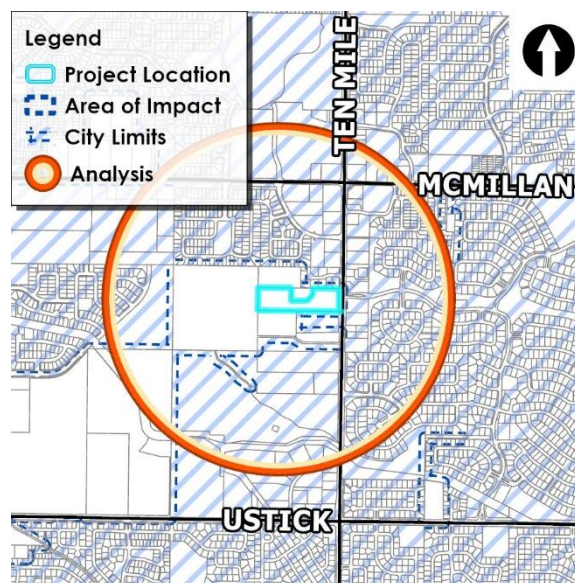


COMMUNITY DEVELOPMENT DEPARTMENT REPORT



HEARING 7/28/2026
DATE:
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org
APPLICANT: SD Land Consulting
SUBJECT: Blueberry Hills Subdivision – AZ, PP
H-2025-0048
LOCATION: 4315 N. Ten Mile Rd., in the NE 1/4 of
Section 34, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Annexation of 9.36 acres of land with R-4 (7.22 acres) and L-O (2.14 acres) zoning districts; and preliminary plat consisting of 24 buildable lots (20 residential & 4 commercial) and 12 common/other lots of 8.87 acres of land.

B. Issues/Waivers

None

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Approval

D. Decision

City Council: Pending

E. Table of Contents

Community Metrics.....	II
Staff Analysis.....	III
City/Agency Comments and Conditions.....	IV
Findings.....	V
Action.....	VI
Exhibits.....	VII

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Rural residential	-
Proposed Land Use(s)	Single-family residential dwellings, office	-
Existing Zoning	Rural Urban Transition (RUT) in Ada County	VII.A.2
Proposed Zoning	R-4 (Medium Low-Density Residential) and L-O (Limited Office)	
Adopted FLUM Designation	Office along the Ten Mile Rd. frontage (2+/- acres) and Low Density Residential (LDR) (7+/- acres)	VII.A.3

Table 2: Project Overview

Description	Details
History	- In 1982, a ROS #0964 was recorded that included the subject property as Lot 2. - In 2014, a property boundary was approved by Ada County that adjusted the property lines and created the current boundary of the subject property (Project #201400371-PBA; ROS #9814). - In 2008, an amendment to the FLUM was approved to change the designation on 11 acres of land from Mixed Use- Wastewater Treatment Plant to Office (2+/- acres) and Low Density Residential (9+/- acres) on the subject property (Res. #08-626 Kartchner Property).
Phasing Plan	2 phases
Residential Units	20 single-family detached homes
Open Space	0.87 acres (or 12%) required – 1.07 acres (or 15%) provided (includes 50% of the arterial street buffer & the remaining open space area, which includes a pond)
Amenities	Picnic area, walking paths
Physical Features	The property is fairly flat
Acreage	8.9 acres
Lots	24 building lots (20 residential/4 commercial) & 12 common lots
Lot Sizes	Minimum lot size: 8,595 s.f. (or 0.20 acre); average lot size: 0.23 acre
Density	2.77 units/acre

Table 3: Process Facts

Description	Details
Preapplication Meeting date	7/29/2025
Neighborhood Meeting	7/9/2025

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
• Comments Received	Yes	-
• Commission Action Required	No	-
• Access	W. Belltower Cr. via N. Ten Mile Rd.	-
• Traffic Level of Service	Better than “E” – meets LOS planning thresholds	-
ITD Comments Received	No	Error! Reference source not found.
Meridian Public Works Wastewater		IV.B
• Distance to Mainline	Sewer available at site	

• Impacts or Concerns	See Public Works site specific conditions in Section IV	
• Project consistent w/WW Master Plan/Facility Plan?	Yes	
Meridian Public Works Water		IV.B
• Distance to Mainline	Water available at site	
• Impacts or Concerns	None – ensure no trees are located within 10’ of the water meter	
• Project consistent with Water Master Plan?	Yes	

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:

<https://weblink.meridiancity.org/WebLink/Browse.aspx?id=430141&dbid=0&repo=MeridianCity>

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

Figure 1: ACHD Summary Metrics

Proposed Development Meets		Traffic Impact Study	
All ACHD Policies		Yes	
Requires Revisions to meet ACHD Policies	X	No	X
		If yes, is mitigation required	
Area Roadway Level of Service		ACHD Planned Improvements	
Do area roadways meet ACHD's LOS Planning Thresholds?		FYP	Yes
Yes	X	CIP	Yes
No			
Area roads will meet ACHD's LOS Planning Thresholds in the future with planned improvements?		Livable Street Performance Measures	
Yes		Pedestrian	LTS 3
No		Cyclist	LTS 3
		Is Transit Available?	
		Yes	
		No	X

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 1982, a Record of Survey (ROS) was recorded as #0964 that appears to have split a larger 10+/- acre parcel into two (2) properties (i.e. Lots 1 and 2); the subject property is depicted as Lot 2 in a slightly different configuration than it is today.

In 2014, a property boundary adjustment was approved by Ada County that adjusted the property lines created by ROS #0964 and created the current boundary of the subject property (Project #201400371-PBA; ROS #9814).

In 2008, an amendment to the FLUM was approved that changed the designation of the subject property from Mixed Use – Wastewater Treatment Plant (MU-WWTP) to Office and Low Density Residential (Res. #08-626 Kartchner Property).

B. General Overview

The subject property is part of a larger infill area surrounded by City annexed land. The City's wastewater resource recovery facility (WRRF) is located within ¼ mile to the southwest of the site. The City also owns the abutting property to the west, the southern portion of which is planned to be an expansion area for the WRRF and the northern portion is designated Medium Density Residential (MDR) for residential uses.

The property to the north is designated Low Density Residential (LDR) and the two (2) parcels to the south are designated Mixed Use – Non-Residential (MU-NR) due to proximity to the WRRF. The eastern parcel to the south is entitled to develop with a self-service storage facility and flex space uses along the frontage adjacent to Ten Mile Rd. The property to the east across Ten Mile Rd. is developed with office uses. The site is located within a half mile of a grocery store and other community-serving uses.

The eastern 1.65+/- acres of this site along Ten Mile Rd. is designated Office and the western 7.25+/- acres is designated Low Density Residential (LDR) on the Future Land Use Map (FLUM) contained in the Comprehensive Plan.

The Office designation provides opportunities for low-impact business areas. These uses would include professional offices, technology, and resource centers. The LDR designation allows for the development of single-family homes on large and estate lots at gross densities of three (3) dwelling units or less per acre.

The Applicant proposes to annex 9.36 acres of land with R-4 (7.22 acres) and L-O (2.14 acres) zoning districts for the development of 20 single-family residential homes and four (4) office lots; and preliminary plat consisting of 24 buildable lots (20 residential & 4 commercial) and 12 common/other lots of 8.9 acres of land. A gross density of 2.77 units per acre is proposed which is consistent with that desired in the LDR designation. A minimum lot size of 8,595 s.f. (or 0.20 acre) is proposed with an average buildable lot size of 0.23 acre. A conceptual development plan was submitted showing how the property is proposed to develop, included below in Section VII.E.

The plat is proposed to develop in two (2) phases due to the City's inability to provide sewer service at this time to the western five (5) lots in Phase 2. The project lies within two (2) different sewer sheds – the White Drain trunkshed will provide service for Phase 1 and Phase 2 will be served by the Black Cat trunkshed once sewer infrastructure becomes available.

C. Comprehensive Plan Policies

The following goals and policies in the Comprehensive Plan apply are supported by the proposed development: *(Staff analysis in italics)*

- #2.02.02 – Maximize public services by prioritizing infill development of vacant and underdeveloped parcels within the City over parcels on the fringe. *The proposed infill development will maximize public services.*
- #3.03.01E – Encourage infill development. *The proposed project is an infill development.*
- #3.06.02A – Support the inclusion of small-scale neighborhood commercial areas within planned residential developments as part of the development plan, where appropriate. *The proposed office development will provide a small-scale neighborhood commercial area within the proposed residential development.*
- #3.07.00 – Encourage compatibility uses and site design to minimize conflicts and maximum use of the land. *The proposed residential and small-scale office uses should be compatible with each other and with adjacent existing residential and office uses in this area.*
- #2.02.02C – Support infill development that does not negatively impact the abutting, existing development. *The proposed infill development should not negatively impact adjacent existing residential development.*
- 3.07.02B – Locate smaller-scale, neighborhood-serving commercial and office use clusters so they complement and provide convenient access from nearby residential areas, limiting access to arterial roadways and multimodal corridors. *The proposed office uses along the frontage of the property adjacent to Ten Mile Rd. should complement nearby residential areas. No direct access to the arterial street is proposed for the office uses.*
- 4.05.01F – Preserve, protect, and provide open space for recreation, conservation, and aesthetics. *A large open space area with a pond and picnic area is proposed.*
- 3.03.04 – Plan for transportation connectivity and the provision of adequate urban utilities and services for county enclaves. *Public street access is provided to adjacent County out-parcels/enclaves for connectivity and public services.*

D. Site Development and Use Analysis

1. Existing Structures/Site Improvements (UDC 11-1):

There is an existing home and accessory structures on this property that will be demolished with development.

There is also an existing access easement and driveway from Ten Mile Rd. across proposed Lots 1-6, Block 1, that currently serves the home that will be removed and two (2) other properties, which will be vacated with the proposed plat and removed; access will be provided for the two (2) remaining properties via a common driveway proposed on Lot 6, Block 1.

