

**Public Hearing (Continued from 5-21-26) for Storyrock (H-2025-0025)
by Bailey Engineering, generally located on the south side of W.
Amity Rd., midway between S. Meridian Rd. /State Highway 69 and S.
Linder Rd.**

- A. Request: Modified Development Agreement for South Meridian – Kent and Donna Mills Development (#2016-007090) to include an additional 26 +/- acres of land and a conceptual development plan for the overall development
- B. Request: Annexation of 27.11 acres of land with the R-15 (22.74 acres) and L-O (4.37 acres) zoning districts.
- C. Request: Rezone of 10.60 acres of land from the R-4 to the R-8 zoning district.
- D. Request: Preliminary Plat consisting of 321 residential building lots, 2 commercial building lots and 44 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts.

Lorcher: Our next item on the agenda is H-2025-0025, Storyrock at Amity, near Meridian Road, request a modified development agreement, annexation, rezone and preliminary plat and we will start with the staff report.

Allen: Thank you, Madam Chair, Members of the Commission. The next applications before you tonight are a request for a development agreement modification, annexation, rezone and a preliminary plat. The site consists of 75 acres of land. It's currently zoned R-4 in the city and RUT in Ada county. It's generally located on the south side of West Amity Road, midway between South Meridian Road, State Highway 69, and South Linder Road. A little history on this property. The western 50 acres of the site was annexed into the city as part of the South Meridian annexation in 2016 with R-4 zoning and a development agreement. Any future development of the site requires an amendment to the development agreement to approve a proposed development plan. A preliminary plat was previously approved for Stonehill Crossing on the western annexed portion of this property. The Stonehill Church property and the Mill property where the existing home is located at 799 West Amity Road, were included in a final plat application, but the plat has not yet been recorded. The remainder of the area included in the previous preliminary plat is now part of the new preliminary plat included in this application. A conditional use permit was approved in 1979 by Ada county on the property located at 455 West Amity Road for a 6,000 square foot, two story structure for a radio station with offices in the R-R zone. Four communication towers were also approved with the radio station, which have recently been removed. The office building and associated improvements remain on the property. The Comprehensive Plan Future Land Use Map designation is low density residential on the western 50 acres and medium density residential on the eastern 26 acres. The low density designation allows for the development of single family residential homes on large and estate lots at gross densities of three units or less per

acre. The medium density residential designation allows for residential dwellings at gross densities of three to eight units per acre. The applicant is proposing a new development agreement for the proposed development, which includes an additional 26 acres of land to the east and a new development plan for the overall development. This property will no longer be subject to the original Mills Development Agreement. The proposed development plan is for 321 single family residential homes and office uses on 75 acres of land. Annexation of 27.11 acres of land is proposed with R-15 zoning, which consists of 22.74 acres and L-O zoning, which is 4.37 acres, which is east of the area that is already annexed. This is the additional area proposed to be included in the amended development agreement. And that is -- you can see right here all of this blue and purple area here. Because the property located at 455 West Amity Road where the existing office is located is designated medium density residential on the future land use map, staff is recommending zoning the property R-15, rather than the requested L-O zoning, consistent with the surrounding area and to facilitate future residential redevelopment consistent with the Comprehensive Plan and the existing office is located in this purple area right here. The existing use may continue as a legal non-conforming use in the R-15 district, subject to the standards of the non-conforming uses. A rezone of 10.6 acres of land is proposed from the R-4 to the R-8 zoning district. This will provide a transition between the existing R-4 zoning on the western portion of the development and the proposed R-15 zoning on the eastern portion of the development. There is 38.85 acres of R-4 zoning remaining. A preliminary plat is proposed consisting of 321 residential building lots for single family residential detached homes, 241 of those are proposed and townhouse dwelling units, 80 units are proposed. Two commercial office building lots. Again one of those is where the existing office is and 44 common lots on 75.13 acres of land in the R-4, R-8, R-15 and L-O zoning districts. The minimum lot size proposed is 2,600 square feet, with an average lot size of 5,392 square feet and a maximum lot size of 12,581 square feet. The plat is proposed to develop in five final plat phases, starting on the west side of the development as shown on the phasing plan there on the lower right. Because sewer service is being extended from the southeast to serve the eastern portion of this development from South Meridian Road, State Highway 69, through the proposed Syringa Crossing development to the east, staff is recommending the phasing plan is revised to reflect the first phases of development on the east side of the development rather than the west. The applicant is in agreement with that. Access is proposed via South Oak Briar Way, a designated collector street on the master street map, planned to be constructed at the mid mile with Stone Hill Church and that is this -- this road right here. Actually, excuse me. Right here. South Pullman Avenue is also proposed for access right here from Amity Road. It may be designated as a collector street in the future along the east boundary of the site. Stub streets are proposed to the south and west to the church and the Mills property for future interconnectivity and access. Staff recommends either public right of way or a cross-access ingress-egress easement is depicted through Lot 1, Block E-1, for future connectivity to the mixed use designated development to the east to reduce access points to the arterial street Amity Road and that is in this location right here. A conceptual redevelopment plan was submitted as shown and requested by staff that shows how the Mills property could redevelop in the future with their proposed development plan. This is the boundary here of the Mills property. Again that was included and approved in a previous final plat for Stonehill

