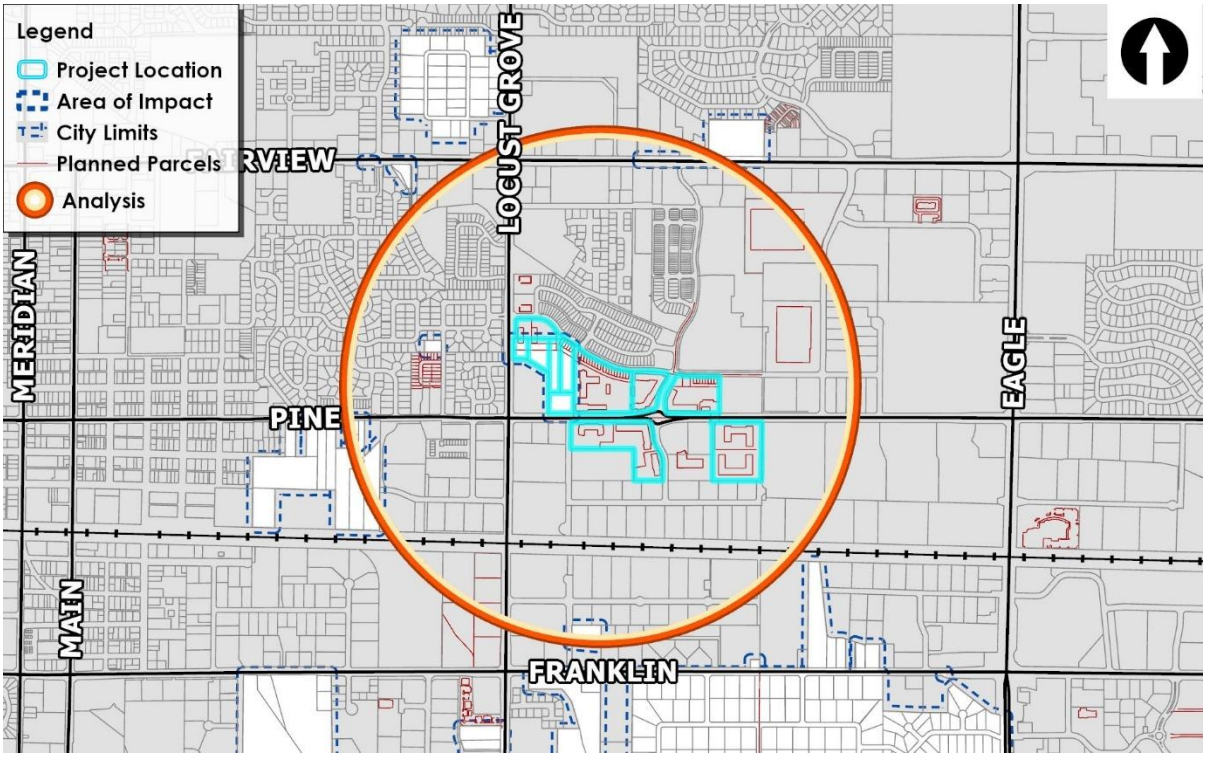
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

   Recent Area Preliminary Plats: H-2019-0004 H-2019-0112 H-2019-0149 H-2019-0142 H-2019-0115 H-2020-0015 H-2020-0054 H-2020-0076 H-2020-0126 H-2021-0012 H-2021-0017 H-2021-0043 H-2021-0049 H-2021-0069 H-2021-0077 H-2021-0097 H-2022-0040 H-2022-0069 H-2022-0013 H-2023-0022 H-2023-0032 H-2023-0044 H-2023-0048 H-2017-0011 H-2023-0073 H-2024-0008 H-2024-0038

   Recent Area Conditional Use Permits: H-2020-0029 H-2021-0082 H-2017-0058 H-2022-0013

B. Service Accessibility Report

PARCEL S1108234011 SERVICE ACCESSIBILITY

Overall Score: 37	83rd Percentile

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 < 5 min.	GREEN
Emergency Services Police	Meets response time goals most of the time	GREEN
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Within 1/4 mile of current transit route	GREEN
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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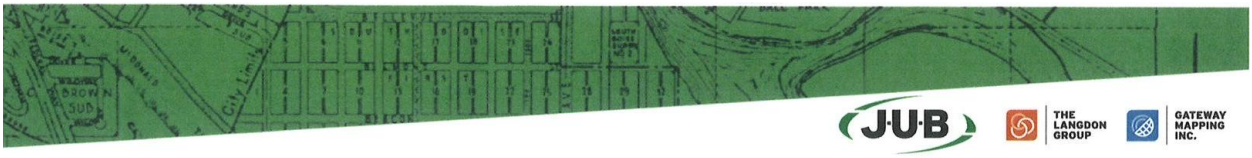
C. Legal Description & Exhibit Map of Property Subject to Amended Development Agreement



J-U-B ENGINEERS, INC. J-U-B FAMILY OF COMPANIES

Exhibit "A"
Pine 43 Mixed Use Subdivision
Development Agreement Boundary Legal Description
Project No. 10-24-066 *March 18, 2025*

A tract of land situate in the west half of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the east-west centerline of said Section 8, a distance of 2,649.69 feet; thence leaving said east-west centerline, South 00°31'22" West, a distance of 50.99 feet to the northwest corner of the Plat of Scentsy Commons Subdivision, recorded in Book 108 of Plats, at Pages 15229 through 15233, Ada County Records, hereinafter referred to as "Scentsy Commons", said point also being the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing South 00°31'22" West, coincident with the westerly line of said Scentsy Commons, a distance of 611.32 feet to the northeasterly corner of the Plat of Layne Industrial Park Subdivision, recorded in Book 69 of Plats, at Pages 7113 through 7114, Ada County Records, hereinafter referred to as "Layne Industrial Park"; thence North 89°55'42" West, coincident with the northerly line of said Layne Industrial Park, a distance of 507.60 feet;

thence leaving said northerly line, the following two (2) consecutive courses and distances:

1. North 00°06'00" West, a distance of 589.75 feet, and
2. North 44°49'58" West, a distance of 28.15 feet to a point on the southerly right-of-way line of E. Pine Avenue;

thence leaving said southerly right-of-way line, North 00°05'59" West, a distance of 96.14 feet to a point on the northerly right-of-way line of E. Pine Avenue; thence South 89°53'43" West, coincident with said northerly right-of-way line, a distance of 457.78 feet; thence leaving said northerly right-of-way line, South 00°05'59" East, a distance of 48.04 feet to a point on the centerline of said E. Pine Avenue; thence South 89°54'01" West, coincident with said centerline, a distance of 181.39 feet; thence leaving said centerline, South 00°05'59" East, a distance of 48.05 feet to a point on the westerly right-of-way line of N. Webb Avenue;

thence coincident with said westerly right-of-way line, the following eleven (11) consecutive courses and distances:

1. along the arc of a non-tangent curve to the right, concave southwesterly, having a radius of 49.50 feet, through a central angle of 22°48'18", an arc length of 19.70 feet, and a chord bearing South 34°04'19" East, a distance of 19.57 feet,

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330

2. along the arc of a compound curve to the right, concave westerly, having a radius of 245.00 feet, through a central angle of 13°34'30", an arc length of 58.05 feet, and a chord bearing South 15°52'55" East, a distance of 57.91 feet,
3. South 09°05'40" East, a distance of 70.96 feet,
4. along the arc of a curve to the right, concave westerly, having a radius of 98.00 feet, through a central angle of 05°35'23", an arc length of 9.56 feet, and a chord bearing South 06°17'59" East, a distance of 9.56 feet,
5. South 03°30'18" East, a distance of 19.42 feet,
6. along the arc of a tangent curve to the left, concave easterly, having a radius of 110.00 feet, through a central angle of 19°43'43", an arc length of 37.88 feet, and a chord bearing South 13°22'09" East, a distance of 37.69 feet,
7. South 23°14'01" East, a distance of 39.19 feet,
8. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 286.00 feet, through a central angle of 07°20'17", an arc length of 36.63 feet, and a chord bearing South 26°54'09" East, a distance of 36.60 feet,
9. South 30°34'17" East, a distance of 46.33 feet,
10. along the arc of a tangent curve to the right, concave westerly, having a radius of 211.25 feet, through a central angle of 31°00'46", an arc length of 114.34 feet, and a chord bearing South 15°03'55" East, a distance of 112.95 feet, and
11. South 00°26'28" West, a distance of 182.83 feet to a point on the northerly line of the aforesaid Layne Industrial Park;

thence leaving said westerly right-of-way line, North 89°55'43" West, coincident with said northerly line, a distance of 293.92 feet; thence leaving said northerly line, the following two (2) consecutive courses and distances:

1. North 00°27'15" East, a distance of 331.21 feet, and
2. North 89°54'44" West, a distance of 657.39 feet to a point on the easterly right-of-way line of N. Nola Road;

thence North 00°27'04" East, coincident with said easterly right-of-way line, a distance of 273.97 feet to a point of intersection of said easterly right-of-way with the southerly right-of-way line of E. Pine Avenue; thence leaving said right-of-way lines, North 00°05'59" West, a distance of 48.05 feet to the centerline of said E. Pine Avenue; thence North 89°54'01" East, coincident with said centerline a distance of 25.45 feet;

thence leaving said centerline, the following four (4) consecutive courses and distances:

1. North 00°26'20" East, a distance of 262.04 feet,
2. North 00°26'30" East, a distance of 355.15 feet,
3. North 58°38'10" West, a distance of 166.73 feet, and
4. North 89°33'38" West, a distance of 485.10 feet to a point on the easterly right-of-way line of Locust Grove Road;

thence coincident with said easterly right-of-way line, the following four (4) consecutive courses and distances:

1. North 00°13'49" West, a distance of 117.15 feet,
2. South 89°35'35" East, a distance of 22.99 feet,
3. North 00°13'53" West, a distance of 189.59 feet, and
4. North 44°53'03" East, a distance of 28.23 feet to a point on the southerly right-of-way line of E. State Avenue;

thence leaving said easterly right-of-way line, coincident with said southerly right-of-way line and subsequent projections thereof, the following fourteen (14) courses and distances:

1. North 89°59'59" East, a distance of 196.68 feet,
2. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 218.00 feet, through a central angle of 55°24'38", an arc length of 210.83 feet, and a chord bearing South 62°17'42" East, a distance of 202.71 feet,
3. South 34°35'24" East, a distance of 41.97 feet,
4. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 200.00 feet, through a central angle of 24°02'51", an arc length of 83.94 feet, and a chord bearing South 46°36'49" East, a distance of 83.33 feet,
5. South 58°38'14" East, a distance of 136.06 feet,
6. along the arc of a tangent curve to the right, concave southwesterly, having a radius of 280.00 feet, through a central angle of 17°14'18", an arc length of 84.24 feet, and a chord bearing South 50°01'05" East, a distance of 83.92 feet,
7. along the arc of a reverse curve to the left, concave northeasterly, having a radius of 320.00 feet, through a central angle of 21°13'33", an arc length of 118.55 feet, and a chord bearing South 52°00'43" East, a distance of 117.87 feet,
8. South 62°37'29" East, a distance of 193.95 feet,
9. along the arc of a tangent curve to the left, concave northerly, having a radius of 720.00 feet, through a central angle of 30°45'29", an arc length of 386.52 feet, and a chord bearing South 78°00'14" East, a distance of 381.89 feet,
10. along the arc of a reverse curve to the right, concave southerly, having a radius of 980.00 feet, through a central angle of 11°00'20", an arc length of 188.24 feet, and a chord bearing South 87°52'49" East, a distance of 187.95 feet,
11. South 82°22'39" East, a distance of 151.74 feet,
12. South 79°22'39" East, a distance of 92.77 feet,
13. along the arc of a tangent curve to the left, concave northerly, having a radius of 220.00 feet, through a central angle of 10°11'16", an arc length of 39.12 feet, and a chord bearing South 84°28'17" East, a distance of 39.07 feet, and
14. South 89°33'55" East, a distance of 354.09 feet;

thence leaving said southerly right-of-way line, South 00°26'05" West, a distance of 477.15 feet to a point on the southerly right-of-way line of E. Pine Avenue;

thence North 89°53'53" East, coincident with said southerly right-of-way line, a distance of 444.45 feet to the **Point of Beginning**.

Containing an area of 36.58 acres of land, more or less.

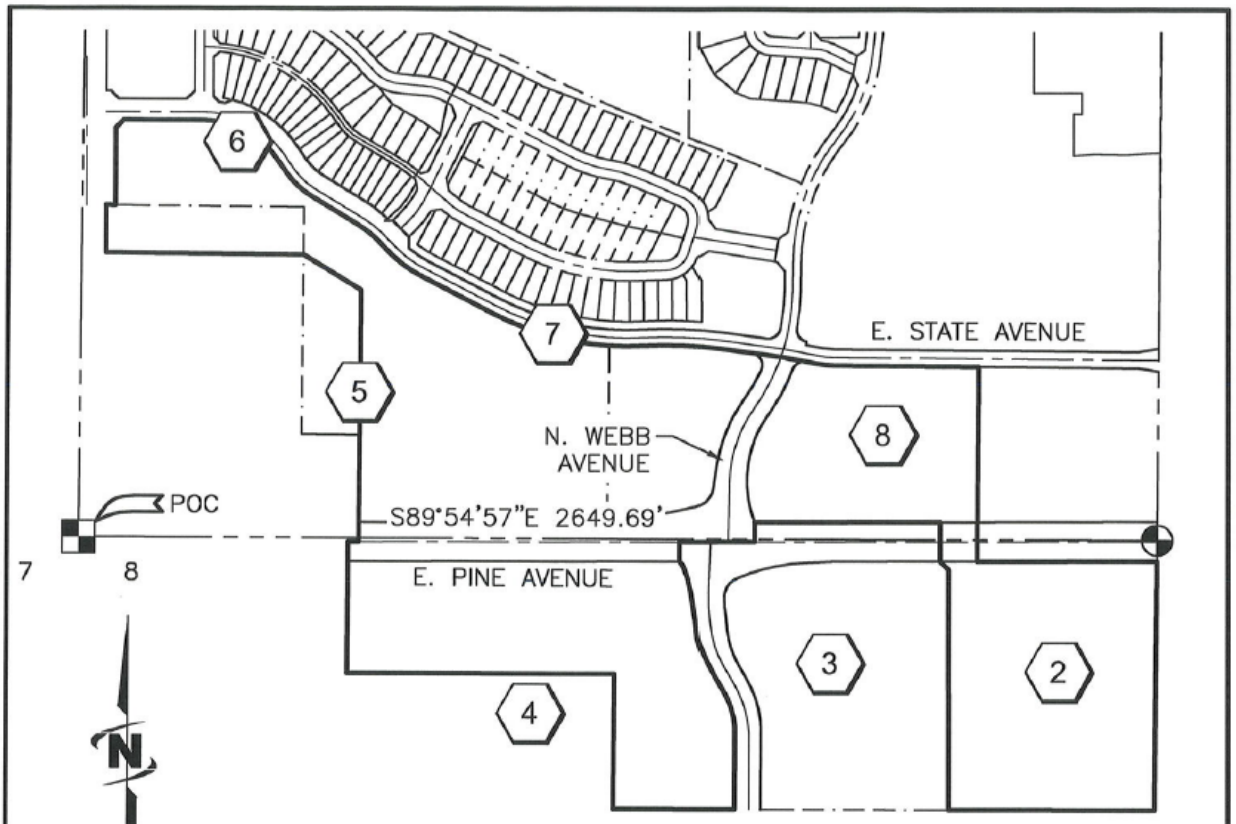
The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665

3/18/2025
Date



= SHEET No.

LEGEND

——— - - - ———	– SECTION LINE
—·——·——·——·	– ADJOINER PROPERTY LINE
----------	– TIE LINE
———————	– RIGHT–OF–WAY LINE
——— - ——— - ———	– CENTER LINE
	– BOUNDARY AREA: 36.58± ACRES OF LAND
	– CENTER QUARTER CORNER
	– QUARTER CORNER
	– FOUND MONUMENT
O	– DIMENSION POINT
POC	– POINT OF COMMENCEMENT
POB	– POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR LICENSED 17665 STATE OF IDAHO TIMOTHY HARRIGAN

3/10/2025

EXHIBIT "B"

PRJ NO: 10-24-086

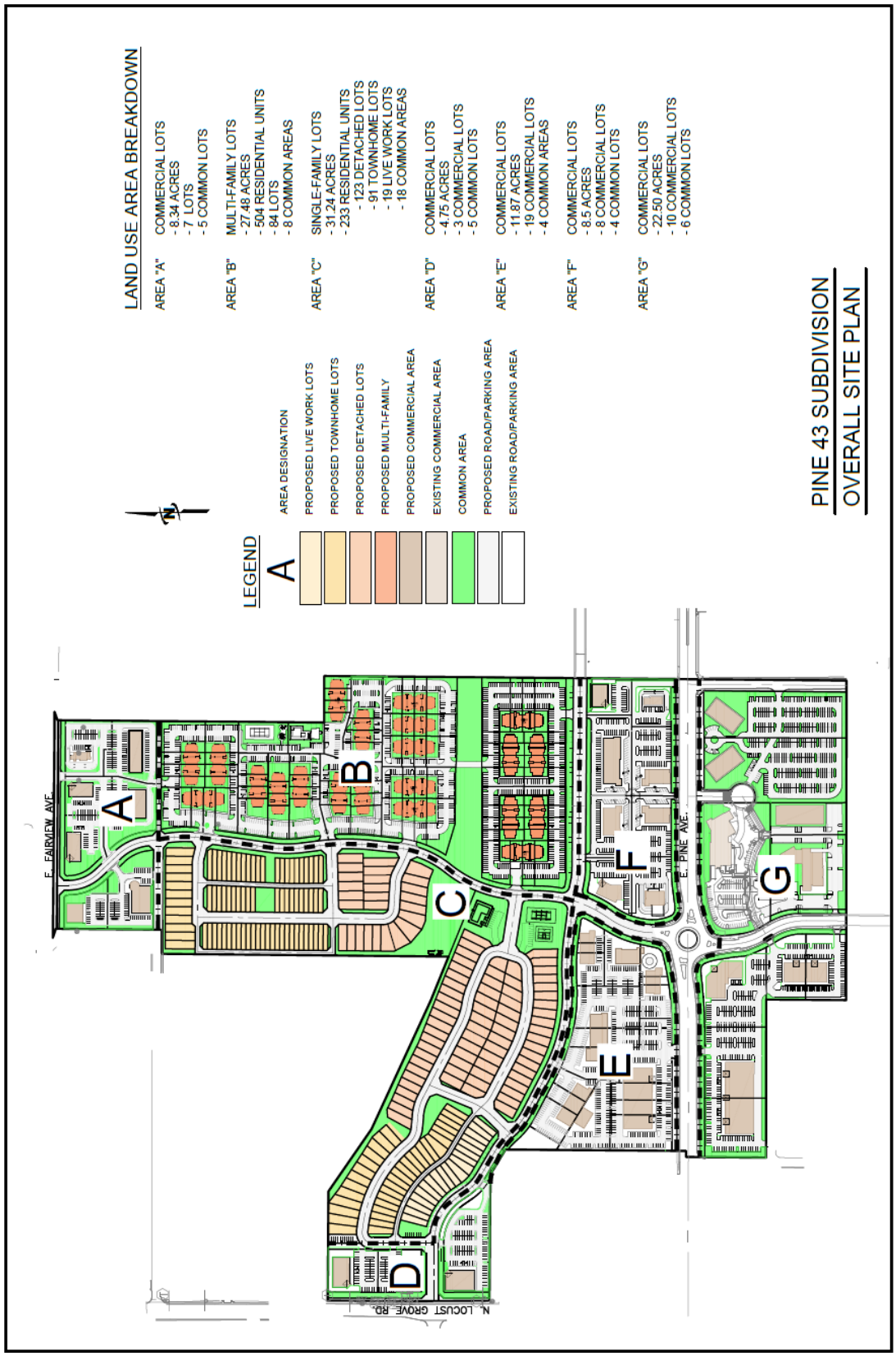
J-U-B ENGINEERS, INC.

PINE 43 MIXED USE SUBDIVISION
DEVELOPMENT AGREEMENT BOUNDARY

SITUATE IN THE WEST HALF OF SECTION 8, T3N, R1E,
BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET 1 OF 8

D. Existing Conceptual Development Plan Included in Development Agreement (Inst. #2018-000751) Proposed to be Modified



E. Proposed Conceptual Master Plan to be Included in Amended Development Agreement - <u>REVISED</u>

F. Annexation Legal Description & Exhibit Map (HPC Buyer Property)

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Pine 43 - HPC Buyer
Annexation Parcel
Boundary Description
Project Number 24-023 *August 27, 2024*

A parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the west quarter-section corner of Section 8, being the southeast corner of that annexation parcel described in Amended Ordinance 580, Instrument Number 9257528, records of Ada County, Idaho, and being the southwest corner of that annexation parcel described in Ordinance 408, Instrument Number 8281677, records of Ada County, Idaho, from which a brass cap marking the northwest corner of Section 8, bears N00°26'22"E 2649.67 feet;
Thence N00°26'22"E, 606.31 feet along the west line of the southwest quarter of the northwest quarter and the boundary of those parcels described in Amended Ordinance 580 and Ordinance 408, to the POINT OF BEGINNING:

Thence continuing N00°26'22"E, 68.48 feet, along the west line of the southwest quarter of the northwest quarter and the boundary of that parcel described in Amended Ordinance 580 to the southeast corner of that annexation parcel described in Ordinance 689, Instrument Number 95003593, records of Ada County, Idaho;

Thence continuing N00°26'22"E, 140.24 feet, along the west line of the southwest quarter of the northwest quarter and the boundary of that parcel described in Ordinance 689 to an angle point in that "Annexation Parcel 1" described in Ordinance 08-1348, Instrument Number 108022892, records of Ada County, Idaho;

Thence S89°33'42"E, 57.92 feet along the boundary of that "Annexation Parcel 1" parcel described in Ordinance 08-1348 to a 5/8" iron pin;

Thence continuing S89°33'42"E, 526.53 feet along the boundary of that "Annexation Parcel 1" parcel described in Ordinance 08-1348 to a 5/8" iron pin marking an angle point in that annexation parcel described in Ordinance 18-1761, Instrument Number 2018-001519, records of Ada County, Idaho;

Thence S58°38'14"E, 120.03 feet along the boundary of that parcel described in Ordinance 18-1761 to a 5/8"

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

iron pin on the boundary of that aforementioned "Annexation Parcel 1" parcel described in Ordinance 08-1348;

Thence S00°26'20"W, 599.09 feet along the boundary of that "Annexation Parcel 1" parcel described in Ordinance 08-1348 to a 1/2" iron pin marking an angle point in that annexation parcel described in Ordinance 405, Instrument Number 8219758, records of Ada County, Idaho;

Thence continuing S00°26'20"W, 111.30 feet along the boundary of that parcel described in Ordinance 405 to a 5/8" iron pin;

Thence continuing S00°26'20"W, 38.71 feet along the boundary of that parcel described in Ordinance 405 to the south line of the southwest quarter of the northwest quarter and the boundary of that "Annexation Parcel 2" parcel described in the aforementioned Ordinance 08-1348;

Thence N89°54'57"W, 25.13 feet along the south line of the southwest quarter of the northwest quarter and the boundary of that "Annexation Parcel 2" parcel described in Ordinance 08-1348 to the northeast corner of that annexation parcel described in Ordinance 329, records of City of Meridian, Idaho;

Thence continuing N89°54'57"W, 233.30 feet along the south line of the southwest quarter of the northwest quarter and the boundary of that parcel described in Ordinance 329 to the southeast corner of that annexation parcel described in Ordinance 408, Instrument Number 8281677, records of Ada County, Idaho;

Thence N00°25'43"E, 254.36 feet along the boundary of that parcel described in Ordinance 408 to a 1/2" iron pin;

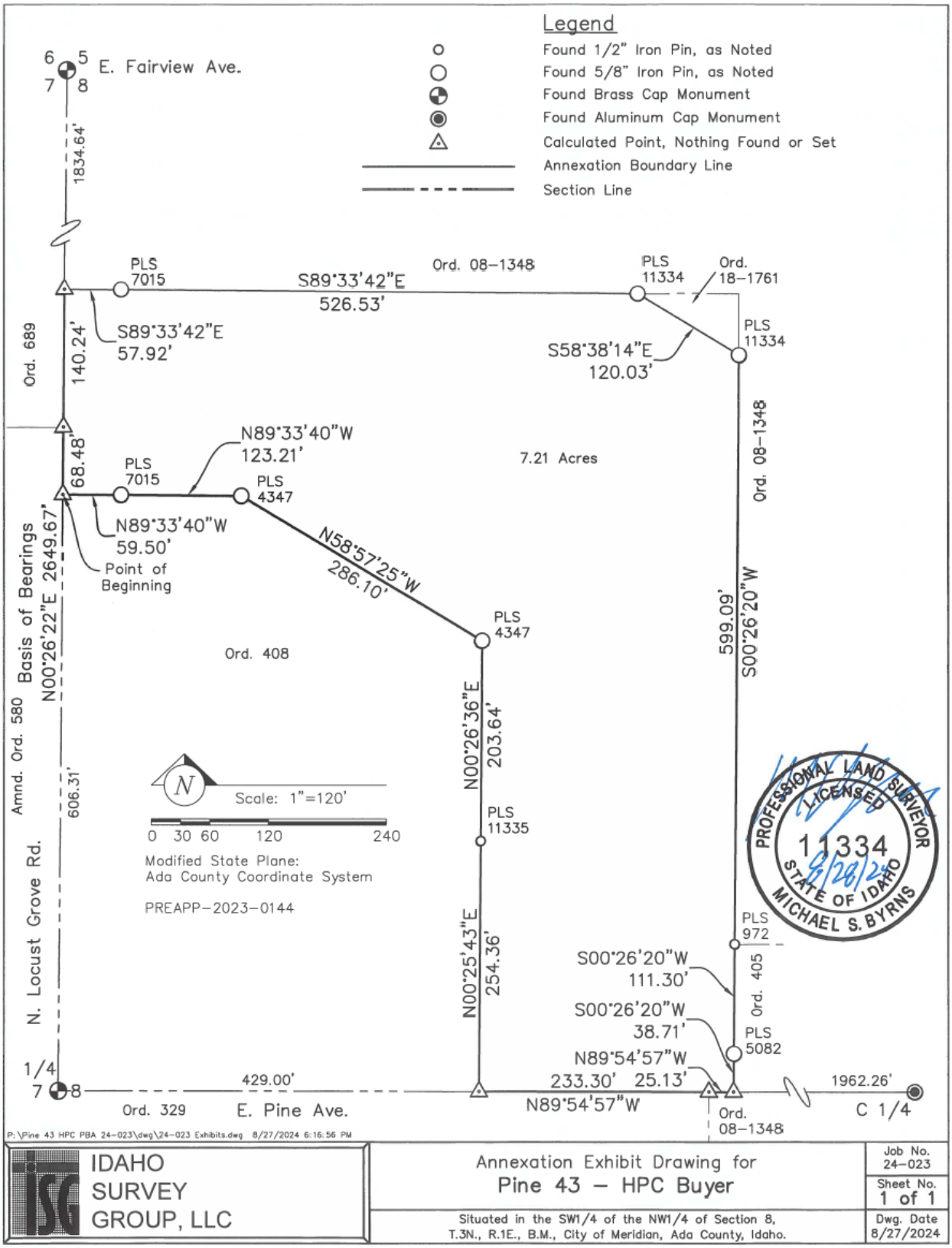
Thence N00°26'36"E, 203.64 feet along the boundary of that parcel described in Ordinance 408 to a 5/8" iron pin;

Thence N58°57'25"W, 286.10 feet along the boundary of that parcel described in Ordinance 408 to a 5/8" iron pin;

Thence N89°33'40"W, 123.21 feet along the boundary of that parcel described in Ordinance 408 to a 5/8" iron pin;

Thence N89°33'40"W, 59.50 feet along the boundary of that parcel described in Ordinance 408 to the POINT OF BEGINNING.

The above-described parcel contains 7.21 acres, more or less.