2. Proposed Use Analysis (UDC 11-2):

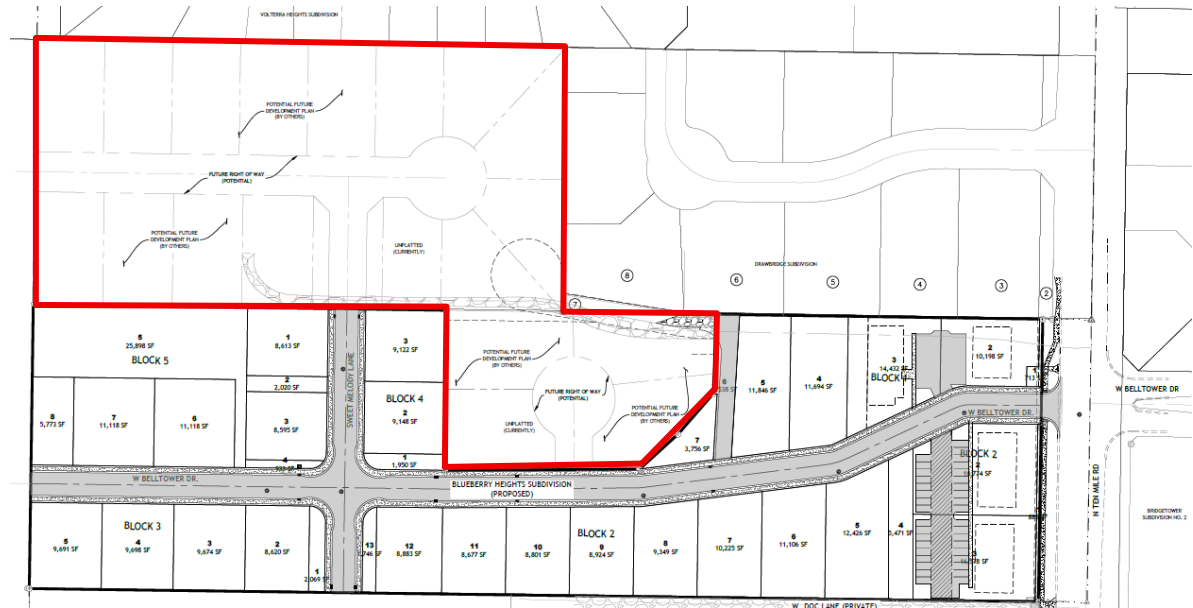
Single-family residential detached dwellings and office uses are proposed, both of which are principle permitted uses in the proposed R-4 and L-O zoning districts, respectively.

3. Dimensional Standards (UDC 11-2):

Compliance with the dimensional standards in UDC 11-2A-5 and 11-2B-3 for the R-4 and L-O zoning districts, respectively, is required.

4. Out-Parcels:

A conceptual redevelopment plan was submitted, as requested by Staff, for the two (2) out-parcels adjacent to this site that shows how they could possibly redevelop in the future, shown below and in Section VII.M.



E. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):

Compliance with the structure and site design standards in UDC 11-3A-19 is required. The proposed development provides an interconnected network of walkways, streets, and drive aisles that provides internal connectivity as well as connectivity with existing and future development.

A minimum of 30% of the buildable frontage of the office lots is required to be occupied by building facades and/or public space. In areas not occupied by building facades, a maximum of a single drive aisle with parking on one (1) or both sides is allowed between the building facades and abutting street – all other off-street parking areas should not be located between the building facades and abutting streets.

A continuous pedestrian walkway that is a minimum of 5' in width is required to be provided from the perimeter sidewalk to the main building entrance(s) of the office uses. If it crosses vehicular driving surfaces, it should be distinguished with pavers, colored or scored concrete, or bricks. The walkways shall have weather protection (including but not limited to, an awning or arcade) within 20' of all customer entrances.

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

UDC Requirement	Proposed/Analysis
Open Space: 12% for the R-4 Zoning	Based on 7.22 acres, a minimum of 0.87-acres is required; 1.07 acres (or 15%) is proposed, which includes 50% of the arterial street buffer & the remaining open space area, which includes a large pond and linear open space areas, exceeding the minimum standard.
Amenities: 1 Point for every 5 acres of gross land area	Based on 7.22 acres, a minimum of one (1) amenity point is required; 560'+/- walking paths & a picnic area on a site greater than 5,000 s.f. in size are proposed (2 points), exceeding the minimum standard

In order for the arterial street buffer to count toward qualified open space, it has to meet the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f.

The pond is required to have recirculated water & be maintained such that it doesn't become a mosquito breeding ground per UDC 11-3G-3B.6.

The picnic area is required to have tables, benches, landscaping and a structure for shade per UDC 11-3G-3C.5.

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

i. Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Arterial Road: 25 Feet	A 46' wide street buffer is proposed along N. Ten Mile Rd.
Local Road: 10 Feet	A 10' wide street buffer is required along W. Belltower Dr. on Lots 2 and 3, Block 1 and Lot 2, Block 2 in a common lot or a permanent dedicated buffer easement

Landscaping is required to be installed within street buffers per the standards in UDC 11-3B-7C. As noted above, because the street buffer along N. Ten Mile Rd. is being counted toward the qualified open space standards, it must meet the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f. **Revisions to the landscape plan are required to meet these standards; include a call-out detailing what enhanced buffer elements are proposed to meet the standards.**

ii. Parking lot landscaping

Landscaping is required to be provided in all parking areas per the standards listed in UDC 11-3B-8. Future development of the office lots should comply with these standards.

iii. Landscape buffers to adjoining uses

UDC Table 11-2B-3 requires a minimum 20-foot-wide buffer adjacent to residential land uses in the L-O district in accordance with UDC Table 11-2B-3. The buffer shall be landscaped in compliance with the standards of UDC Section 11-3B-9C. Per this requirement, a buffer is required along the west side of Lot 3, Block 1 and Lots 2 & 3, Block 2 with development of those lots.

iv. Tree preservation

Per UDC 11-3B-10, 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 (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

The landscape plan states 160+/- caliper inches of trees are proposed to be removed and mitigated for with 89 2-inch caliper trees, which equals 178 caliper inches of mitigation in accord with this standard.

v. Storm integration

In accord with UDC 11-3B-11, an adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances. Design and construction shall follow Best Management Practice as adopted by the city.

A Geotechnical Evaluation was submitted for this development.

vi. Pathway landscaping

Landscaping is required along all pathways per the standards in UDC 11-3B-12C. A mix of shrubs/ornamental grasses/perennials is proposed along the internal pathway on Lot 5, Block 5; **a minimum of one (1) tree is required per 100 linear feet. Calculations should be included on the landscape plan that demonstrate compliance with the tree requirement. Additionally, the plat should be revised to include a minimum 15' wide common area along the east side of Lot 6, Block 5 in order to provided minimum 5' wide landscape strips along each side of the pathway as required.**

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

i. Residential parking analysis

Off-street parking is required per the standards listed in UDC Table 11-3C-6 for single-family dwellings; the number of parking spaces is based on the number of bedrooms per unit. The applicant shall comply with these standards. Each single-family residence will be evaluated at the time of building permit submittal for compliance with parking standards.

ii. Nonresidential parking analysis

UDC Requirement	Proposed/Analysis
Commercial: 1 Parking Stall per 500 Square Feet of Gross Floor Area	The future office uses shall comply with this standard

iii. Bicycle parking analysis

A minimum of one (1) bicycle parking space must be provided for every 25 vehicle spaces or portion thereof per UDC *11-3C-6G* for commercial uses; bicycle parking facilities are required to comply with the location and design standards listed in UDC *11-3C-5C*. *The future office uses shall comply with this standard.*

5. Building Elevations (*Architectural Standards Manual*):

Conceptual building elevations were submitted for the proposed single-family dwellings, included below in Section VII.L, that represent the quality of development proposed. Future structures and building materials should substantially comply with these elevations. Single-family detached homes are exempt from the design standards in the Architectural Standards Manual (ASM).

Conceptual building elevations were not submitted for the future office buildings. These buildings should be designed to comply with the design standards in the ASM.

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

The landscape plan depicts 6' tall solid vinyl fencing around the perimeter of the development where there is no existing fence, along the perimeter of the out-parcel at 3415 W. Elk Bugle Ln. and along the east side of the common driveway; 5' tall open vision iron fencing is proposed adjacent to the internal common open space area where the pond, picnic area and walking pathways are proposed, as shown on the landscape plan.

Because 8' tall vinyl fencing was approved along the eastern portion of the southern boundary of the industrial property to the south (A-2025-0147 Ten Mile North Storge), the Applicant would like to match the fencing along the remainder of the southern boundary; **an alternative compliance request to UDC 11-3A-7D.1 is required to be approved for fencing to exceed 6' in height in residential districts as set forth in UDC 11-5B-5.**

A 6' tall solid vinyl fence is proposed at the back edge of the sidewalk along the property line of the out-parcel at 3415 W. Elk Bugle Ln. Per UDC 11-3A-7D.2, the maximum fence height in the required street yard is 3' for a closed vision fence and 4' for an open vision fence; alternative compliance may be requested to the fence height restriction per UDC 11-3A-7D.12 as set forth in UDC 11-5B-5. Otherwise, the 6' tall closed vision fence must have a minimum 5' setback from the property line, per UDC 11-3A-7D.6.

7. Parkways (*UDC 11-3A-17*):
Landscaped parkways are not proposed.

F. Transportation Analysis

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

One (1) local public street access is proposed via N. Ten Mile Rd. for the development in alignment with W. Belltower Dr., a collector street, on the east side of Ten Mile, which has been approved by ACHD. ACHD is requiring Belltower Dr. to be redesigned to reduce the length of the street to include the use of passive design elements (speed humps/bumps and valley gutter will not be accepted as traffic calming). **The street name Sweet Melody Lane should be changed to include a post type that aligns with a public rather than private street.**

An emergency fire access plan is included below in Section VII.K, which depicts temporary turnarounds on Sweet Melody Ln. and on the adjacent property to the north until the stub street to the adjacent property is extended and the out-parcels are redeveloped.

Stub streets are proposed to adjacent properties to the north, south and west for future access and interconnectivity upon redevelopment of those parcels. A drive aisle stub is proposed to the south from the office development on the east end of the site, which will serve as a backage road along N. Ten Mile Rd. and connect to the drive aisle being constructed to the south with Ten Mile North Storage (A-2025-0147).

Cross-access/ingress-egress easements should be provided between all commercial lots in the subdivision and to the property to the south (Parcel #S0434142006) either by recorded easement or as a note on the final plat as set forth in UDC 11-3A-3A.2.

