

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



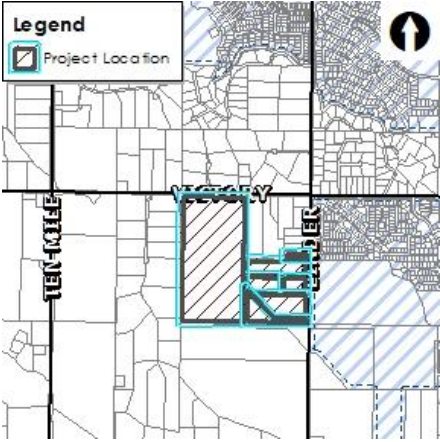
HEARING DATE: July 28, 2026

TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: H-2026-0019
Burnside Ridge Estates

APPLICANT: Givens Pursley

LOCATION: Generally located a 1/4 mile west of S. Linder Rd. on the south side of W. Victory Rd., in the NE 1/4 of Section 26, T.3N., R.1W.



I. PROJECT OVERVIEW

A. Summary

Modification to the existing Development Agreement (Inst. #2024-063338), provision #5.1(e), to allow a 5-foot-wide detached sidewalk instead of a 10-foot-wide detached multi-use pathway along the east side of the northern portion of the collector street (S. Farmyard Ave.) connecting to W. Victory Rd.

B. Recommendation

Staff: Approval

C. Decision

City Council: Pending

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II. COMMUNITY METRICS

Table 1: Land Use

Description	Details
Acreage	121.31
Future Land Use Designation	Low Density Residential (LDR) (41.2-acres) & Medium Density Residential (MDR) (80-acres)
Current Zoning	R-2, R-4 and R-8
Existing/Proposed Land Use(s)	Rural residential/agricultural (existing); single-family detached dwellings (proposed)
History (previous approvals)	H-2023-0055 Burnside Ridge Estates Subdivision (AZ, PP); FP-2025-0013 (phase 1); FP-2025-0021 (phase 2); FP-2026-0012 (phase 3); and FP-2026-0013 (phase 4)

Table 2: Process Facts

Description	Details
Preapplication Meeting date	3/24/2026 (PREAPP-2026-0041)
Neighborhood Meeting	4/2/2026

Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record.

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

Burnside Ridge Estates Subdivision was annexed and received preliminary plat approval in 2024, followed by subsequent final plat approvals in 2025 and 2026.

As part of the annexation process, the applicant entered into a Development Agreement (DA) (recorded as Inst. #2024-063338) that includes provisions governing future development of the property. Among other provisions, future development is required to incorporate 10-foot-wide detached sidewalks/multi-use pathways within required street buffers along all collector and arterial streets within and abutting the site.

B. General Overview

The Applicant requests approval of a modification to the existing Development Agreement (Inst. # 2024-063338), provision #5.1(e), to allow a 5-foot-wide detached sidewalk instead of a 10-foot-wide detached sidewalk/multi-use pathway along the east side of the northern portion of the collector street (S. Farmyard Ave.) connecting to W. Victory Rd. The Applicant's proposed amendment is as follows:

A 10-foot-wide detached sidewalk/multiuse pathway shall be provided within the required street buffers along all collector and arterial streets within and abutting the site. Except that, along the east side of the northern segment of South Farmyard Avenue, a 5-foot-wide sidewalk shall be permitted. The northern segment is that portion of South Farmyard Avenue from West Victory Road south until South Farmyard Road curves to the west and is no longer adjacent to Ada County Tax Parcel No. S1226110255.

The Applicant originally proposed street sections consistent with that proposed with this application; however, Staff required a 10-foot-wide detached sidewalk/pathway consistent with

standard policy along collector and arterial streets. The intent of the requirement is to preserve public safety by providing an off-street area for bicycles in lieu of on-street bicycle lanes, as well as for pedestrians.

The Applicant is proposing to construct the full collector street section on the northern portion of the site rather than only the half + 12-foot street section typically required by ACHD because they want to provide safe pedestrian facilities on both sides of the street and a tree-lined entry to the subdivision. On-street dedicated striped bicycle travel lanes are proposed. The area where the 5-foot-wide sidewalk is proposed along the northern portion of the collector street and the area where the 10-foot-wide sidewalk is proposed along the southern portion of the collector street is delineated on the exhibit below in Section VI.A along with the proposed street sections in each area. Minimum 20-foot-wide travel lanes are required on either side of the planter islands at the entry of the subdivision to meet Fire Dept. access requirements, which may include 5-foot-wide bicycle travel lanes, per ACHD's report.

A landscape plan is included below in Section VI.B, which depicts the proposed street section improvements. As noted in the Applicant's narrative, when the property to the east redevelops, the City could require an additional 5-foot-wide sidewalk to be provided to widen the sidewalk to a total of 10 feet. Because there is approximately 2 feet between the sidewalk and the east property line, this would require permission from the subject property owner or the homeowner's association, as applicable, to accomplish this unless an easement is required to be granted to that property owner to do so.

To comply with the requirement, the Applicant states the collector street would need to shift to the west, reducing the depth of the lots along the west property boundary, which have 144' lot depths to act as a buffer to the existing adjacent rural residential properties. The lots along the west side of the collector street would also be reduced in depth, which would put the homes closer to the collector street.

Staff is amenable to the requested modification if determined appropriate by City Council since the Applicant has proposed to construct the full-street section, rather than a half street section.

Alternatively, the 10-foot-wide center planter island in the entry section of Farmyard Ave. and the on-street bicycle lanes could be removed to provide the sidewalk/pathway as required, while providing 20-foot-wide travel lanes to meet Fire Dept. access requirements. City Council may require this option if they deem it's not in the best interest of the City to approve the modification.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

- 1.1 The amended Development Agreement shall be signed by the property owner(s) and returned to the Planning Division within six (6) months of the City Council approval of the Findings. The addendum shall incorporate the following change to provision #5.1e – all other provisions remain the same:

A 10-foot-wide detached sidewalk/multi-use pathway shall be provided within the required street buffers along all collector and arterial streets within and abutting the site. Except that, along the east side of the northern segment of South Farmyard Avenue, a 5-foot-wide sidewalk shall be permitted. The northern segment is that portion of South Farmyard Avenue from West Victory Road south until South Farmyard Road curves to the west and is no longer adjacent to Ada County Tax Parcel No. S1226110255.

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B. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=448991&dbid=0&repo=MeridianCity>

V. ACTION

A. Staff:

Staff recommends approval of the requested Development Agreement Modification per the provisions included above in Section IV.

B. City Council:

Pending

VI. EXHIBITS

A. Preliminary Plat and Street Sections

Exhibit A – Preliminary Plat and Street Sections