Legend
Found 1/2" Iron Pin, as Noted
Found 5/8" Iron Pin, as Noted
Found Brass Cap Monument
Found Aluminum Cap Monument
Calculated Point, Nothing Found or Set
Annexation Boundary Line
Section Line
E. Fairview Ave.
1834.64'
PLS 7015
S89°33'42"E 526.53'
Ord. 08-1348
PLS 11334
Ord. 18-1761
PLS 11334
S89°33'42"E 57.92'
S58°38'14"E 120.03'
Ord. 689
140.24'
68.48'
N89°33'40"W 123.21'
PLS 7015
PLS 4347
7.21 Acres
Ord. 08-1348
N89°33'40"W 59.50'
Point of Beginning
N58°57'25"W 286.10'
Basis of Bearings N00°26'22"E 2649.67'
PLS 4347
599.09'
S00°26'20"W
Ord. 408
N00°26'36"E 203.64'
PLS 11335
Amnd. Ord. 580
606.31'
N. Locust Grove Rd.
N00°25'43"E 254.36'
PLS 972
S00°26'20"W 111.30'
Ord. 405
S00°26'20"W 38.71'
PLS 5082
N89°54'57"W 233.30'
25.13'
1/4
429.00'
1962.26'
Ord. 329
E. Pine Ave.
N89°54'57"W
Ord. 08-1348
C 1/4
N
Scale: 1"=120'
0 30 60 120 240
Modified State Plane:
Ada County Coordinate System
PREAPP-2023-0144
PROFESSIONAL LAND SURVEYOR
LICENSED
11334
STATE OF IDAHO
MICHAEL S. BYRNS
9/29/24
P:\Pine 43 HPC PBA 24-023\dwg\24-023 Exhibits.dwg 8/27/2024 6:16:56 PM
IDAHO SURVEY GROUP, LLC
Annexation Exhibit Drawing for
Pine 43 – HPC Buyer
Situated in the SW1/4 of the NW1/4 of Section 8, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.
Job No. 24-023
Sheet No. 1 of 1
Dwg. Date 8/27/2024

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

EXHIBIT A

Pine 43 - HPC Buyer
R-15 Zone
Boundary Description
Project Number 24-023 *December 19, 2024*

A parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the west quarter-section corner of Section 8, from which a brass cap marking the northwest corner of Section 8, bears N00°26'22"E, 2649.67 feet;
Thence N00°26'22"E, 815.03 feet along the west line of the southwest quarter of the northwest quarter;
Thence S89°33'42"E, 518.05 feet to the POINT OF BEGINNING:

Thence continuing S89°33'42"E, 66.40 feet to a 5/8" iron pin;

Thence S58°38'14"E, 120.03 feet to a 5/8" iron pin;

Thence S00°26'20"W, 141.14 feet;

Thence N58°38'14"W, 166.73 feet;

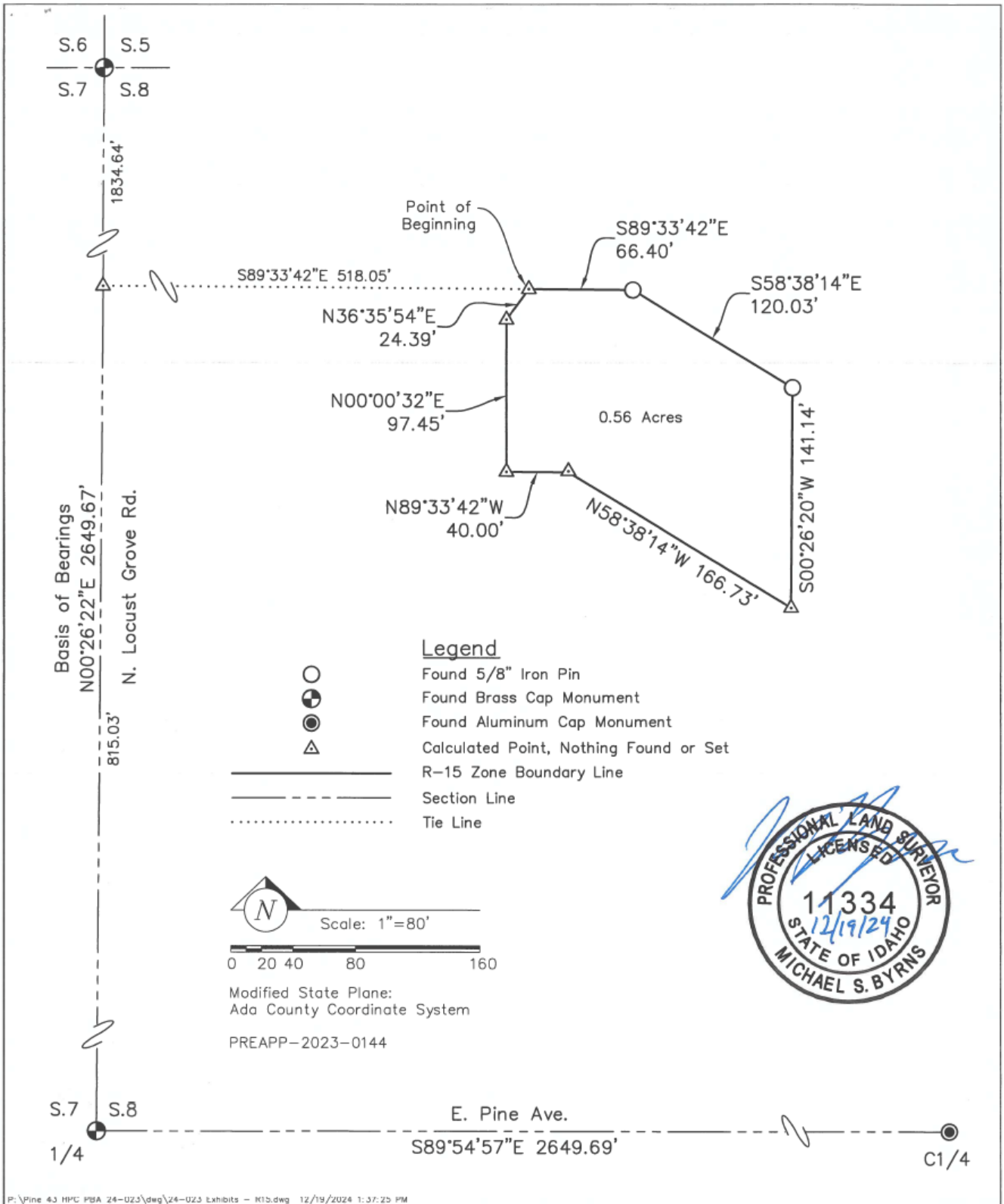
Thence N89°33'42"W, 40.00 feet;

Thence N00°00'32"E, 97.45 feet;

Thence N36°35'54"E, 24.39 feet to the POINT OF BEGINNING.

The above-described parcel contains 0.56 acres, more or less.

PROFESSIONAL LAND SURVEYOR REGISTERED 11334 12/19/24 STATE OF IDAHO MICHAEL S. BYRNS



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IDAHO SURVEY GROUP, LLC	R-15 Zoning Exhibit Drawing for Pine 43 – HPC Buyer	Job No. 24-023
		Sheet No. 1 of 1
	Situated in the SW1/4 of the NW1/4 of Section 8, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.	Dwg. Date 12/19/2024

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

EXHIBIT A

Pine 43 - HPC Buyer
C-G Zone
Boundary Description
Project Number 24-023 *December 19, 2024*

A parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the west quarter-section corner of Section 8, from which a brass cap marking the northwest corner of Section 8, bears N00°26'22"E, 2649.67 feet;
Thence N00°26'22"E, 697.89 feet along the west line of the southwest quarter of the northwest quarter to the POINT OF BEGINNING:

Thence continuing N00°26'22"E, 117.14 feet along the west line of the southwest quarter of the northwest quarter;

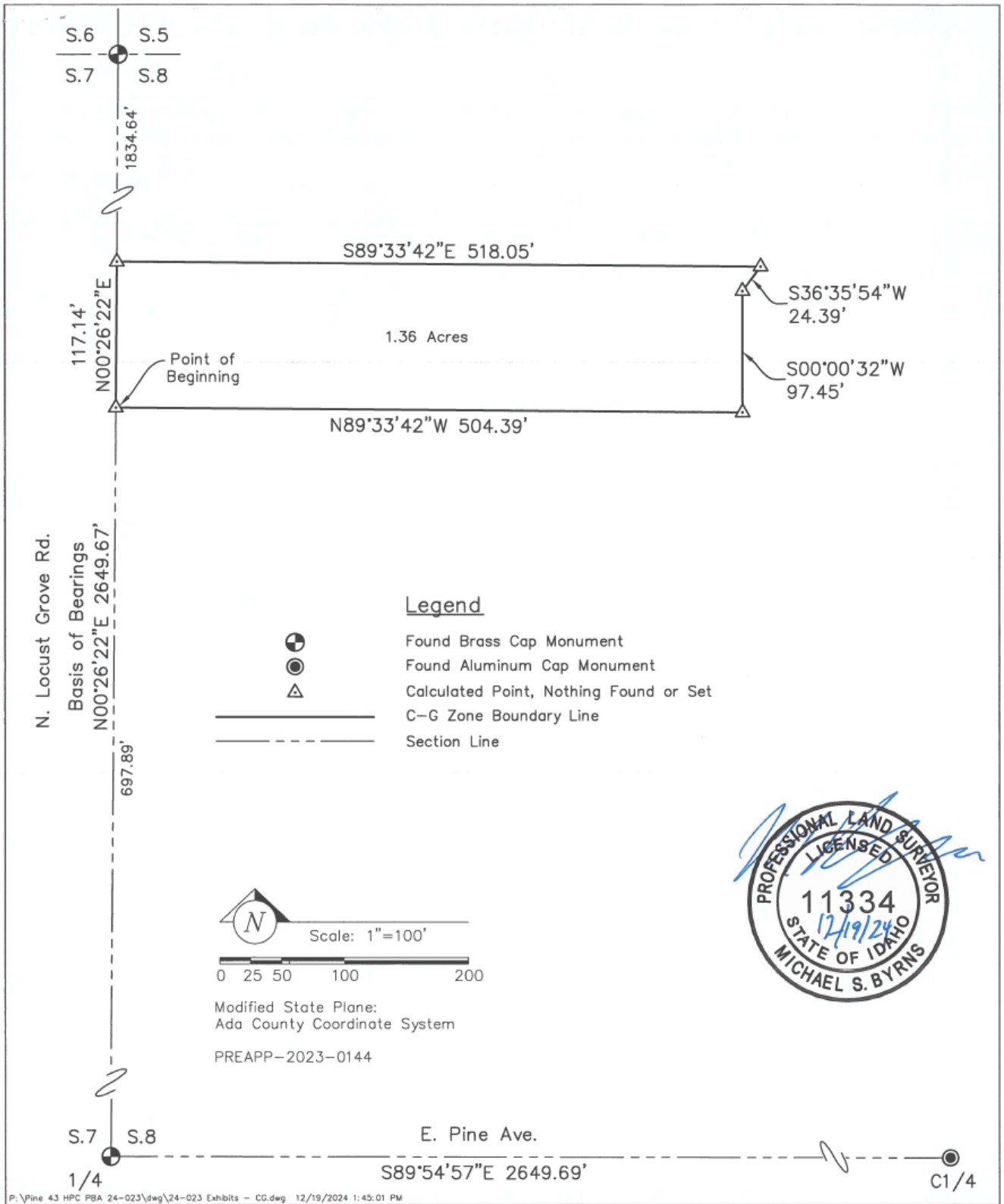
Thence S89°33'42"E, 518.05 feet;

Thence S36°35'54"W, 24.39 feet;

Thence S00°00'32"W, 97.45 feet;

Thence N89°33'42"W, 504.39 feet to the POINT OF BEGINNING.

The above-described parcel contains 1.36 acres, more or less.



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IDAHO SURVEY GROUP, LLC	C-G Zoning Exhibit Drawing for Pine 43 – HPC Buyer	Job No. 24-023
		Sheet No. 1 of 1
	Situated in the SW1/4 of the NW1/4 of Section 8, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.	Dwg. Date 12/19/2024

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Pine 43 - HPC Buyer
I-L Zone
Boundary Description
Project Number 24-023 *August 27, 2024*

A parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the west quarter-section corner of Section 8, from which a brass cap marking the northwest corner of Section 8, bears N00°26'22"E, 2649.67 feet;
Thence N00°26'22"E, 606.31 feet along the west line of the southwest quarter of the northwest quarter to the POINT OF BEGINNING:

Thence continuing N00°26'22"E, 91.58 feet along the west line of the southwest quarter of the northwest quarter;

Thence S89°33'42"E, 544.39 feet;

Thence S58°38'14"E, 166.73 feet;

Thence S00°26'20"W, 607.96 feet to the south line of the southwest quarter of the northwest quarter;

Thence N89°54'57"W, 258.43 feet along the south line of the southwest quarter of the northwest quarter;

Thence N00°25'43"E, 254.36 feet to a 1/2" iron pin;

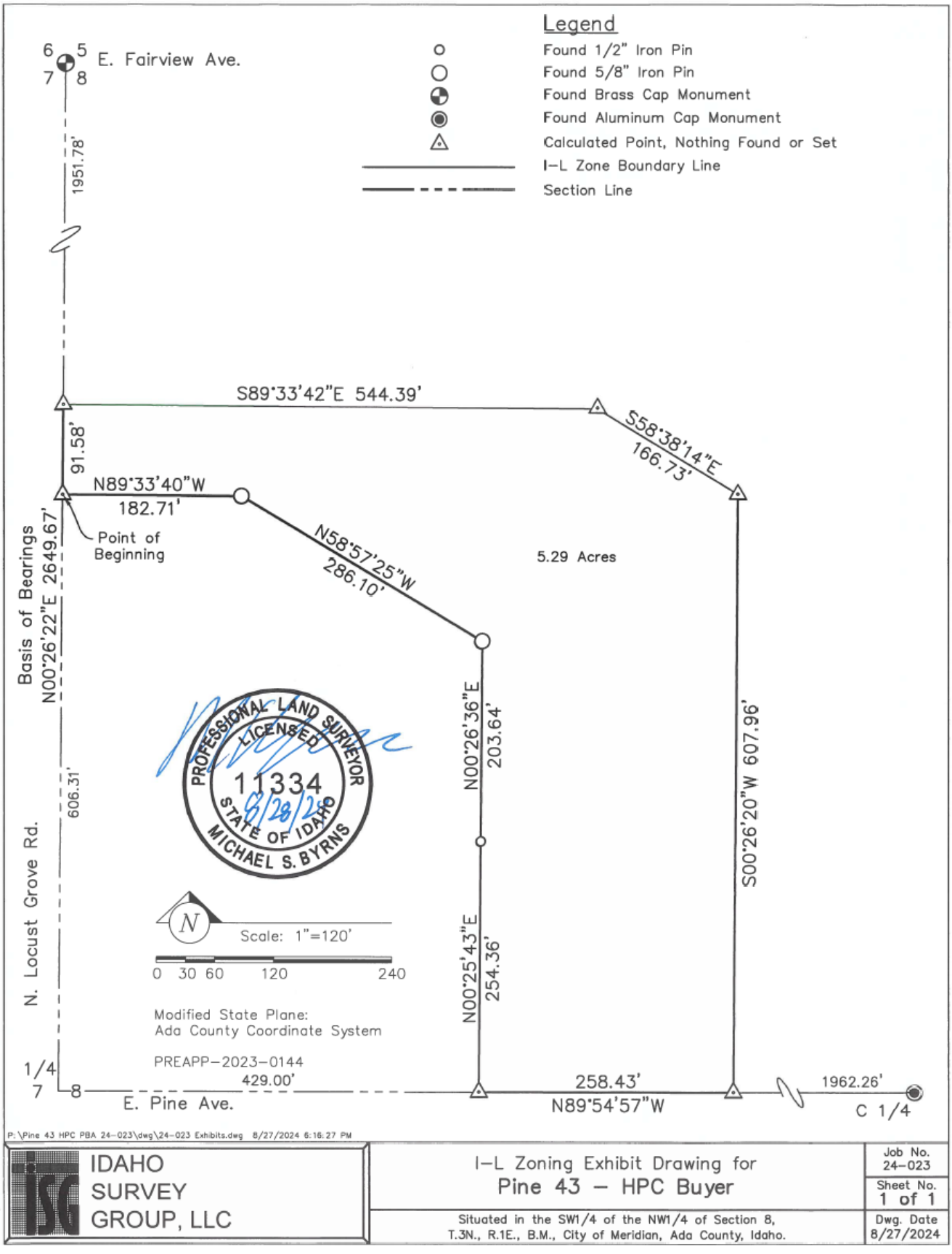
Thence N00°26'36"E, 203.64 feet to a 5/8" iron pin;

Thence N58°57'25"W, 286.10 feet to a 5/8" iron pin;

Thence N89°33'40"W, 182.71 feet to the POINT OF BEGINNING.

The above-described parcel contains 5.29 acres, more or less.

PROFESSIONAL LAND SURVEYOR REGISTERED 11334 STATE OF IDAHO MICHAEL S. BYRNS 8/28/24


Legend
Found 1/2" Iron Pin
Found 5/8" Iron Pin
Found Brass Cap Monument
Found Aluminum Cap Monument
Calculated Point, Nothing Found or Set
I-L Zone Boundary Line
Section Line
E. Fairview Ave.
1951.78'
S89°33'42"E 544.39'
S58°38'14"E
166.73'
91.58'
N89°33'40"W
182.71'
Point of Beginning
N58°57'25"W
286.10'
5.29 Acres
Basis of Bearings
N00°26'22"E 2649.67'
606.31'
N. Locust Grove Rd.
N00°26'36"E
203.64'
S00°26'20"W 607.96'
N00°25'43"E
254.36'
PROFESSIONAL LAND SURVEYOR
LICENSED
11334
STATE OF IDAHO
MICHAEL S. BYRNS
8/28/24
N
Scale: 1"=120'
0 30 60 120 240
Modified State Plane:
Ada County Coordinate System
PREAPP-2023-0144
1/4
7
8
429.00'
E. Pine Ave.
258.43'
N89°54'57"W
1962.26'
C 1/4
P:\Pine 43 HPC PBA 24-023\dwg\24-023 Exhibits.dwg 8/27/2024 6:16:27 PM
IDAHO SURVEY GROUP, LLC
I-L Zoning Exhibit Drawing for
Pine 43 - HPC Buyer
Situated in the SW1/4 of the NW1/4 of Section 8, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.
Job No. 24-023
Sheet No. 1 of 1
Dwg. Date 8/27/2024

G. Rezone Legal Description & Exhibit Map

J-U-B ENGINEERS, INC. | THE LANGDON GROUP | GATEWAY MAPPING INC. | J-U-B FAMILY OF COMPANIES

Exhibit "A"
Pine 43 Mixed Use Subdivision
Rezone Legal Description 1
Project No. 10-24-066 *December 19, 2024*

A tract of land situate in the southeast quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the south line of the northwest quarter of said Section 8, a distance of 2,649.69 feet; thence leaving said south line of said Section 8, North 00°30'11" East, coincident with the east line of the northwest quarter of said Section 8, a distance of 442.01 feet to the centerline of E. State Avenue; thence leaving said east line, North 89°33'55" West, coincident with said centerline, a distance of 445.03 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing North 89°33'55" West, coincident with said centerline, a distance of 305.62 feet;

thence leaving said centerline, the following three (3) consecutive courses and distances:

1. South 00°28'02" West, a distance of 129.11 feet,
2. South 89°31'36" East, a distance of 305.69 feet, and
3. North 00°26'05" East, coincident with said easterly line, a distance of 129.31 feet to the **Point of Beginning**.

Containing an area of 0.91 acres of land, more or less.

The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

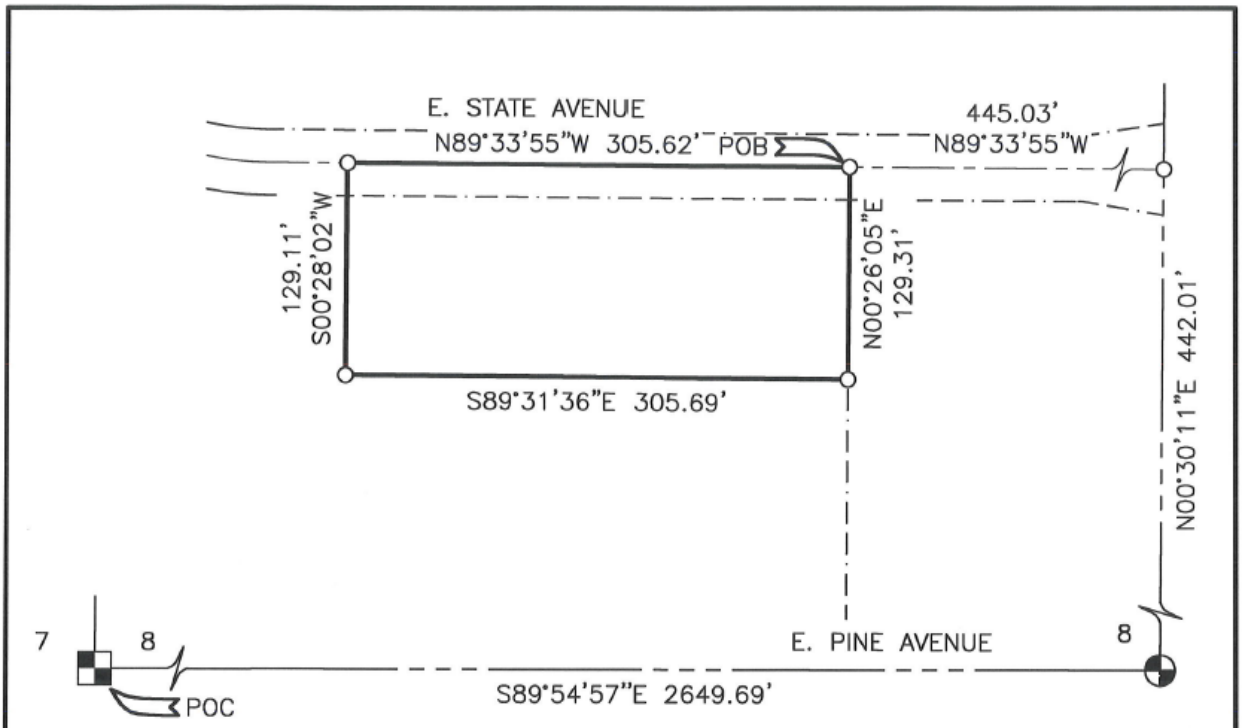
End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665

12/19/2024
Date

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330



LEGEND

——— - - - ———	– SECTION LINE
——— · ——— · ———	– ADJOINER PROPERTY LINE
——— - ——— - ———	– CENTER LINE
———————	– REZONE LINE
⊕	– CENTER CORNER
▣	– QUARTER CORNER
O	– DIMENSION POINT
POC	– POINT OF COMMENCEMENT
POB	– POINT OF BEGINNING

12/19/2024

EXHIBIT "B"

PRJ NO: 10-24-066

J-U-B ENGINEERS, INC.

PINE 43 MIXED USE SUBDIVISION
REZONE - LEGAL DESCRIPTION 1

SITUATE IN THE SE QUARTER OF THE NW QUARTER OF SECTION 8, T3N, R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET 1 OF 1

J-U-B ENGINEERS, INC. J-U-B FAMILY OF COMPANIES

Exhibit "A"
Pine 43 Mixed Use Subdivision
Rezone Legal Description 2
Project No. 10-24-066 December 19, 2024

A tract of land situate in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the west quarter corner of said Section 8; thence from said Point of Commencement, South 89°54'57" East, coincident with the south line of the northwest quarter of said Section 8, a distance of 2,649.69 feet; thence leaving said south line of said Section 8, North 00°30'11" East, coincident with the east line of the northwest quarter of said Section 8, a distance of 442.01 feet to the centerline of E. State Avenue;

thence leaving said east line, coincident with said centerline, the following six (6) consecutive courses and distances:

1. North 89°33'55" West, a distance of 799.13 feet,
2. along the arc of a tangent curve to the right, concave northerly, having a radius of 200.00 feet, through a central angle of 10°11'16", an arc length of 35.56 feet, and a chord bearing North 84°28'17" West, a distance of 35.52 feet,
3. North 79°22'39" West, a distance of 93.29 feet,
4. North 82°22'39" West, a distance of 152.26 feet,
5. along the arc of a tangent curve to the left, concave southerly, having a radius of 1,000.00 feet, through a central angle of 11°00'20", an arc length of 192.08 feet, and a chord bearing North 87°52'49" West, a distance of 191.79 feet, and
6. along the arc of a reverse curve to the right, concave northerly, having a radius of 700.00 feet, through a central angle of 06°48'51", an arc length of 83.25 feet, and a chord bearing North 89°58'33" West, a distance of 83.20 feet to the **Point of Beginning** of this description;

thence from said **Point of Beginning**, continuing coincident with said centerline, the following six (6) consecutive courses and distances:

1. continuing along the arc of said curve to the right, concave northeasterly, having a radius of 700.00 feet, through a central angle of 23°56'38", an arc length of 292.53 feet, and a chord bearing North 74°35'48" West, a distance of 290.41 feet,
2. North 62°37'29" West, a distance of 193.95 feet,
3. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 300.00 feet, through a central angle of 21°13'33", an arc length of 111.14 feet, and a chord bearing North 52°00'43" West, a distance of 110.50 feet,
4. along the arc of a reverse curve to the left, concave southwesterly, having a radius of 300.00 feet, through a central angle of 17°14'18", an arc length of 90.26 feet, and a chord bearing North 50°01'05" West, a distance of 89.92 feet,

2760 West Excursion Lane, Suite 400, Meridian, ID 83642-5752 W www.jub.com P 208.376.7330

5. North 58°38'14" West, a distance of 136.06 feet, and
6. along the arc of a tangent curve to the right, concave northeasterly, having a radius of 180.00 feet, through a central angle of 5°12'40", an arc length of 16.37 feet, and a chord bearing North 56°01'54" West, a distance of 16.37 feet;

thence leaving said centerline, the following nine (9) consecutive courses and distances:

1. South 36°34'25" West, a distance of 66.14 feet,
2. South 89°33'42" East, a distance of 66.40 feet,
3. South 58°38'14" East, a distance of 120.03 feet,
4. South 00°25'55" West, a distance of 141.17 feet,
5. South 00°26'30" West, a distance of 13.37 feet,
6. South 62°37'29" East, a distance of 303.92 feet,
7. along the arc of a tangent curve to the left, concave northeasterly, having a radius of 830.00 feet, through a central angle of 16°30'32", an arc length of 239.15 feet, and a chord bearing South 70°52'45" East, a distance of 238.32 feet,
8. South 79°24'17" East, a distance of 105.67 feet, and
9. North 04°41'34" East, a distance of 116.23 feet to a point on the southerly right-of-way line of E. State Avenue;

thence leaving said southerly line, North 03°25'52" East, a distance of 20.00 feet to the **Point of Beginning**.

Containing an area of 2.17 acres of land, more or less.

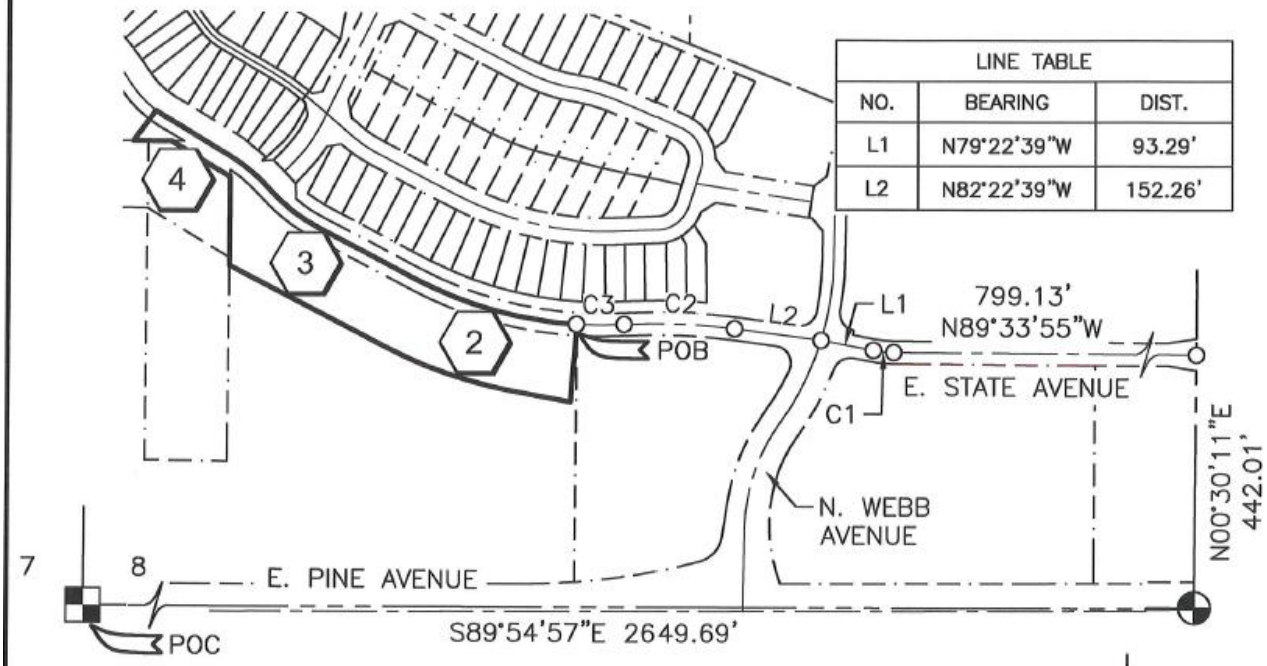
The above-described tract of land is shown on Exhibit "B" attached hereto and made a part hereof.

End of Description.

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed (including, but not limited to, the graphic portion shown on the attached Exhibit "B") without the written consent of Timothy Harrigan, PLS, all professional liability associated with this document is hereby declared null and void.

Timothy Harrigan, PLS 17665

12/19/2024
Date



LINE TABLE		
NO.	BEARING	DIST.
L1	N79°22'39"W	93.29'
L2	N82°22'39"W	152.26'

= SHEET No.

CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C1	200.00'	10°11'16"	35.56'	N84°28'17"W	35.52'
C2	1000.00'	11°00'20"	192.08'	N87°52'49"W	191.79'
C3	700.00'	6°48'51"	83.25'	N89°58'33"W	83.20'

N

0 300

SCALE IN FEET

LEGEND

- SECTION LINE
- ADJOINER PROPERTY LINE
- CENTER LINE
- REZONE LINE
- CENTER CORNER
- QUARTER CORNER
- O — DIMENSION POINT
- POC — POINT OF COMMENCEMENT
- POB — POINT OF BEGINNING

PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

12/19/2024

EXHIBIT "B"

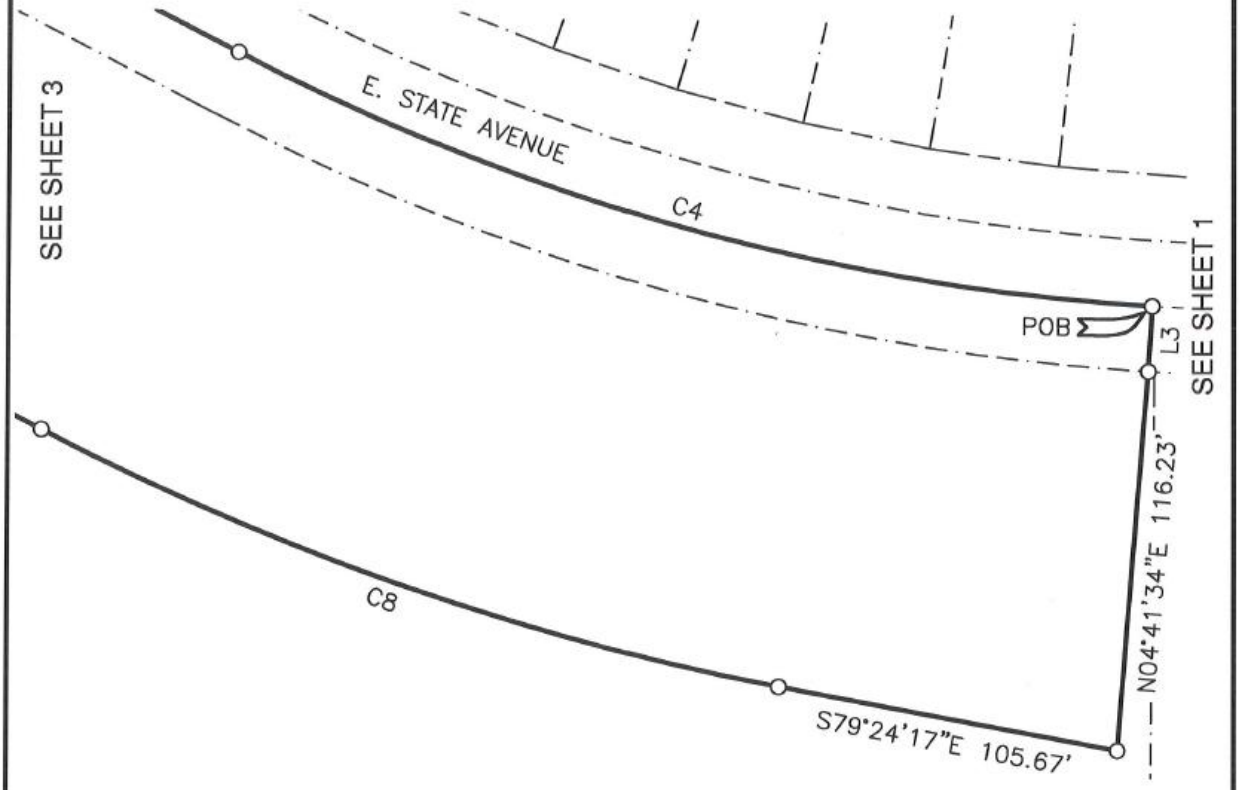
PRJ NO. 10-24-066

JUB
J-U-B ENGINEERS, INC.

PINE 43 MIXED USE SUBDIVISION
REZONE - LEGAL DESCRIPTION 2

SITUATE IN THE SW QUARTER OF THE NW QUARTER OF SECTION 8, T3N, R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET
1 OF 4



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C4	700.00'	23°56'38"	292.53'	N74°35'48"W	290.41'
C8	830.00'	16°30'32"	239.15'	S70°52'45"E	238.32'

LINE TABLE		
NO.	BEARING	DIST.
L3	N03°25'52"E	20.00'

N

0 50

SCALE IN FEET

SEE SHEET 1
FOR LEGEND.

PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

12/19/2024

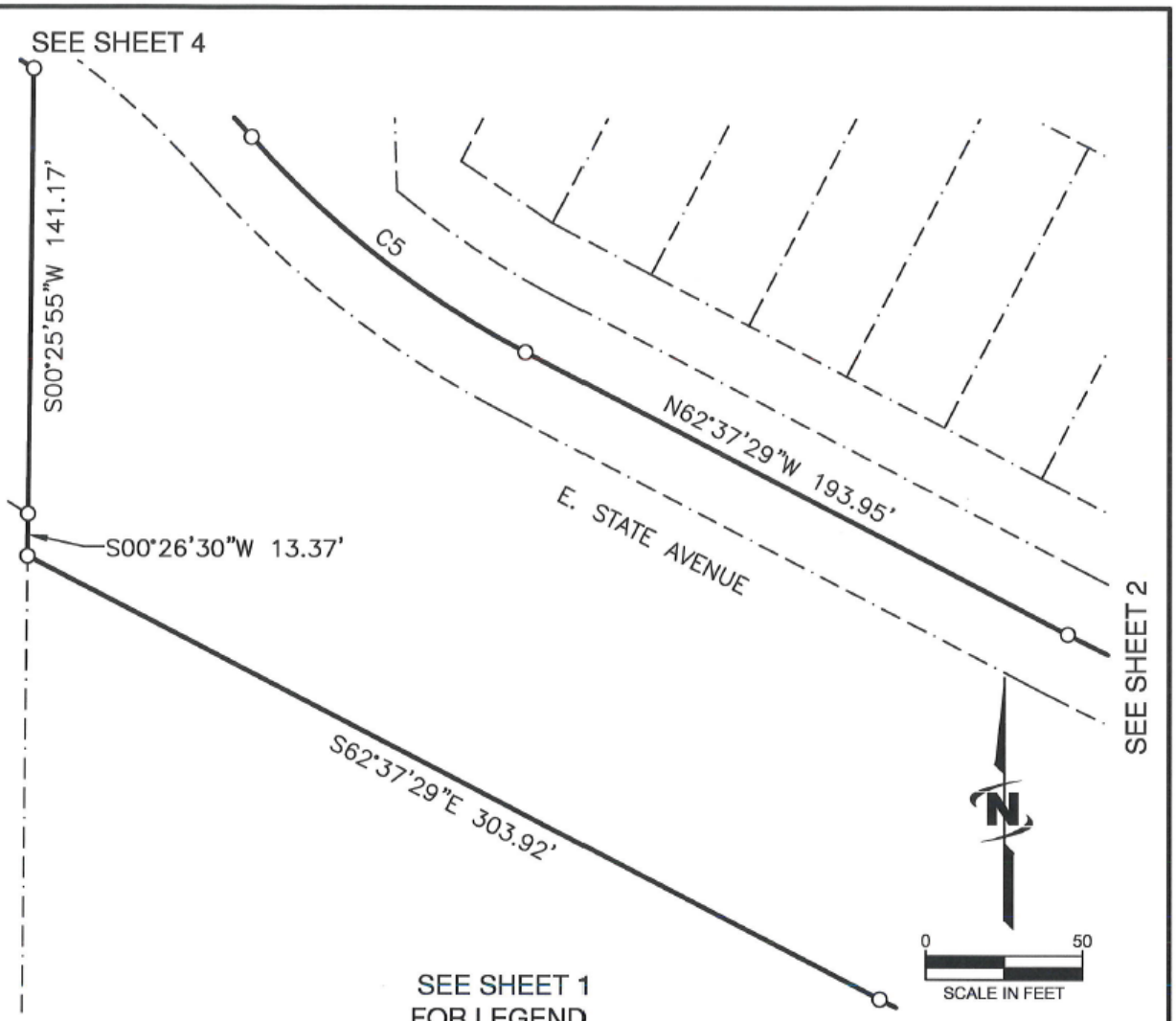
EXHIBIT "B"

PRJ NO: 10-24-066

JUB
J-U-B ENGINEERS, INC.

PINE 43 MIXED USE SUBDIVISION
REZONE - LEGAL DESCRIPTION 2
SITUATE IN THE SW QUARTER OF THE NW QUARTER OF SECTION 8, T3N, R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET
2 OF 4



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C5	300.00'	21°13'33"	111.14'	N52°00'43"W	110.50'
C6	300.00'	17°14'18"	90.26'	N50°01'05"W	89.92'

PROFESSIONAL LAND SURVEYOR LICENSED 17665 STATE OF IDAHO TIMOTHY HARRIGAN

12/19/2024

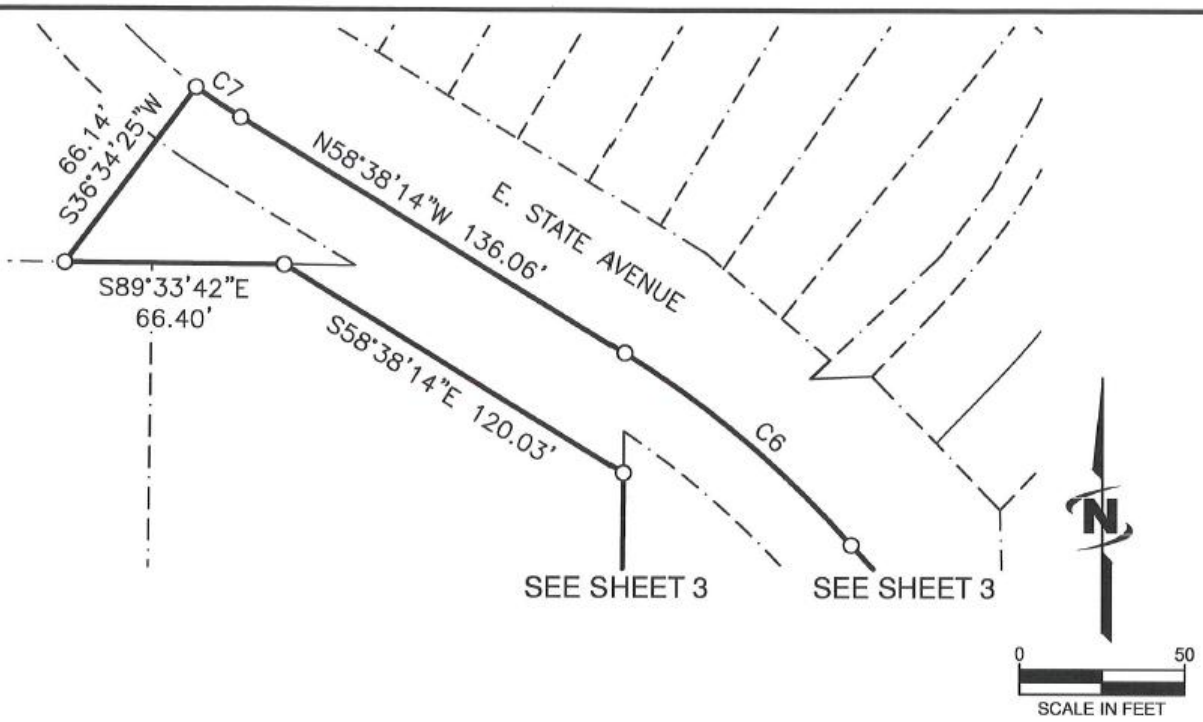
EXHIBIT "B"

PRJ NO: 10-24-066

JUB J-U-B ENGINEERS, INC.

PINE 43 MIXED USE SUBDIVISION
REZONE - LEGAL DESCRIPTION 2
SITUATE IN THE SW QUARTER OF THE NW QUARTER OF SECTION 8, T3N, R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET 3 OF 4



CURVE TABLE					
NO.	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DIST.
C6	300.00'	17°14'18"	90.26'	N50°01'05"W	89.92'
C7	180.00'	5°12'40"	16.37'	N56°01'54"W	16.37'

SEE SHEET 1
FOR LEGEND.

PROFESSIONAL LAND SURVEYOR
LICENSED
17665
STATE OF IDAHO
TIMOTHY HARRIGAN

12/19/2024

EXHIBIT "B"

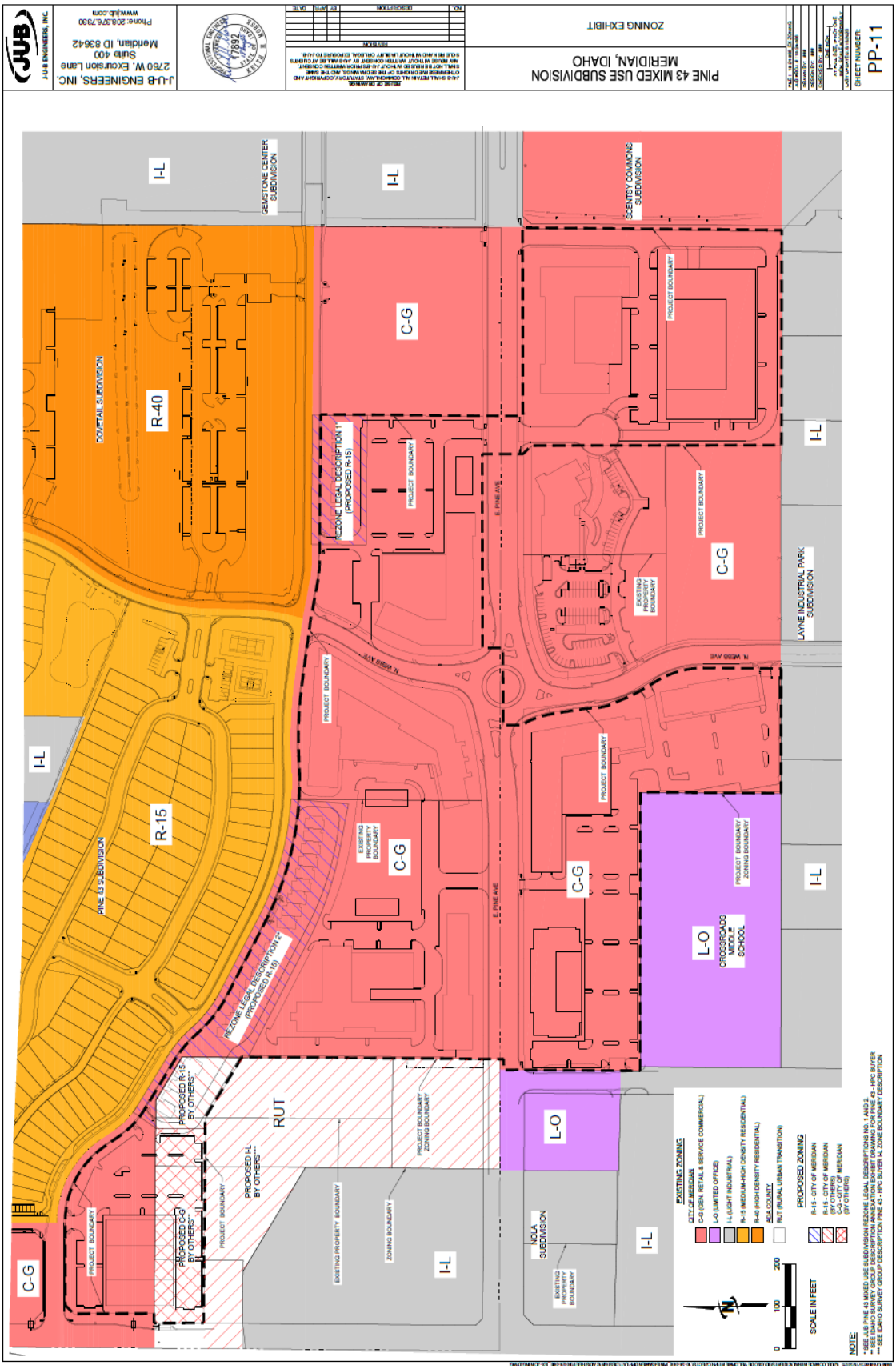
PRJ NO.: 10-24-066

JUB
J-U-B ENGINEERS, INC.

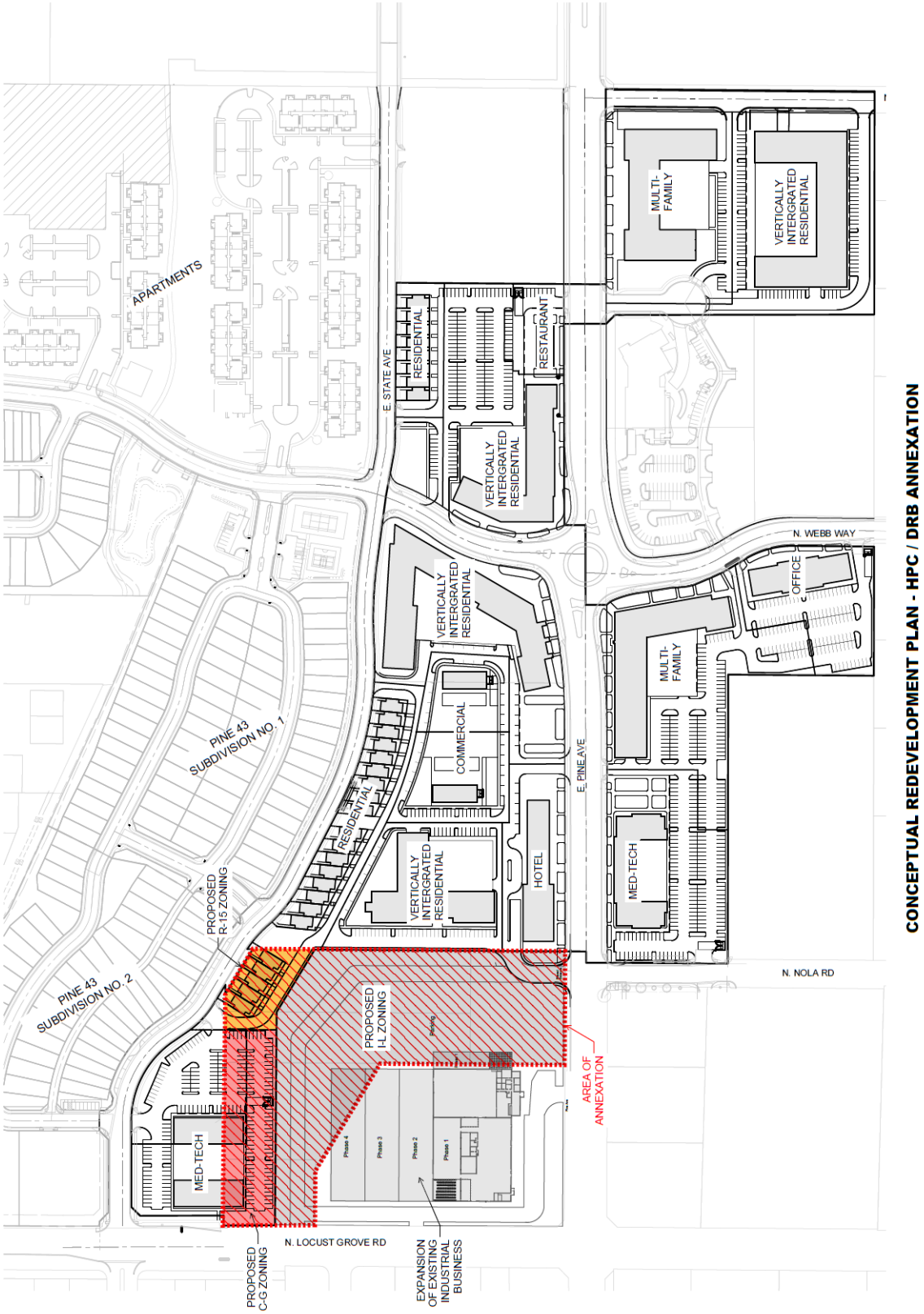
PINE 43 MIXED USE SUBDIVISION
REZONE - LEGAL DESCRIPTION 2
SITUATE IN THE SW QUARTER OF THE NW QUARTER OF SECTION 8, T3N, R1E, BOISE MERIDIAN, CITY OF MERIDIAN, COUNTY OF ADA, STATE OF IDAHO

SHEET
4 OF 4

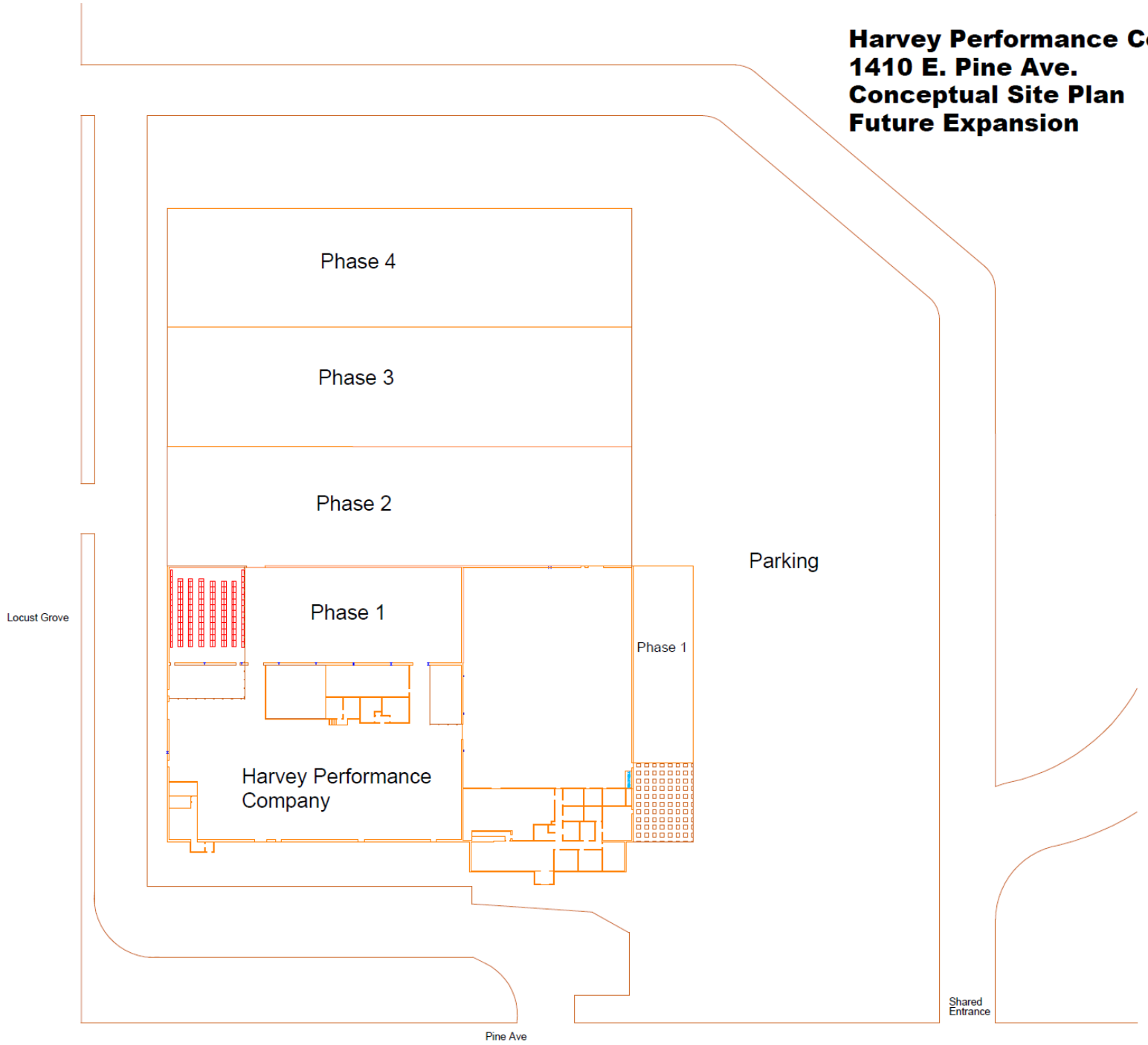
H. Proposed Zoning Exhibit



I. Conceptual Development Plan & Existing and Future Building Elevations – HPC Buyer Property



Harvey Performance Company
1410 E. Pine Ave.
Conceptual Site Plan
Future Expansion



CONCEPTUAL ELEVATIONS - HPC / DRB ANNEXATION

Conceptual Elevations
Photo of new facility in other company location.
Upon future expansion, detailed architectural plans will be provided.
Future expansion will also include upgrades to existing building facility.

Existing Facility Elevations

Upon future expansion, detailed architectural plans will be provided.
Future expansion will also include upgrades to existing building facility.

Existing Facility Elevations

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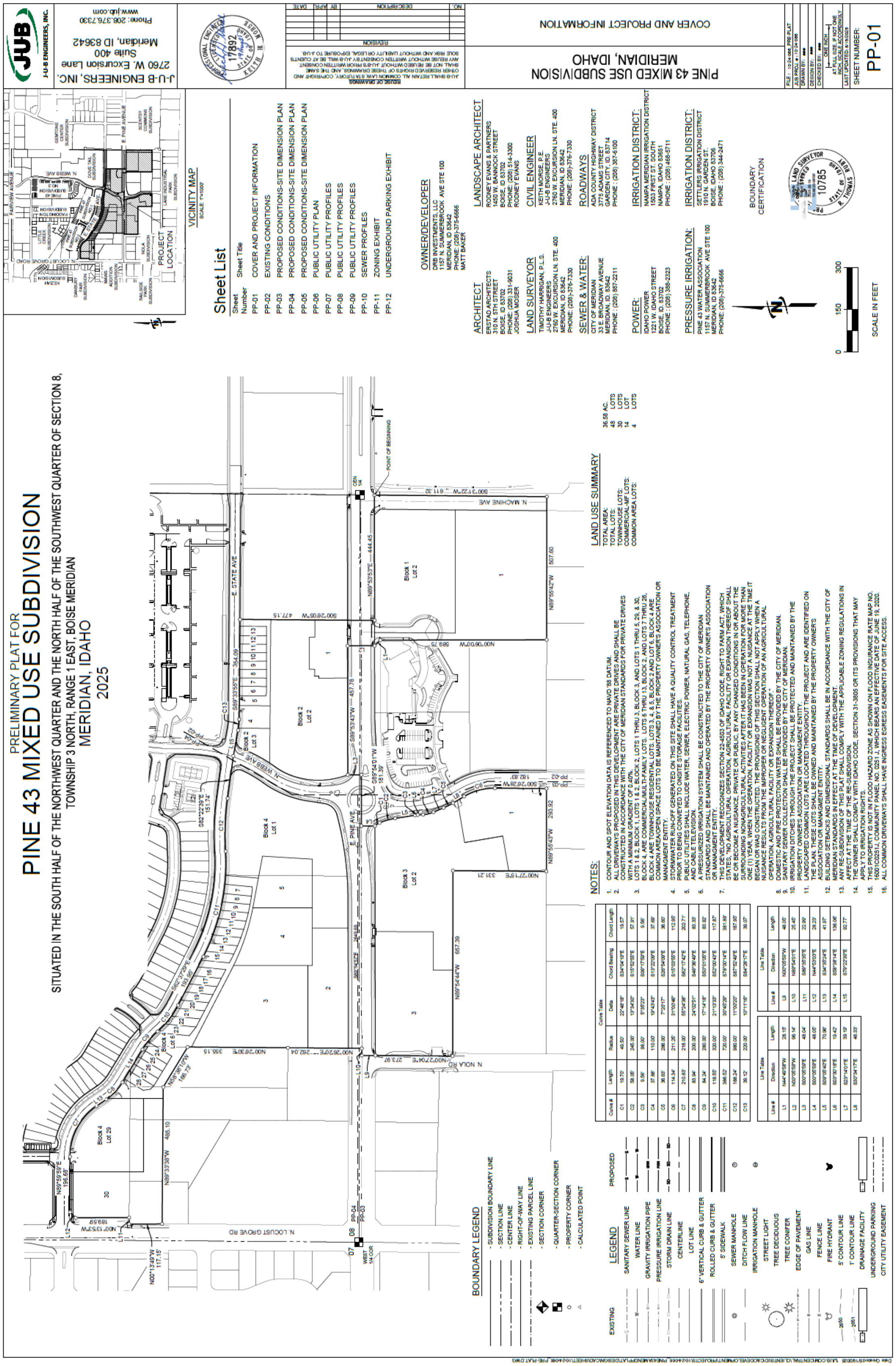
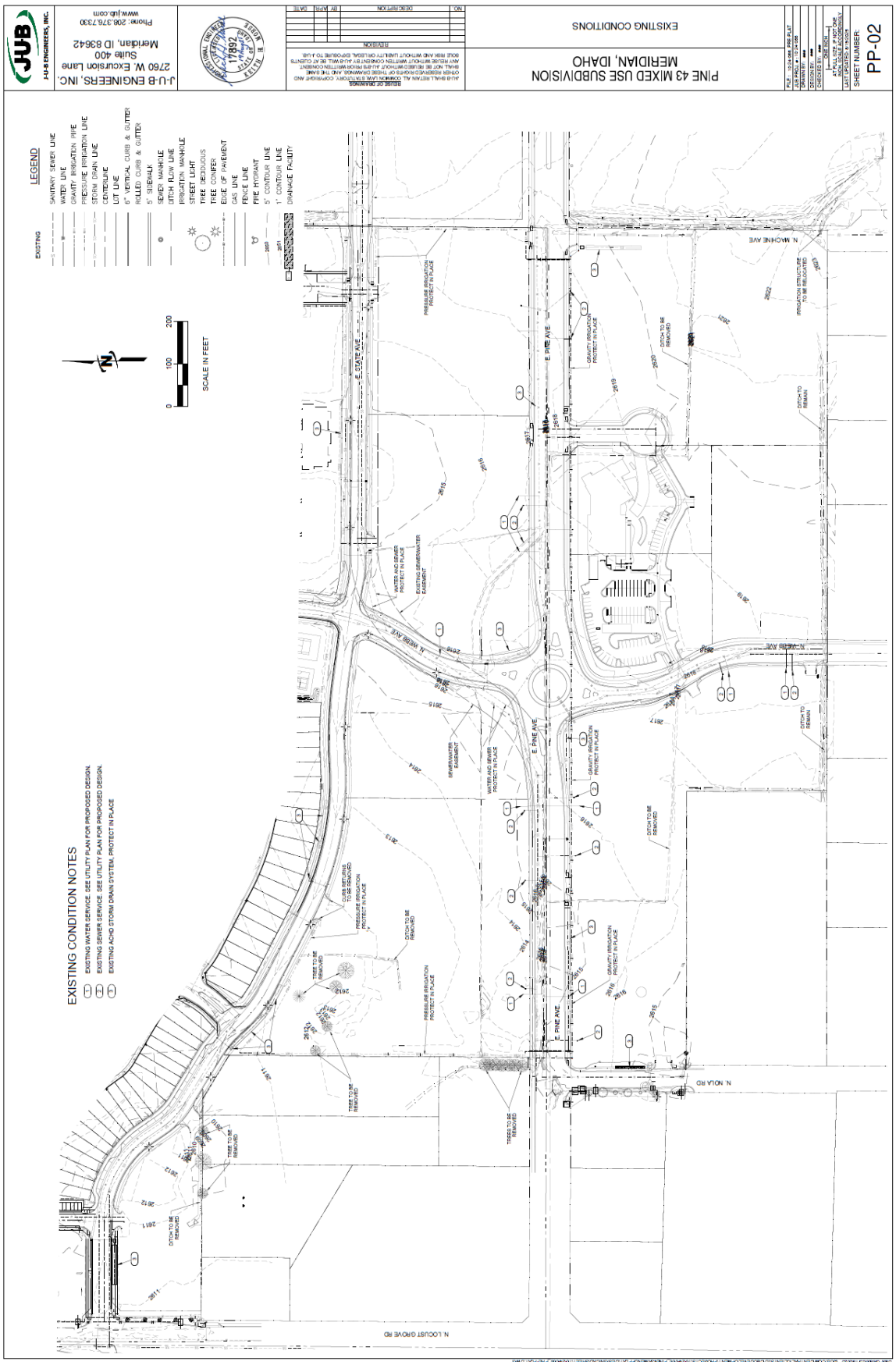
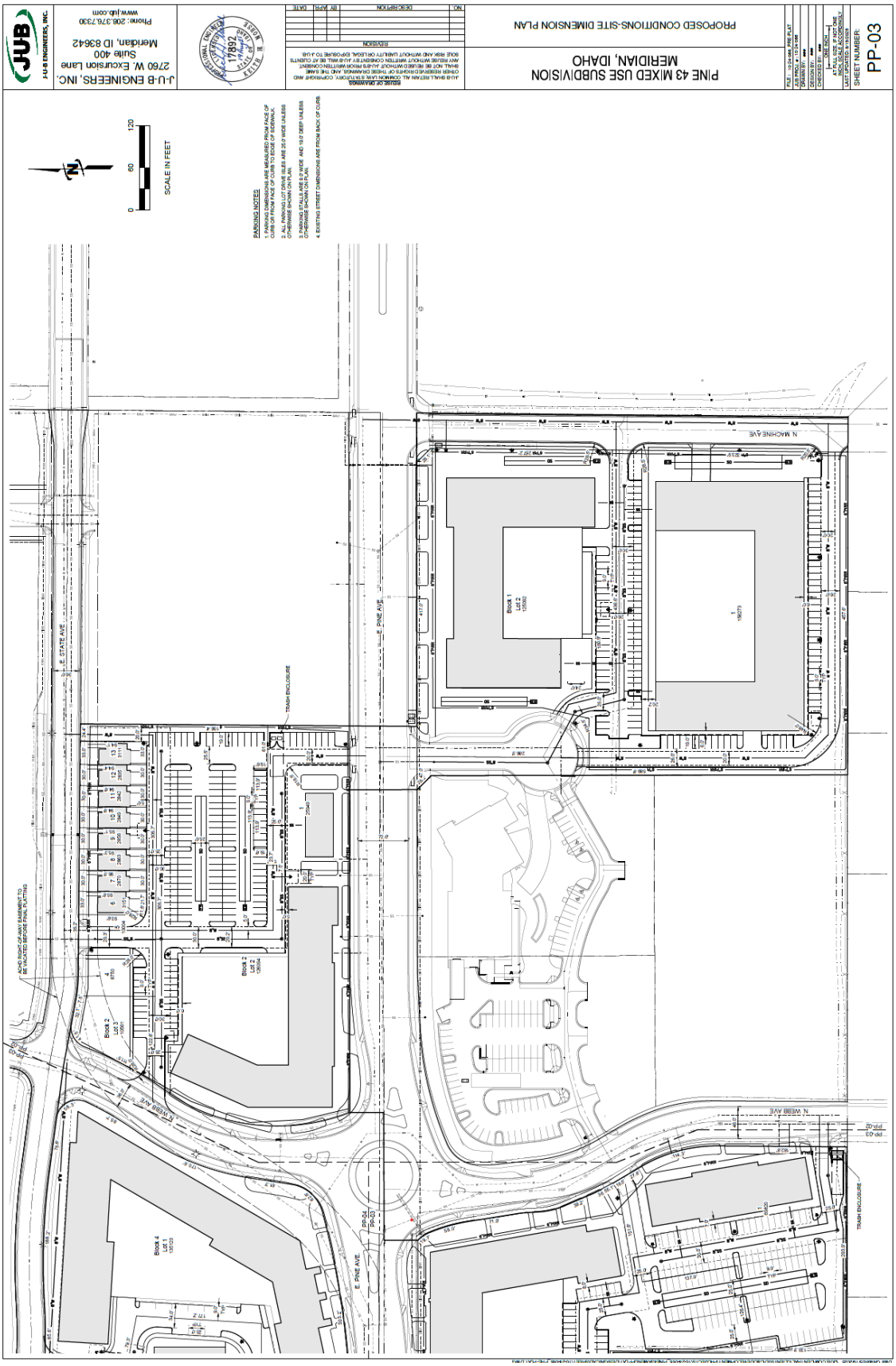
Existing Facility Elevations