There are two (2) existing easements that cross this site – one 50' wide access easement and one 30' wide ingress and egress and utility easement (Inst. #110093891 & #94083262) within the 50' wide easement (Elk Bugle Ln.) as depicted on the proposed plat. These easements currently provide access to the out-parcels at 3415 & 3417 W. Elk Bugle Ln. (as well as the subject property) and will be vacated upon recordation of the final plat for the subject property.

The two out-parcels will then have access via the common driveway proposed on Lot 6, Block 1 as shown below and in Section VII.H. **The driveway for Lot 5, Block 1, should be located on the opposite side of the shared property line from the common driveway.** Public street access is provided to the out-parcels for future access upon redevelopment. **Upon redevelopment of those lots, the Homeowner's Association should vacate the access easement, remove the driveway and landscape the area for use as common area for the subdivision.**

iii. Block face

The proposed block faces comply with the standards in UDC 11-6C-3F.1.

G. Services Analysis

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

There doesn't appear to be any waterways or irrigation facilities of significant size on this site. Any ditches should comply with the standards in UDC 11-3A-6.

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

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

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

An adequate storm drainage system is required for this development 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. All stormwater facilities shall comply with the standards in UDC 11-3B-11 for stormwater integration.

Storm drainage will be retained on-site and any discharge into a storm water facility will not exceed development flows per the Applicant's narrative. Underground seepage beds are proposed with some lots having individual drainage swales to collect runoff due to fill and grading requirements.

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

All utilities for an approved use shall be installed at or below grade in accord with the City's adopted standards, specifications and ordinances.

Street lighting shall be installed in accord with the city's adopted standards, specifications and ordinances.

The development shall be connected to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C.

Adequate fire protection is required in accord with Fire Dept. standards.

Existing sewer and water mains are available in Ten Mile Rd, which will be extended along the frontage of the site. This site lies within the boundary of two (2) different sewer sheds – the White Drain trunkshed and the Black Cat trunkshed. Phase 1 will be served by the White Drain trunkshed and Phase 2 will be served by the Black Cat trunkshed once sewer infrastructure becomes available.

5. School Capacity (*Comp Plan*):

Because the impact from the proposed development on the school district will be slight, WASD (and the City) did not provide comments.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. 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. **A final plat application will not be accepted until the DA and AZ ordinance are recorded.**

A fee for the DA 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:

- i. Future development of this property shall substantially comply with the conceptual development plan, preliminary plat, phasing plan, common driveway exhibit, landscape plan, common open space exhibit, site amenity plan and conceptual building elevations and materials included below in Section VII and the provisions contained herein
 - ii. The design of all non-residential structures shall comply with the design standards in the Architectural Standards Manual (ASM). *Single-family residential detached structures are exempt from these standards.*
 - iii. Upon future redevelopment of the out-parcels at 3415 and 3417 W. Elk Bugle Ln., the Homeowner's Association shall vacate the access easement for those properties on Lot 6, Block 1, remove the driveway and landscape the area for use as common area for the subdivision.
2. The final plat(s) shall include the following revisions:
- i. Include a minimum 15' wide common area along the east side of Lot 6, Block 5 in order to provide the minimum 5' wide landscape strips required along each side of the 5' wide pathway.
 - ii. Depict a 10' wide street buffer along W. Belltower Dr. on Lots 2 and 3, Block 1 and Lot 2, Block 2 in a common lot or a permanent dedicated buffer easement.
 - iii. Depict cross-access/ingress-egress easements between all commercial lots in the subdivision and to the property to the south (Parcel #S0434142006) either by a recorded easement or as a note on the final plat as set forth in UDC 11-3A-3A.2.
 - iv. The post type on the street name "Sweet Melody Lane" shall be changed to align with that for a public street.
 - v. Redesign Belltower Dr. to reduce the length of the street to include the use of passive design elements as required by ACHD (speed humps/bumps and valley gutter will not be accepted as traffic calming).
3. The landscape plan submitted with the final plat application(s) shall include the following revisions:
- i. Include a detail of the picnic area, which includes tables, benches, landscaping and a structure for shade in accord with UDC 11-3G-3C.5.
 - ii. The arterial (Ten Mile Rd.) street buffer shall demonstrate compliance with the enhanced buffer requirements in UDC 11-3G-3B.3 and 11-3B-7C.3f because it was counted toward the qualified open space standard. Include a call-out detailing what enhanced buffer elements are proposed to comply with the standards.

- iii. Include a minimum 15' wide common area along the east side of Lot 6, Block 5 in order to provide minimum 5' wide landscape strips along each side of the pathway as required.
 - iv. At the back edge of the sidewalk along the property line of the out-parcel at 3415 W. Elk Bugle Ln., the maximum fence height in the required street yard is 3' for a closed vision fence and 4' for an open vision fence per UDC 11-3A-7D.2; alternative compliance may be requested to the fence height restriction per UDC 11-3A-7D.12 as set forth in UDC 11-5B-5. Otherwise, the 6' tall closed vision fence shall have a minimum 5' setback from the property line, per UDC 11-3A-7D.6.
 - v. Depict a 10' wide street buffer along W. Belltower Dr. on Lots 2 and 3, Block 1 and Lot 2, Block 2, landscaped per the standards in UDC 11-3B-7C.
 - vi. Per UDC 11-6C-3D.5, solid fencing is prohibited adjacent to common driveways unless separated by a minimum 5' wide landscaped buffer planted with shrubs, lawn or other vegetative groundcover; revise the plat and/or landscape plan as applicable to comply (i.e. change the fencing type to open vision or widen the lot).
 - vii. Include calculations for required vs. proposed number of trees along the pathway on Lot 5, Block 5 that demonstrates compliance with the requirements in UDC 11-3B-12C.
 - viii. Ensure no trees are located within 10' of water meters.
 - ix. If 8' tall vinyl fencing is proposed along the western portion of the southern boundary of the site, an alternative compliance request to UDC 11-3A-7D.1 is required to be submitted and approved for fencing to exceed 6' in height in residential districts as set forth in UDC 11-5B-5.
6. The pond on Lot 5, Block 5 shall have recirculated water & be maintained such that it doesn't become a mosquito breeding ground as set forth in UDC 11-3G-3B.6.
 7. The common driveway on Lot 6, Block 1 shall be constructed per the standards listed in UDC 11-6C-3D, which require a minimum width of 20' and a paved surface with the capability of supporting fire vehicles and equipment.
 8. Erect directional address signage on W. Belltower Dr. for the two (2) homes accessed via the common driveway on Lot 6, Block 1 for emergency wayfinding.
 9. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
 10. 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.

B. Meridian Public Works

Site Specific Conditions of Approval:

1. Engineer to verify if there is a well onsite. If a Well is located on the site it must be abandoned per regulatory requirements and proof of abandonment must be provided to the City. Can be used for Pressurized irrigation.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible for installing water mains to and through this development, coordinate main size and routing with Public Works.
3. Parcel S0434142006 also has a submittal in for review and the City is requiring them to bring a water main across the west side of their property to your site. Work with this property Owner. To line up the water main and provide the connection.
4. Provide 20' Easements for mains, hydrant laterals and water services. Easements should extend up to the end of main/hydrant/water meter and 10' beyond it.
5. No permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) to be built within the utility easement.
6. Ensure no sewer services pass through infiltration trenches.

General Conditions of Approval:

1. Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet then alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.
3. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to development plan approval.

4. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to prior to receiving development plan approval.
5. All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.
6. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.
7. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources (IDWR). The Developer, Owner, or project Engineer, shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment. If wells are to be abandoned, the project owner or their representative must contact the IDWR Groundwater Protection Section (Aaron Skinner, Hydrogeologist 208-287-4972) BEFORE any work is done to decommission an existing well (even if it is believed that the well is less than 18 ft deep). Proof of communication with IDWR must be submitted to the City prior to any work being done to decommission the well. Failure to communicate with IDWR may result in additional work and expense to decommission the well.

8. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.
9. Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.
10. A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.
11. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
12. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
13. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
14. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
15. Developer shall coordinate mailbox locations with the Meridian Post Office.
16. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
17. The design engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
18. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
19. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
20. A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at http://www.meridiancity.org/public_works.aspx?id=272.
21. The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
22. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=437068&dbid=0&repo=MeridianCity>

D. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=440859&dbid=0&repo=MeridianCity>

V. FINDINGS

A. Annexation and/or 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 annexation of the subject property with R-4 and L-O zoning districts is consistent with the Comprehensive Plan FLUM designations of LDR and Office for this site and the goals and policies in the Plan listed above in Section III.C.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds the proposed map amendment to the R-4 district complies with the purpose statement for the residential districts in that it contributes to the range of housing opportunities consistent with the Comprehensive Plan; the proposed housing types and preliminary plat complies with the housing types and dimensional standards of the R-4 district.
The Commission finds the proposed map amendment to the L-O district complies with the purpose statement of the commercial districts in that it provides for the service needs of the community and has limited hours of operation, which will be compatible with adjacent residential uses.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The Commission finds that the map amendment will 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 proposed annexation shall not result in adverse impact of services.
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 if the property develops in accord with the provisions in Section IV as required.

B. 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 uses and residential density proposed with the preliminary plat is in conformance with the Comprehensive Plan and should generally conform 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 water service is available and is adequate to accommodate the proposed development. Public sewer service is available and can accommodate most of the proposed development; Phase 2 will be served by the Black Cat trunkshed once sewer infrastructure becomes available. City fire and police protection can be provided to the development once the property is annexed.
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 will not be 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 to be preserved.

VI. ACTION

A. Staff:

Staff recommend approval of the proposed annexation with the requirement of a Development Agreement and preliminary plat per the provisions in Section IV in accord with the Findings in Section V.

B. Commission: Pending

The Meridian Planning & Zoning Commission heard this item on June 18, 2026. At the public hearing, the Commission moved to approve the subject AZ and PP requests.

1. Summary of the Commission public hearing:

- a. In favor: Sabrina Durtschi, Applicant's Representative
- b. In opposition: None
- c. Commenting: None
- d. Written testimony: Sabrina Durtschi, Applicant's Representative (response to the staff report – in agreement with recommended conditions)
- e. Staff presenting application: Sonya Allen
- f. Other Staff commenting on application: None

2. Key issue(s) of public testimony:

- a. None

3. Key issue(s) of discussion by Commission:

- a. Supportive of the proposed project.

