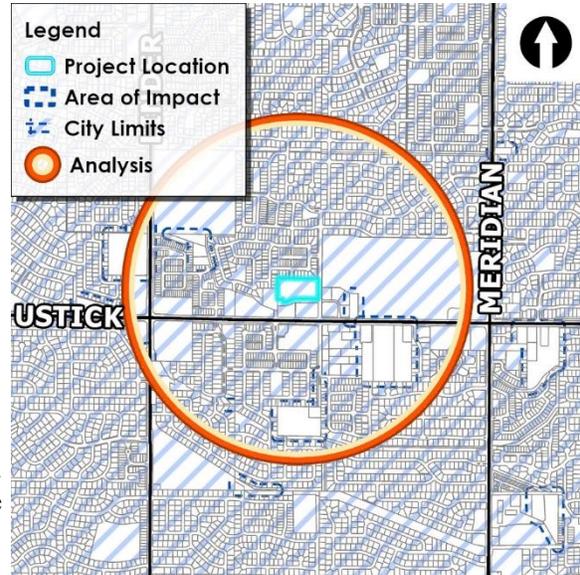


**COMMUNITY DEVELOPMENT
DEPARTMENT REPORT**



HEARING DATE: 3/17/2025
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiacity.org
APPLICANT: Brighton Corporation
SUBJECT: H-2025-0051; A-2025-0152
Driftwood Townhomes Subdivision
LOCATION: Generally located north of W. Ustick Rd. (Parcel #R1931270100), on the west side of N. Venable Ave., in the SE 1/4 of Section 36, T.4N., R.1W.



I. PROJECT OVERVIEW

A. Summary

The Applicant requests approval of the following development applications:

- Development agreement modification for a new agreement for the subject property and update to the development plan and associated provisions from multi-family residential to townhomes on individual lots;
- Rezone of 5.01 acres of land from the C-C to the TN-R zoning district; and
- Preliminary plat to re-subdivide Lot 1, Block 1, Driftwood Subdivision into 61 building lots and 5 common/other lots with private streets on 4.81 acres of land in the TN-R district.

B. Issues/Waivers

The UDC (11-3F-4C.2c) requires a 5’ wide attached sidewalk or 4’ wide detached sidewalk to be provided on both sides of private streets. This requirement may be modified by the decision-making body if the Applicant can demonstrate that an alternative similar pedestrian path exists.

The Director approved a modification to the standard to allow a 4’ instead of 5’ wide-attached sidewalk along internal private streets, which still provides a similar pathway as required for a modification.

C. Recommendation

Staff: Approval
Commission: Approval

D. Decision

Council: Pending

II. COMMUNITY METRICS

Table 1: Land Use

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped land	-
Proposed Land Use(s)	Townhome dwellings	-
Existing Zoning	C-C (Community Commercial)	VII.A.2
Proposed Zoning	TN-R (Traditional Neighborhood Residential)	
Adopted FLUM Designation	MU-C (Mixed Use – Community)	VII.A.3

Table 2: Process Facts

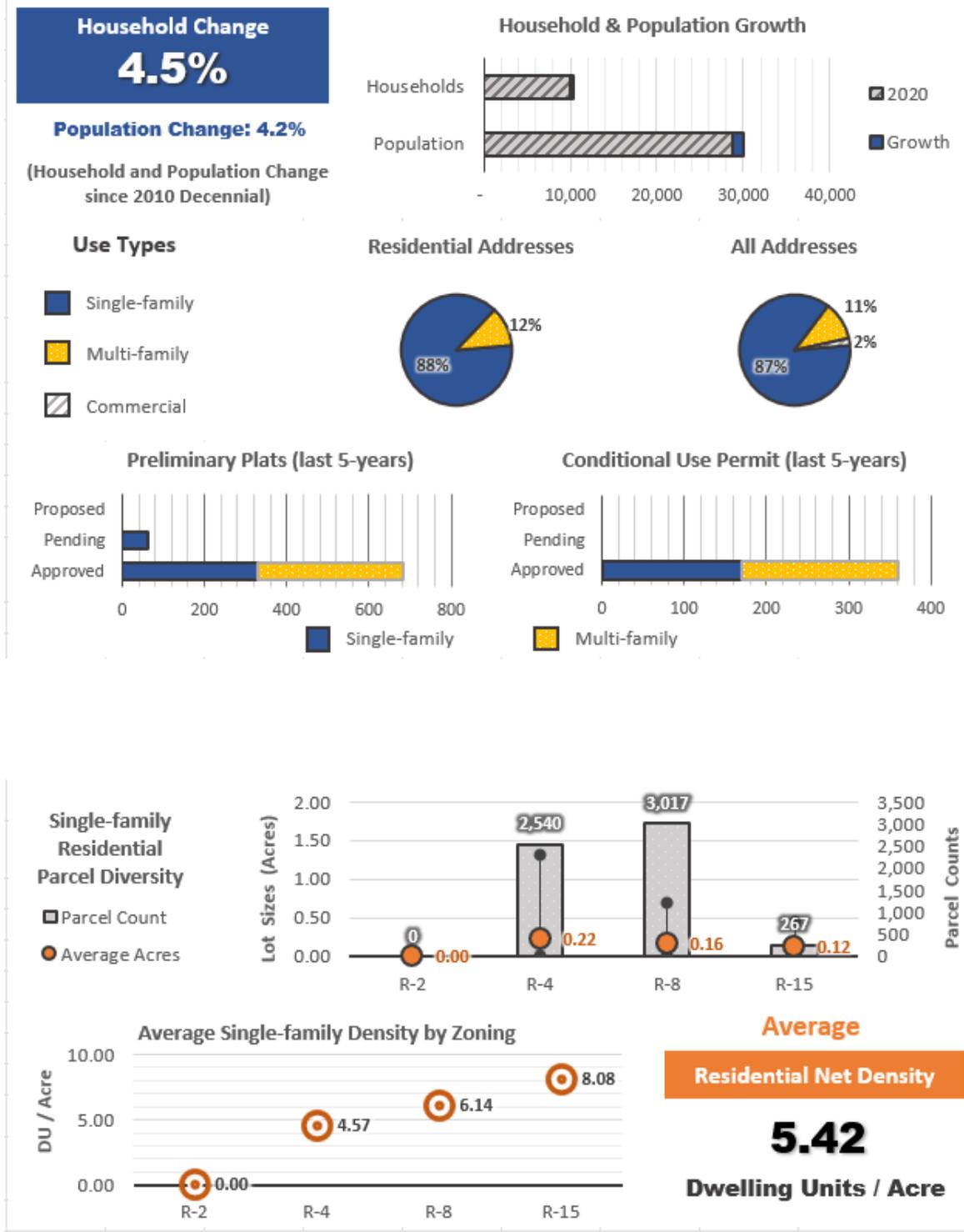
Description	Details
Preapplication Meeting date	9/9/2025
Neighborhood Meeting	10/23/2025