Crossing and is just yet to be recorded. The Calkins Lateral runs along the western portion of this development within a 56 foot wide easement. The lateral is proposed to be relocated and piped in common lots along the west side of South Oak Briar Way, the collector street. The Bell Sub Lateral, Carson lateral runs across the eastern part of the development within a 50 foot wide easement and is proposed to be piped. It's mostly located in common lots, but does cross several buildable lots. The UDC requires irrigation easements wider than ten feet to be included in a common lot that is a minimum of 20 feet wide and outside of a fenced area, unless otherwise waived by Council. The plat should be revised to comply with this standard prior to City Council hearing or obtain a waiver from Council for the easement to be located on adjacent building lots. A landscape plan was submitted as shown. Landscape street buffers are required in accord with UDC standards along arterial and collector streets in all zones and along local streets in the L-O district. Qualified open space is required to be provided with development. A minimum of 9.66 acres is required. A total of 15.71 acres is proposed, exceeding UDC standards and consists of common open space areas, parkways, linear open space, 50 percent of the arterial street buffer and one hundred percent of the collector street buffer. Site amenities are required to be provided with development. Based on the area of the development a minimum of 15 amenity points are required. Amenities totaling 23 points are proposed consisting of a tot lot, two pickleball courts, a half basketball court from the recreation activity area category. Three picnic areas with covered seating on sites greater than 5,000 square feet from the quality of life category. Five foot wide internal pathways from the pedestrian or bicycle circulation system category and two bicycle repair stations from the multi-modal category, exceeding UDC standards. The pathways master plan depicts a ten foot wide multi-use pathway along the east side of the Calkins Lateral. Because the lateral is being relocated and piped, the Parks Department is amenable for a ten foot wide detached pathway being provided along both sides of the north-south mid mile Collector Street Oak Briar as an alternative. A ten foot wide detached multi-use pathway is also required along West Amity Road and if Pullman Avenue will be classified as a collector street, a ten foot wide detached sidewalk should also be provided along both sides of that street in lieu of five foot sidewalk. The pedestrian pathway proposed for this development shows -- this plan shows all the pedestrian connectivity through the development, as well as along adjacent streets. Conceptual building elevations were submitted as shown for the single family residential detached and townhomes that demonstrate the quality of development proposed. Conceptual elevations were not submitted for the proposed office development. Final design of the townhome structures and the offices are required to comply with the design standards in the Architectural Standards Manual. No letters of public testimony were received on this application. The applicant did submit a response to the staff report that they are in agreement with all of staff's recommended conditions of approval. Staff is recommending approval with the new development agreement and the conditions in the staff report. The applicant is here to present tonight. Thank you.

Lorcher: Would the applicant like to come forward, please? Good evening.

Black: Thank you. Good evening, Madam Chair, Commissioners and staff. My name is Kelli Black with Bailey Engineering located at 868 East Riverside Drive in Eagle, Idaho.