4. Commission change(s) to Staff recommendation:

- a. None

C. City Council: Pending

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

1. Summary of the City Council public hearing:

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

2. Key issue(s) of public testimony:

- a. None

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

- a. None

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

- a. None

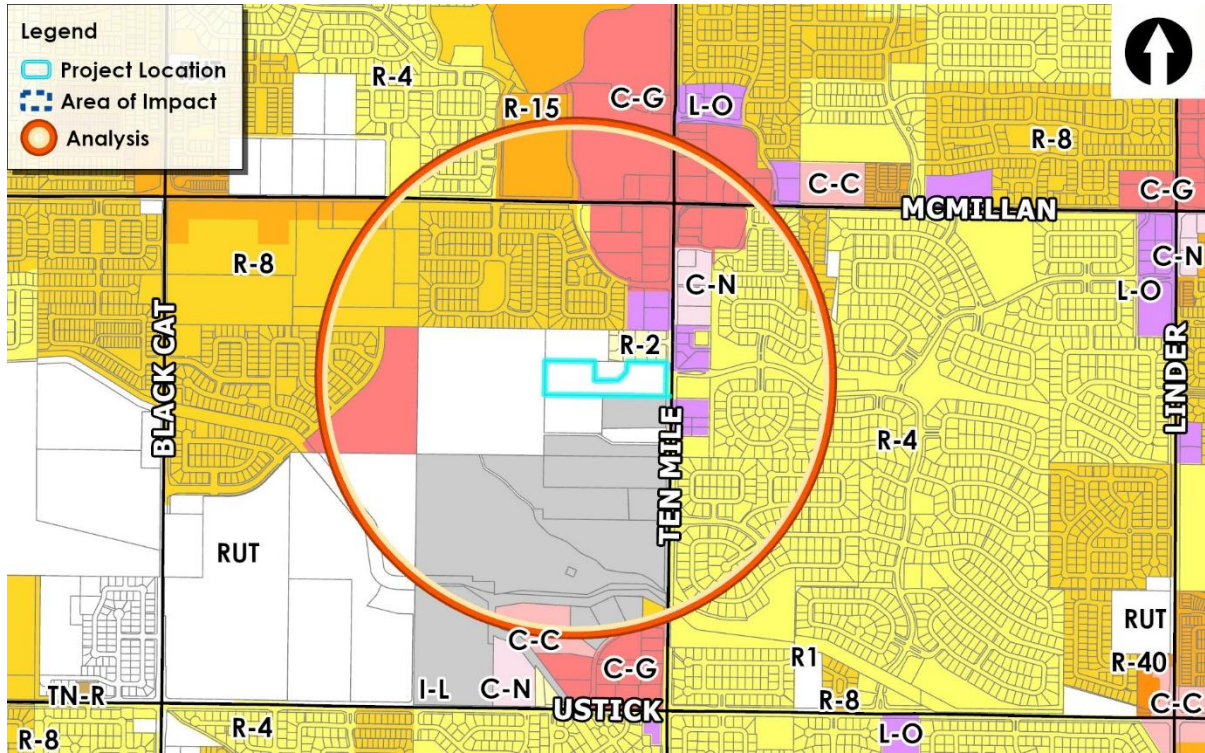
VII. EXHIBITS

A. Project Area Maps

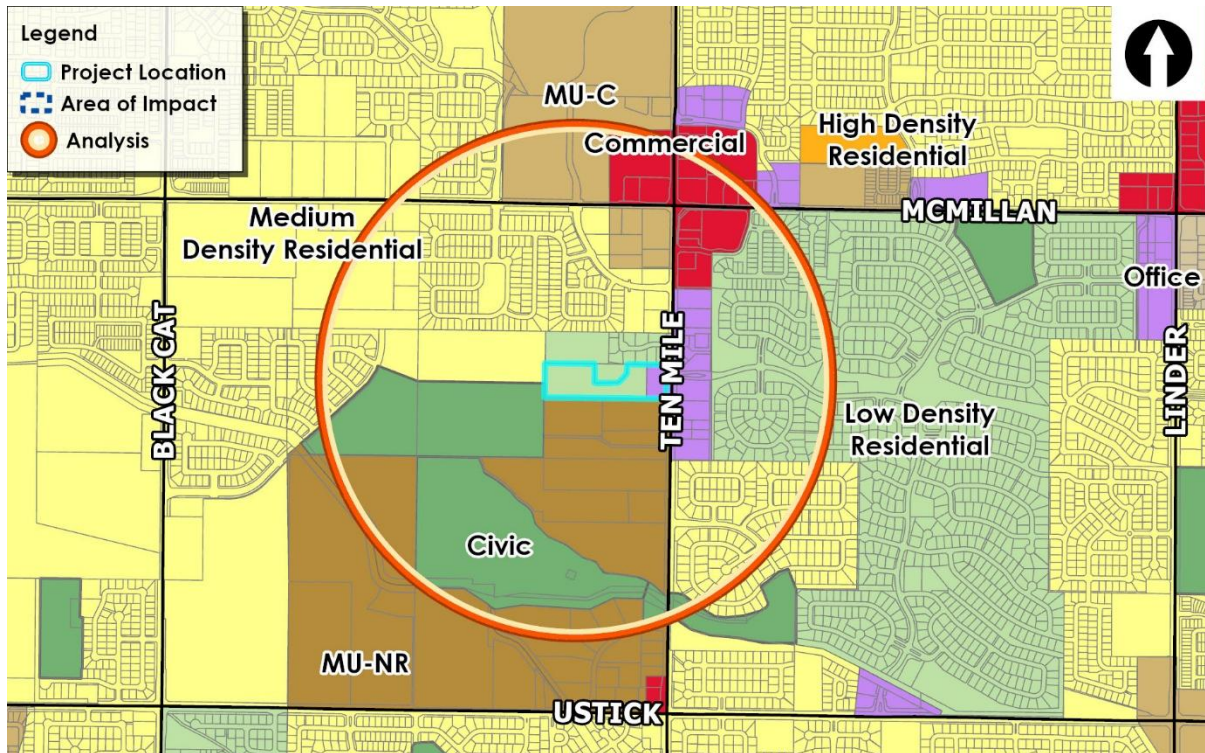
1. Aerial



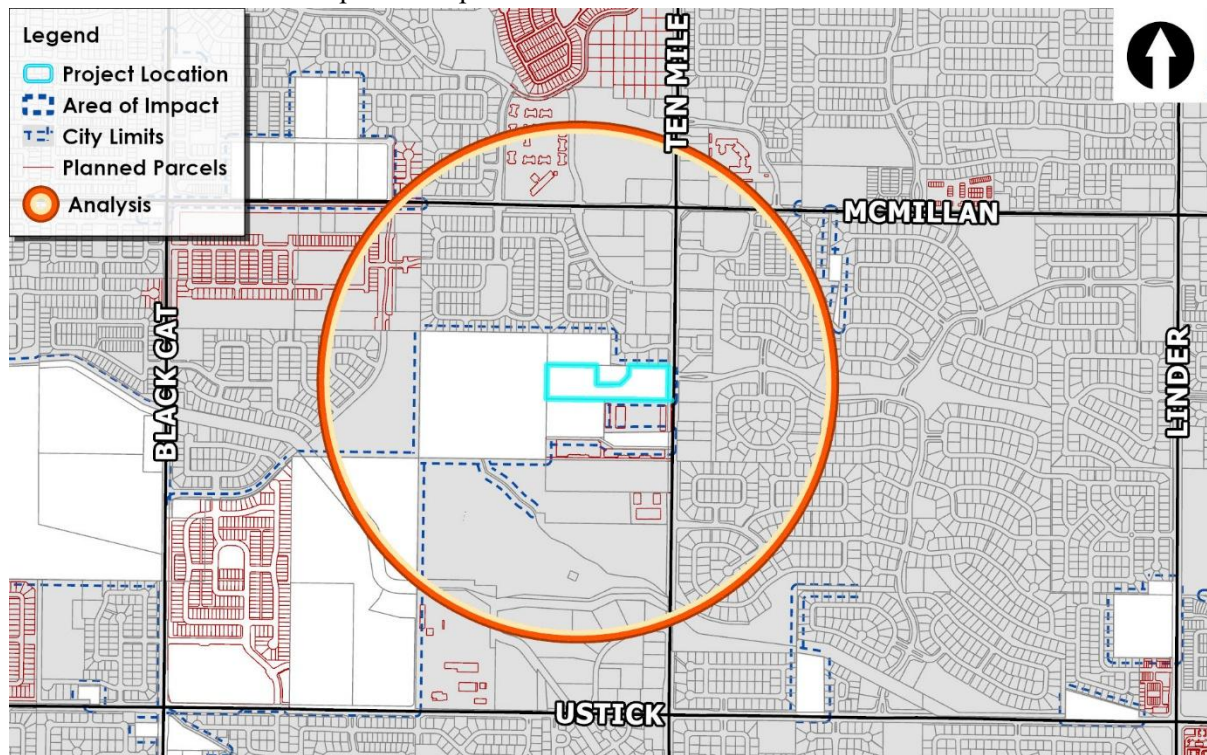
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Service Accessibility Tool (Existing Conditions)

Overall Score: 21	9th Percentile
--------------------------	-----------------------

Criteria	Description
Location	Within 1/2 mile of City Limits
Extension Sewer	Trunkshed mains < 500 ft. from parcel
Floodplain	Either not within the 100 yr floodplain or > 2 acres
Emergency Services Fire	Response time > 9 min.
Emergency Services Police	Reporting District meets response time goals most of
Pathways	Within 1/4 mile of current pathways
Transit	Not within 1/4 of current or future transit route
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan)
School Walking Proximity	From 1/2 to 1 mile walking
School Drivability	Either a High School or College within 2 miles OR a
Park Walkability	No park within walking distance by park type