Table 3: Community Metrics

Agency / Element	Description / Issue	Reference
Ada County Highway District		IV.D
<ul style="list-style-type: none"> • Comments Received 	Yes (H-2023-0021 Driftwood Subdivision)	-
<ul style="list-style-type: none"> • Commission Action Required 	No	-
<ul style="list-style-type: none"> • Access 	Access is proposed from the north via N. Buckstone Ave., an existing local street; and W. Wind Drift Ln., a proposed private street via N. Venable Ave., a collector street. Private streets and alleys are proposed for internal access.	-
ITD Comments Received	Yes – no comments or concerns at this time.	IV.E
Meridian Public Works Wastewater		IV.B
<ul style="list-style-type: none"> • Distance to Mainline • Impacts or Concerns 	Sewer available at site See Public Works Site Specific conditions	
Meridian Public Works Water		IV.B
<ul style="list-style-type: none"> • Distance to Mainline • Impacts or Concerns 	Water available at site None	
School District(s)	No comments were received	Error! Reference source not found.

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

Figure 1: One-Mile Radius Existing Condition Metrics



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

Figure 2: ACHD Summary Metrics

Capital Improvements Plan (CIP)/ Integrated Five Year Work Plan (IFYWP):

There are no roadways, bridges, or intersections in the general vicinity of the project that are in the District’s Capital Improvement Plan (CIP).

- Venable Street is scheduled in the IFYWP to be established as a new bikeway corridor with wayfinding/bikeway signage, pavement markings, and enhanced crossings at Ustick Road. The design year is scheduled in 2024; no construction year has been determined at this time.

Condition of Area Roadways

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Ustick Road	635-feet	Principal Arterial	1,045	Better than “D”
Venable Avenue	615-feet	Collector	108	Better than “D”

* Acceptable level of service for a five-lane principal arterial is “E” (1,780 VPH).

* Acceptable level of service for a two-lane collector is “D” (425 VPH).

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

III. STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. General Overview

The Applicant proposes a new Development Agreement (DA) to replace the existing agreement (Inst. #2022-008733), which governs development of the subject property as well as the property to the south. The new agreement will only be applicable to the subject northern portion of the property.

The existing conceptual development plan approved for this site, included below in Section VII.D, is for a multi-family development consisting of (57) 2 and 3-story townhouse-style dwelling units on one building lot on the northern portion of the site with a gross density of 11.85 units per acre. The southern portion of the site is approved to develop with two (2) commercial buildings.

The proposed development plan is for 61 townhouse dwelling units on individual building lots with a gross density of 12.68 units per acre. The proposed design is essentially the same as the previous plan except for four (4) additional dwelling units and units on individual lots. A mix of front-loaded and alley-loaded townhome dwellings are proposed with access provided from internal private streets and alleys.

The proposed density is only one (1) unit per acre greater than the existing entitlement and is still consistent with the density range of 6 to 15 units per acre desired in the Mixed Use – Community (MU-C) Future Land Use Map (FLUM) designation in the Comprehensive Plan. The same number of dwelling units is proposed adjacent to existing homes to the north in Woodburn Subdivision and to the west in Woodburn West Subdivision; one (1) fewer unit is proposed along the west boundary adjacent to the large residential parcel. The additional units are located along the east boundary of the site adjacent to Venable Ave., which shouldn’t impact adjacent residential properties.

As with the entitled development, the proposed development provides a transition in density and zoning with the proposed TN-R district and is a desired housing type in the MU-C designation. A mix of uses exist in close proximity to the site as shown on the exhibit below.



Surrounding Land Uses

To accommodate the proposed development plan and subdivision of the property, a Rezone of 5.01 acres of land is proposed from the C-C to the TN-R zoning district.

A Preliminary Plat is proposed to re-subdivide Lot 1, Block 1, Driftwood Subdivision into 61 building lots and 5 common/other lots with private streets on 4.81 acres of land in the TN-R district. Subdivision of the property will allow individual units to be sold, which should allow for owner-occupied and rental options rather than just rental options. The subdivision is proposed to develop in one phase.

