

**Public Hearing for Blueberry Hills Subdivision (H-2025-0048) by SD
Land Consulting, located at 4315 N. Ten Mile Rd.**

- A. Request: Annexation of 9.36 acres of land with R-4 (7.22 acres) and L-O (2.14 acres).
- B. Request: Preliminary Plat consisting of 24 building lots (20 residential and 4 commercial) and 12 common lots on 8.9 acres of land in the R-4 and L-O zoning districts.

Lorcher: Does anybody need to take a quick break or are we ready to carry on? We are -- all right. We are going to move on. Item No. 4 on the agenda is Item No. H-2025-0048 for Blueberry Hills Subdivision. Requests annexation and a preliminary plat at 4315 North Ten Mile Road and we will begin with the staff report.

Allen: Thank you, Madam Chair, Members of the Commission. The next application before you is a request for annexation and zoning and a preliminary plat. This site consists of 8.87 acres of land. It's zoned RUT, Rural Urban Transition, in Ada county. It's located at 4315 North Ten Mile Road on the west side of Ten Mile midway between Ustick and McMillan Roads. A little history on this property. In 2008 an amendment to the Future Land Use map and the Comprehensive Plan was approved that changed the designation of the subject property from mixed use wastewater treatment plant to office and low density residential. The current comp plan future land use designation is office, 1.65 acres of the site along Ten Mile Road, and low density residential, which is 7.25 acres on the western portion of the site. That -- that designation allows three or fewer dwelling units per acre. The applicant is requesting annexation of 9.36 acres of land with R-4 zoning, which is 7.22 acres of the site and L-O zoning, which is 2.14 acres of the site for the development of 20 new single family residential homes with four office buildings along the frontage of Ten Mile as shown on the concept plan. The proposed uses and residential density of 2.77 units per acre is consistent with that anticipated in the Comprehensive Plan for this property. A preliminary plat is concurrently proposed to subdivide the property into 24 building lots. That's 20 residential and four commercial lots and 12 common or other lots on 8.87 acres of land. The plat is proposed to develop in two final plat phases due to the city's inability to provide sewer service at this time to the five western lots in phase two and that is -- if you can see these purple ones right down here, those are the ones we are talking about. I lost my place. Just one moment. The project lies within two different sewer sheds. The white train -- White Drain trunk shed will provide service for phase one and phase two will be served by the Black Cat trunk shed once sewer infrastructure becomes available. There is an existing home and accessory structures on this property that will be removed with development. There is also an existing access easement and driveway from Ten Mile Road across proposed Lots 1 through 6, Block 1, that currently serves the home that will be removed and two other properties. So, the home that will be removed is located in this area right here and that home -- the home on this property and the home up here to the northwest all have access from that access easement here from Ten Mile Road. The easement will be vacated with the proposed plat and the driveway will be removed with development.

Access will be provided for the two remaining properties via an access easement and common driveway on Lot 6, Block 1, and that is this lot right here. When those properties redevelop in the future the access easement should be vacated and driveway removed and the area landscaped. One local street access is proposed via North Ten Mile Road for the development in alignment with West Bell Tower Drive, a collector street on the east side of Ten Mile. 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 North Ten Mile Road and connect to the drive aisle being constructed to the south with Ten Mile Storage and that will be in this location right here. Cross-access ingress-egress easements should be provided between all commercial lots in the subdivision and to the property to the south. A conceptual redevelopment plan was submitted as shown as requested by staff for the two parcels adjacent to this site that shows how they could possibly redevelop in the future with access from proposed local streets in the subdivision. A 25 foot wide landscape street buffer is required along Ten Mile Road and a ten foot wide buffer is required along Bell Tower Drive on the L-O zoned lots as shown on the landscape plan. Landscaping is required in accord with UDC standards along internal pedestrian pathways and within common open space areas. A minimum of 12 percent or .87 acres qualified open space is required to be provided in the R-4 district. Fifteen percent or 1.08 acres is proposed exceeding the minimum standard, which includes 50 percent of the street buffer along Ten Mile Road and open space areas within the development, including a large pond and linear open space areas as shown on the exhibit before you. Based on the area of the development site amenities totaling a minimum of one point are required. Walking paths and a picnic area on a site greater than 5,000 square feet in size are proposed totaling two points exceeding UDC standards. Conceptual building elevations were submitted for the proposed single family residential detached dwellings as shown that represent the quality of development proposed. Conceptual building elevations were not submitted for the future office buildings these buildings should be designed to comply with the design standards in the Architectural Standards Manual. No letters of testimony were received from the public on this application. The applicant did submit a response to the staff report that they are in agreement with staff's recommended conditions of approval. Staff is recommending approval with the requirement of a development agreement with the provisions noted in the staff report. Staff will stand for any questions. The applicant is here to present tonight.