C. Site Photo from Ten Mile Rd.



D. Annexation Legal Description & Exhibit Map

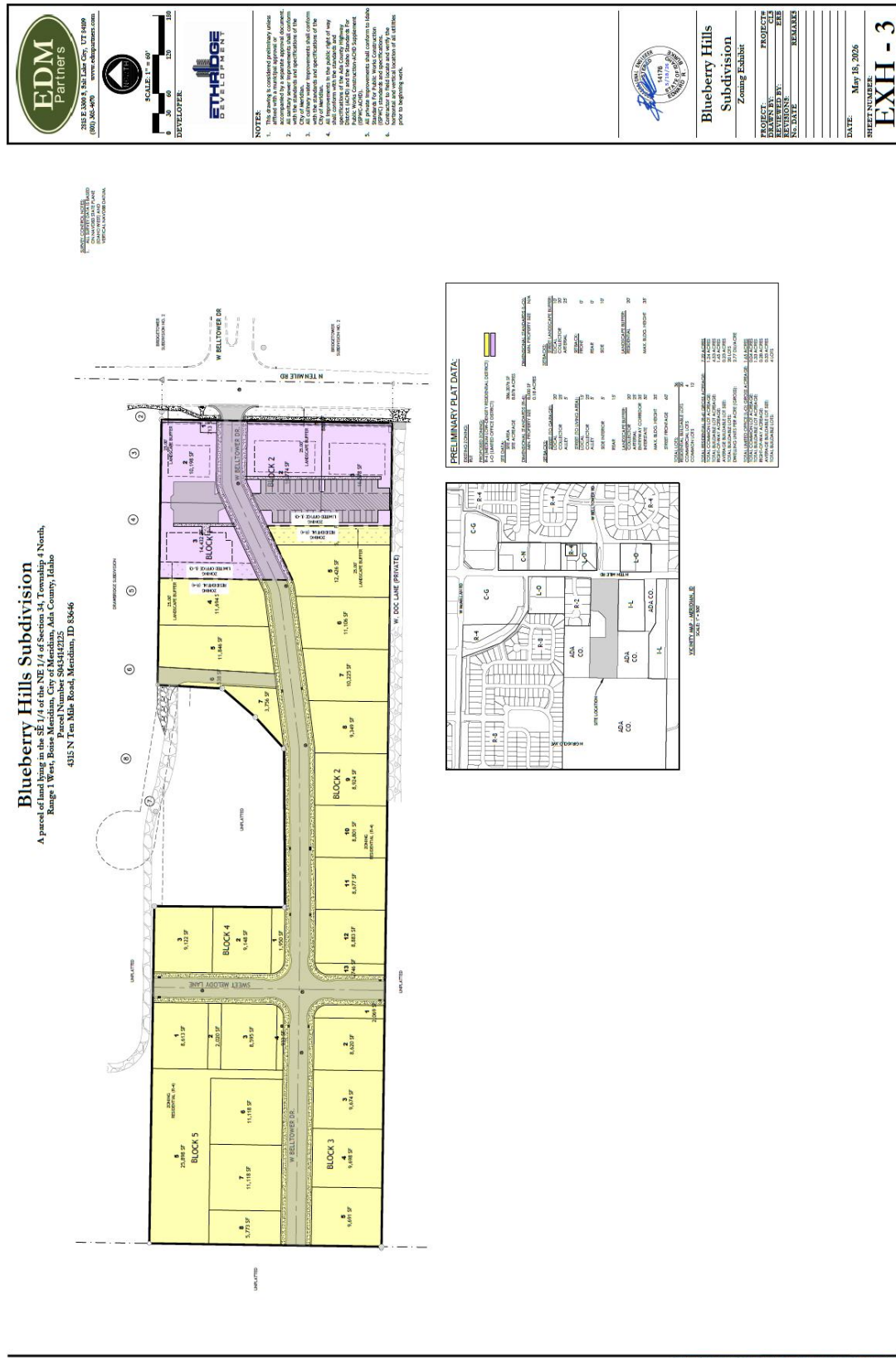




Exhibit "A"
Annexation Description
4315 North Ten Mile Road

The following Describes a Parcel of Land being Parcel "A" as Shown on Record of Survey No. 9814 and as Described in Warranty Deed Instrument No. 2024-061644 Records of Ada County, Idaho and also that Portion of the Dedicated Right of Way for North Ten Mile Road Located in a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

COMMENCING at the Northeast Corner of Section 34, Township 4 North, Range 1 West, Boise Meridian; From which, the East 1/4 Corner of said Section 34 bears, South 00°53'20" West, 2,631.02 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of said Section 34, South 00°53'20" West, 1,644.51 feet to a Point being on the Prolongation of the Northerly Boundary Line of Parcel "A" as shown on said Record of Survey and as Described in said Warranty Deed, the **POINT OF BEGINNING**:

Thence Continuing along said Easterly Boundary Line, South 00°53'20" West, 353.50 feet to a Point being on the Prolongation of the Southerly Boundary Line of Parcel "A";
Thence leaving said Easterly Boundary Line, and along the Southerly Boundary Line of said Parcel "A", and its Prolongation, North 89°14'50" West, 1324.69 feet to the Southwest Corner of said Parcel "A";
Thence leaving said Southerly Boundary Line, and its Prolongation, and along the Westerly Boundary Line of said Parcel "A", North 00°49'00" East, 355.76 feet to the Northwest Corner of said Parcel "A";
Thence leaving said Westerly Boundary Line, and along the Northerly Boundary Line of said Parcel "A", South 89°08'57" East, 517.38 feet;
Thence Continuing, South 00°30'35" West, 200.12 feet;
Thence Continuing, North 89°38'57" East, 243.68 feet;
Thence Continuing, North 47°46'32" East, 64.95 feet;
Thence Continuing, North 41°01'10" East, 67.03 feet;
Thence Continuing, North 03°21'44" East, 99.52 feet;
Thence Continuing along said Northerly Boundary Line, and its Prolongation, South 89°08'57" East, 467.89 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 9.36 Acres, more or less.





Exhibit "A"
L-O Rezone Description
For
4315 North Ten Mile Road

The following Describes a Parcel of Land being a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

COMMENCING at the Northeast Corner of Section 34, Township 4 North, Range 1 West, Boise Meridian; From which, the East 1/4 Corner of said Section 34 bears, South 00°53'20" West, 2,631.02 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of said Section 34, South 00°53'20" West, 1,644.51 feet to the **POINT OF BEGINNING**:

Thence leaving said Easterly Boundary Line, North 89°08'57" West, 304.37 feet;
Thence, South 00°53'20" West, 204.53 feet;
Thence, North 65°00'00" East, 92.22 feet;
Thence, South 00°00'06" West, 189.57 feet;
Thence, South 89°14'50" East, 218.47 feet to the Easterly Boundary Line of the Northeast 1/4 of said Section 34;
Thence along said Easterly Boundary Line, North 00°53'20" East, 353.50 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 2.14 Acres, more or less.