83616. And tonight we are presenting Storyrock, a 75 acre community in south Meridian. Our project includes a development agreement modification, annexation, rezone and preliminary plat. This 75 acre community is located south of Amity Road between Meridian Road and Linder Road. It's positioned near several developments, schools and transportation corridors. The area is experiencing steady growth as you can see on this slide. Storyrock is surrounded by existing and planned neighborhoods. The project is intended to complement surrounding development while providing connections that support the broader south Meridian area. The Future Land Use Map has this site designated as low density residential on the west and medium density residential on the east and as you will see when we review the preliminary plat our overall project density is 4.27 dwelling units per acre. Storywalk -- Storyrock will have four zoning districts across the site. So, we have R-4 on the west, followed by R-8 going east and, then, R-15 on the east. We also are proposing a limited office area at the northeast corner. Together these districts create a gradual transition from lower density development -- development to more compact housing opportunities. So, I want to talk a little bit more about that limited office. So, at the northeast corner of the project we had reserved space for a limited office uses and our intent for this proposed zoning was to accommodate the existing office building and as staff mentioned staff has recommended that this be zoned R-15, rather than the proposed L-O and that the existing office use may continue as a legal non-conforming use within the R-15 zone and we are in agreement with this recommendation and we will revise materials prior to Council. So, looking at the preliminary plat we are proposing 210 single family detached lots, 31 cottage lots. Those are also detached. Eighty townhome lots and, then, those two commercial lots. In total the project includes 321 residential units. The mix of housing types responds directly to the comp plan policies encouraging a variety of housing options, while maintaining an overall density that is consistent with the future land use map. So, this community is served by two primary access points, both off of Amity. That first one being Oak Briar Way on the west and, then, the second Pullman Avenue on the east. The plan also includes stub street connections to the adjacent properties on the west and on the south. So, one of the defining characteristics of Storyrock is its commitment to open space. The project provides approximately 15.7 acres of qualified open space. This represents nearly 21 percent of the site. This significantly exceeds the city's minimum requirement. Rather than concentrating the open space in one single area, residents will have access to recreational opportunities and amenities throughout the site. So, the amenity package was designed to serve residents of all ages. We have two pickleball courts, a half basketball court, three covered picnic and gathering areas, bike repair stations. We have two of those. And we have a playground. The project exceeds the city's required amenity point system and provides a balanced mix of active and passive recreational opportunities. So, in terms of phasing this project is proposed to be built out in five phases and as mentioned staff has recommended that we revise our phasing plan and begin with phase one on the east to bring sewer from the east and connect to the church and we agree with this recommendation and we will revise our phasing plan accordingly. So, in terms of walkability and pathways, we have continuous pathway networks linking open spaces, amenities and future connections beyond the project boundary. The design again supports the comp plan goals related to walkability, neighborhood connectivity and alternative transportation options. So, now I really wanted to get into the vision of this