Table 4: Project Overview

Description	Details
History	AZ-07-018 Settler’s Square (Ord. #08-1364, DA Inst. #108059803); H-2016-0074 (MDA) (DA Inst. #2016-097989); H-2021-0072 (MDA) (Settler’s Square DA Inst. #2022-008733 – this DA replaced all previous DA’s); A-2022-0111 (CZC for site improvements including an internal shared access drive-aisle with detached sidewalk & associated landscaping and storm drainage); H-2023-0021 (PFP/CUP for a multi-family development – the final plat was recorded but the approved use was not commenced and expired on 8/23/25)
Phasing Plan	1
Residential Units	61
Open Space	NA
Amenities	NA
Physical Features	The site is fairly flat with no waterways or other notable physical features.
Acreage	4.81 acres
Lots	61 building & 5 common/other lots

Description	Details
Density	12.68 units/acre (gross); 18.19 units/acre (net)

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

B. History

This property was annexed in 2008 as part of Settler’s Square (AZ-07-018, Ord. #08-1364) with the requirement of a Development Agreement (DA) (Inst. #108059803).

In 2016, a modification to the DA was approved (H-2016-0074 – Inst. #2016-097989).

In 2022, another modification was approved to the DA, which replaced all previous DA’s (H-2021-0072 – Inst. #2022-008733). Also in 2022, a Certificate of Zoning Compliance was approved for site improvements including an internal shared access drive-aisle with detached sidewalk & associated landscaping and storm drainage, which runs along the southern boundary of this site (A-2022-0111 Settlers Square Site Improvements).

In 2023, a CUP for a multi-family development consisting of 57 townhome-style dwelling units and a combined preliminary & final plat consisting of three (3) building lots (1 residential and 2 commercial) and one (1) other lot on 9.01 acres in C-C district was approved (H-2023-0021). A final plat was recorded but the CUP expired because the use was never commenced.

C. Site Development and Use Analysis

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

1. Existing Structures/Site Improvements (*UDC 11-1*):
There are no existing structures or improvements on this site.
2. Proposed Use Analysis (*UDC 11-2*):
UDC Table 11-2D-2 lists townhome dwellings as a principal permitted use in the TN-R district. Townhouses are listed as a sample use and TN-R zoning is listed as a sample zoning appropriate in the MU-C designation.
3. Dimensional Standards (*UDC 11-2*):
Compliance with the standards for all traditional neighborhood districts in UDC 11-2D-3 and the standards for the TN-R district in UDC Table 11-2D-6 is required.

D. Design Standards Analysis

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

1. Structure and Site Design Standards (*Comp Plan, UDC 11-3A-19*):
All townhome structures are required to comply with the design standards listed in the Architectural Standards Manual.
2. Qualified Open Space & Amenities (*Comp Plan, UDC 11-3G*):
The standards for qualified open space and site amenities in UDC 11-3G are applicable to all new townhouse developments of five (5) acres or more in size. In the TN-R district, a minimum of 15% qualified open space is required. Because this site is below 5 acres at 4.81 acres, these standards do not apply.

The narrative states 10.65% (or 0.51 acres) of qualified open space is provided within the development, however not all of area counted “qualifies” per the standards in UDC 11-3G-3. A dog waste station is proposed as a pedestrian-focused amenity.

As shown on the exhibit below, this site is close to Settler’s Park to the east, which is approximately an 11-minute walk to the center of the park, and provides active and passive recreational opportunities, including sports fields, walking paths, children’s play equipment and gathering areas. Additionally, a City community center is planned directly across Venable Ave. to the east, which is approximately a 6-minute walk, that will provide additional opportunities for recreation and amenities.



Pedestrian Access to Regional Park

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

i. Landscape buffers along streets

A 13’ wide street buffer is required along Venable Ave., a collector street, per UDC Table 11-2D-6. A 10’+ wide street buffer exists adjacent to the southern boundary of the site along the private street (Wind Drift Ln.). Landscaping is required within the street buffer per the standards listed in UDC 11-3B-7C as proposed.

ii. Tree preservation

Mitigation is required for all existing trees 4” caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of 100% replacement per the standards in UDC 11-3B-10C.5.

There are no existing trees on the site that require mitigation.

iii. Stormwater integration

An adequate storm drainage system shall be required in all developments in accord with the city's adopted standards, specifications and ordinances per UDC 11-3A-18. Design and construction shall follow Best Management Practice as adopted by the city.

A [Geotechnical Investigation report](#) was submitted with this application, included in the public record.

iv. Pathway landscaping

Landscaping is required along all pathways per the standards listed in UDC 11-3B-12C. Minimum 5’ wide landscape strips are required on each side of all pathways with landscaping consisting of a mix of trees (one per 100 linear feet), shrubs, lawn, and/or other vegetative groundcover.

The required number of trees with a mix of shrubs, lawn and other vegetative groundcover is proposed. **However, a 5’ wide strip of landscaping is not provided as required along**

the north side of the pathway that runs along the front property lines of Lots 43-48; alternative compliance may be requested to this standard if the required landscaping is not desired in that location.

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

Off-street parking is required per the standards listed in UDC Table 11-3C-6 for townhouse dwellings; the number of parking spaces is based on the number of bedrooms per unit.

All of the units will have 3 bedrooms; therefore, a minimum of four (4) spaces are required per unit as proposed, with two (2) in an enclosed garage and two (2) on a parking pad in front of the garage. Six (6) additional spaces are proposed for guest parking off N. Buckstone Ave. at the north boundary of the site.