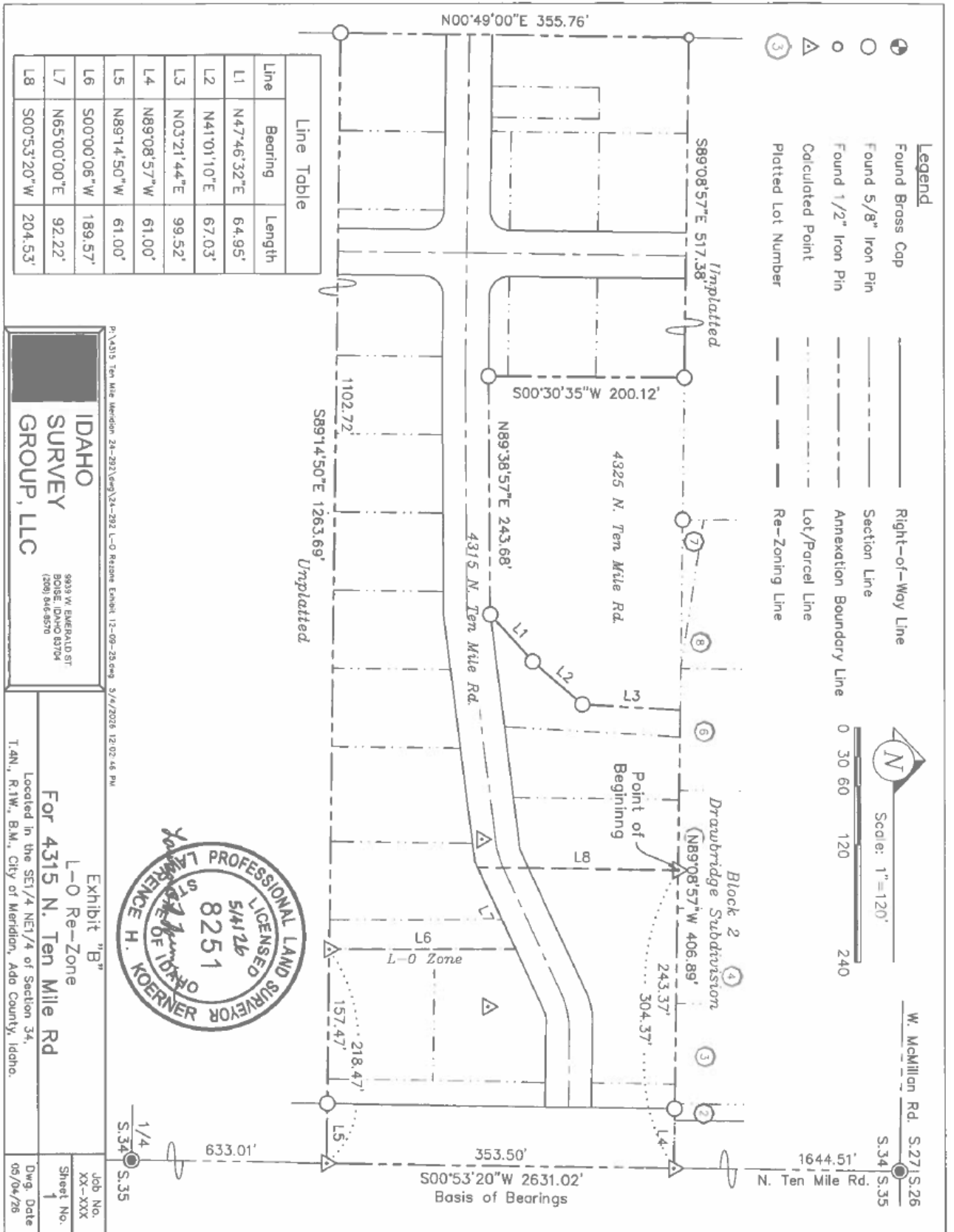




Exhibit "A"
R-4 Rezone Description
For
4315 North Ten Mile Road

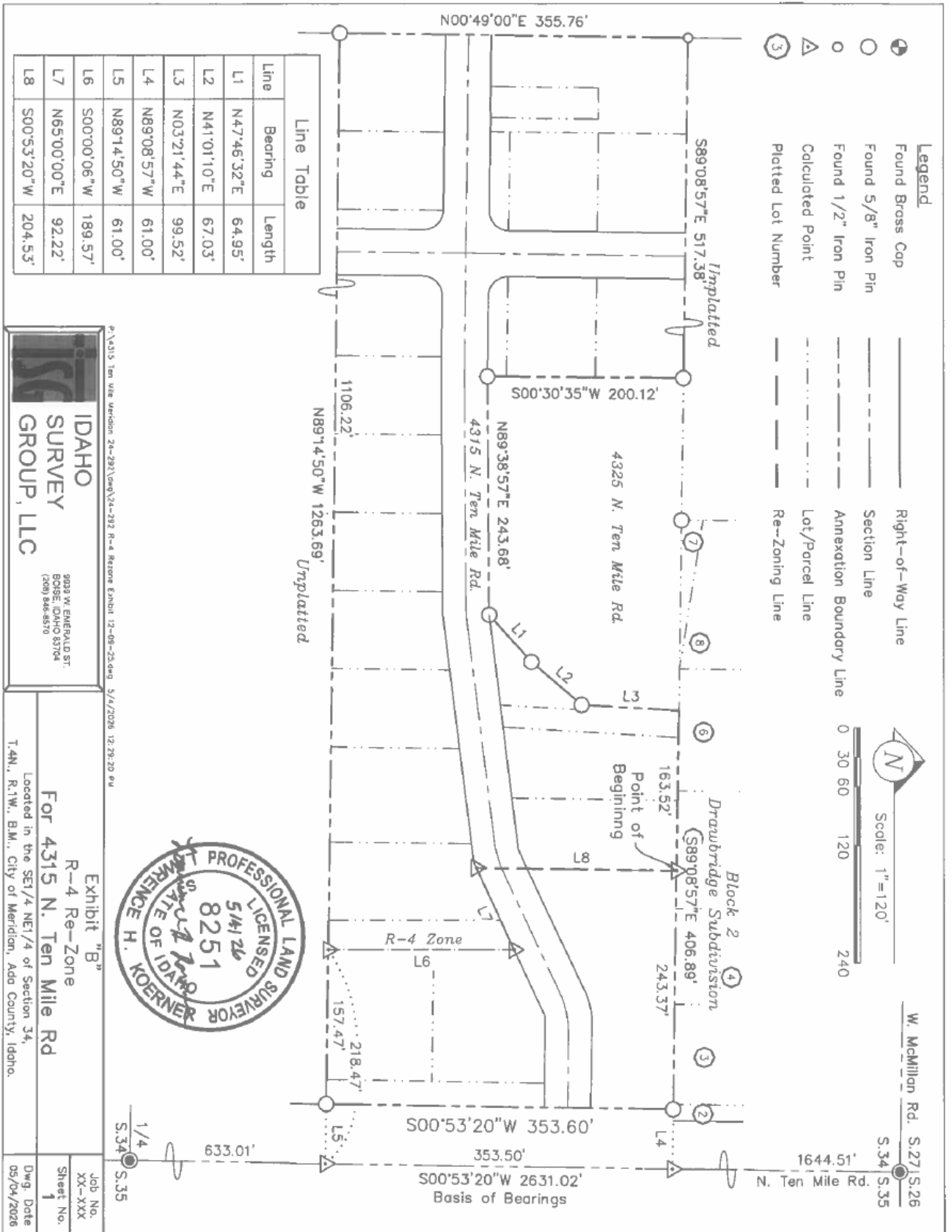
The following Describes a Parcel of Land being a Portion of the Southeast 1/4 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho and being more Particularly Described as follows:

COMMENCING at the Northeast Corner of Section 34, Township 4 North, Range 1 West, Boise Meridian; From which, the East 1/4 Corner of said Section 34 bears, South 00°53'20" West, 2,631.02 feet; Thence along the Easterly Boundary Line of the Northeast 1/4 of said Section 34, South 00°53'20" West, 1,644.51 feet; Thence leaving said Easterly Boundary Line, North 89°08'57" West, 61.00 feet to the Westerly Right of Way of North Ten Mile Road; Thence leaving said Westerly Right of Way Line and Continuing, North 89°08'57" West, 243.37 feet to the **POINT OF BEGINNING**:

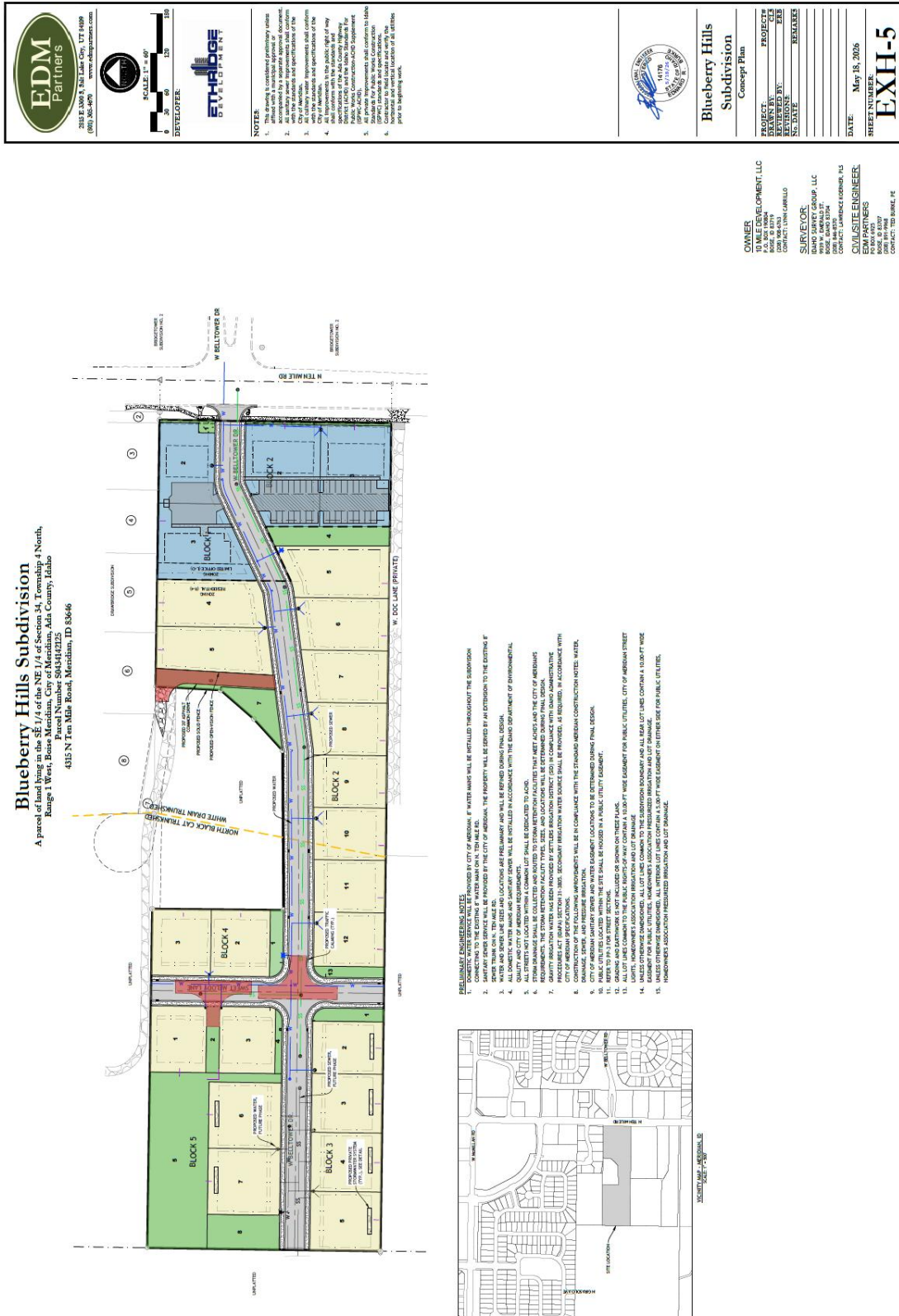
Thence, South 00°53'20" West, 204.53 feet;
Thence, North 65°00'00" East, 92.22 feet;
Thence, South 00°00'06" West, 189.57 feet;
Thence, North 89°14'50" West, 1106.22 feet;
Thence, North 00°49'00" East, 355.76 feet;
Thence, South 89°08'57" East, 517.38 feet;
Thence, South 00°30'35" West, 200.12 feet;
Thence, North 89°38'57" East, 243.68 feet;
Thence, North 47°46'32" East, 64.95 feet;
Thence, North 41°01'10" East, 67.03 feet;
Thence, North 03°21'44" East, 99.52 feet;
Thence, South 89°08'57" East, 163.52 feet to the **POINT OF BEGINNING**:

The above Described Parcel of Land Contains 7.22 Acres, more or less.