Upon future expansion, detailed architectural plans will be provided.
Future expansion will also include upgrades to existing building facility.

J. Preliminary Plat (date: 8/19/2025)



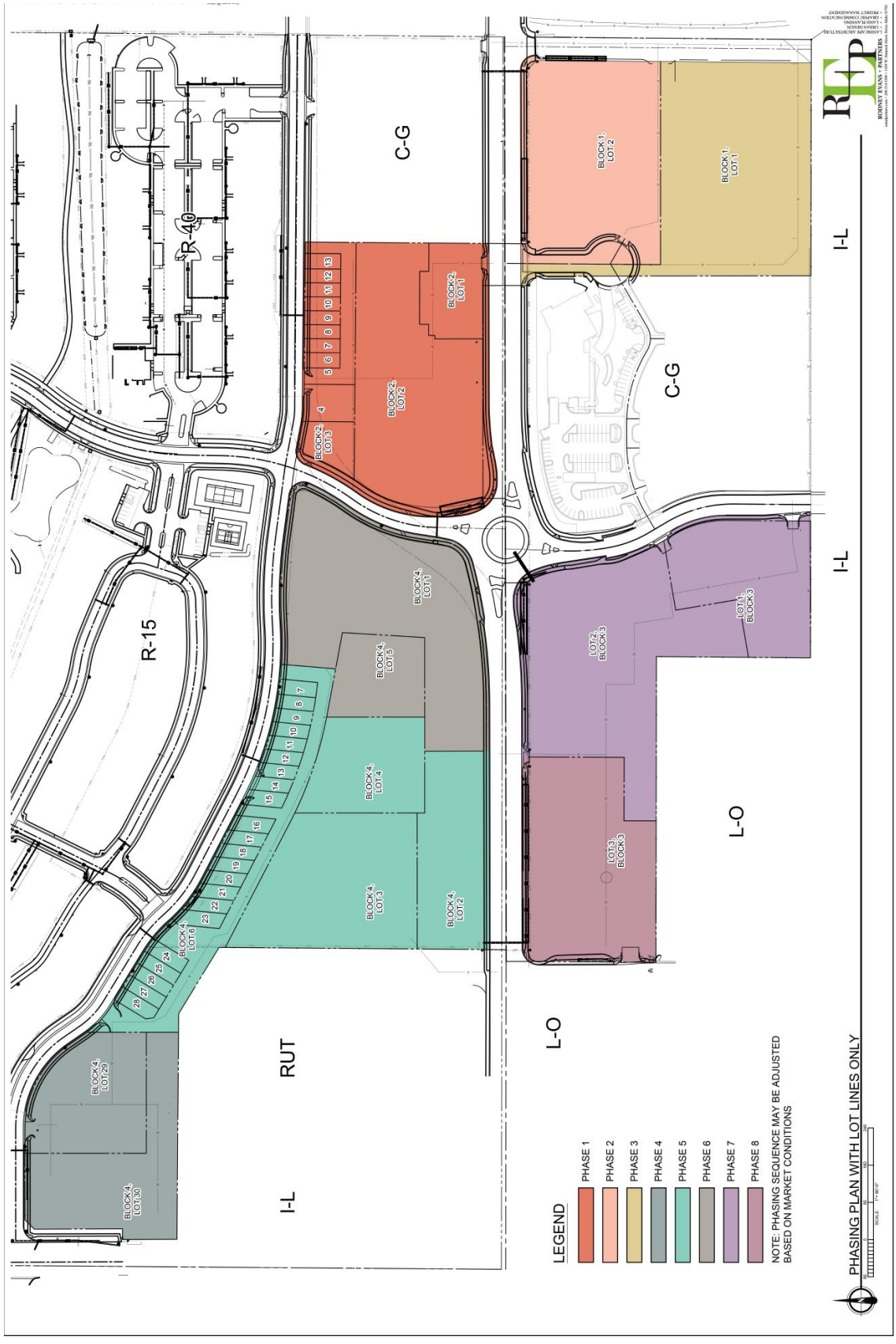

J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com
EXISTING CONDITIONS
PINE 43 MIXED USE SUBDIVISION
MERIDIAN, IDAHO
SHEET NUMBER:
PP-02
LEGEND
EXISTING
SANITARY SEWER LINE
WATER LINE
GRAVITY IRRIGATION PIPE
PRESSURE IRRIGATION LINE
STORM DRAIN LINE
CENTERLINE
LOT LINE
6" VERTICAL CURB & GUTTER
ROLLED CURB & GUTTER
5' SIDEWALK
SEWER MANHOLE
DITCH FLOW LINE
IRRIGATION MANHOLE
STREET LIGHT
TREE DECIDUOUS
TREE CONIFER
EDGE OF PAVEMENT
GAS LINE
FENCE LINE
FIRE HYDRANT
5' CONTOUR LINE
1' CONTOUR LINE
DRAINAGE FACILITY
SCALE IN FEET
EXISTING CONDITION NOTES
EXISTING WATER SERVICE. SEE UTILITY PLAN FOR PROPOSED DESIGN.
EXISTING SEWER SERVICE. SEE UTILITY PLAN FOR PROPOSED DESIGN.
EXISTING ACHD STORM DRAIN SYSTEM, PROTECT IN PLACE
E. PINE AVE
N. MOHINE AVE
N. LOCUST GROVE RD
N. NOLA RD
E. STATE AVE
N. WEBB AVE
PRESSURE IRRIGATION PROTECT IN PLACE
GRAVITY IRRIGATION PROTECT IN PLACE
IRRIGATION STRUCTURE TO BE REMOVED
DITCH TO BE REMOVED
DITCH TO REMAIN
WATER AND SEWER PROTECT IN PLACE
EXISTING SEWER/WATER EASEMENT
CURB RETURNS TO BE REMOVED
TREES TO BE REMOVED


PROPOSED CONDITIONS-SITE DIMENSION PLAN
PINE 43 MIXED USE SUBDIVISION
MERIDIAN, IDAHO
PP-03
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com
SCALE IN FEET
PARKING NOTES:
1. ALL PARKING LOT DRIVE AISLES ARE 25.0' WIDE UNLESS OTHERWISE SHOWN ON PLAN.
2. PARKING STALLS ARE 9.0' WIDE AND 19.0' DEEP UNLESS OTHERWISE SHOWN ON PLAN.
3. EXISTING STREET DIMENSIONS ARE FROM BACK OF CURB.
E STATE AVE
E PINE AVE
N MACHINE AVE
N WEBB AVE
TRASH ENCLOSURE
ADD RIGHT-OF-WAY/EASEMENT TO BE VACATED BEFORE FINAL PLATTING

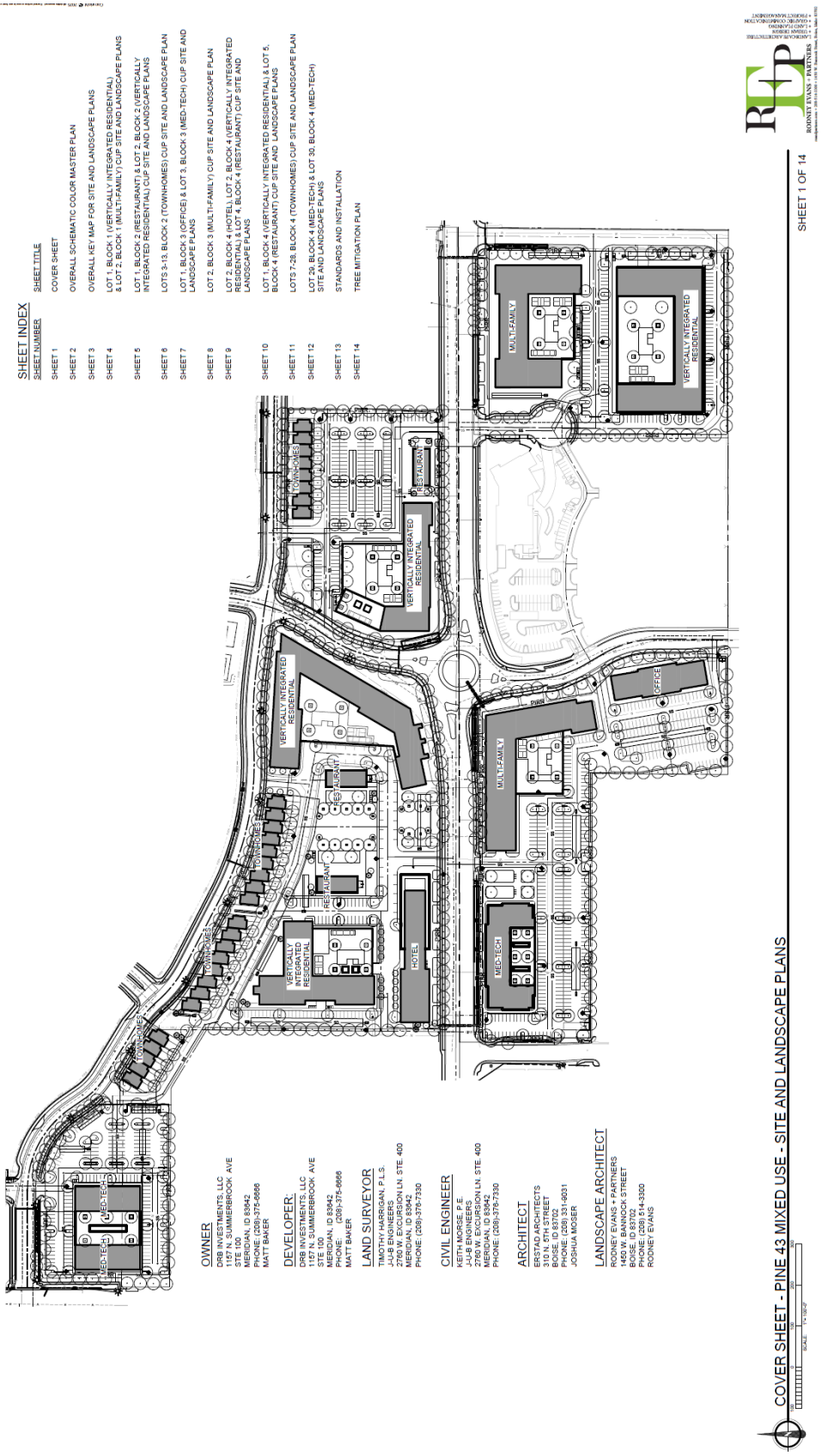
PROPOSED CONDITIONS-SITE DIMENSION PLAN
PINE 43 MIXED USE SUBDIVISION
MERIDIAN, IDAHO
SHEET NUMBER:
PP-04
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com
PARKING NOTES
1. PARKING DIMENSIONS ARE MEASURED FROM FACE OF CURB OR FROM FACE OF CURB TO EDGE OF SIDEWALK.
2. ALL PARKING LOT DRIVE AISLES ARE 25.0' WIDE UNLESS OTHERWISE SHOWN ON PLAN.
3. PARKING STALLS ARE 9.0' WIDE AND 19.0' DEEP UNLESS OTHERWISE SHOWN ON PLAN.
4. EXISTING STREET DIMENSIONS ARE FROM BACK OF CURB
SCALE IN FEET
N
E. PINE AVE.
N. WEBB AVE
N. NOLA RD
TRASH ENCLOSURE
Block 3
Lot 2
Lot 1

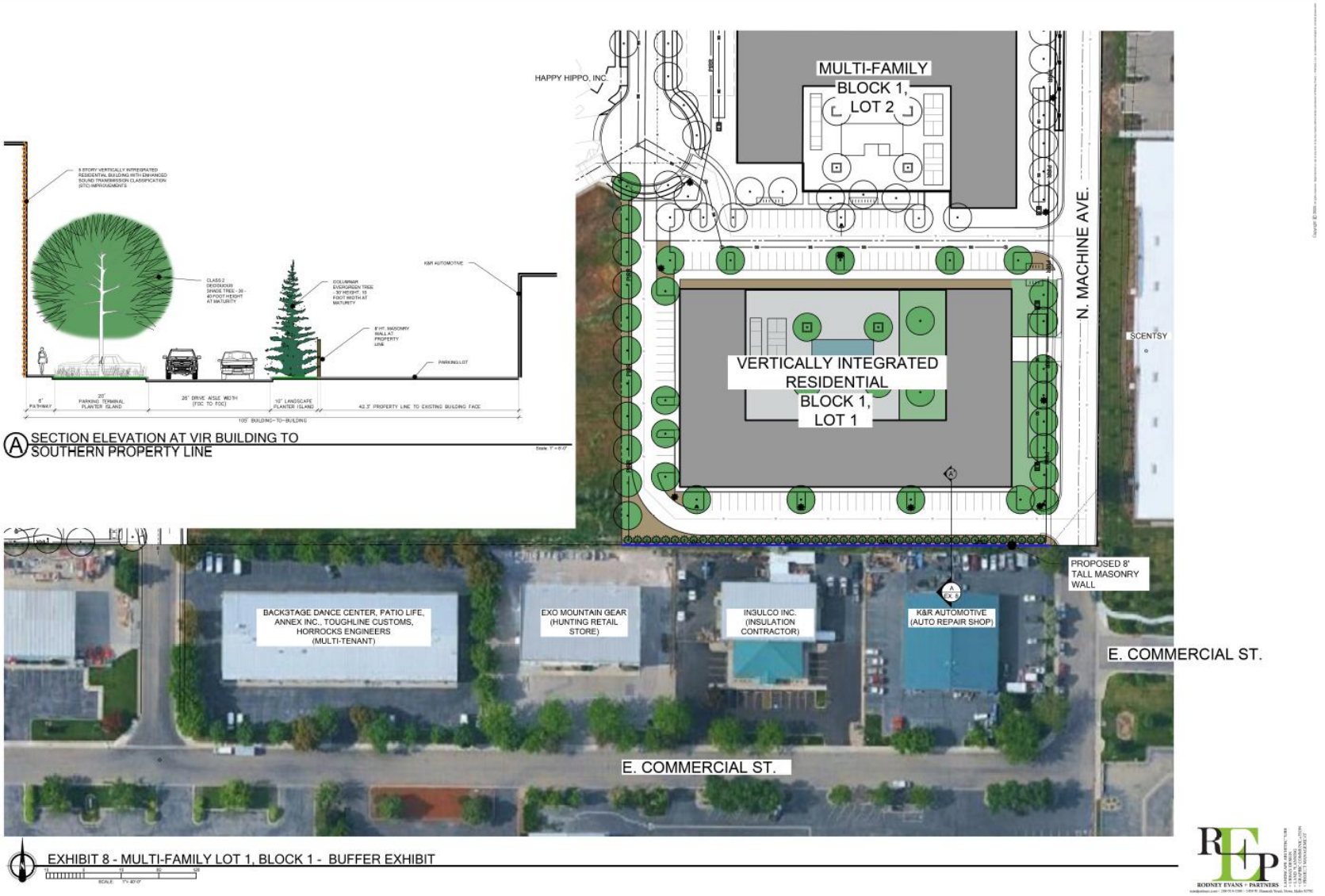
PROPOSED CONDITIONS-SITE DIMENSION PLAN
PINE 43 MIXED USE SUBDIVISION
MERIDIAN, IDAHO
PP-05
J-U-B ENGINEERS, INC.
2760 W. Excursion Lane
Suite 400
Meridian, ID 83642
Phone: 208.376.7330
www.jub.com
SCALE IN FEET
PARKING NOTES
E. PINE AVE.
N. LOCUST GROVE RD
TRASH ENCLOSURE
PINE 43 SUBDIVISION NO.1
PINE 43 SUBDIVISION NO.2
REMOVE CURB RETURNS AND REPLACE WITH VERTICAL CURB & GUTTER
UNDERGROUND PARKING ENTRANCE
LIMITS OF UNDERGROUND PARKING

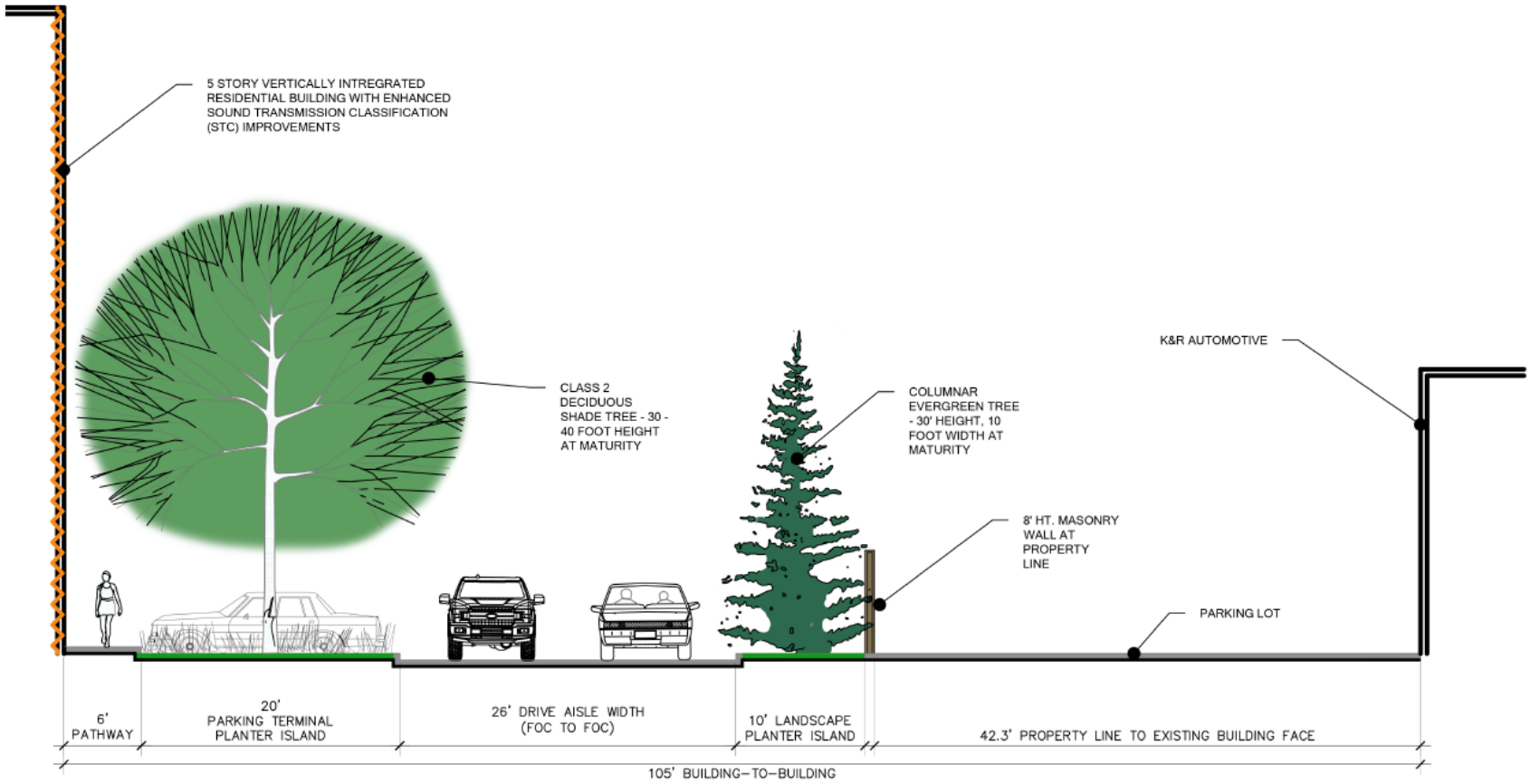
K. Phasing Plan



L. Landscape Plan



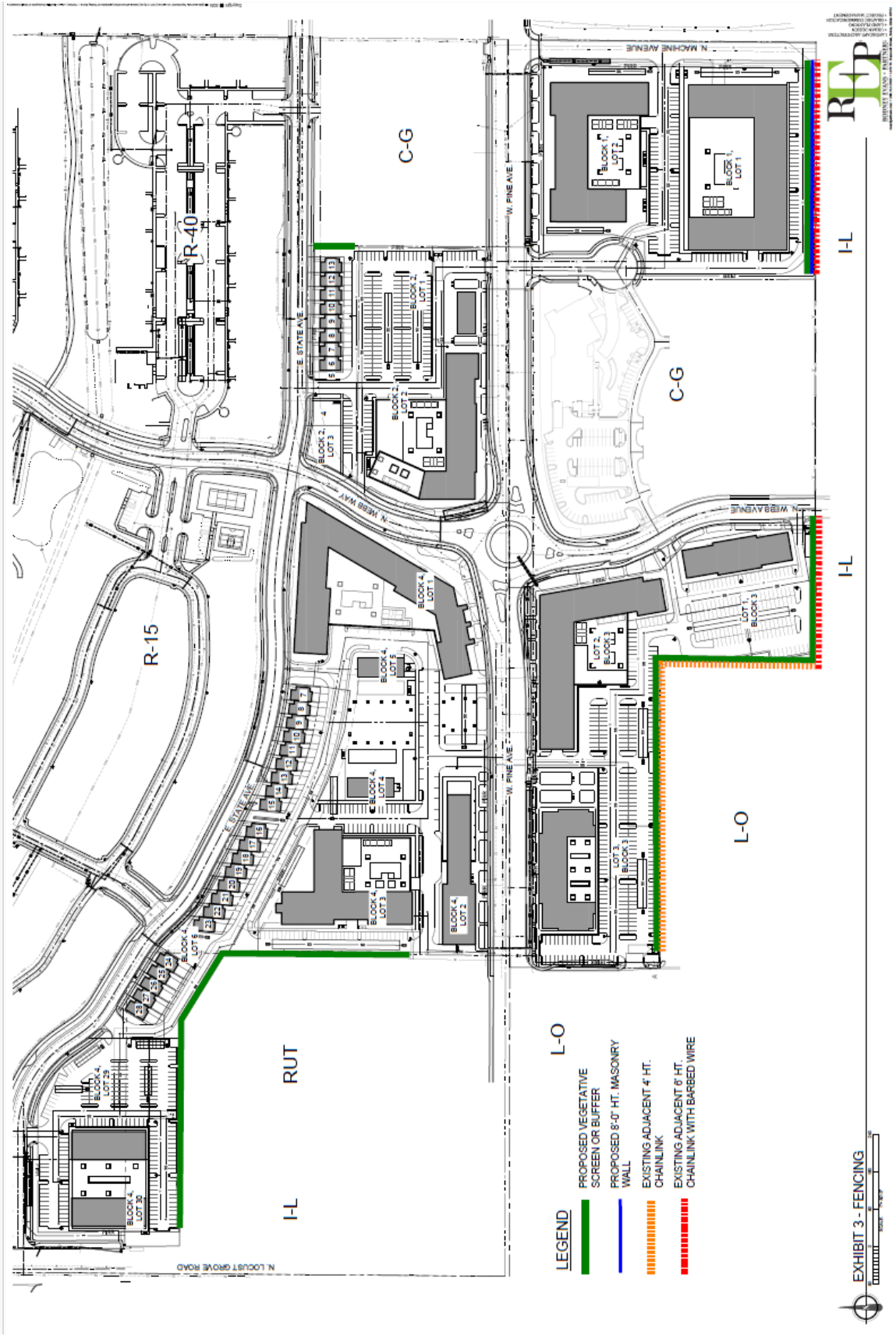

HAPPY HIPPO, INC.
MULTI-FAMILY
BLOCK 1,
LOT 2
N. MACHINE AVE.
SCENTSY
VERTICALLY INTEGRATED
RESIDENTIAL
BLOCK 1,
LOT 1
PROPOSED 8'
TALL MASONRY
WALL
BACK3TAGE DANCE CENTER, PATIO LIFE, ANNEX INC., TOUGHLINE CUSTOMS, HORROCKS ENGINEERS (MULTI-TENANT)
EXO MOUNTAIN GEAR (HUNTING RETAIL STORE)
INSULCO INC. (INSULATION CONTRACTOR)
K&R AUTOMOTIVE (AUTO REPAIR SHOP)
E. COMMERCIAL ST.
E. COMMERCIAL ST.
4 STORY VERTICALLY INTEGRATED RESIDENTIAL BUILDING WITH ENHANCED SOUND TRANSMISSION CLASSIFICATION (STC) IMPROVEMENTS
CLASS 2 DECIDUOUS SHADE TREE - 30 - 40 FOOT HEIGHT AT MATURITY
COLUMNAR EVERGREEN TREE - 30' HEIGHT, 10 FOOT WIDTH AT MATURITY
8' HT. MASONRY WALL AT PROPERTY LINE
K&R AUTOMOTIVE
PARKING LOT
6' PATHWAY
20' PARKING TERMINAL PLANTER ISLAND
26' DRIVE AISLE WIDTH (TOC TO TOC)
10' LANDSCAPE PLANTER ISLAND
42.3' PROPERTY LINE TO EXISTING BUILDING FACE
100' BUILDING-TO-BUILDING
A SECTION ELEVATION AT VIR BUILDING TO SOUTHERN PROPERTY LINE
EXHIBIT 8 - MULTI-FAMILY LOT 1, BLOCK 1 - BUFFER EXHIBIT