Lorcher: Would the applicant like to come forward?

Durtschi: Okay. We are all right. Thank you. Madam Chair, Members of the Commission, hello and good evening. For the record my name is Sabrina Durtschi. I am here on behalf of the applicant and my business address is 5179 South Bovine Avenue, Boise, Idaho. 83716. And this evening I have the honor and privilege to present to you our applications for Blueberry Hills Subdivision. So, first I would like to welcome you to Blueberry Hills. Blueberry Hills is envisioned as a thoughtfully designed, upscale in-fill community that brings together attractive single family residential lots with complementary light office uses within a tree lined setting. The two uses have been intentionally planned

to complement one another with the office component fronting Ten Mile Road and providing a natural transition into the quieter residential portion of our community. This rendering that you are seeing shows the primary entrance into our light office portion of the development from Ten Mile. You can see the entry monument, layered landscaping and natural materials that all have been intentionally designed to create a strong sense of arrival, but also are super welcoming. So, as you enter the community from West Bell Tower Drive you will pass through the light office portion of the development. Parking is located behind the office buildings, keeping it largely screened from the main entrance and creating a more attractive streetscape along Ten Mile Road. The rear parking area also provides additional separation between the office buildings and the residential portion of the community. Beyond the parking lot generous landscape buffer provides another layer of screening and helps create a comfortable, but gradual transition to the adjoining single family homes. As you -- as we move along -- beyond the light office buildings and the parking area you arrive at our residential portion of Blueberry Hills. The -- the monument shown here clearly signals the transition and creates a distinct entrance into the neighborhood. Its materials, colors and design elements were intentionally coordinated with the light office monumentation so the two entrances really complement one another. Together the signs create a cohesive identity for Blueberry Hills, reinforces the sense that the office and residential components were planned as harmonious -- as one harmonious thoughtfully designed community. Here is an overall view of the entire site, really showing our main entrance to the light office tucked along Ten Mile and, then, the transition into our residential portion of the site. From this perspective you can see that the office and residential components are distinct, but they are also intentionally planned as one cohesive development. So, getting to the nuts and bolts of our project Blueberry Hills, we are requesting an annexation, zoning of L-O and R-4 and a preliminary plat. We are asking for four light office lots, 20 single family lots and 11 common lots. Our gross density will be 2.77 units per acre and our diverse residential lot sizes will range from 8,000 square feet up to 12,270 square feet. As Sonya has mentioned, the current complement -- our current Comprehensive Plan designates the site as low density and light office and as you can see our layout perfectly matches up to the comp plan designation for this area. So, I always like for us to take a -- take a step back and to better understand how this site really fits within the area. It's really important to take a closer look at the surrounding context in detail. So, immediately north of the site we have Drawbridge Subdivision, a nine lot, low density residential neighborhood, along with two unincorporated Ada county parcels that are directly adjacent to our application. Further north is Volterra development, which includes a mix of residential and commercial uses. To the east we have Bridgetower Crossing Subdivision. This is a medium density development featuring a mix of single family homes and complementary commercial uses along Ten Mile Road. The southern boundary of the site is adjacent to -- which is currently being constructed Ten Mile Storage Development. As well as the City of Meridian's Wastewater Resource Recovery Facility. And, then, to the west we have parcels that are currently owned by the City of Meridian. So, the surrounding context illustrates that Blueberry Hills is well suited for this -- for this location. The proposed office uses along Ten Mile respond to the more active demand of the corridor, while the residential portion of the development provides a compatible transition toward the established neighborhoods to the north and to the east. Together the proposed uses create a