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

Conceptual building elevations were submitted for the proposed 2-story townhome structures, included below in Section VII.E. Two (2) types of townhouses are proposed consisting of alley-loaded and front-loaded units, in accord with UDC 11-2D-6C; some of the alley-loaded units front a mew.

Final design is required to comply with the design standards in the Architectural Standards Manual. Review for compliance with these standards will take place with the Design Review application, which should be submitted and approved prior to submittal of building permit applications.

Compliance with the lighting standards in UDC 11-2D-6F is required. All dwelling units shall have a minimum of two (2) lights at the front of the unit. All dwelling units on alley accessed properties shall have a minimum of two (2) lights along the alley. All lighting required in this section shall prevent uplighting and shall be on a photocell that activates the lighting at dusk and turns it off at dawn.

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

All fencing is required to comply with the standards listed in UDC 11-3A-7.

A 6' tall tan vinyl fence is proposed along the north and west perimeter boundaries of the subdivision and a 5' tall open vision metal fence is proposed along the east boundary of Lot 26 and the south boundary of Lot 2 as shown on the fencing plan below in Section VII.H.

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

An 8' wide parkway is required along the collector street (Venable Ave.) planted with Class II trees per UDC Table 11-2D-6 and 11-3A-17E as proposed.

E. Transportation Analysis

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

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

Access is proposed via N. Buckstone Pl., a local stub street at the north boundary of the site; and Wind Drift Ln., a proposed private street along the south boundary of the site via N. Venable Ave., a collector street. Private streets and alleys are proposed for internal access.

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

No multi-use pathways are depicted on the Pathways Master Plan on this site.

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

All pathways are required to be constructed per the standards in UDC 11-3A-8. A short segment of pathway is proposed in the internal common area along the southern boundary of the site in front of Lots 43-48 and a pedestrian connection is provided to the sidewalk along Venable Ave.

A pedestrian plan was submitted that shows internal pedestrian pathways and sidewalks along streets, included below in Section VII.I.

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

Sidewalks are required along all streets per the standards in UDC Table 11-2D-6, 11-3A-17 and 11-3F-4C.2c.

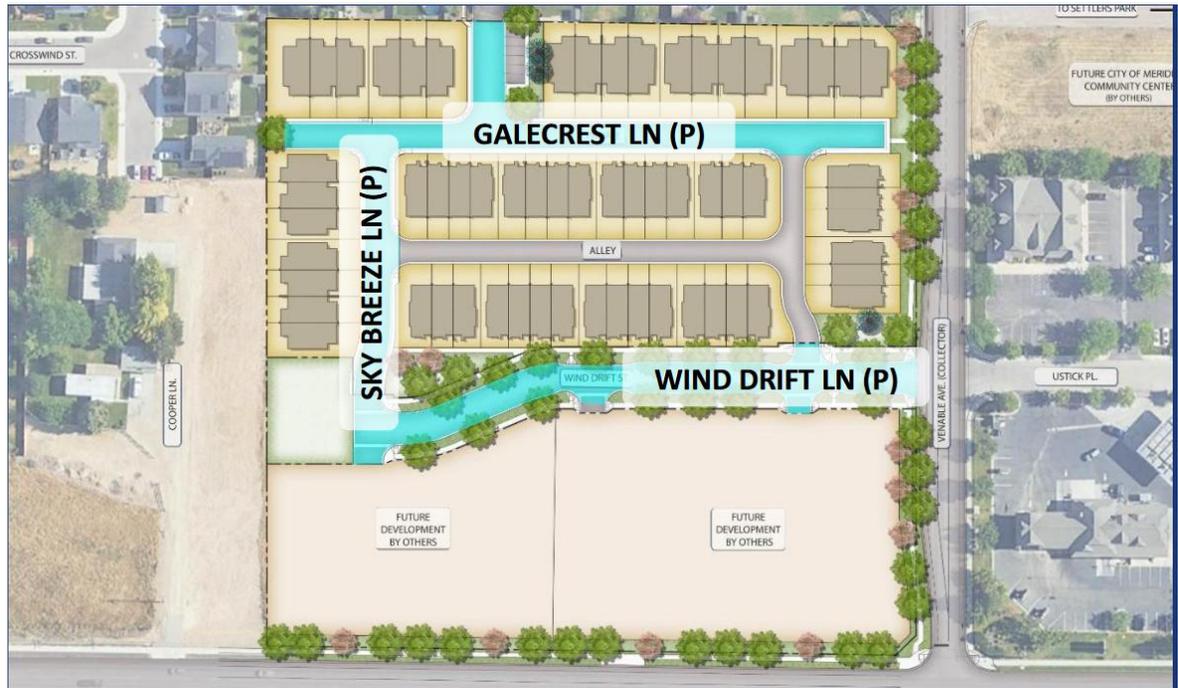
A 5' wide detached sidewalk is required within the street buffer along N. Venable Ave., a collector street, and a 5' wide attached sidewalk or 4' wide detached sidewalk is required along the proposed private streets. A 5' wide detached sidewalk exists along both sides of the proposed private street adjacent to the southern boundary of the development.