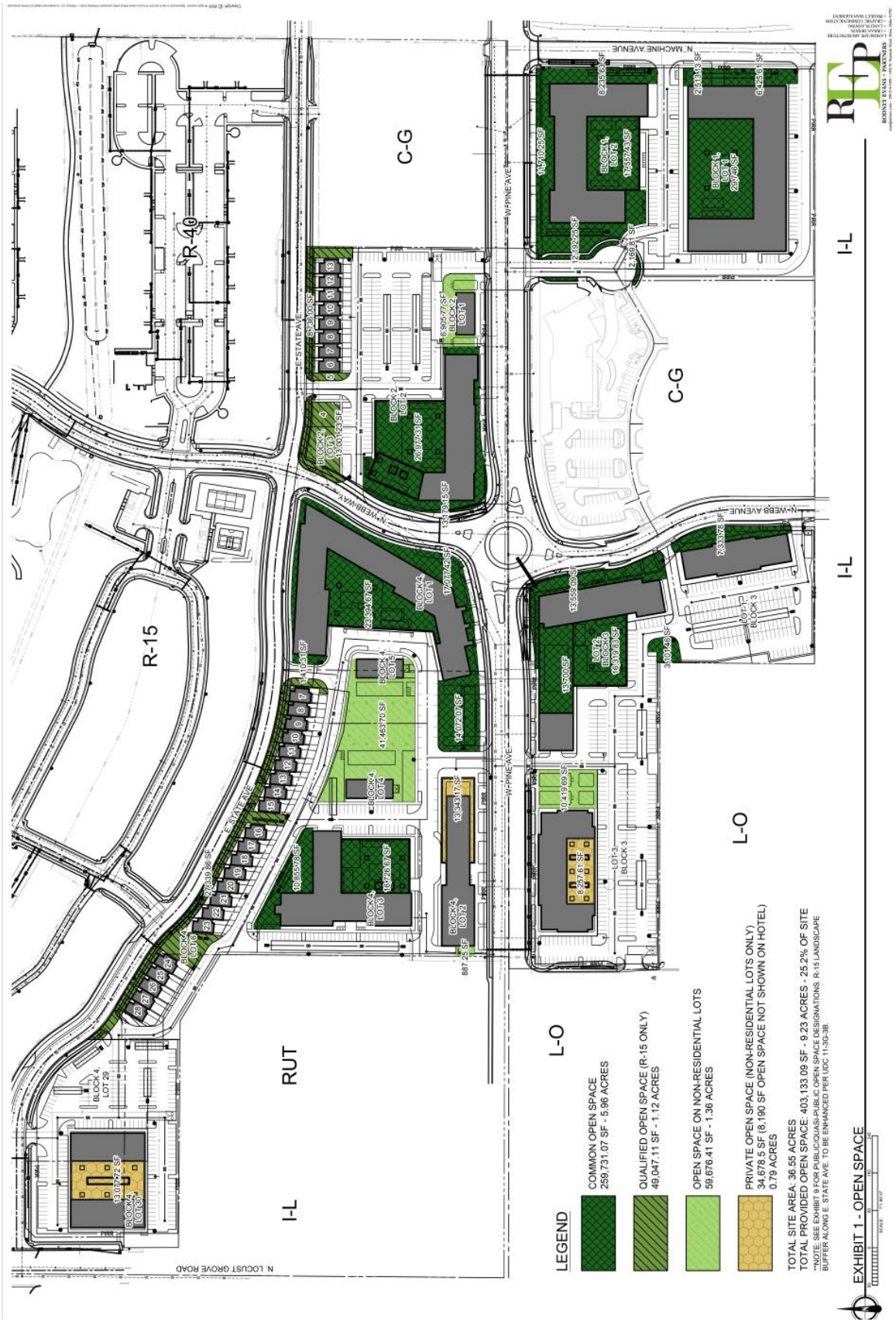
(A) SECTION ELEVATION AT VIR BUILDING TO SOUTHERN PROPERTY LINE

Scale: 1" = 8'-0"

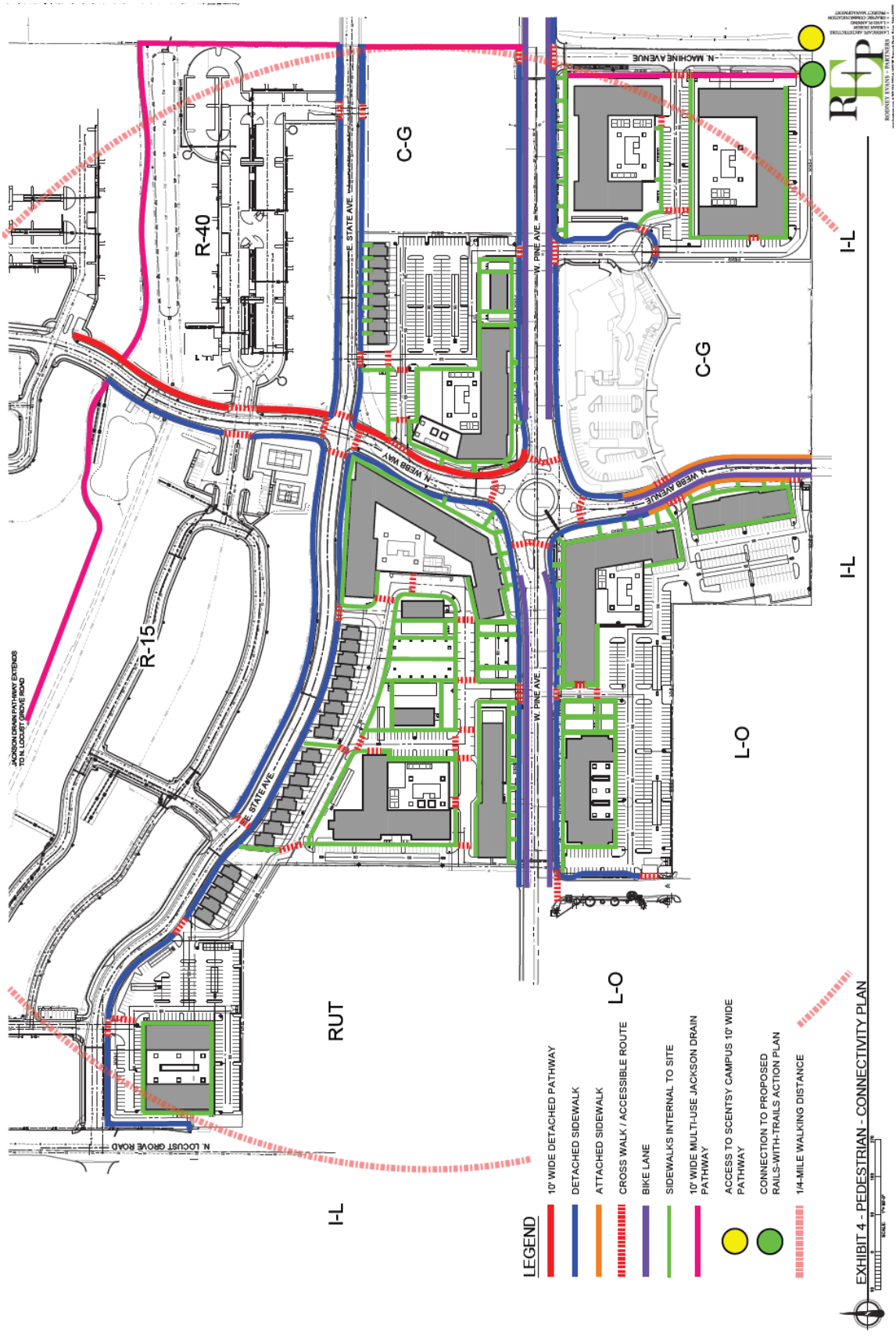
M. Fencing Plan- REVISED



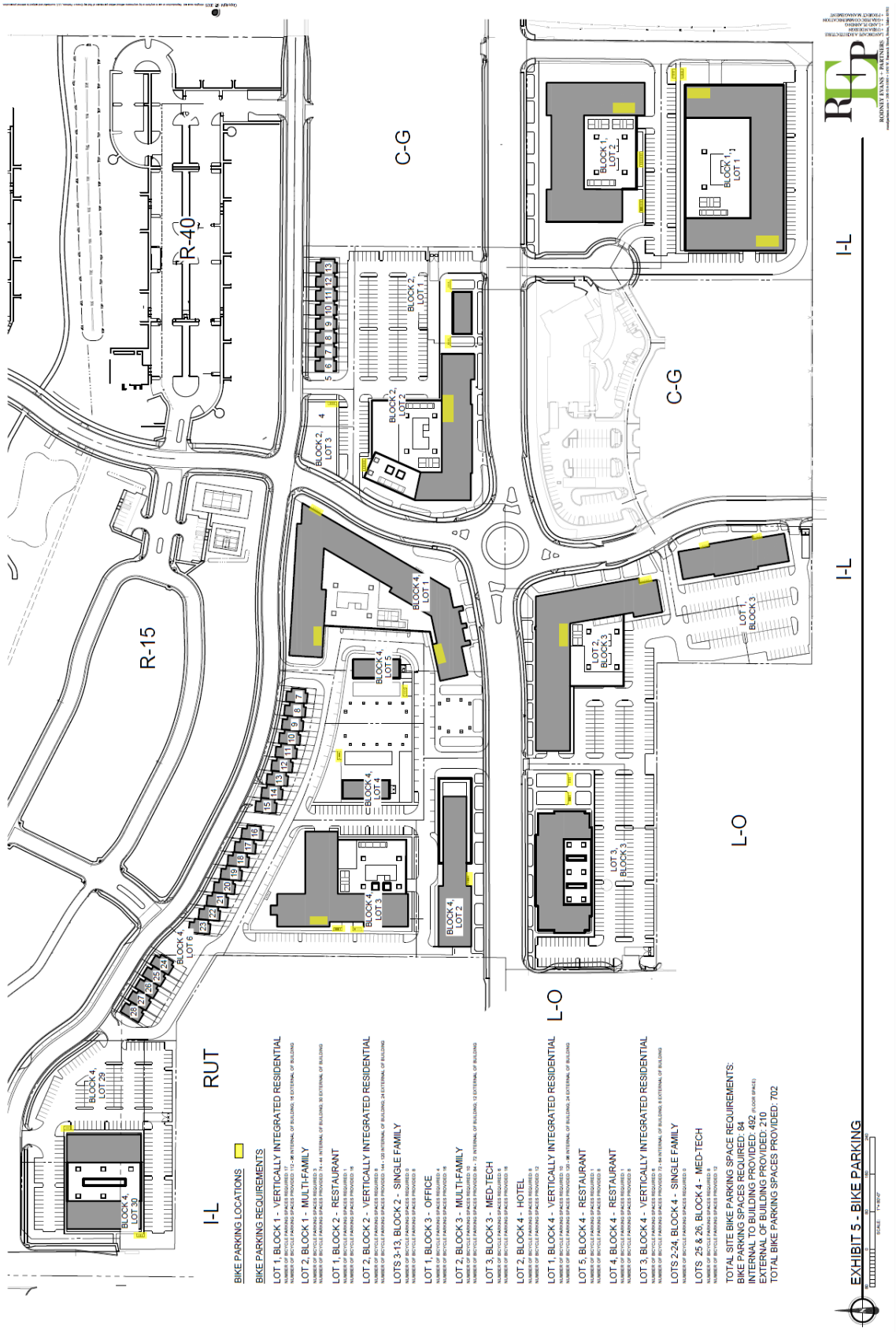
N. Overall Open Space Exhibit & Calculations – REVISED



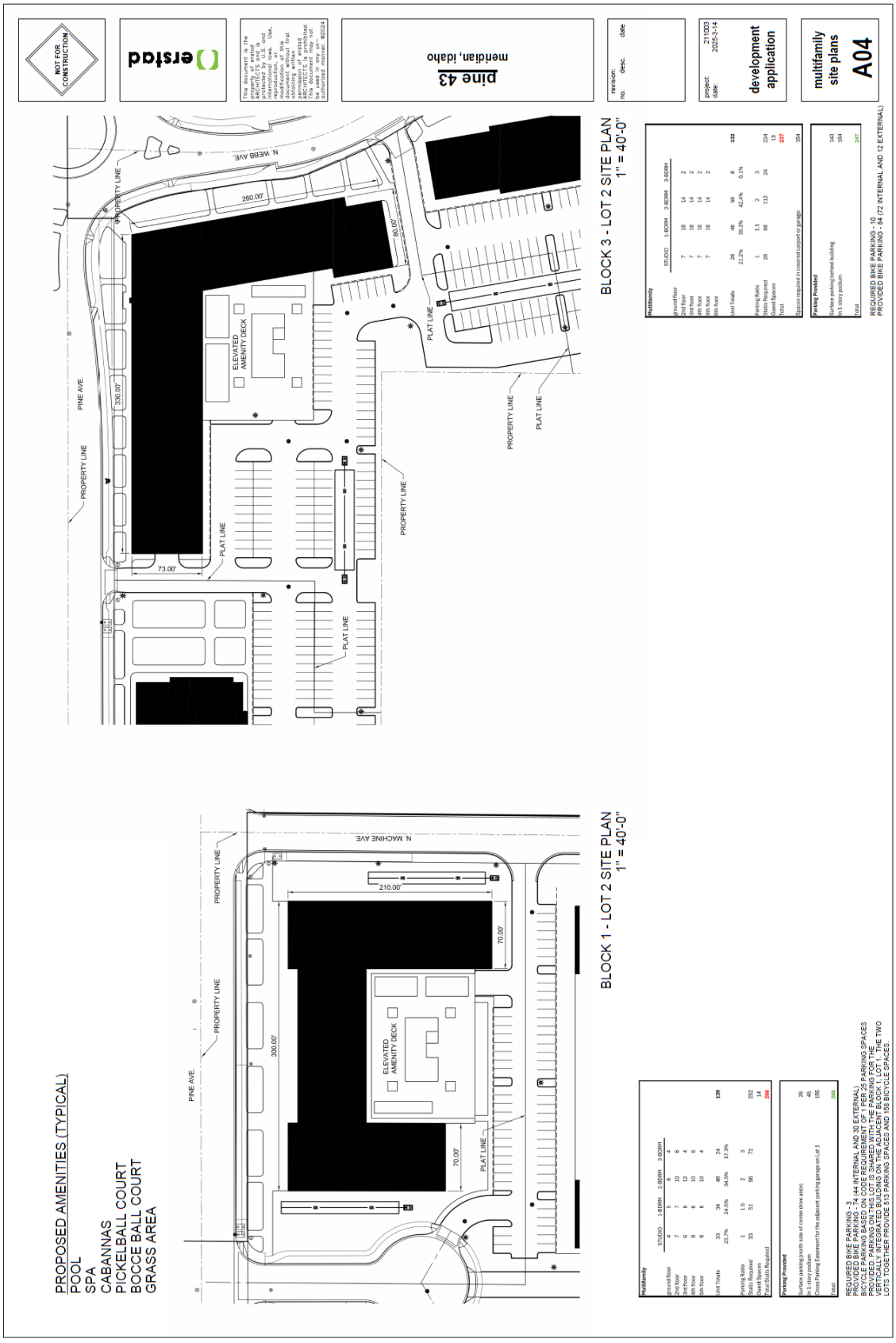
O. Pedestrian Connectivity Plan - REVISED

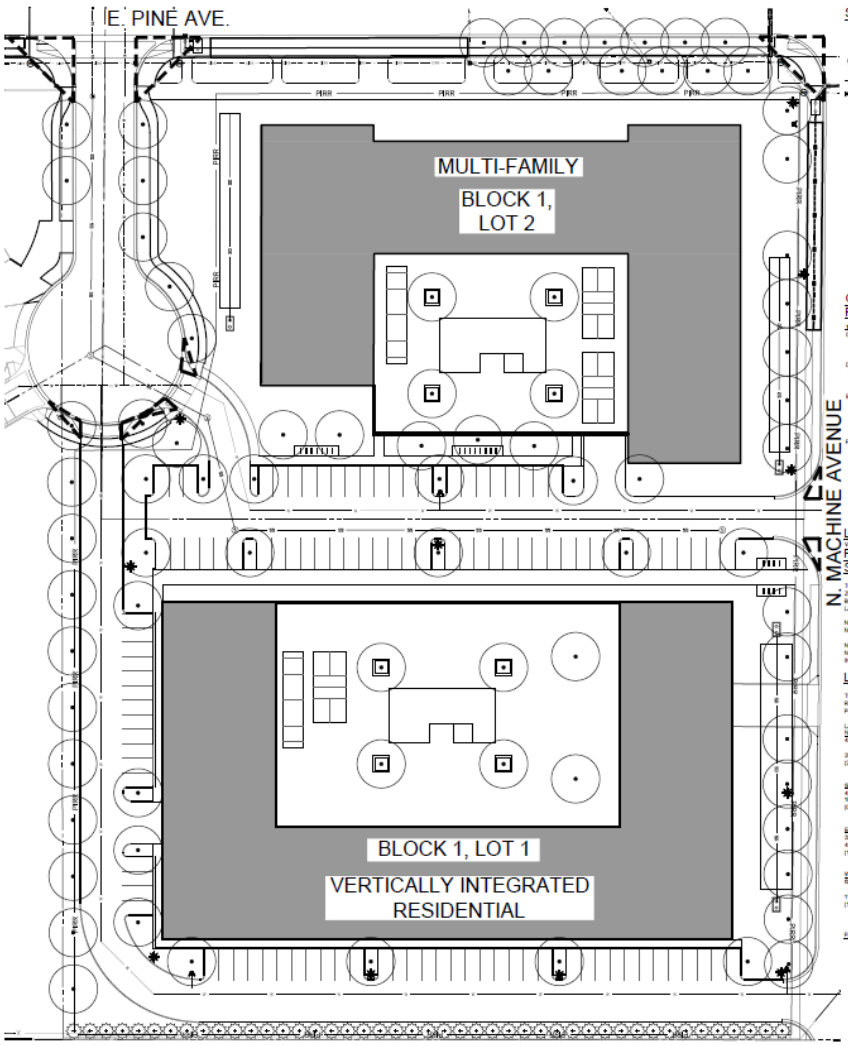


P. Bicycle Parking Exhibit



Q. Site Plan – Multi-Family Development





SITE AND LANDSCAPE LEGEND

GENERAL LANDSCAPE REQUIREMENTS

LOT 1, BLOCK 1
PROJECT INFORMATION
SITE REQUIREMENTS

LANDSCAPE REQUIREMENTS

LOT 2, BLOCK 1
PROJECT INFORMATION
SITE REQUIREMENTS

LOT 2, BLOCK 1
LANDSCAPE REQUIREMENTS

LOT 1, BLOCK 1 OPEN SPACE AND SITE AMENITY REQUIREMENTS

LOT 2, BLOCK 1 OPEN SPACE AND SITE AMENITY REQUIREMENTS

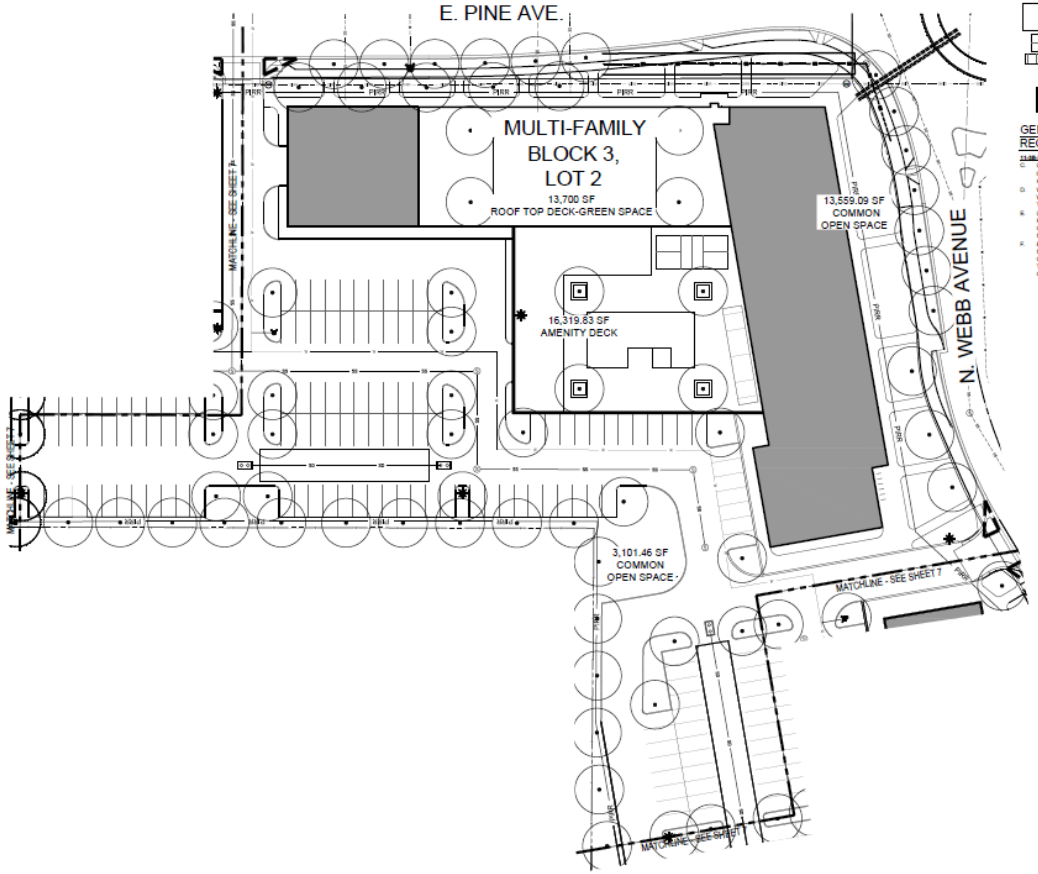
**SEE EXHIBIT 6 FOR SITE AMENITIES PROVIDED

KEY MAP

LOT 1, BLOCK 1 (VERTICALLY INTEGRATED RESIDENTIAL) AND LOT 2, BLOCK 1 (MULTI-FAMILY)- CUP SITE AND LANDSCAPE PLANS

SHEET 4 OF 14

RODNEY EVANS + PARTNERS



SITE AND LANDSCAPE LEGEND

TREES TO BE INSTALLED

PROPERTY LINE (VERIFY)

PROPOSED VISION TRIANGLE

PROPOSED LANDSCAPE AREAS INCLUDING LAWN, ARTIFICIAL TURF, RAISED PLANTERS & PLANTER BEDS, SHRUBS, PERENNIALS, GROUNDCOVERS & ORNAMENTAL GRASSES

PROPOSED BICYCLE RACK/STORAGE LOCATIONS

PROPOSED SITE AMENITIES

POOLS

PICKLEBALL COURTS

BOCCE COURTS

PLANTERS

CABANAS, ETC.

GENERAL LANDSCAPE REQUIREMENTS

11-3B-7.C.6:

C. LARGE SHRUBS, HEDGES AND CONIFERS SHOULD BE USED SPARINGLY AND IN CLUSTERS THAT ARE WELL INTEGRATED WITH THE LANDSCAPE DESIGN. SUCH PLANTS SHALL NOT BORDER OR CREATE A PUBLIC SAFETY HAZARD.

D. WHERE STREET TREES ARE WITHIN A PARKWAY, THEY SHALL BE CENTERED WITHIN THE PARKWAY PLANTER. WHERE STREET TREES ARE NOT WITHIN A PARKWAY, THEY SHALL BE OFFSET A MINIMUM OF FIVE (5) FEET FROM THE EDGE OF SIDEWALK.

E. LAWN AND OTHER GRASSES REQUIRING REGULAR MOWING SHALL COMPRISE NO MORE THAN SIXTY-FIVE (65) PERCENT OF THE VEGETATED COVERAGE OF A LANDSCAPE BUFFER. AREAS ALONG REQUIRED WALLS AND CLOSED VISION FENCES SHOULD GENERALLY BE RESERVED FOR PLANTING BEDS WITH A MINIMUM OF ONE (1) SHRUB PER SEVEN (7) LINEAL FEET OF FRONTAGE.

F. ENTRYWAY CORRIDORS ALONG ALL ENTRYWAY CORRIDORS, ADDITIONAL LANDSCAPE DESIGN FEATURES SHALL BE PROVIDED WITHIN LANDSCAPE BUFFERS. FEATURES MAY INCLUDE BERMS OF NO LESS THAN FOUR TO ONE (4:1) SLOPE TO AT A THREE-FOOT MINIMUM HEIGHT, DECORATIVE LANDSCAPE WALLS (NO GREATER THAN THREE (3) FEET IN HEIGHT), DECORATIVE OPEN VISION FENCING (NO GREATER THAN FOUR (4) FEET IN HEIGHT), OR DESIGN ELEMENTS WITH A SIMILAR LEVEL OF EFFORT.

LOT 2, BLOCK 3
MULTI-FAMILY

PROJECT INFORMATION

SITE REQUIREMENTS

TOTAL PROPERTY SIZE= 148,588 S.F. - 3.40 ACRES
ZONING DISTRICT= C-G; MULTI-FAMILY
BUILDING COVERAGE: 54,680.82 S.F.
LANDSCAPE COVERAGE: 22,985.74 S.F.

NUMBER OF PARKING STALLS REQUIRED: 237
NUMBER OF PARKING STALLS PROVIDED: 247

NUMBER OF BICYCLE PARKING SPACES REQUIRED: 10
NUMBER OF BICYCLE PARKING SPACES PROVIDED: 84 - 72 INTERNAL OF BUILDING; 12 EXTERNAL OF BUILDING

LANDSCAPE REQUIREMENTS

11-3B-5.D AND 11-3B-6.I
TOTAL NUMBER OF TREES: 45
REQUIRED NUMBER OF TREE SPECIES: 4
PROPOSED NUMBER OF TREE SPECIES: 4

11-3B-7 LANDSCAPE BUFFER REQUIREMENTS:
NORTH LANDSCAPE BUFFER (E. PINE AVE./ARTERIAL)
395.80 LINEAR FT.
35 IN - 47.69 FT. WIDE LANDSCAPE BUFFER PROVIDED
(35 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 11
PROVIDED TREES - 11

SOUTH LANDSCAPE BUFFER (C-G):
401.58 LINEAR FT.
5 FT. WIDE LANDSCAPE BUFFER PROVIDED
(5 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0

EAST LANDSCAPE BUFFER (N. WEBB AVE./COLLECTOR):
310.65 LINEAR FT.
40 - 67 FT. WIDE LANDSCAPE BUFFER PROVIDED
(20 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 8
PROVIDED TREES - 10

WEST LANDSCAPE BUFFER (C-G):
275.40 LINEAR FT.
0 FT. WIDE LANDSCAPE BUFFER PROVIDED
(0 FT. WIDE LANDSCAPE BUFFER REQUIRED)
REQUIRED TREES - 0
PROVIDED TREES - 0

11-3B-8 PARKING LOT LANDSCAPE:
PERIMETER LANDSCAPE BUFFER:
5' WIDE MINIMUM LANDSCAPE BUFFER
ONE CLASS II / 8 TREE PER 35 LIN. FT.
215 LIN. FT.
REQUIRED TREES: 6
PROVIDED TREES: 7
SHRUBS, LAWN, OR OTHER VEGETATIVE GROUND COVER

11-3B-8.C.2 INTERNAL LANDSCAPING:
EACH INTERIOR PLANTER THAT SERVES A DOUBLE ROW OF PARKING SPACES SHALL HAVE AT LEAST TWO (2) TREES AND SHALL BE COVERED WITH LOW SHRUBS, LAWN, OR OTHER VEGETATIVE GROUND COVER.
MINIMUM OF 50 S.F.
PLANTING AREA SHALL NOT BE LESS THAN 5 FT. IN ANY DIMENSION
REQUIRED TREES: 14
PROVIDED TREES: 14

11-3B-10: SEE OVERALL TREE MITIGATION PLAN

11-4-3-27.E MULTI-FAMILY DEVELOPMENT - LANDSCAPING REQUIREMENTS:
1. DEVELOPMENT SHALL MEET THE MINIMUM LANDSCAPING REQUIREMENTS IN ACCORD WITH CHAPTER 3, REGULATIONS APPLYING TO ALL DISTRICTS" OF THIS TITLE.
2. ALL STREET FACING ELEVATIONS SHALL HAVE LANDSCAPING ALONG THEIR FOUNDATION. THE FOUNDATION LANDSCAPING SHALL MEET THE FOLLOWING MINIMUM STANDARDS:
A. THE LANDSCAPED AREA SHALL BE AT LEAST THREE (3) FEET WIDE.
B. FOR EVERY THREE (3) LINEAR FEET OF FOUNDATION, AN EVERGREEN SHRUB HAVING A MINIMUM MATURE HEIGHT OF TWENTY-FOUR (24) INCHES SHALL BE PLANTED.
C. GROUND COVER PLANTS SHALL BE PLANTED IN THE REMAINDER OF THE LANDSCAPED AREA.
TBD LIN. FT.
REQUIRED EVERGREEN SHRUBS: TBD
PROPOSED EVERGREEN SHRUBS: TBD

LOT 2, BLOCK 3
OPEN SPACE AND SITE AMENITY REQUIREMENTS

COMMON OPEN SPACE:
BASELINE STANDARD DOES NOT APPLY DUE TO LOT SIZE: 3.41 ACRES

ALL MULTI-FAMILY PROJECTS OVER TWENTY (20) UNITS SHALL PROVIDE AT LEAST ONE (1) COMMON GRABBY AREA INTEGRATED INTO THE SITE DESIGN ALLOWING FOR GENERAL ACTIVITIES BY ALL AGES. COMMON GRABBY AREA SHALL BE AT LEAST FIVE THOUSAND (5,000) SQUARE FEET IN AREA.

MINIMUM AREA OF OUTDOOR COMMON OPEN SPACE SHALL BE PROVIDED AS FOLLOWS:
ONE HUNDRED FIFTY (150) SQUARE FEET FOR EACH UNIT CONTAINING FIVE HUNDRED (500) OR LESS SQUARE FEET OF LIVING AREA.

TWO HUNDRED FIFTY (250) SQUARE FEET FOR EACH UNIT CONTAINING MORE THAN FIVE HUNDRED (500) SQUARE FEET AND UP TO ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF LIVING AREA.

THREE HUNDRED FIFTY (350) SQUARE FEET FOR EACH UNIT CONTAINING MORE THAN ONE THOUSAND TWO HUNDRED (1,200) SQUARE FEET OF LIVING AREA.