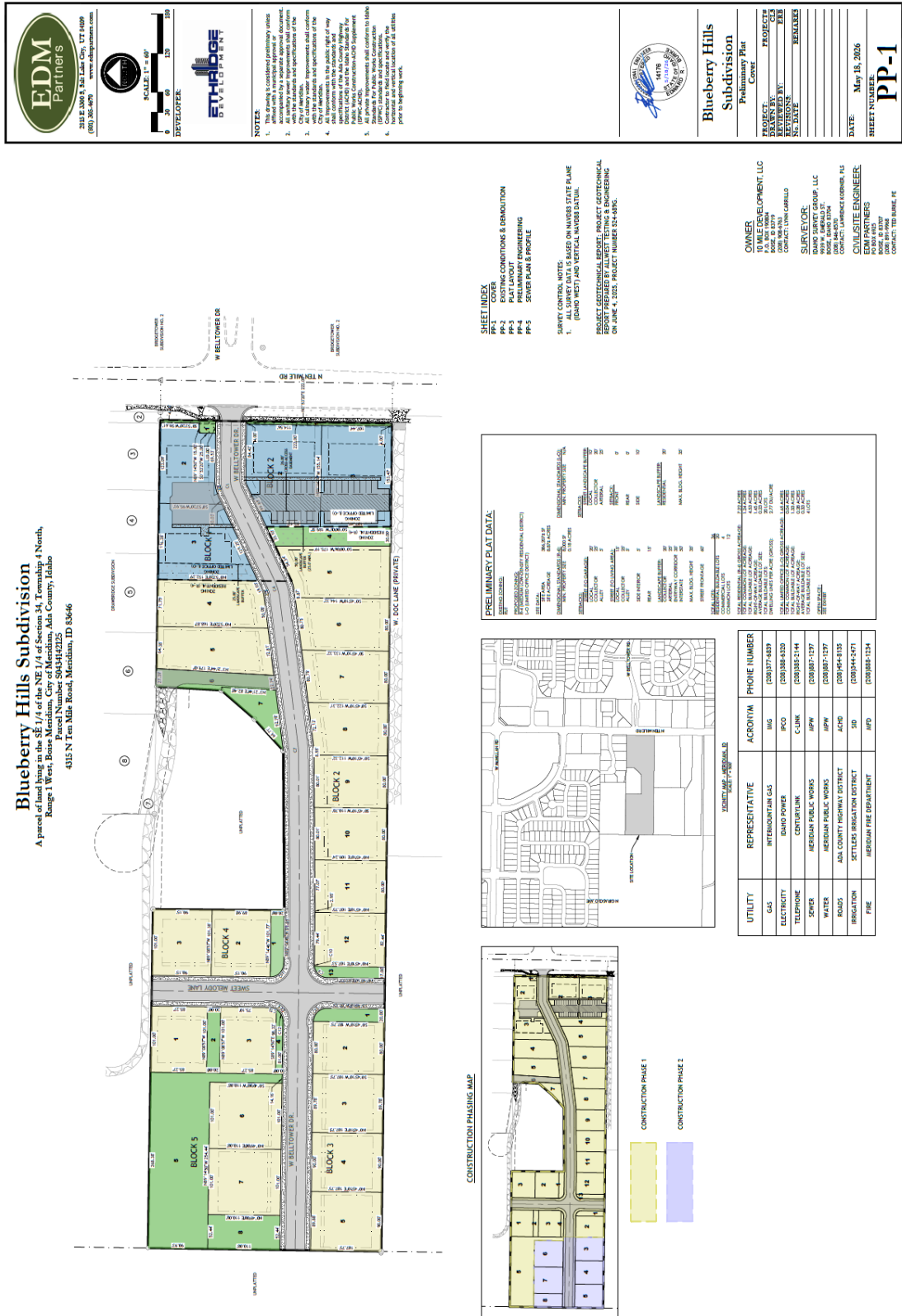




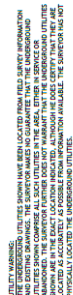
E. Conceptual Development Plan (dated: 5/18/26)



F. Preliminary Plat (dated: 5/18/2026)



Parcel Number 30434142123
4315 N Ten Mile Road, Meridian, ID 83646

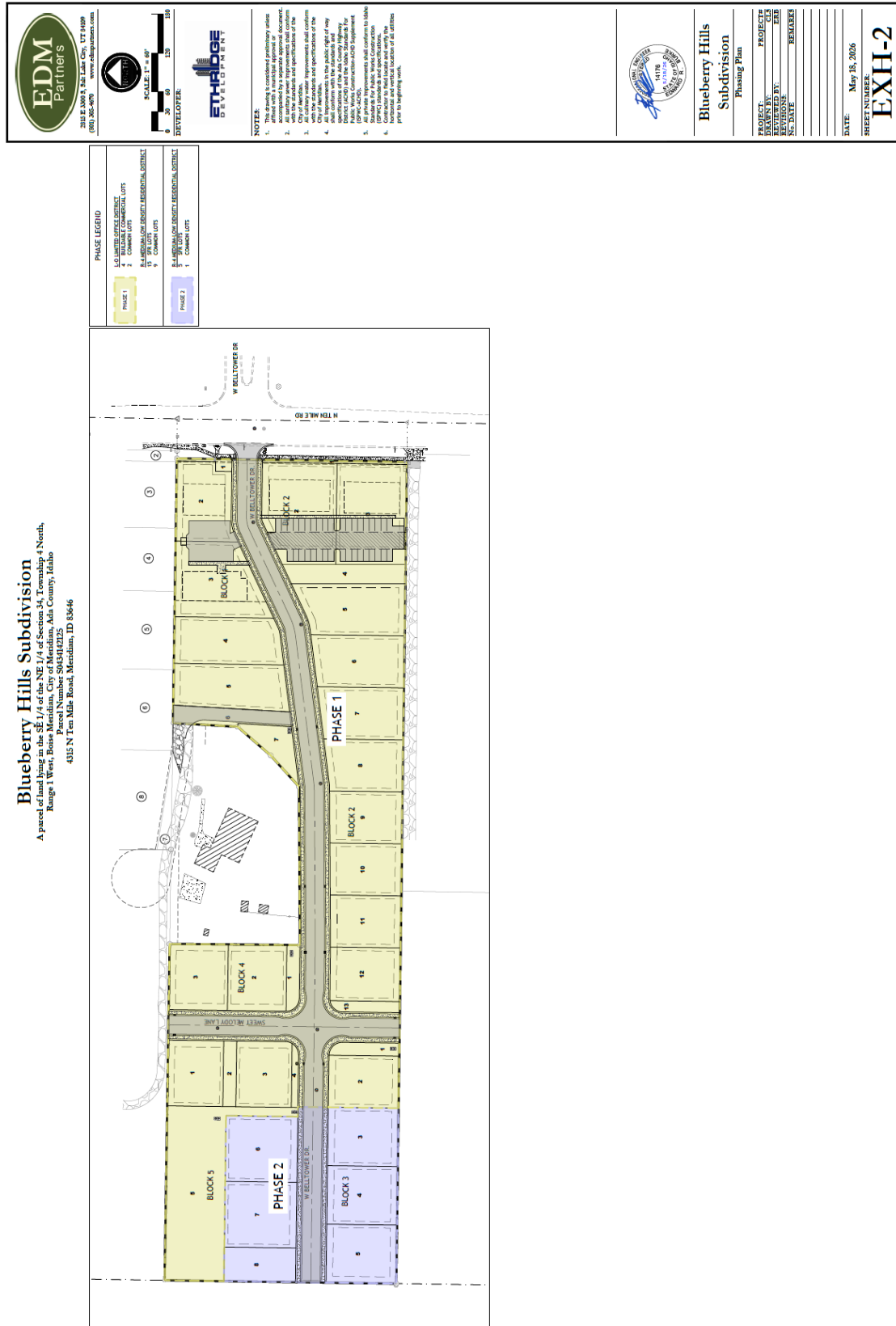


1. THE CONTRACTOR SHALL BE COMPLETED IN ACCORDANCE WITH THE REQUIREMENTS OF THE ILLINOIS DEPARTMENT OF WATER RESOURCES (IDWR) AND RADIO CODE, THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE ILLINOIS POWER AND LIGHT COMPANY (IPL). THE CONTRACTOR SHALL IDENTIFY ALL EXISTING UTILITIES AND COORDINATE WITH EACH AGENCY TO AVOID ANY INTERFERENCE TO THEIR OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE IDWR, IDOT, IPL, AND ANY OTHER AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE IDWR, IDOT, IPL, AND ANY OTHER AGENCIES INVOLVED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE IDWR, IDOT, IPL, AND ANY OTHER AGENCIES INVOLVED.

- EXISTING SEPTIC SYSTEMS ASSOCIATED WITH ANY ADJACENT BUILDINGS ON THE SITE SHALL BE SANDED ACCORDING TO THE REQUIREMENTS OF THE DAHO DEPARTMENT OF ENVIRONMENTAL QUALITY TECHNICAL GUIDANCE MANUAL. THE CONTRACTOR SHALL DISCONNECT ALL EXISTING SEPTIC SYSTEMS FROM THE BUILDING. ALL EXISTING INLET AND OUTLET PIPES SHALL BE DISCONNECTED FROM THE SEPTIC TANK. ALL EXISTING PIPING SHALL BE EXCAVATED AND TRACED FROM THE SEPTIC TANK TO THE DRAINFIELD AND THE FULL EXTENT. THE CONTRACTOR SHALL VERIFY THE EXISTENCE OF A DRAINFIELD AND THE LOCATION OF THE DRAINFIELD. THE CONTRACTOR SHALL EXCAVATE THE DRAINFIELD TO THE LEVEL OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER AFTER FIELD SITE INSPECTION OF THE DRAIN FIELD AREA. THE DRAINFIELD SOILS SHALL BE DEPOSED OF OFF SITE ON A MIXED WITH THE WETLAND THINGS IF AUTHORIZED BY THE ENGINEER. AFTER INSPECTION OF EXCAVATED SOILS, THE CONTRACTOR SHALL EXCAVATE THE DRAINFIELD ANNOTATION



G. Phasing Plan (dated: 5/18/26)



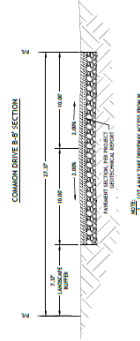
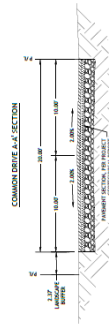
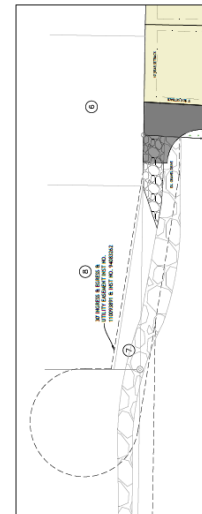
Blueberry Hills Subdivision

A parcel of land lying in the SE 1/4 of the NE 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho
Parcel Number 50434142125
4315 N Ten Mile Road, Meridian, ID 83646