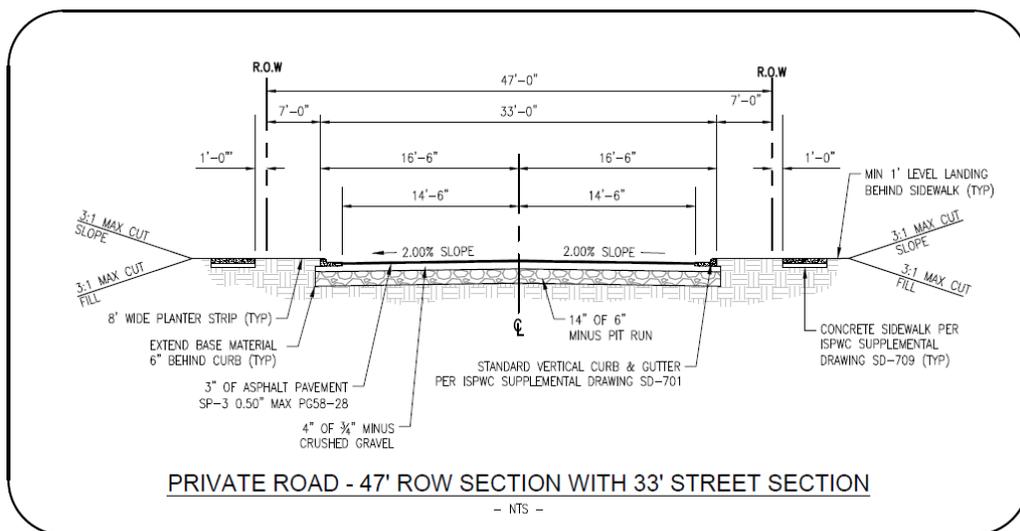
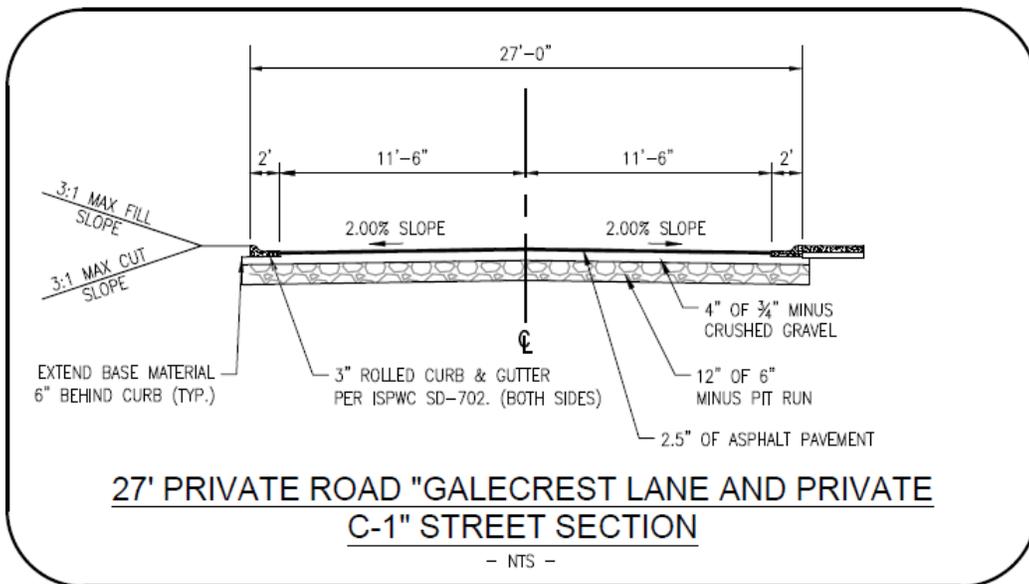
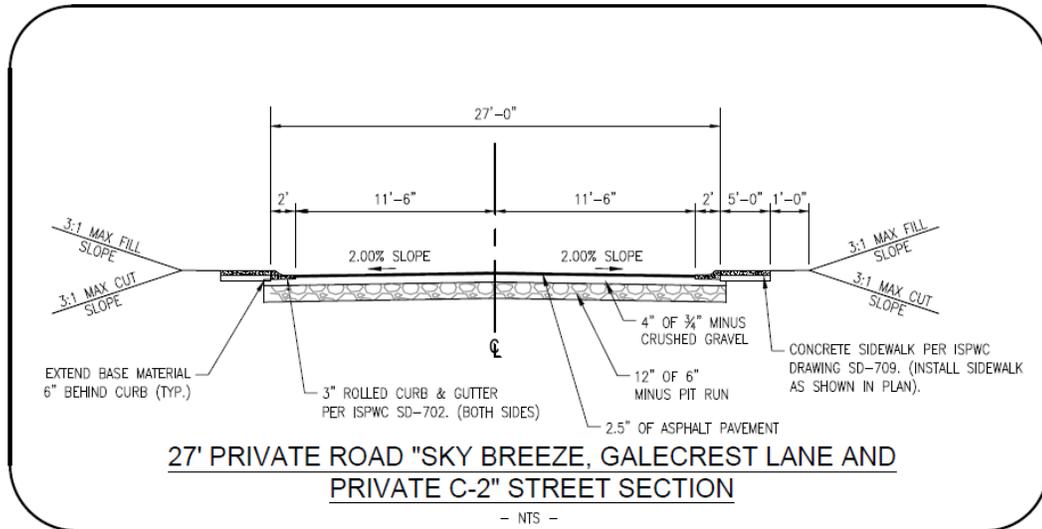
The Applicant requests Director approval of a modification to the requirement along private streets on Lot 1, Block 1 to allow a 4' instead of 5' wide attached sidewalk. Such modifications are allowed if the Applicant can demonstrate that an alternative similar pedestrian path exists. The Director finds the proposed sidewalk provides a similar pedestrian path as required for a modification; therefore, the modification is approved.