STUDIOS - 500 SF PER UNIT
1-BEDROOM UNITS - 750 SF PER UNIT
2-BEDROOM UNITS - 1,050 SF PER UNIT
3-BEDROOM UNITS - 1,250 SF PER UNIT

28 STUDIO UNITS x 150 SF OPEN SPACE = 4,200 SF
40 1-BEDROOM UNITS x 250 SF OPEN SPACE = 10,000 SF
56 2-BEDROOM UNITS x 250 SF OPEN SPACE = 14,000 SF
8 3-BEDROOM UNITS x 350 SF OPEN SPACE = 2,800 SF
TOTAL: 31,000 SF

REQUIRED MULTI-FAMILY COMMON OPEN SPACE: 31,000 SF
ADDITIONAL USABLE OPEN SPACE REQUIRED (ALT. COMP HEIGHT EXCEPT): 15,500 SF
TOTAL MINIMUM REQUIRED OPEN SPACE: 46,500 SF
TOTAL PROVIDED COMMON OPEN SPACE: 45,582.56 SF

COMMON OPEN SPACE (MIN. 20'x20' STANDARD): 16,960.56 SF
AMENITY DECK:16,319.83 SF
ROOF TOP DECK-GREEN SPACE: 13,700 SF
BUFFER(S): 13,864.55 SF (NOT INCLUDED DUE TO ALTERNATIVE COMPLIANCE)
E. PINE AVENUE (50% OF MINOR ARTERIAL)
N. WEBB WAY (100% OF COLLECTOR)

PRIVATE OPEN SPACE:
MIN. OF 80 SF OF PRIVATE USABLE OPEN SPACE PER UNIT
132 UNITS x 80 SF = 10,560 SF
TOTAL REQUIRED PRIVATE OPEN SPACE: 10,560 SF
TOTAL PROPOSED PRIVATE OPEN SPACE: 8,220 SF
28 STUDIO UNITS WILL UTILIZE AMENITY DECK (ALTERNATIVE COMPLIANCE)

SITE DEVELOPMENT AMENITIES:
ALL MULTI-FAMILY DEVELOPMENTS SHALL PROVIDE FOR QUALITY OF LIFE, OPEN SPACE AND RECREATION AMENITIES TO MEET THE PARTICULAR NEEDS OF THE RESIDENTS AS FOLLOWS:
A.QUALITY OF LIFE:
(1)CLUBHOUSE;
(2)FITNESS FACILITIES
(2)ENCLOSED BIKE STORAGE
(4)COMMERCIAL OUTDOOR KITCHEN.
(4)ENCLOSED STORAGE

B.OPEN SPACE:
(1)PLAZA
(2)PICNIC AREA INCLUDING TABLES, BENCHES, LANDSCAPING AND A STRUCTURE FOR SHADE.

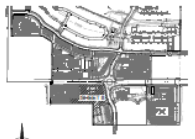
C.RECREATION:
(1)POOL
(2)SPORTS COURTS

D.MULTI-MODAL AMENITY STANDARDS:
(1)BICYCLE REPAIR STATION.
(2)CHARGING STATIONS FOR ELECTRIC VEHICLES.

THE NUMBER OF AMENITIES SHALL DEPEND ON THE SIZE OF MULTI-FAMILY DEVELOPMENT AS FOLLOWS:

FOR MULTI-FAMILY DEVELOPMENTS WITH MORE THAN ONE HUNDRED (100) UNITS, THE DECISION-MAKING BODY SHALL REQUIRE ADDITIONAL AMENITIES COMMENSURATE TO THE SIZE OF THE PROPOSED DEVELOPMENT.

****SEE EXHIBIT 7 FOR SITE AMENITIES PROVIDED**



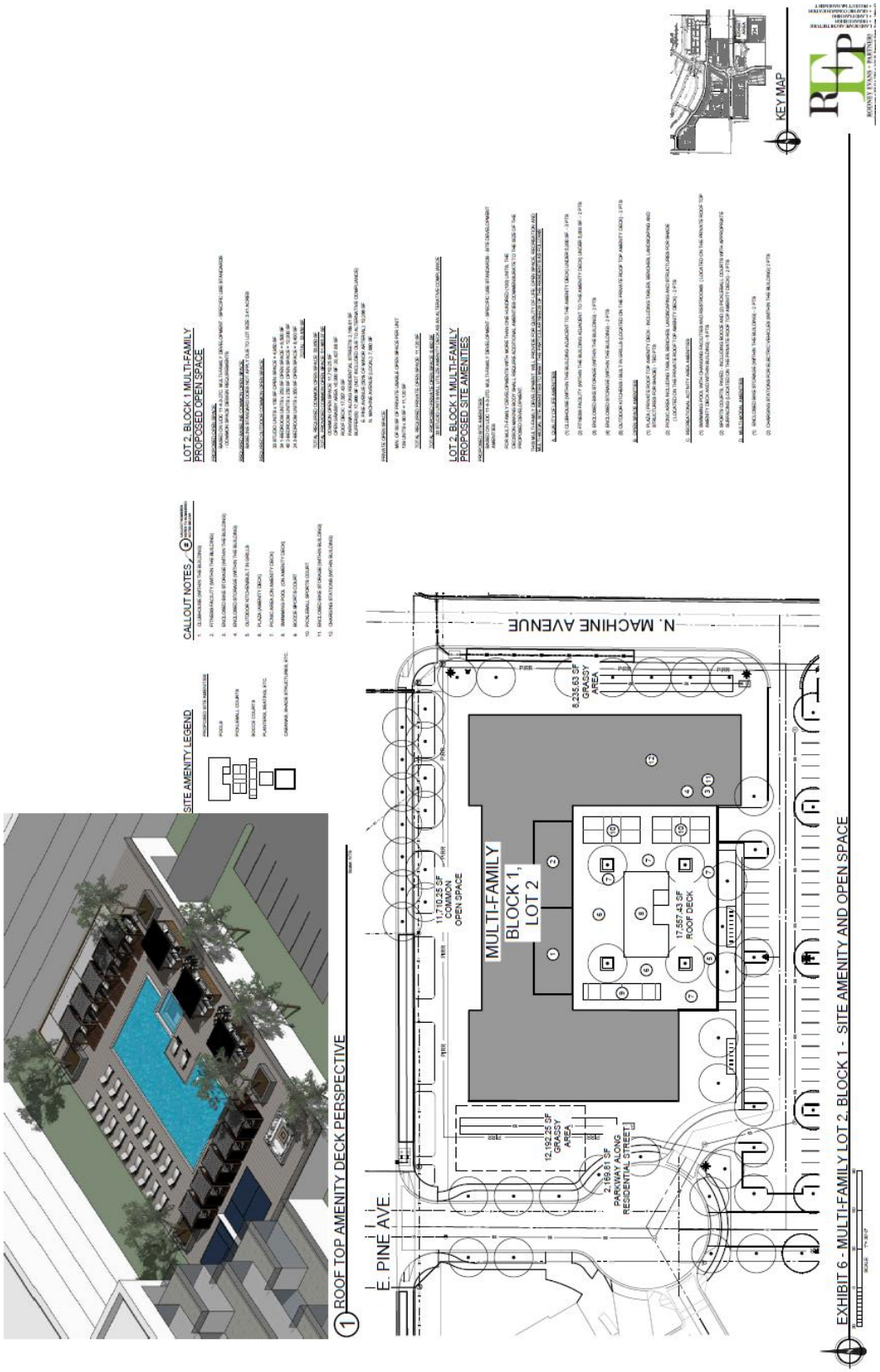
KEY MAP

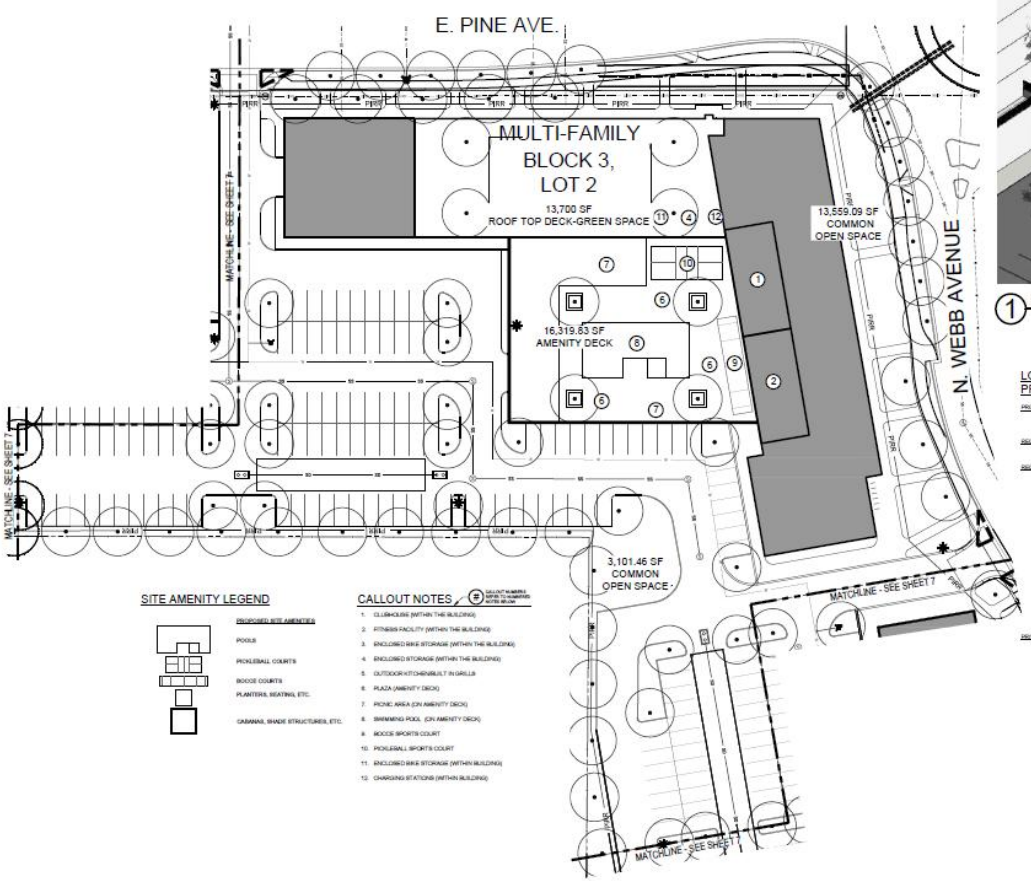
RODNEY EVANS + PARTNERS

LOT 2, BLOCK 3 (MULTI-FAMILY) - CUP SITE AND LANDSCAPE PLANS

SHEET 8 OF 14

R. Qualified Open Space & Site Amenity Exhibit – Multi-Family Development- REVISED





SITE AMENITY LEGEND

PROPOSED SITE AMENITIES

POOL

PICKLEBALL COURTS

BOCCE COURTS

PLANTERS, SEATING, ETC.

CABANAS, SHADE STRUCTURES, ETC.

CALLOUT NOTES

1. CLUBHOUSE (WITHIN THE BUILDING)
2. FITNESS FACILITY (WITHIN THE BUILDING)
3. ENCLOSED BIKE STORAGE (WITHIN THE BUILDING)
4. ENCLOSED STORAGE (WITHIN THE BUILDING)
5. OUTDOOR KITCHEN/BUILT IN GRILLS
6. PLAZA (AMENITY DECK)
7. PICNIC AREA (ON AMENITY DECK)
8. SWIMMING POOL (ON AMENITY DECK)
9. BOCCE SPORTS COURT
10. PICKLEBALL SPORTS COURT
11. ENCLOSED BIKE STORAGE (WITHIN BUILDING)
12. CHARGING STATIONS (WITHIN BUILDING)

① ROOF TOP AMENITY DECK PERSPECTIVE

LOT 2, BLOCK 3 MULTI-FAMILY
PROPOSED OPEN SPACE

PROPOSED OPEN SPACE:

BASED ON UDC 11-4-3-27C: MULTI-FAMILY DEVELOPMENT - SPECIFIC USE STANDARDS - COMMON SPACE DESIGN REQUIREMENTS

REQUIRED MINIMUM COMMON OPEN SPACE:

MAINLINE STANDARD DOES NOT APPLY DUE TO LOT SIZE: 3.41 ACRES

REQUIRED OUTDOOR COMMON OPEN SPACE:

28 STUDIO UNITS x 150 SF OPEN SPACE = 2,800 SF
40 1-BEDROOM UNITS x 255 SF OPEN SPACE = 10,200 SF
59 2-BEDROOM UNITS x 250 SF OPEN SPACE = 14,000 SF
5 3-BEDROOM UNITS x 350 SF OPEN SPACE = 2,900 SF
TOTAL: 31,090 SF

REQUIRED MULTI-FAMILY COMMON OPEN SPACE: 31,090 SF
ADDITIONAL USABLE OPEN SPACE REQUIRED (ALT. COMPLIANCE EXCESS): 15,555 SF
TOTAL MINIMUM REQUIRED OPEN SPACE: 46,635 SF
TOTAL PROVIDED COMMON OPEN SPACE: 45,860.36 SF

COMMON OPEN SPACE (MIN. 20'X20' STANDARD): 16,860.55 SF
AMENITY DECK:16,319.63 SF
ROOF TOP DECK - GREEN SPACE: 13,700 SF
BUFFERS): 15,864.35 SF (NOT INCLUDED DUE TO ALTERNATIVE COMPLIANCE)
PINE AVENUE (50% OF MINOR ARTERIAL)
N. WEBB WAY (100% OF COLLECTOR)

PRIVATE OPEN SPACE:

MIN. OF 80 SF OF PRIVATE USABLE OPEN SPACE PER UNIT
132 UNITS x 80 SF = 10,560 SF

TOTAL REQUIRED PRIVATE OPEN SPACE: 10,560 SF

TOTAL PROPOSED PRIVATE OPEN SPACE: 6,320 SF
28 STUDIO UNITS WILL UTILIZE AMENITY DECK AS AN ALTERNATIVE COMPLIANCE

LOT 2, BLOCK 3 MULTI-FAMILY
PROPOSED SITE AMENITIES

PROPOSED SITE AMENITIES:

BASED ON UDC 11-4-3-27D: MULTI-FAMILY DEVELOPMENT - SPECIFIC USE STANDARDS - SITE DEVELOPMENT AMENITIES

FOR MULTI-FAMILY DEVELOPMENTS WITH MORE THAN ONE HUNDRED (100) UNITS, THE DECISION-MAKING BODY SHALL REQUIRE ADDITIONAL AMENITIES COMMENSURATE TO THE SIZE OF THE PROPOSED DEVELOPMENT.

THE MULTI-FAMILY DEVELOPMENT WILL PROVIDE FOR QUALITY OF LIFE, OPEN SPACE, RECREATION AND MULTI-MODAL SITE AMENITIES TO MEET THE PARTICULAR NEEDS OF THE RESIDENTS AS FOLLOWS:

A. QUALITY OF LIFE AMENITIES

(1) CLUBHOUSE (WITHIN THE BUILDING ADJACENT TO THE AMENITY DECK) UNDER 5,000 SF. - 2 PTS
(2) FITNESS FACILITY (WITHIN THE BUILDING ADJACENT TO THE AMENITY DECK) UNDER 5,000 SF. - 2 PTS
(3) ENCLOSED BIKE STORAGE (WITHIN THE BUILDING) - 2 PTS
(4) ENCLOSED STORAGE (WITHIN THE BUILDING) - 2 PTS
(5) OUTDOOR KITCHENS / BUILT IN GRILLS (LOCATED ON THE PRIVATE ROOF TOP AMENITY DECK) - 2 PTS

B. OPEN SPACE AMENITIES

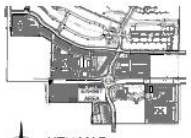
(1) PLAZA (PRIVATE ROOF TOP AMENITY DECK - INCLUDING TABLES, BENCHES, LANDSCAPING AND STRUCTURES FOR SHADE) - 5ID PTS
(2) PICNIC AREA INCLUDING TABLES, BENCHES, LANDSCAPING AND STRUCTURES FOR SHADE (LOCATED ON THE PRIVATE ROOF TOP AMENITY DECK) - 2 PTS

C. RECREATIONAL ACTIVITY AREA AMENITIES

(1) SWIMMING POOL WITH CHANGING FACILITIES AND RESTROOMS (LOCATED ON THE PRIVATE ROOF TOP AMENITY DECK AND WITHIN BUILDING) - 6 PTS
(2) SPORTS COURTS, PAVED - INCLUDING BOCCE AND PICKLEBALL COURTS WITH APPROPRIATE SURFACING (LOCATED ON THE PRIVATE ROOF TOP AMENITY DECK) - 2 PTS

D. MULTI-MODAL AMENITIES

(1) ENCLOSED BIKE STORAGE (WITHIN THE BUILDING) - 2 PTS
(2) CHARGING STATIONS FOR ELECTRIC VEHICLES (WITHIN THE BUILDING) 2 PTS



KEY MAP

EXHIBIT 7 - MULTI-FAMILY - LOT 2, BLOCK 3 - SITE AMENITY AND OPEN SPACE

RODNEY EVANS + PARTNERS

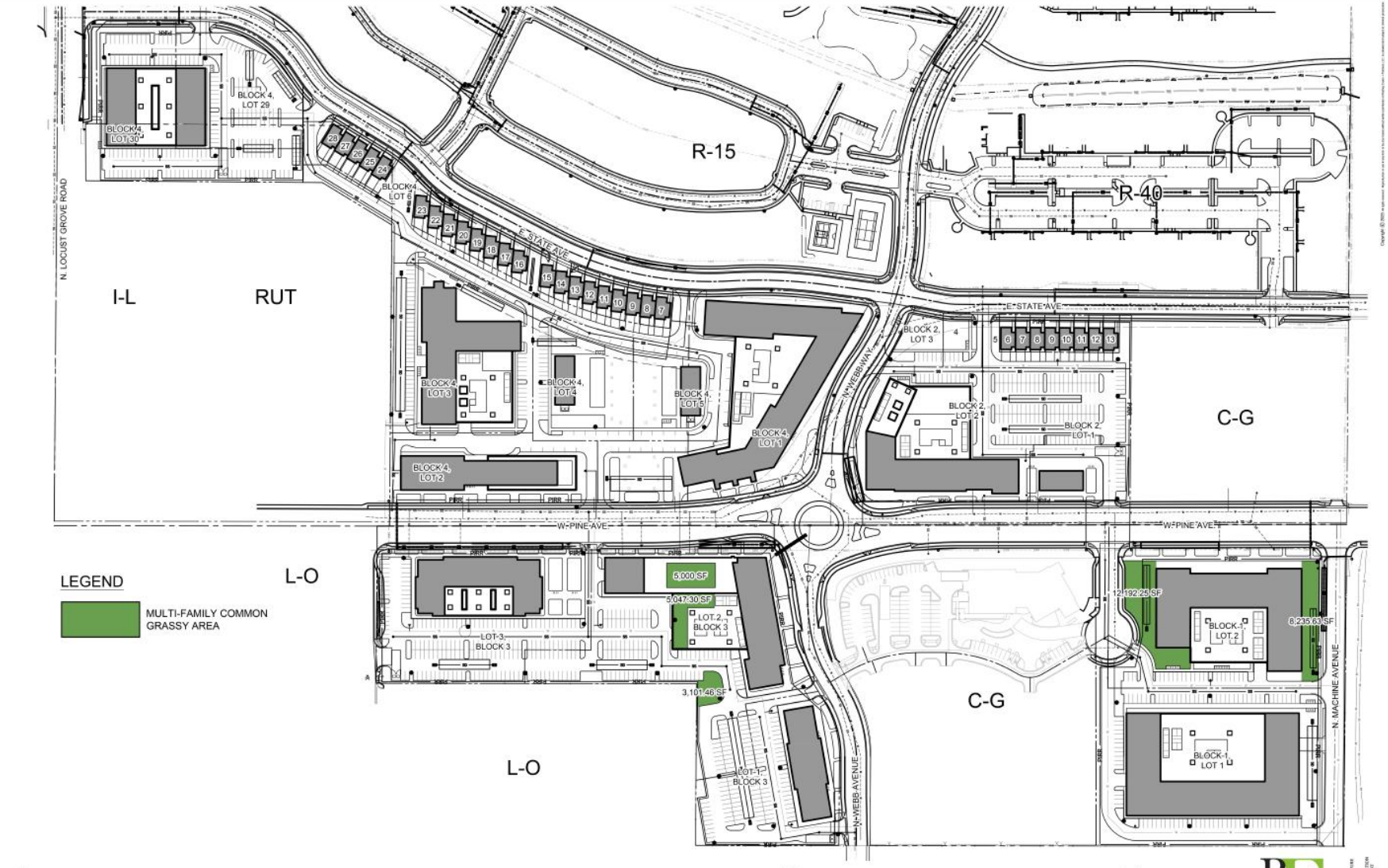
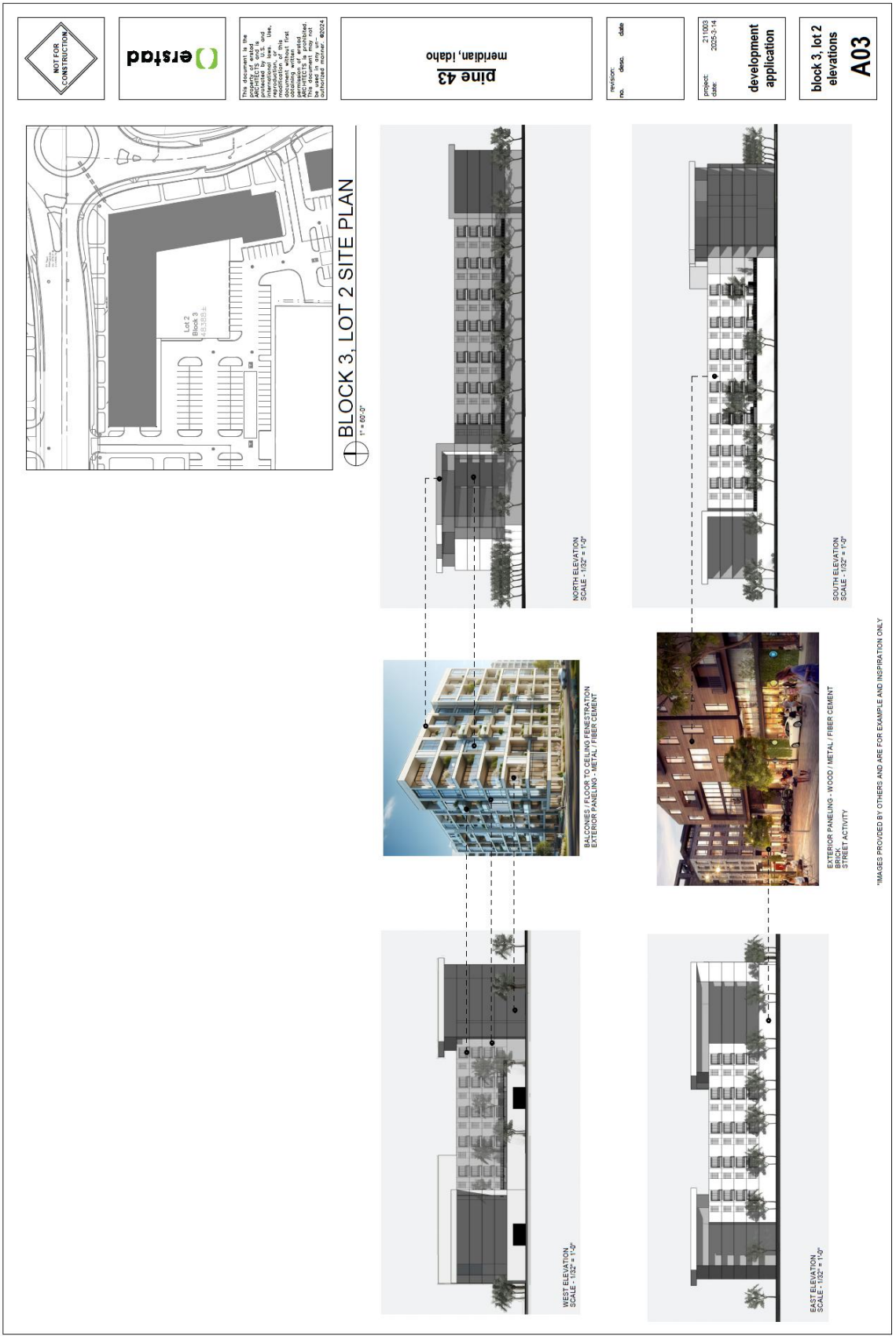
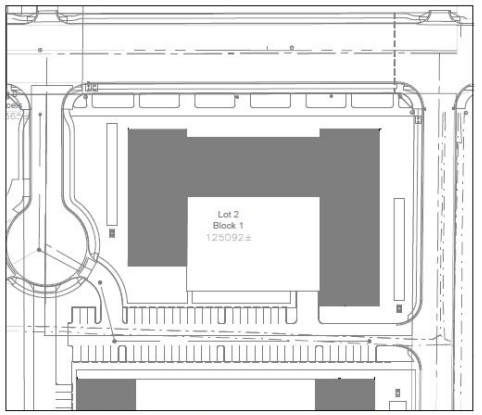


EXHIBIT 2 - MULTI-FAMILY COMMON GRASSY AREA

RODNEY EVANS + PARTNERS

S. Conceptual Building Elevations – Multi-Family Development





BLOCK 1, LOT 2 SITE PLAN
1" = 60'-0"

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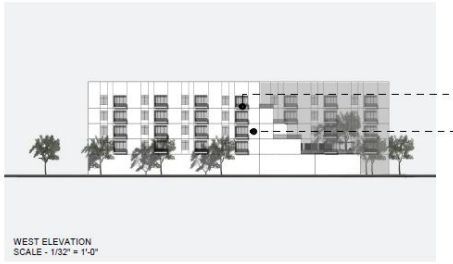
meridian, idaho



WEST ELEVATION
SCALE - 1/32" = 1'-0"

BALCONIES / FLOOR TO CEILING FENESTRATION
EXTERIOR PANELING - METAL / FIBER CEMENT

NORTH ELEVATION
SCALE - 1/32" = 1'-0"

EAST ELEVATION
SCALE - 1/32" = 1'-0"

EXTERIOR PANELING - WOOD / METAL / FIBER CEMENT
BRICK
STREET ACTIVITY

SOUTH ELEVATION
SCALE - 1/32" = 1'-0"

*IMAGES PROVDED BY OTHERS AND ARE FOR EXAMPLE AND INSPIRATION ONLY

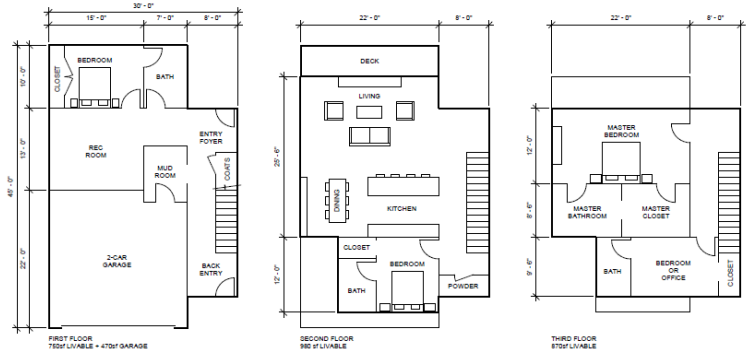
revision:
no. desc. date

project: 211003
date: 2025-3-14

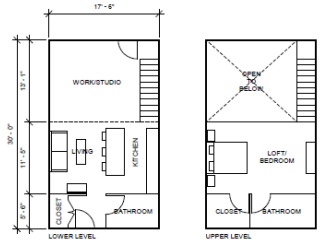
development application

block 1, lot 2 elevations

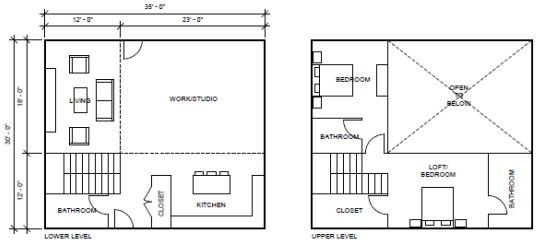
A02



TYPICAL TOWNHOME
2,800sf LIVABLE + 470sf GARAGE



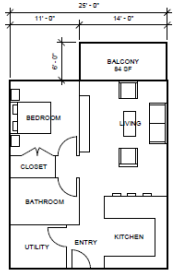
TYPICAL 1-BEDROOM LIVE/WORK UNIT
600sf LIVE + 220sf WORK = 820sf TOTAL



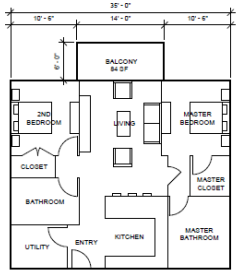
TYPICAL 2-BEDROOM LIVE/WORK UNIT
1,250sf LIVE + 420sf WORK = 1,670sf TOTAL

AS STATED IN THE NARRATIVE, WE ARE SEEKING ALTERNATE COMPLIANCE FOR THE REQUIRED PRIVATE OPEN SPACE FOR THE STUDIO UNITS.