thoughtful connection between residential, commercial and municipal and storage uses that are already present in this area. As we have discussed we are requesting two zones, our guiding -- so, based on the Comprehensive Plan, which is really our guiding document, we are requesting L-O highlighted in purple and, then, R-4, low density, which is in yellow. And Sonya touched on this, but we -- this is an in-fill site and we would typically do this in one phase, but, unfortunately, the site is kind of like bisected by two -- two trunk shed boundaries. So, 15 lots will be within phase one, that will be served by the White Drain trunk shed and the remaining five lots will be served by the Black Cat trunk shed once sewer is available. Now I would like to walk you through the homes within Blueberry Hills. The elevations here illustrate the architectural character envisioned for the residential portion of this community. The community will include a mix of single story and two story homes with varied roof lines garage configurations and front entry features that create a visual interest throughout the neighborhood. Although the individual homes will offer a range of styles and floor plans, they will all share kind of a cohesive design language. Elements such as board and batten, siding, masonry accents, metal awnings, decorative gables and warm wood details really establish the upscale timeless character envisioned for our community. Usable open space is a top priority forming the foundation for our community's amenities, pathways and overall connectivity. Blueberry Hills provides 1.7 acres of open space and, then, we have for our pathways -- the connectivity and walkability is also a priority within our little in-fill development. Blue depicts our existing sidewalk along Ten Mile Road. Purple depicts our five foot community sidewalks and orange depicts our five foot micro pathways for a total of 660 linear feet. This slide really illustrates the overall amenity and landscape framework envisioned for Blueberry Hills and highlights the amenities and overall theme and design for our community. Our primary amenity area is located in the northwest portion of the community and is really designed to serve as a welcoming gathering space for residents. The concept plan includes a pond style water feature with benches, a covered picnic pavilion and open lawn area that can support both active and passive recreation. The pond here becomes a centerpiece for our little in-fill development and allows for a beautiful view and open space for the lots that back onto it and this slide shows a great perspective at the very edge of the open space and shows the beautiful flow of the pathways and amenities that surround the pond and I do want to note that these amenities will be built within phase one. And, then, within this slide you can see our covered picnic shelter. We have also incorporated a Blueberry Patch into the amenity area, because why not to -- to offer a unique feature and reinforces the identity and character of our community. And the amenity areas connected with surrounding homes by sidewalks and pathways allowing residents to comfortably walk throughout the neighborhood and access the open space and just to quickly summarize, we feel that Blueberry Hills is a really a thoughtfully planned, high quality in-fill community and it's designed to provide a balanced blend of attractive housing options, functional and inviting open space and intentionally designed gathering areas that encourage connection and create a strong sense of place. This project all together is complimentary residential and light office uses within a cohesive, well landscaped setting with its distinctive architecture, generous landscaping, connected pathways and amenities and coordinated entry features, we feel that Blueberry Hills will create attractive, welcoming and enduring additions to the -- for the City of Meridian. And, again, we want to thank staff for their help and coordination for

this application. We are in full agreement with the staff report and I would like to thank you all for the pleasure of your time, your thoughtful consideration and respectfully request a recommendation of approval to City Council this evening. Thank you so much.

Lorcher: Thank you very much. Commissioners, do we have any questions for Sabrina before she sits down?

Gelsomino: Madam Chair?