Staff recommends an attached 4' wide sidewalk is provided along the west side of Alley A for safe pedestrian access within the development in accord with UDC 11-3F-4A.2.

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

The Applicant requests Director approval of two (2) 27' wide private streets on Lot 1, Block 1 and one (1) existing 33' wide drive aisle proposed as a private street adjacent to the southern boundary of the property on Lot 2, Block 1, Driftwood Subdivision as shown below.





A note should be included on the final plat that grants ingress/egress to all lots from Lot 1, Block 1. The Driftwood Subdivision plat includes a note (#5) for Lot 2, Block 1 that states the

lot is a common lot and private access which will be owned and maintained by the Driftwood Owner's Association and references a Declaration of Access Easement and Private Drive Access Easement Agreement. **If the easement agreements provide for access to the proposed development, an additional easement is not required – a copy of the easement(s) should be submitted to the Planning Division with the final plat application. If the easement(s) don't provide for access to the subject property, a new recorded easement agreement should be recorded and a copy submitted with the final plat signature application.**

Private streets serving townhouse developments may be permitted at the discretion of the Director in cases where the project qualifies as an infill development, where compliance with the public safety and access requirements can be demonstrated, as set forth in UDC 11-3F-1. The Director finds the project complies with these standards.

Residential private streets shall only be permitted at the discretion of the Director, subject to the standards listed in UDC 11-3F-4A. **Compliance with the ACHD structural standards for streets, as shown on design and construction documents prepared and certified by a registered professional engineer is required.**

Private streets are required to comply with the design standards listed in UDC 11-3F-4B and construction standards in UDC 11-3F-4C.

The private street connection at the northern boundary of the site to N. Buckstone Ave. and the connection of the private street (Wind Drift Ln.) to N. Venable Ave. is required to be approved by ACHD, per UDC 11-3F-4B.2.

Staff recommends a condition of approval that prohibits the private street connections to public streets from being gated.

The applicant or owner shall provide documentation of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof per UDC 11-3F-3B.3 with the final plat signature application.

The Director approved the two (2) private streets within the development on Lot 1, Block 1 of the proposed subdivision with 4' wide attached sidewalks contingent upon City Council's approval of the preliminary plat; and the private street adjacent to the southern boundary of the development on Lot 2, Block 1, Driftwood Subdivision subject to completion of the tasks in UDC 11-3F-3B in accord with the Findings below in Section V.C. **These tasks shall be completed and documentation of such submitted to the Planning Division prior to City Engineer signature on the final plat.**

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

i. Dead end streets

The east and west ends of the northern drive aisle have an 80' long dead-end, which is allowed by the Fire Dept. without a turnaround.

ii. Alleys

All alleys should comply with the standards listed in UDC 11-6C-3B.5. Two (2) 24' wide alleys, "Alleys A & B", are proposed to be constructed with asphalt pavement with rolled curb and gutter for access to the centrally located townhomes and the townhomes along the east boundary of the site facing N. Venable Ln. **Per the required standards, a ribbon curb shall be constructed instead of a rolled curb, all alleys shall serve as fire lanes and the entrance to the alley from the public street shall provide a minimum 28' inside and 48' outside turning radius as demonstrated on the fire access exhibit below in Section VII.K. No parking shall be allowed on either side of the street within 50' of the alley entrance as measured from the centerline of the alley.**

iii. Block face

The proposed block faces comply with the standards for such in UDC 11-2D-3.

7. Proposed Off-site Improvements:

As part of the project, the developer proposes to improve Venable Ave. as ½ of a 36' street section from Ustick Rd., transitioning to a 3-lane roadway with a 46' wide street section to accommodate an exclusive northbound left-turn lane to serve the private road (Wind Drift Ln.) located 320' north of Ustick Rd., transitioning back to a 40' street section north of the private road. Venable Ave. is proposed to be improved with curb, gutter, and a 7' wide attached concrete sidewalk abutting the site within the existing right-of-way. **Staff recommends a 5' wide detached sidewalk is provided instead of a 7' wide attached sidewalk in accord with UDC 11-3A-17C.**

The developer is also working with the Park's Dept. and ACHD regarding the improvements to the Venable and Ustick Rd. intersection. Settler's Park requires a signal at the Venable/Ustick intersection as part of their mitigation for the future Community Center to the east across Venable Ave. from the site. The developer has agreed to manage the construction for the signal as part of a Cooperative Development Agreement (CDA) that is in process.

F. Services Analysis

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

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

There are no waterways that cross this site.

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

An underground pressurized irrigation system is required with development to provide irrigation water to each lot within the subdivision as set forth in UDC 11-3A-15.

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

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 Investigation [report](#) was submitted with the application, included in the public record.

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

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

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

All development should connect to the City water and sewer systems, unless otherwise approved by the City engineer.