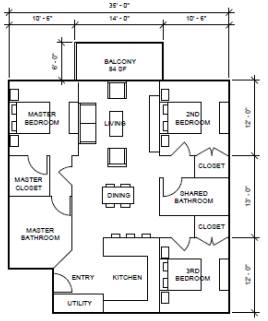
TYPICAL STUDIO UNIT
500 GSF



TYPICAL 1 BEDROOM UNIT
750 GSF



TYPICAL 2 BEDROOM UNIT
1,050 GSF



TYPICAL 3 BEDROOM UNIT
1,250 GSF

1 UNIT FLOOR PLANS
1/8" = 1'-0"

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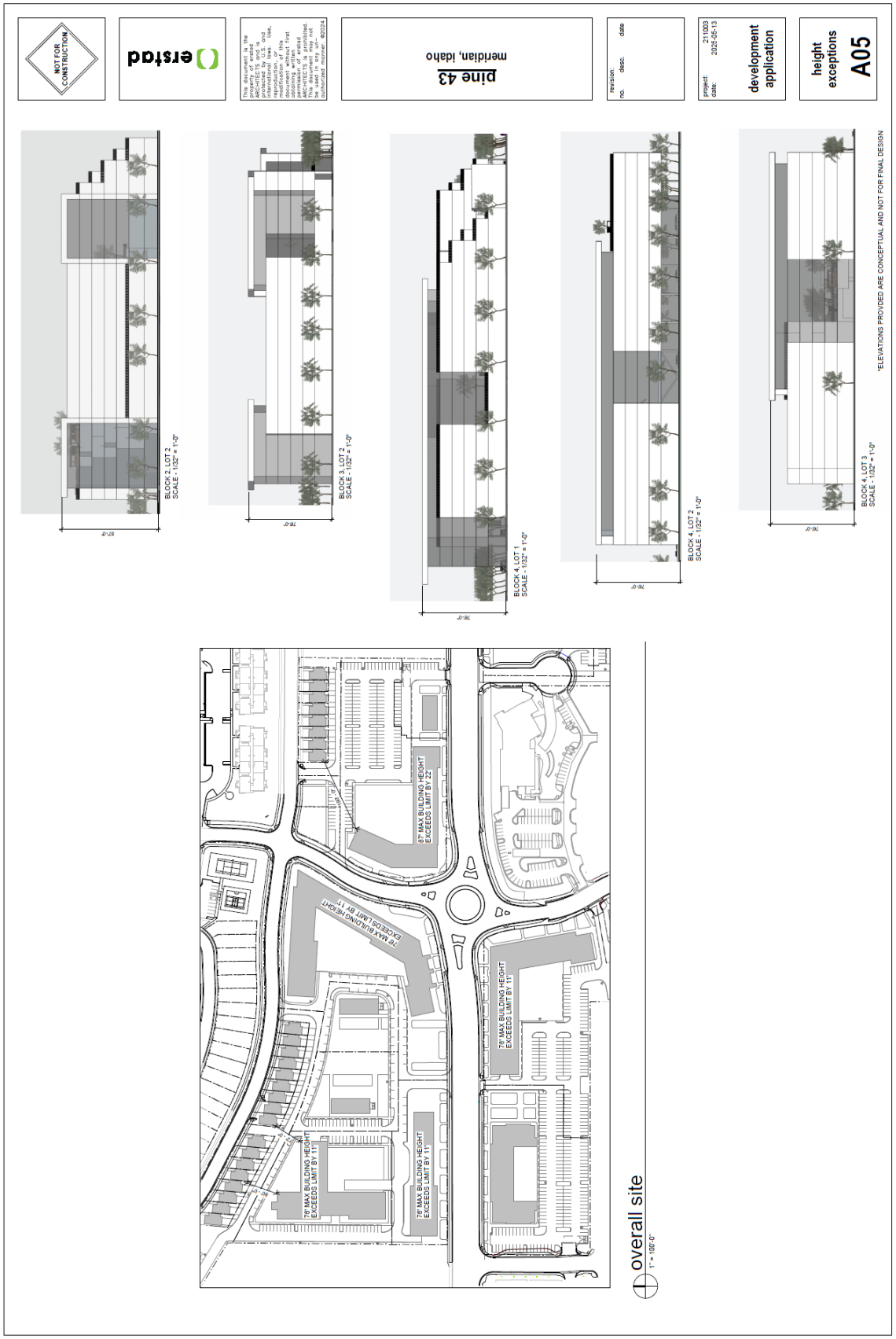
no. desc. date

project: 211003
date: 2025-3-14

development application

unit floor plans
A09

T. Site Plan and Conceptual Building Elevations for Height Exceptions



U. Conceptual Building Perspectives and Renderings for Overall Development

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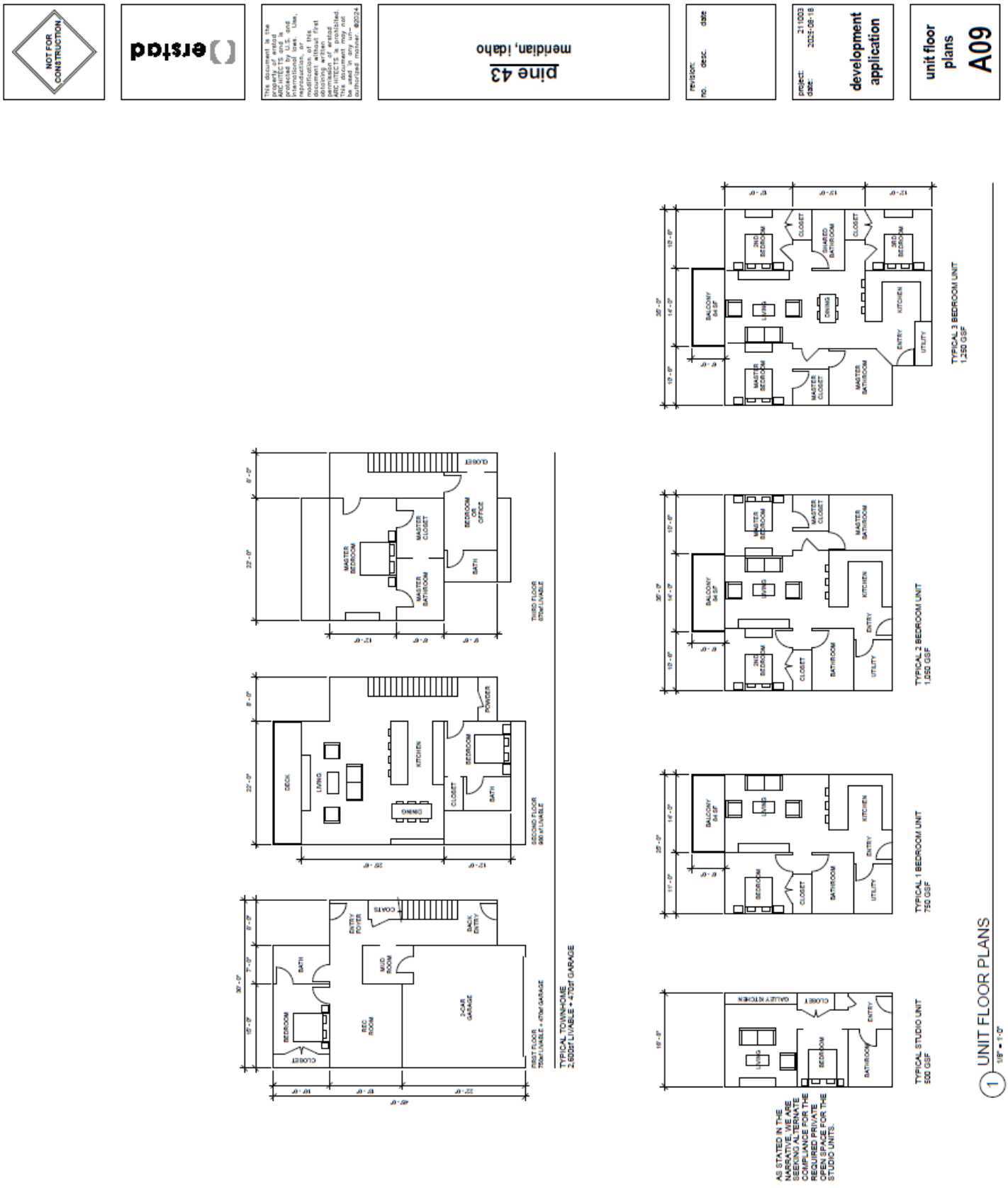
development application
elevations/ perspectives
A03
BLOCK 1, LOT 1 - VERTICALLY INTEGRATED RESIDENTIAL
BLOCK 1, LOT 2 - MULTIFAMILY
BLOCK 2, LOT 2 - VERTICALLY INTEGRATED RESIDENTIAL
BLOCK 3, LOT 3 - OFFICE
BLOCK 4, LOT 1, UNIT B - VERTICALLY INTEGRATED RESIDENTIAL
BLOCK 4, LOT 1, UNIT C - COMMERCIAL
BLOCK 3, LOT 1 - OFFICE
BLOCK 3, LOT 2 - MULTIFAMILY
BLOCK 4, LOT 1, UNIT A - HOTEL
BLOCK 4, LOT 1, UNIT D - COMMERCIAL
BLOCK 4, LOT 1, UNIT E - VERTICALLY INTEGRATED RESIDENTIAL
BRICK / WOOD / GLASS / STREET ACTIVITY
CONTEMPORARY DESIGN / LOTS OF GLASS
BALCONIES / LOTS OF GLASS
CONTEMPORARY DESIGN WITH BOLD MOVES / METAL SIDING / GLASS
BRICK / STEEL / SIDING / GLASS / DIVERSITY IN PROJECT MATERIAL PALLATE
ACTIVE CANYON TRASA WITH RESTAURANTS AND PUBLIC SPACE

Hotel

V. Conceptual Building Elevation for Townhomes

W. Floor Plans – Townhome and Multi-family Residential



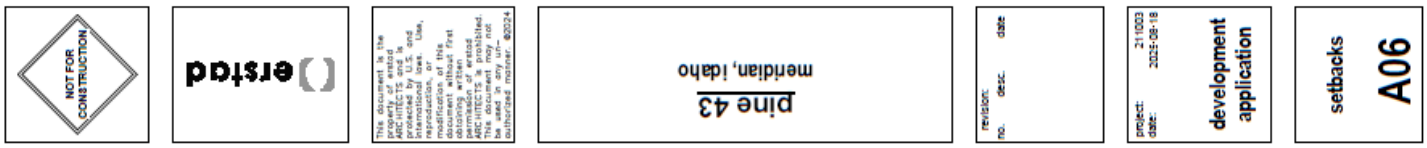
PINE 43 - USE COMPARISON / HISTORY

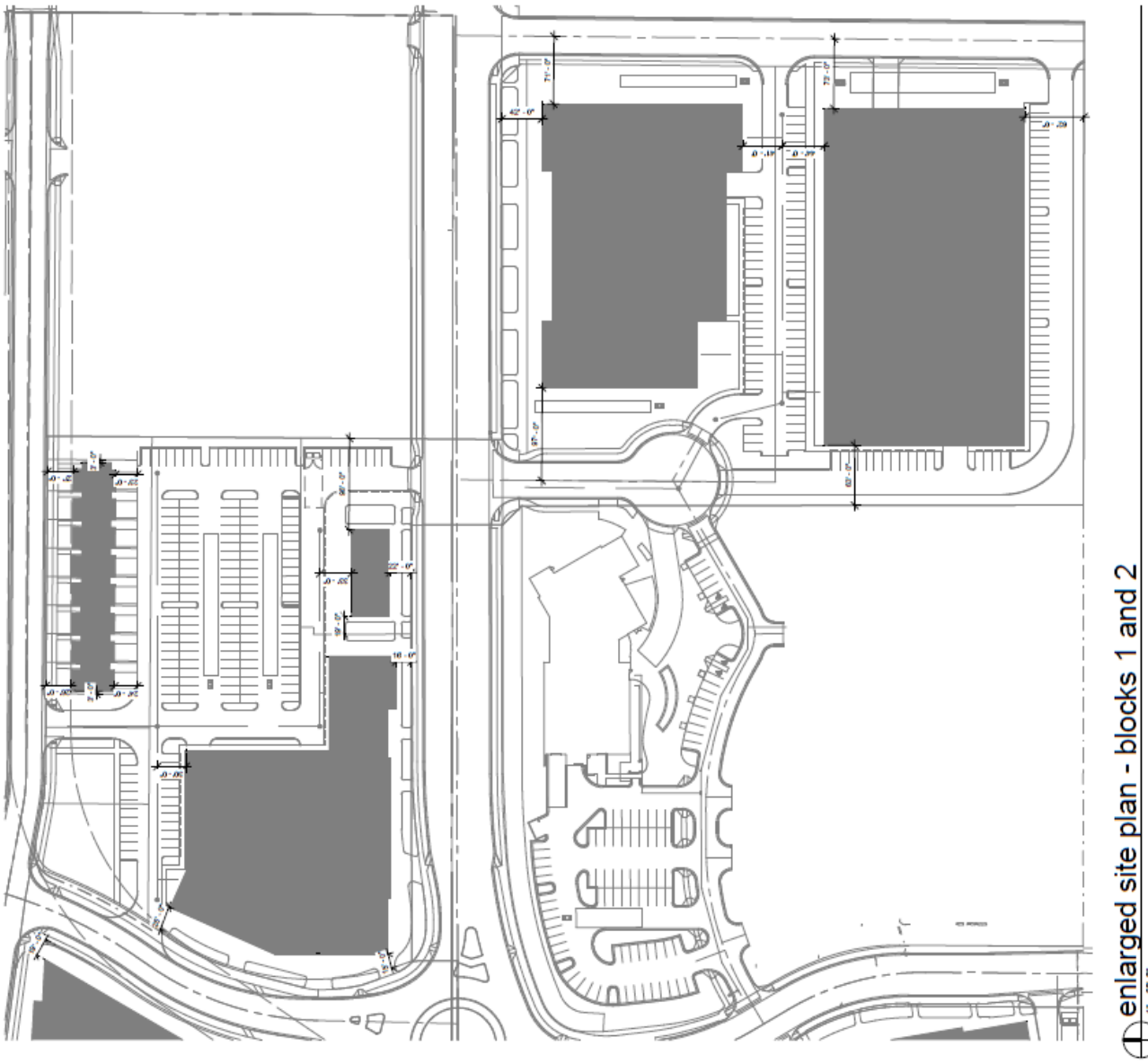
	2008 Pinebridge Approval* 170 acres	Built as of 2018 170 acres	2018 DA Modification Approval** 120 acres	TOTAL approved + built in Pinebridge Area 170 acres	Built as of 2025 170 acres	2025 Pine 43 Application 37 acres	TOTAL approved/built + proposed in Pinebridge Area 170 acres
Residential (units)	**850**		**737**	**737**	**713**	**904**	**1617**
Total Non-Residential (SF)	**2,350,000**	**567,000**	**493,000**	**1,060,000**	**713,000**	**481,000**	**1,194,000**
Commercial	550,000		102,000	102,000	60,000	72,000	132,000
Office+Lt Industrial	1,800,000	567,000	391,000	958,000	653,000	221,000	874,000
Non-Res. in V-I Bldgs						59,000	59,000
Hotel						129,000	129,000
Uses		567,491 SF Scentsy campus with office and light industrial			Scentsy campus, Happy Hippo light industrial, medical offices, North Pointe treatment center, restaurants, retail, KidStrong, single-family residential	Hotel, med tech, light industrial, retail, restaurants, office, single-family townhomes and multi-family residential	

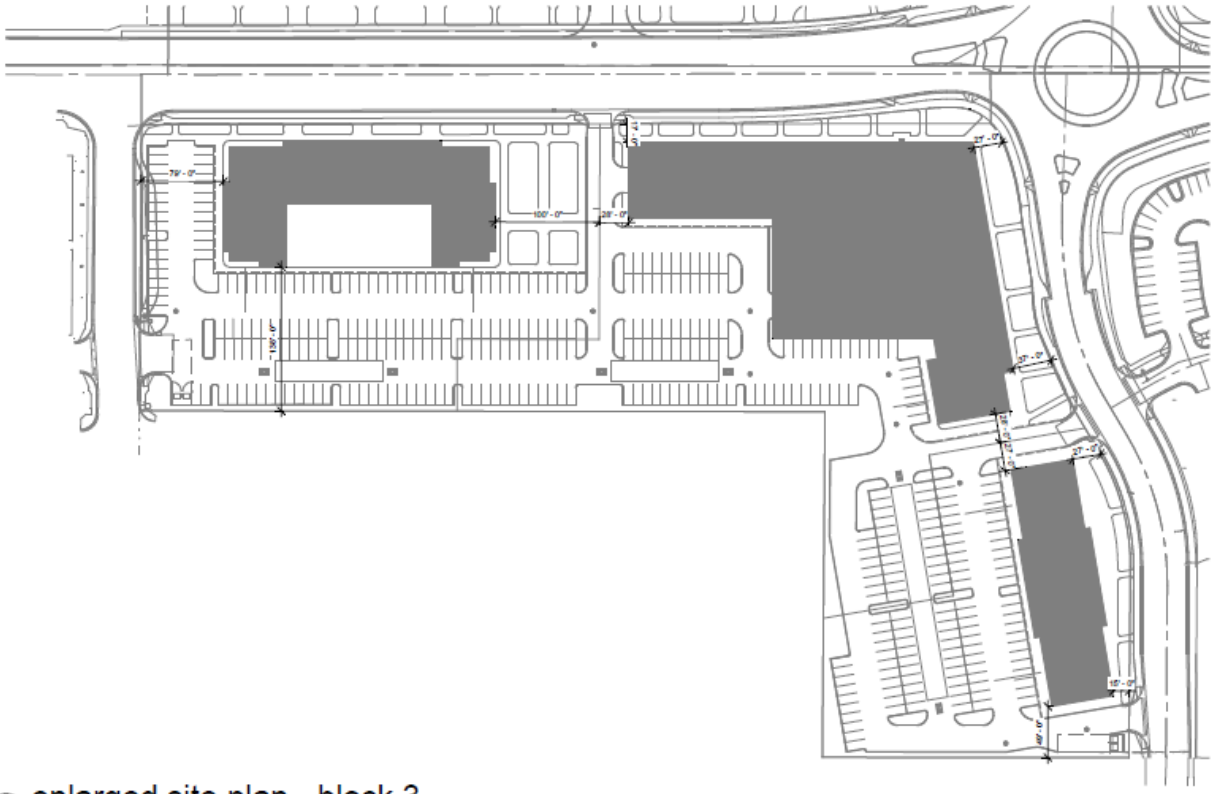
* Use breakout based on estimates in TIS. Concept Plan in 2008 DA showed 3M SF mixed use.
** Use breakout based on Concept Plan in 2018 DA, which was similar to 2017 TIS.

All acres and SF shown are approximate.

Y. Setback Exhibits - Updated







enlarged site plan - block 3
1" = 60'-0"

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meridian, idaho

revision:
no. desc. date

project: 211003
date: 2025-08-18

development application

setbacks

A07

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project: 211003
date: 2025-08-18
development application
setbacks
A08
enlarged site plan - block 4
1" = 60'-0"

Z. Building Height/Stories, Roof Top Amenities and Podium Parking Table

Pine 43

8/18/2025

BLOCK	LOT	DESCRIPTION	STORIES	HEIGHT	ROOFTOP AMENITIES?	PODIUM PARKING?
1	1	south mixed-use	5	65'	Yes. Rooftop amenities at level 5.	No. Building wraps around a 4-story internal parking garage.
	2	north MF	5	65'	Yes. Amenity deck at Level 2 over podium.	Yes.
2	1	restaurant	1	<20'	N/A	N/A
	2	mixed-use	7	87'	Yes. Amenity deck at Level 3 over podium, plus rooftop amenity deck at level 7.	Yes, 2-story parking podium.
	3	open space			N/A	N/A
	TH	townhomes	3	33'	N/A	N/A
3	1	office	4	60'	N/A	N/A
	2	multifamily	6	76'	Yes. Amenity deck at Level 2 over podium, plus rooftop amenity deck at level 6.	Yes, 1-story parking podium.
	3	med-tech	4	60'	N/A	N/A
4	2	hotel	6	76'	Yes. Pool deck at level 6.	Building sits over underground parking garage.
	1	east mixed-use	6	76'	Yes. Amenity deck at Level 2 over podium, plus rooftop amenity deck at level 6.	Yes, partial 1-story parking podium, plus building sits over underground parking garage.
	5	east restaurant	2	30'	N/A	Building sits over underground parking garage.
	4	west restaurant	1	24'	N/A	Building sits over underground parking garage.
	3	west mixed-use	6	76'	Yes. Amenity deck at Level 2, plus rooftop amenity deck at level 6.	N/A
	N/A	UG parking gar	-1		N/A	N/A
	TH	townhomes	3	33'	N/A	N/A
	29	east med-tech	5	65'	N/A	N/A
	30	west med-tech	5	65'	N/A	N/A

AA. Legal Description & Exhibit Map for Property Subject to HPC Buyer Development Agreement

IDAHO SURVEY GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570
Fax: (208) 884-5399

Pine 43 - HPC Buyer
I-L Zone
Boundary Description
Project Number 24-023 *August 27, 2024*

A parcel of land situated in the southwest quarter of the northwest quarter of Section 8, Township 3 North, Range 1 East, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at a brass cap marking the west quarter-section corner of Section 8, from which a brass cap marking the northwest corner of Section 8, bears N00°26'22"E, 2649.67 feet;
Thence N00°26'22"E, 606.31 feet along the west line of the southwest quarter of the northwest quarter to the POINT OF BEGINNING:

Thence continuing N00°26'22"E, 91.58 feet along the west line of the southwest quarter of the northwest quarter;

Thence S89°33'42"E, 544.39 feet;

Thence S58°38'14"E, 166.73 feet;

Thence S00°26'20"W, 607.96 feet to the south line of the southwest quarter of the northwest quarter;

Thence N89°54'57"W, 258.43 feet along the south line of the southwest quarter of the northwest quarter;

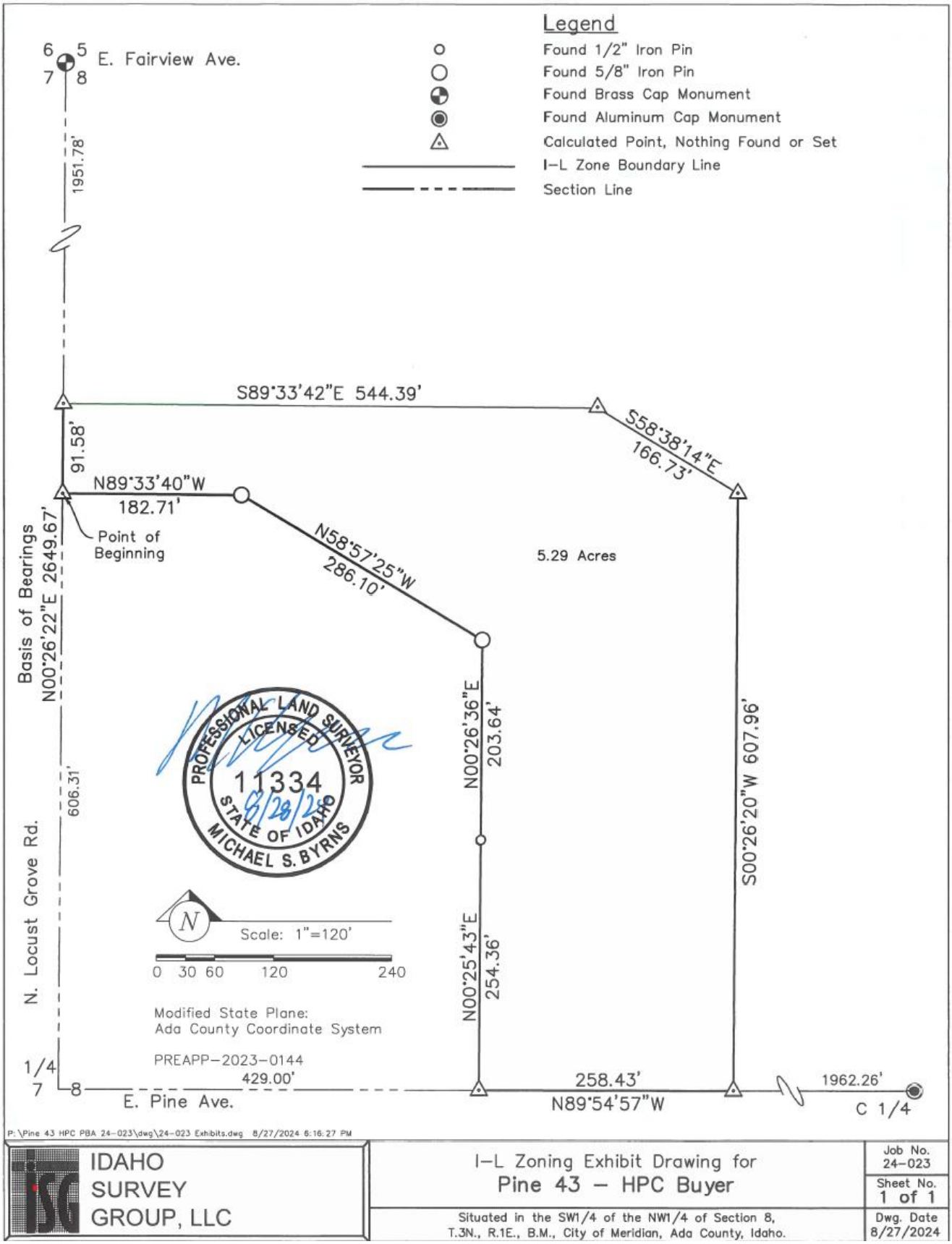
Thence N00°25'43"E, 254.36 feet to a 1/2" iron pin;

Thence N00°26'36"E, 203.64 feet to a 5/8" iron pin;

Thence N58°57'25"W, 286.10 feet to a 5/8" iron pin;

Thence N89°33'40"W, 182.71 feet to the POINT OF BEGINNING.

The above-described parcel contains 5.29 acres, more or less.


Legend
Found 1/2" Iron Pin
Found 5/8" Iron Pin
Found Brass Cap Monument
Found Aluminum Cap Monument
Calculated Point, Nothing Found or Set
I-L Zone Boundary Line
Section Line
E. Fairview Ave.
1951.78'
S89°33'42"E 544.39'
S58°38'14"E
166.73'
91.58'
N89°33'40"W
182.71'
Point of Beginning
N58°57'25"W
286.10'
5.29 Acres
Basis of Bearings
N00°26'22"E 2649.67'
606.31'
N. Locust Grove Rd.
N00°26'36"E
203.64'
S00°26'20"W 607.96'
N00°25'43"E
254.36'
PROFESSIONAL LAND SURVEYOR
LICENSED
11334
STATE OF IDAHO
MICHAEL S. BYRNS
8/28/24
N
Scale: 1"=120'
0 30 60 120 240
Modified State Plane:
Ada County Coordinate System
PREAPP-2023-0144
1/4
7
8
429.00'
E. Pine Ave.
258.43'
N89°54'57"W
1962.26'
C 1/4
P:\Pine 43 HPC PBA 24-023\dwg\24-023 Exhibits.dwg 8/27/2024 6:16:27 PM
IDAHO SURVEY GROUP, LLC
I-L Zoning Exhibit Drawing for
Pine 43 - HPC Buyer
Situated in the SW1/4 of the NW1/4 of Section 8, T.3N., R.1E., B.M., City of Meridian, Ada County, Idaho.
Job No. 24-023
Sheet No. 1 of 1
Dwg. Date 8/27/2024