site. So, when we talk about the vision, you know, we set it with the entry monument and the Storyrock entry monument establishes a strong sense of identity for the community and it will create a welcoming gateway, while reflecting the character of the Treasure Valley. And diving more into the vision, we look at the community and this slide illustrates the overall vision for Storyrock. The goal is to create a neighborhood that feels connected, attractive and livable. The community is designed not simply as a collection of lots, but as a complete neighborhood that encourages interaction, recreation and long-term neighborhood value. So, as we look a little bit more at some of the amenities and what this community feels like, this is where neighbors meet. You know, this is the basketball court, you know, where you can have a spontaneous pick-up game and that the covered seating area beside that turns passer-byers into spectators and, then, these spectators become friends. And, then, we have the playgrounds and, you know, the playground is where the youngest residents come to play and the families can come to connect, also with seating areas nearby and, then, of course, we have pickleball. Pickleball is the fastest growing way for neighbors to become friends. It's easy to learn, it's social by nature and it's fun to watch. We have two courts and covered seating areas to create a daily gathering opportunity that brings every age together over a friendly game. So, now I wanted to talk about the product mix on this preliminary plat and I wanted to talk first about the cottages. So, with this product we are introducing -- project we are introducing cottage homes and these homes are unique. They are at 900 square feet. These homes are smaller footprint, but they come with big advantages. An opportunity to enter the housing market, as well as an opportunity to downsize. So, it's meeting the needs of two different home buying groups. And as you can see here we have shown some exterior shots, as well as some interiors and here I wanted to look at some of the single family homes that will be featured at Storyrock. So, again, we have the single family detached and, then, we have this single family attached products on the lower right of the screen and we have also featured some of the materials that we have used and some of the colors that we have used in other subdivisions and, then, of course, I wanted to look at the interiors. As you can see these homes -- they are just really beautiful and buyers really love them and so these are some of the more recent ones that have been done by this builder. So, in terms of next steps, we do agree with the staff recommendations and we will do the following prior to Council. We will revise that L-O zoning district to R-15. We will revise that phasing plan and, then, we will revise the preliminary plat and the common lots as recommended throughout the staff report. So, in closing I just want to say that Storyrock delivers a community consistent with the comp plan, a variety of housing opportunities, significant open space and amenities, strong pedestrian and transportation connectivity and orderly growth. We respectfully request approval of the applications and appreciate the time and consideration of the Commission. Thank you and I would be happy to answer any questions.

Lorcher: Thank you. Commissioners, do we have any questions for Kelli right now? I think we are good. Thank you very much. Madam Clerk, do we have anyone signed up to testify?

Lomeli: Madam Chair, no one has signed up.

Lorcher: And no one on Zoom either -- there is nobody on Zoom. Kelli, did you want to have any final words before we close the public hearing or are you good? Okay. May I get a motion to close the public hearing?

Smith: So moved.

Stoll: Second.

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

MOTION CARRIED: FOUR AYES. TWO ABSENT.

Smith: Madam Chair?

Lorcher: Commissioner Smith.

Smith: I generally think this is a good development. I think -- I do have one point of feedback and I hope this doesn't come across as a nitpick. It really is regarding the presentation itself. I did notice that the open space exhibits -- they appeared to be AI generated, which I'm far from a Luddite, I know, I'm not against AI necessarily. I would just caution -- I feel like the -- the point of elevations and exhibits and things like that is to show your intention and your vision and I think in creating that there was a little bit of inconsistency with how the open space interacted with the surrounding development that -- I was trying to visualize, but, you know, you are trying to imagine, okay, well, those -- imagine those houses are different and more fitting to the design plan. So, again, not a reason for me to oppose it obviously, just something I guess I would like to -- to maybe see a little bit more of the actual designer's vision shown in those elevations in the future. But I understand it's a -- it's a valuable tool.

Lorcher: Yeah. I mean they can adjust that for Council.

Smith: Yeah. And that's I guess maybe a point of feedback or maybe -- maybe a slight recommendation, but everyone has personal preferences, so --

Lorcher: There you go. I thought it was well designed. I like that, you know, everybody's on a proper street and there is not a lot of private streets. They exceeded their amenities -- or their open space, so -- and that area continues to grow and I like the transition between the R-4 to R-8 and they are amenable to changing L-O to R-15. So, that's good.

Stoll: I like the proposal. It's well designed.

Lorcher: Yeah.

Gelsomino: I agree the proposal is -- looks great. I'm looking forward to seeing it continue to grow. My only hope is that as you continue to build and grow this plan that -- my hope

is that you are also communicating with any of the educational institutions and the Western Ada School District to make sure that, you know, as it grows the impact of the student increase ratio is, you know, kind of kept at a steady pace as well.

Lorcher: It looks like they are doing five phases, so there will be a few years before all this builds out, so -- all right. After all -- considering all staff, applicant and public testimony, I move to recommend approval to City Council for File No. H-2025-0025 as presented in the staff report for the hearing date of June 18th with no modifications.

Smith: Second.

Lorcher: It's been moved and seconded to approve Storyrock. All those in favor say aye. Any opposed? Motion carries.

MOTION CARRIED: FOUR AYES. TWO ABSENT.