IV. CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

1. Development Agreement Modification:

The new DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the modification. **A final plat application**

shall not be submitted until the DA is signed and recorded. The DA shall, at a minimum, incorporate the following provisions:

- i. Future development of the subject site shall be substantially consistent with the conceptual development plans, including the site layout, pedestrian plan, renderings and elevations, and the provisions contained herein.
 - ii. Future townhomes within the development shall comply with the design standards listed in the Architectural Standards Manual and in UDC 11-2D-6 for the TN-R district.
 - iii. A Design Review application shall be reviewed and approved by the Planning Division prior to submitting any building permit application(s).
 - iv. The developer shall continue to work with the Park's Dept. and ACHD regarding the improvements to the Venable and Ustick Rd. intersection. Settler's Park requires a signal at the Venable/Ustick intersection as part of their mitigation for the future Community Center to the east across Venable Ave. from the site. The developer shall manage the construction for the signal as part of a Cooperative Development Agreement (CDA) that is in process, as agreed.
2. The final plat shall include the following revisions:
- i. All alleys shall demonstrate compliance with the standards listed in UDC 11-6C-3B.5. A ribbon curb shall be constructed instead of a rolled curb, all alleys shall serve as fire lanes and the entrance to the alley from the public street shall provide a minimum 28' inside and 48' outside turning radius.
 - ii. Include a note granting ingress/egress to all lots from the private street(s) on Lot 1, Block 1.
 - iii. Comply with the ACHD structural standards for streets, as shown on design and construction documents prepared and certified by a registered professional engineer, per UDC 11-3F-4A.8.
 - iv. Depict an attached 4' wide sidewalk along the west side of Alley A for safe pedestrian access within the development in accord with UDC 11-3F-4A.2.
3. The landscape plan submitted with the final plat application shall include the following revisions:
- i. A 5' wide landscape strip shall be provided along the north side of the pathway along the front of Lots 43-48 (depicted on the plat as Lots 44-49) with landscaping in accord with the standards listed in UDC 11-3B-12C or submit an application for alternative compliance to the standard (see UDC 11-5B-5 for more information).
 - ii. Depict the location of the dog waste station.
 - iii. Depict an attached 4' wide sidewalk along the west side of Alley A for safe pedestrian access within the development in accord with UDC 11-3F-4A.2.
 - iv. Correct the lot numbers on the plan to match that on the plat.
4. All alleys shall comply with the standards listed in UDC 11-6C-3B.5.
5. On-street parking is only allowed on one (1) side of the 27' wide private streets. The other side shall be signed "No Parking".
6. No parking shall be allowed on either side of the street within 50' of the alley entrance as measured from the centerline of the alley; the curbs shall be painted red or "No Parking" signs erected in these areas.

7. The private street connection at the northern boundary of the site to N. Buckstone Ave. and the connection of the private street (Wind Drift Ln.) to N. Venable Ave. shall be approved by ACHD, per UDC 11-3F-4B.2.
8. The private street connections to public streets shall not be gated.
9. The private streets shall be constructed in accord with the roadway and storm drainage standards of the transportation authority or as approved by the City of Meridian based on plans submitted by a certified engineer, per UDC 11-3F-4C.2.
10. The Director approved the two (2) private streets within the development on Lot 1, Block 1 of the proposed subdivision with 4' wide attached sidewalks; and the private street adjacent to the southern boundary of the development on Lot 2, Block 1, Driftwood Subdivision subject to completion of the tasks in UDC 11-3F-3B. These tasks shall be completed and documentation of such submitted to the Planning Division prior to City Engineer signature on the final plat.
11. A copy of the existing Declaration of Access Easement and Private Drive Access Easement Agreement for Lot 2, Block 1, Driftwood Subdivision referenced in plat note #5 on the Driftwood Subdivision plat shall be submitted that grants access to the proposed development from the private street. In the absence of such access easement, a new recorded easement agreement shall be recorded and a copy submitted with the final plat signature application.
12. Compliance with the standards for all traditional neighborhood districts listed in UDC 11-2D-3 and the dimensional standards for the TN-R district in UDC 11-2D-6 is required.
13. All dwelling units shall have a minimum of two (2) lights at the front of the unit per UDC 11-2D-2F. All dwelling units on alley accessed properties shall have a minimum of two (2) lights along the alley. All required lighting shall prevent uplighting and shall be on a photocell that activates the lighting at dusk and turns it off at dawn.
14. Staff's failure to cite all relevant UDC requirements does not relieve the applicant from compliance.
15. 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 (2) 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

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=427936&dbid=0&repo=MeridianCity&cr=1>

C. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=428444&dbid=0&repo=MeridianCity>

D. Ada County Highway District (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=429879&dbid=0&repo=MeridianCity>

E. Idaho Transportation Department (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=428427&dbid=0&repo=MeridianCity>

V. FINDINGS

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

Upon recommendation from the commission, the council shall make a full investigation and shall, at the public hearing, review the application. In order to grant an annexation and/or rezone, the council shall make the following findings:

1. The map amendment complies with the applicable provisions of the comprehensive plan;
The Commission finds the proposed map amendment from C-C to TN-R complies with the applicable provisions in the Comprehensive Plan. The TN-R zoning district is listed as an approved zoning district and the proposed townhouse dwellings are listed as an approved use in the MU-C designation.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
The Commission finds the map amendment complies with the regulations outlined for the TN-R district and contributes to the mix of uses and is a compact development that facilitates the efficient use of services consistent with the purpose statement of the traditional neighborhood districts.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
The Commission finds the map amendment shall not be materially detrimental to the public health, safety, and welfare.
4. The map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city including, but not limited to, school districts; and
The Commission finds the map amendment shall not result in an adverse impact upon the delivery of services by any political subdivision providing public services within the city. Comments were not received from the school district in order to determine if there would be an adverse impact to area schools.
5. The annexation (as applicable) is in the best interest of city.
This finding is not applicable as the request is for a rezone.

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 proposed plat is in conformance with the Comprehensive Plan and will be consistent with the UDC if the Applicant complies with the above-noted conditions.
2. Public services are available or can be made available and are adequate to accommodate the proposed development;
The Commission finds public services are available and are adequate to accommodate the proposed development.
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 conformance with scheduled public improvements in accord with the City's CIP.