PAVEMENT SECTION TABLE		GRAVEL
	FLEXIBLE PAVEMENT	
MAP PATTERN		
CONCRETE	N/A	N/A
ASPHALTIC CONCRETE	2.5"	N/A
CRUSHED AGGREGATE BASE	4.5"	14.5"
STRUCTURAL SURNAME	10.5"	N/A
COMPACTED SURNAME	SEE SECTION REPORT	SEE SECTION REPORT

A QUALIFIED GEOTECHNICAL ENGINEER OR ENGINEERING TECHNICIAN SHALL BE RESPONSIBLE FOR THE DESIGN OF THE RETAINING WALL. THE DESIGN SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED BY ALL WEST CONSULTING ENGINEERS ON JUNE 4, 2003, PROJECT NUMBER 23-04-000. MATERIAL SPECIFICATIONS CONCRETE SHALL MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PORTLAND CEMENT CONCRETE. ADMIXTURE SHALL BE PLACED IN ACCORDANCE WITH AWC STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION. AGGREGATE BASE: STRUCTURAL GRADE GRAVELLIER SUBGRADE THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE REQUIREMENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE MAXIMUM MATERIAL DENSITY AS ADVISED BY THE GEOTECHNICAL ENGINEER. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS.	THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE REQUIREMENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE MAXIMUM MATERIAL DENSITY AS ADVISED BY THE GEOTECHNICAL ENGINEER. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS. THE RETAINING WALL SHALL BE CONSTRUCTED WITH THE COMPONENTS DETAILED IN THE PROJECT SPECIFICATIONS.
--	---

The driveway shall be located on east side of lot per UDC 11-6C-3D.5



OWNER
10 MILE DEVELOPMENT, LLC
P.O. BOX 10004
DALLAS, TX 75260
PHONE: 972-440-4763
CONTACT: LYNN CARABELLO

SURVEYOR:
IDAHO SURVEY GROUP, LLC
1000 S. 10TH AVE., SUITE 200
BOISE, IDAHO 83726
PHONE: 800-844-8370
CONTACT: LAWRENCE KENNEDY, PLS

CIVIL/SITE ENGINEER:
EDM PARTNERS
PO BOX 6978
DALLAS, TX 75260
PHONE: 972-991-9948
CONTACT: TED BAUM, PE

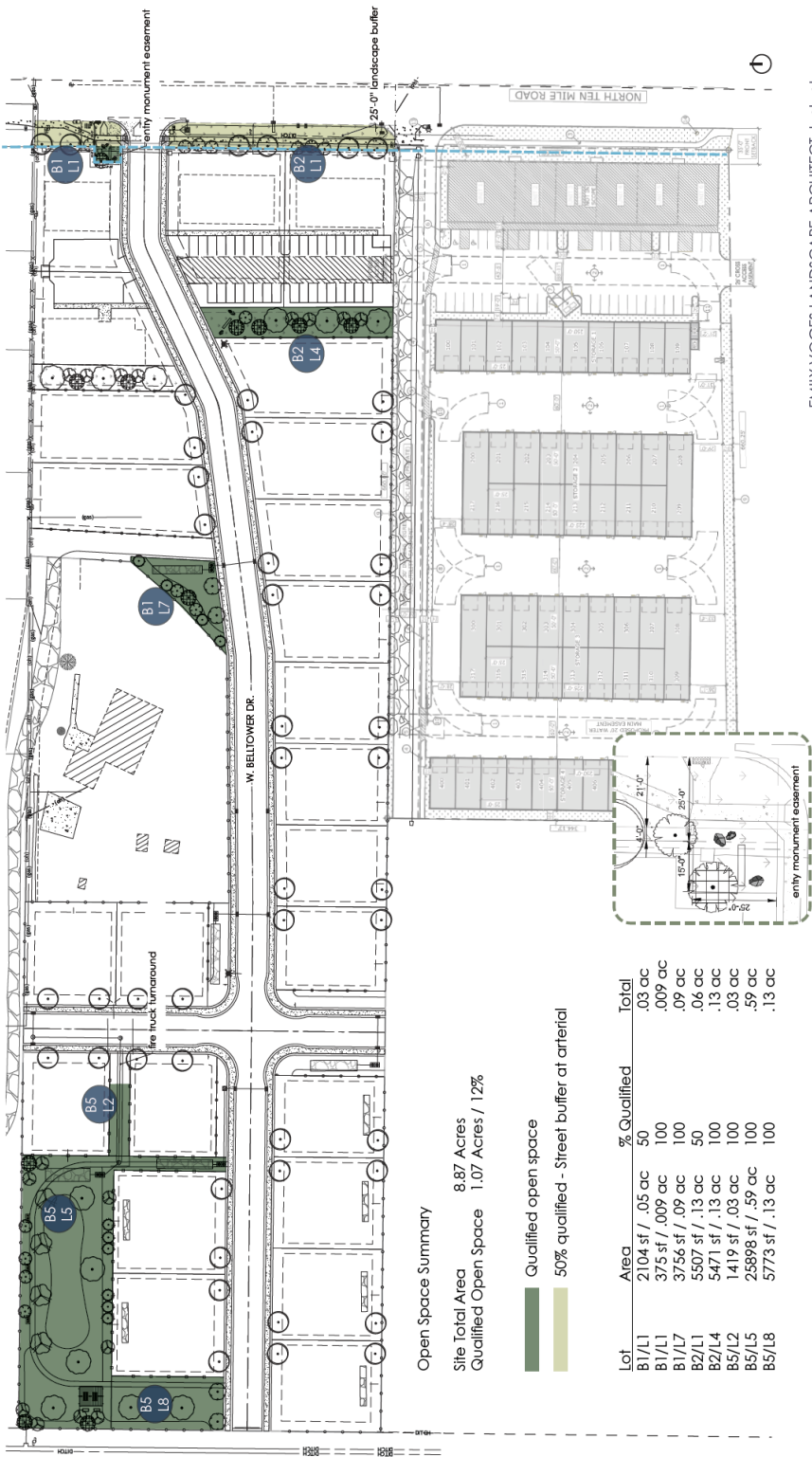
[illegible]

I. Landscape Plan (date: 5/19/2026)



J. Qualified Open Space Exhibit (date: 5/19/2026)

design framework
open space exhibit



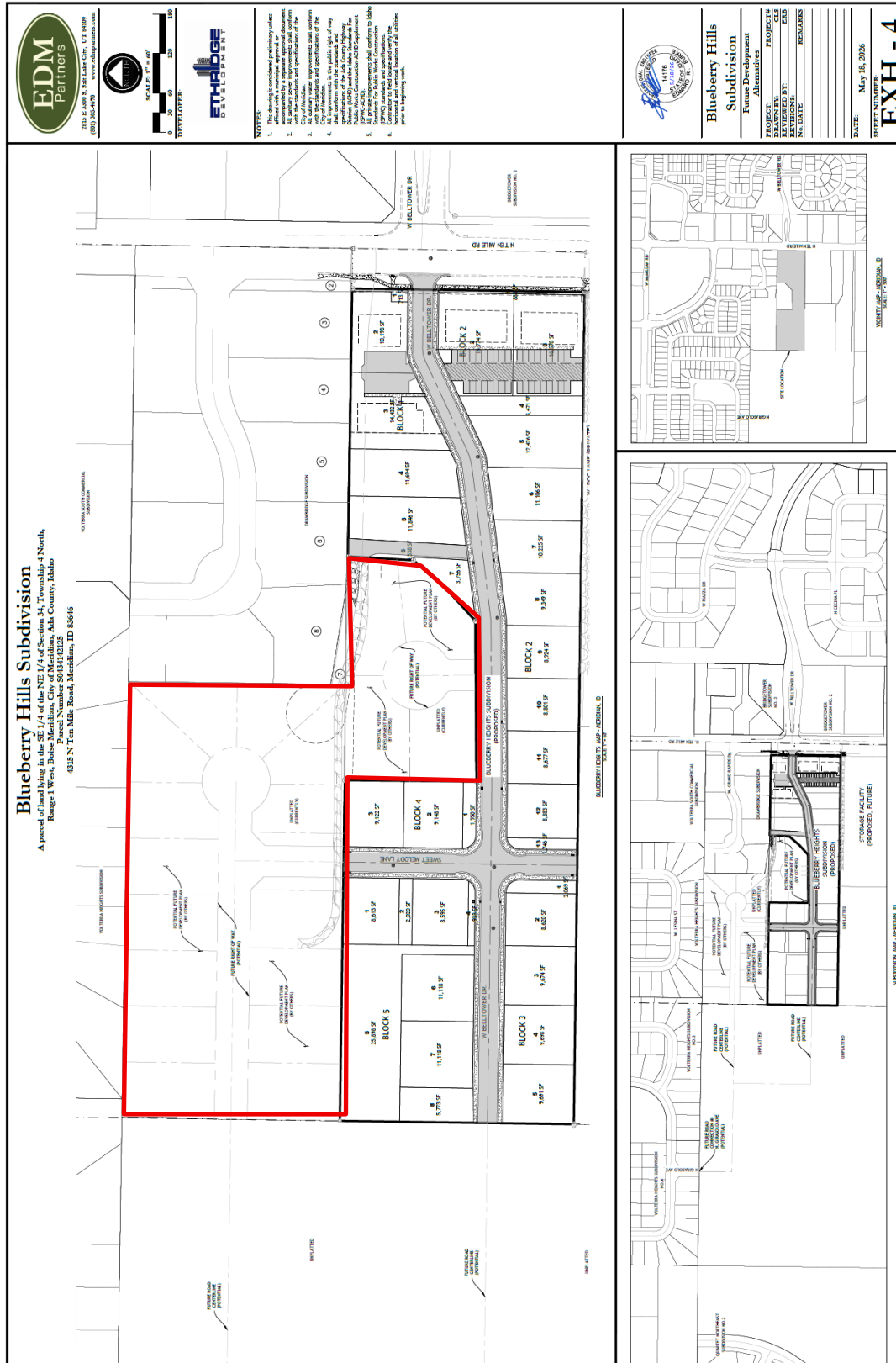
City of Meridian | Department Report



L. Conceptual Building Elevations



M. Future Development Concepts for Out-Parcels



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

(link to [Community Metrics](#))

A. Service Assessment Notes

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

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

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

B. 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.