BB. Public/Quasi-Public Exhibit & Renderings

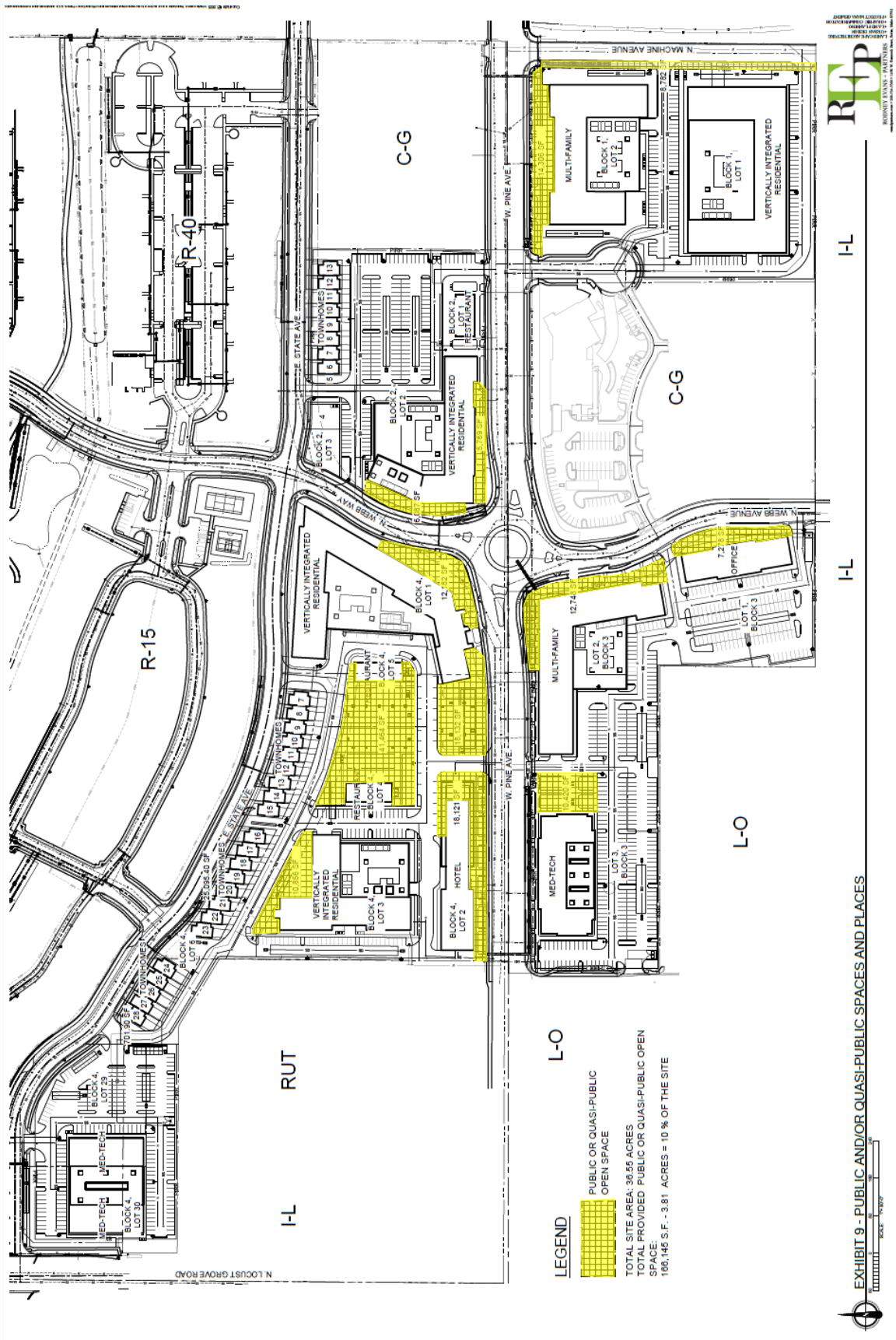
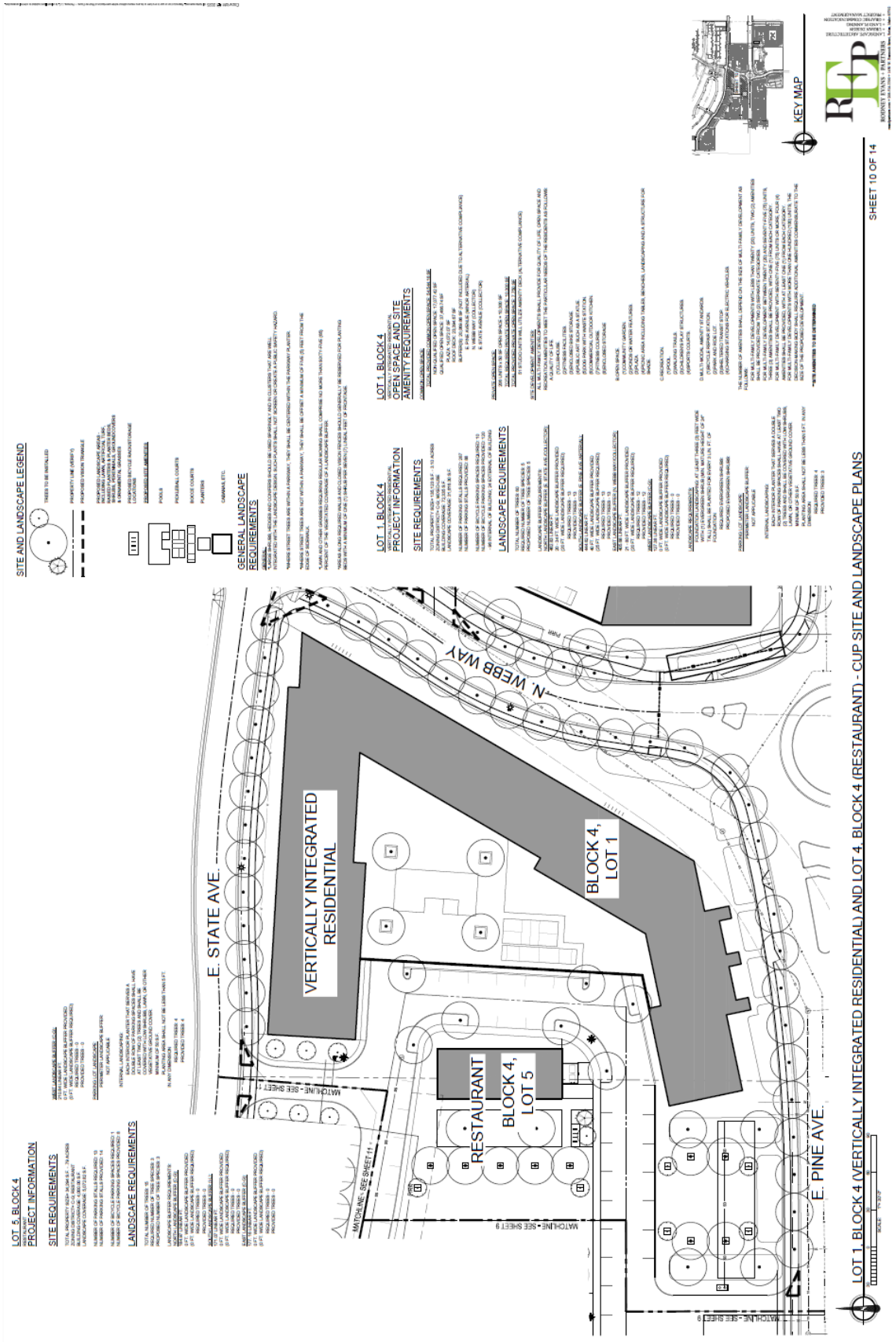
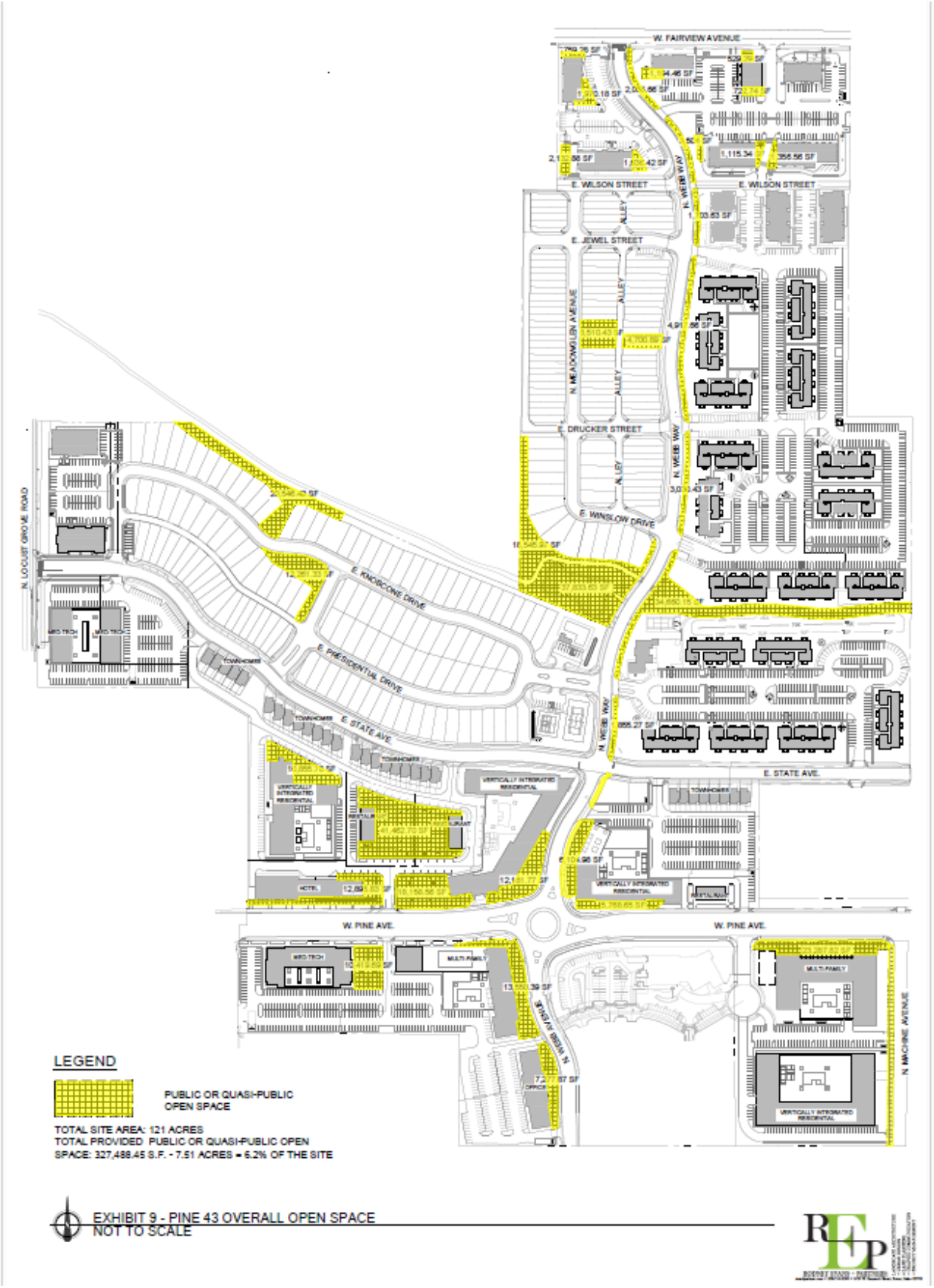


EXHIBIT 10 - PRECEDENTS FOR PUBLIC AND/OR QUASI-PUBLIC SPACES AND PLACES

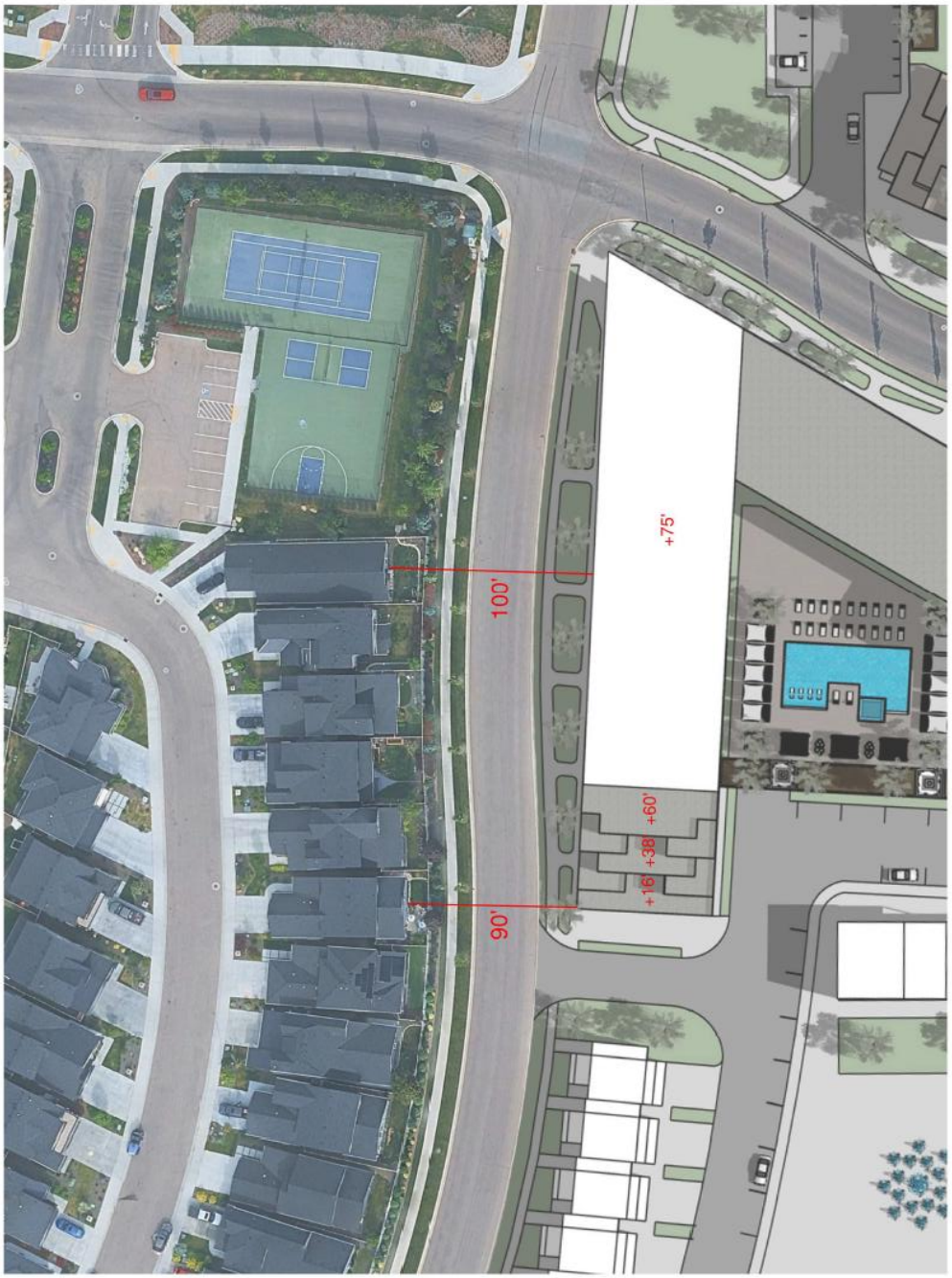
CC. Site Plan for Lot 1, Block 4 – Vertically Integrated Residential



DD. Overall Public/Quasi-Public Open Space for Pine 43 Development



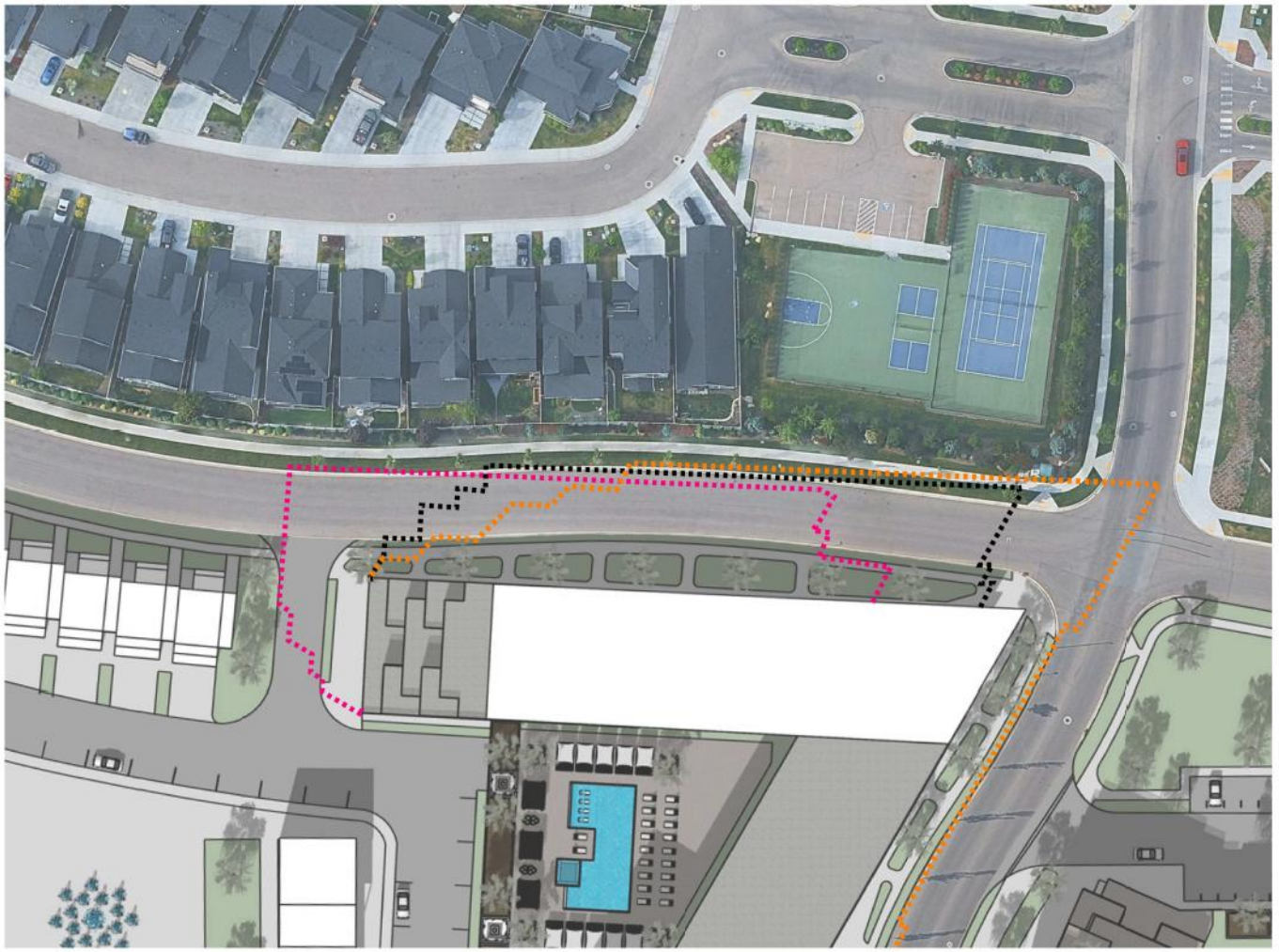
EE. Shadow Study



BLOCK 4 AERIAL WITH PROPOSED VIR BUILDING
8.29.2025

erstad

Pine 43
211003



erstad

Pine 43

211003

BLOCK 4 VIR BUILDING SHADOW STUDY - SPRING EQUINOX

9.29.2025

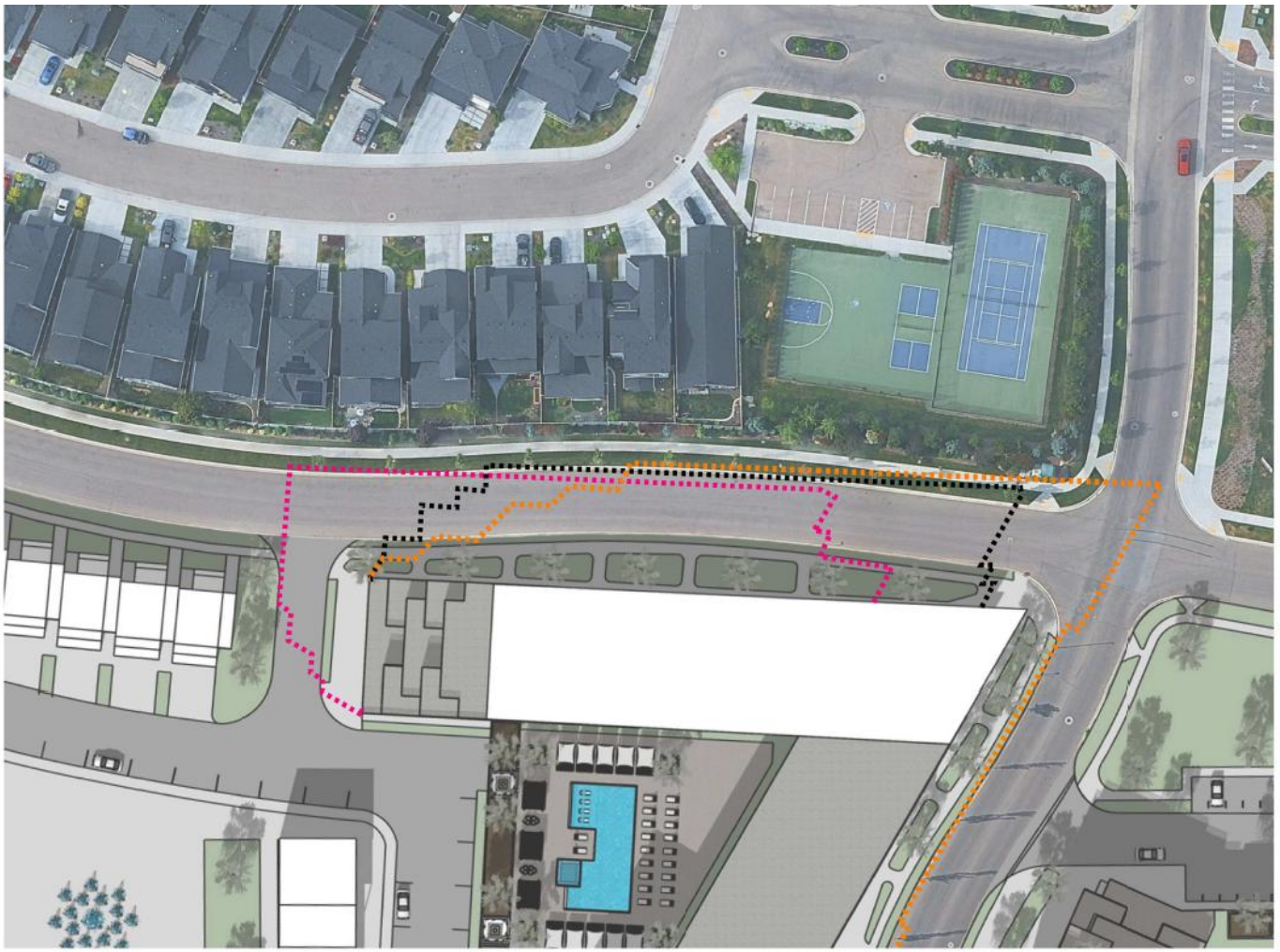
erstad

Pine 43

211003

BLOCK 4 VIR BUILDING SHADOW STUDY - SUMMER SOLSTICE

9.29.2025



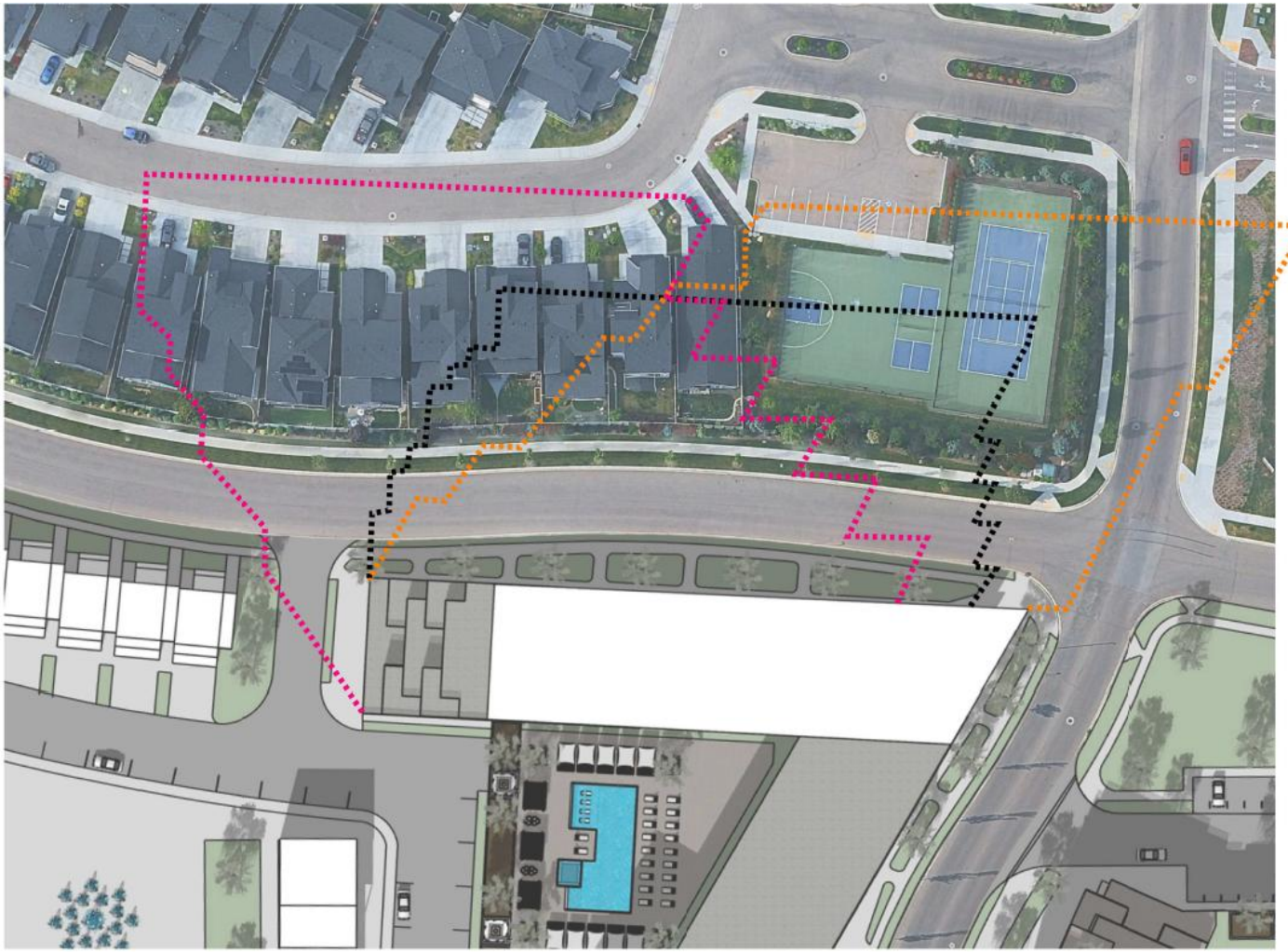
erstad

Pine 43

211003

BLOCK 4 VIR BUILDING SHADOW STUDY - AUTUMN EQUINOX

9.29.2025



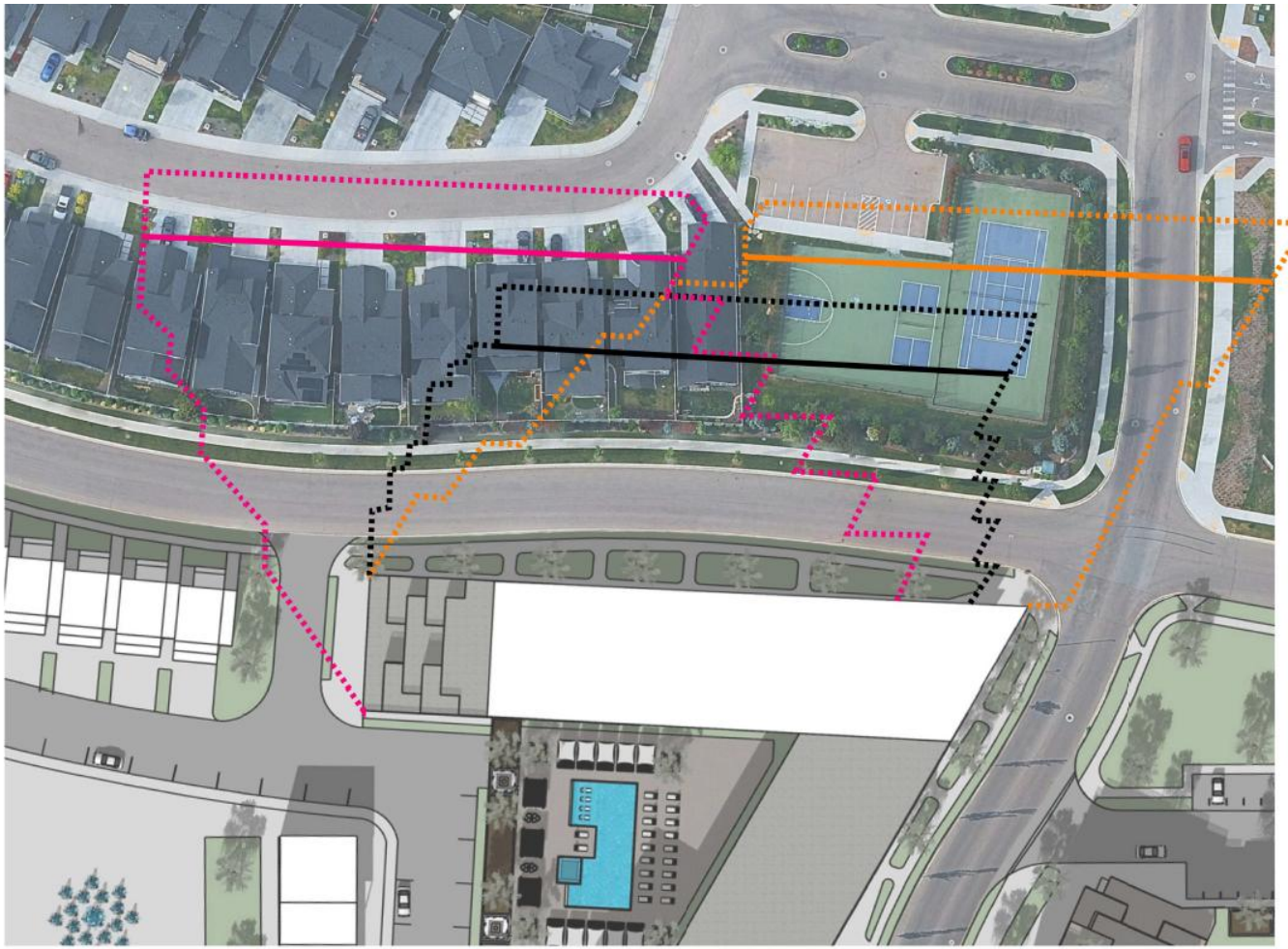
erstad

Pine 43

211003

BLOCK 4 VIR BUILDING SHADOW STUDY - WINTER SOLSTICE

9.29.2025



SOLID LINES INDICATE
ALLOWED 65' HEIGHT

10:00AM

1:00PM

4:00PM

erstad

Pine 43

211003

BLOCK 4 VIR BUILDING SHADOW STUDY - WINTER SOLSTICE

10.7.2025

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

(link to Community Metrics)

A. One-Mile Radius Existing Condition Notes

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

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

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

B. Mixed Use Analysis Notes

This data is derived from enterprise application and GIS databases, and exported dynamically. Data considered for analysis are only those areas overlapping the overall Mixed Use boundary area. Mixed Use areas across arterial roadways are distinct, separate, and not considered as they do not meet the mixed use principles in the Comprehensive Plan (e.g. pedestrian safety, transportation efficiency, etc.). Mixed Use parcel areas may be greater or smaller than the future land use area designation boundary due parcel size, configuration, right-of-way, and other factors. Conditional Use Permits and Preliminary plat data likely include duplicate project submittals as they may be for the same project, approved at different times through multiple application types. Consider each independently or review prior application approvals.

C. Service Assessment Notes

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

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

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

D. ACHD Roadway Infographic Notes

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

- **Existing Level of service (LOS).** LOS indicator is a common metric to consider a driver's experience with a letter ranking from A to F. Letter A represents free flow conditions, and on the other end Level F represents forced flow with stop and go

conditions. These conditions usually represent peak hour driver experience. ACHD considers Level D, stable flow, to be acceptable. The LOS does not represent conditions for bikes or pedestrians, nor indicate whether improvements: are possible; if there are acceptable tradeoffs; or if there is a reasonable cost-benefit.

- **Integrated Five Year Work Plan (IFYWP).** The IFYWP marker (yes/no) indicates whether the specified roadway is listed in the next 5-years. This work may vary, from concept design to construction.
- **Capital Improvement Plan (CIP).** The CIP marker (yes/no) indicates whether the specified roadway is programmed for improvement in the next 20-years.