Lorcher: Commissioner Gelsomino.

Gelsomino: Sabrina, thank you for your presentation this evening. I -- you know, they are very elegant homes and as a former parks commissioner I always enjoy amenities that are interactive, such as the -- the Blueberry Patches that you will be implementing in this design. Just as a quick and only question I have for you. Have the owners of the Elk Bugle Lane properties been formally notified that there -- that the current easement access will be vacated at final plat recordation and have they consented to the new common driveway arrangement?

Durtschi: Yes. Madam Chair, Commissioner, that's a great question. So, I did not handle the neighborhood meeting, but it was discussed then and when I came on to project manage to be a planner for this project I was adamant that we need to reach out to the neighbors. I set up a meeting with Kevin, me, one of the neighbors. Unfortunately the other neighbor was having surgery. We went to the house, brought down the plans, they seemed very amenable to it and, of course, during construction there will be a lot of coordination with the neighbors to make sure everything goes as smoothly as possible. So, we have reached out to them. I have not heard from any of the neighbors. The one person, Mr. Darren, I told Kevin, you know, after surgery if he wants to reach out to me I would be happy to come down again and meet with them. I haven't heard anything. So, that's as far as the communication has gone, so yes -- so, yes.

Gelsomino: Thank you. I appreciate it.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I know you just said that you didn't actually handle the neighborhood meetings.

Durtschi: No.

Smith: Were there any other concerns brought up by any residents at the neighborhood meeting, any discussion of any --

Durtschi: Yeah. Madam Chair, Commissioner, as far as I'm aware, no, I think that they were really pleasantly happy that we are asking for a low density. They are going to be larger lots and, again, we have a lot of storage by us, a lot of commercial, it's already

developed. So, I don't think that they received a lot of opposition. I think I would have heard or staff would have heard if there was, but, again, I wasn't there, so I can't really - I can't give you exact information.

Smith: Thank you.

Durtschi: All right. Thank you very much.

Lorcher: Yes. Thank you. Madam Clerk, do we have anybody signed up to testify?

Lomeli: Thank you, Madam -- excuse me. Thank you, Madam Chair. We have Lynne Carrillo.

Lorcher: Okay. All right. Anybody else on Zoom?

Lomeli: I have Larry Bowman.

Lorcher: You are good? Okay.

Lomeli: And, Madam Chair, no one online is raising their -- I'm sorry. Excuse me. I do have Ted Burke that did sign up online and he is present.

Lorcher: Okay.

Lomeli: Ted, did you wish to say anything?

Bowman: Yeah. I'm just here as the civil engineer for the project, so I was standing by if -- if anybody had any questions.

Lorcher: Okay. Thank you very much. Sabrina, did you want to add anything else before we close the public hearing or are you good?

Durtschi: No. I think we are good.

Lorcher: May I get a motion to close the public hearing, please?

Smith: So moved.

Stoll: Second.

Lorcher: It's been moved and seconded to close the public hearing for Blueberry Hill Subdivision. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I don't -- I don't know if you quite classify this as in-fill or, you know, maybe on the border of in-fill, but it's not normal that you see it's -- you know, a project in this kind of proximity to existing neighborhood -- neighbors be so, you know, well received. So, I'm in support. I don't see any issues. I think this is really thoughtfully designed and it's a good transition space from the main road into lower density areas.

Lorcher: I agree.

Stoll: Seems pretty reasonable. In support.

Gelsomino: Agreed.

Lorcher: All right. I will take a motion.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: After considering all staff, applicant and public testimony, I move to recommend approval to the City Council of File No. H-2026-0048 as presented in the staff report.

Stoll: Seconded.

Lorcher: It's been moved and seconded to recommend approval to City Council for Blueberry Hill Subdivision. All those in favor say aye. Any opposed? Motion carries. Thank you very much.

MOTION CARRIED: FOUR AYES. TWO ABSENT.