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 or general welfare.
6. The development preserves significant natural, scenic or historic features.
The Commission is unaware of any significant natural, scenic or historic features that need to be preserved with this development.

C. Private Streets

In order to approve the application, the Director shall find the following:

1. The design of the private street meets the requirements of this Article;
The Director finds the private streets meet the design requirements in UDC 11-3F-4B.
2. Granting approval of the private street would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and
The Director finds granting approval of the private streets would not cause damage, hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity.
3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.
The Director finds the use and location of the private streets shall not conflict with the comprehensive plan and/or the regional transportation plan.
4. The proposed residential development (if applicable) is a gated community, promotes infill, or is a planned unit development.
The Director finds the proposed development is not gated or a planned unit development but does promote infill.

VI. ACTION

A. Staff:

Staff recommends approval of the proposed MDA, PP and RZ applications. The Director has approved the proposed private streets contingent upon City Council's approval of the preliminary plat.

B. Commission:

The Meridian Planning & Zoning Commission heard these items on February 19, 2026. At the public hearing, the Commission moved to recommend approval of the subject PP and RZ requests.

1. Summary of Commission public hearing:
 - a. In favor: Eli Benski and Mike Wardle, Brighton Corp.
 - b. In opposition: None
 - c. Commenting: Lisa House
 - d. Written testimony: Eli Benski, Brighton Corp.
 - e. Staff presenting application: Sonya Allen
 - f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:

- a. Desire for the traffic signal to be completed prior to development of this property due to the high level of traffic congestion already in this area.
- 3. Key issue(s) of discussion by Commission:
 - a. Concern there isn't adequate off-street parking provided on the site.
 - b. Concern pertaining to the transition in density to the development to the north.
 - c. The signal isn't warranted at this time but is proposed to be installed earlier than warranted through a Cooperative Development Agreement (CDA) with ACHD, the City Park's Dept. and the developer.
- 4. Commission change(s) to Staff recommendation:
 - a. At the request of the Applicant, the Commission modified DA provision #1.iv as follows: "Settler's Park requires a signal at the Venable/Ustick intersection as part of their mitigation for the future Community Center. The developer will continue to pursue a Cooperative Development Agreement (CDA). If the City's Park's Dept., ACHD, and the developer enter into a CDA, the developer will manage the construction of the signal."
- 5. Outstanding issue(s) for City Council:
 - a. None

C. City Council:

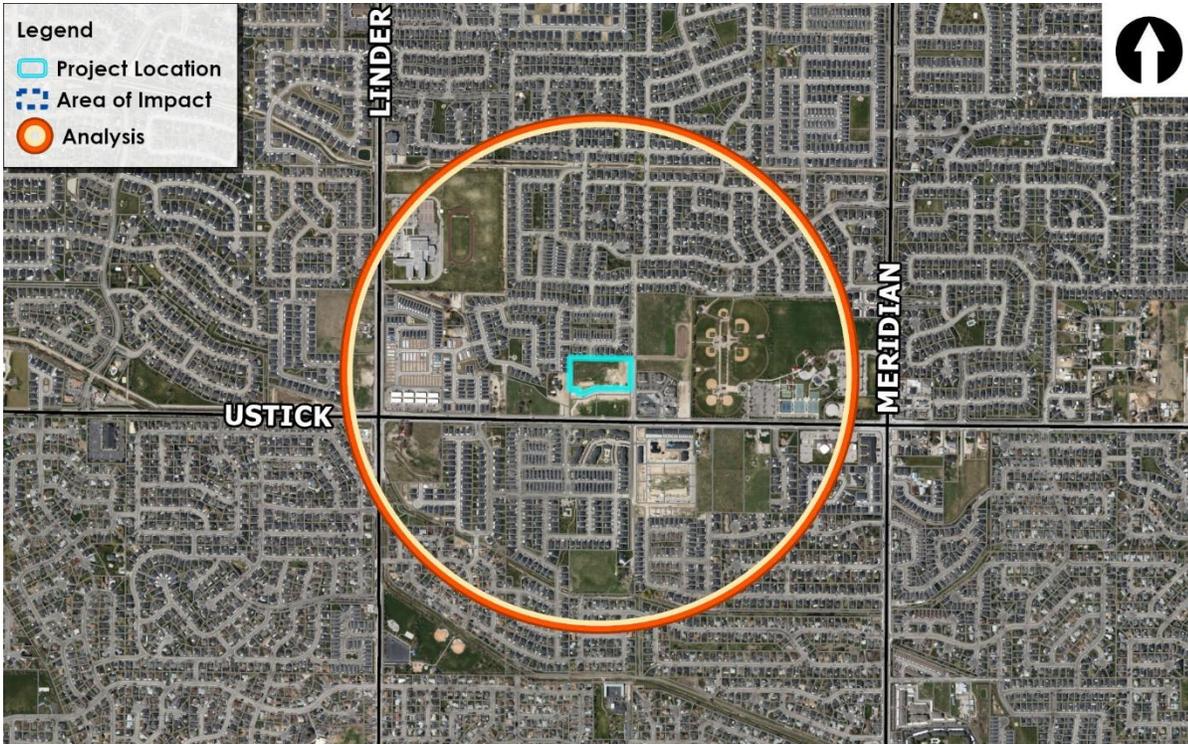
Pending

VII. EXHIBITS

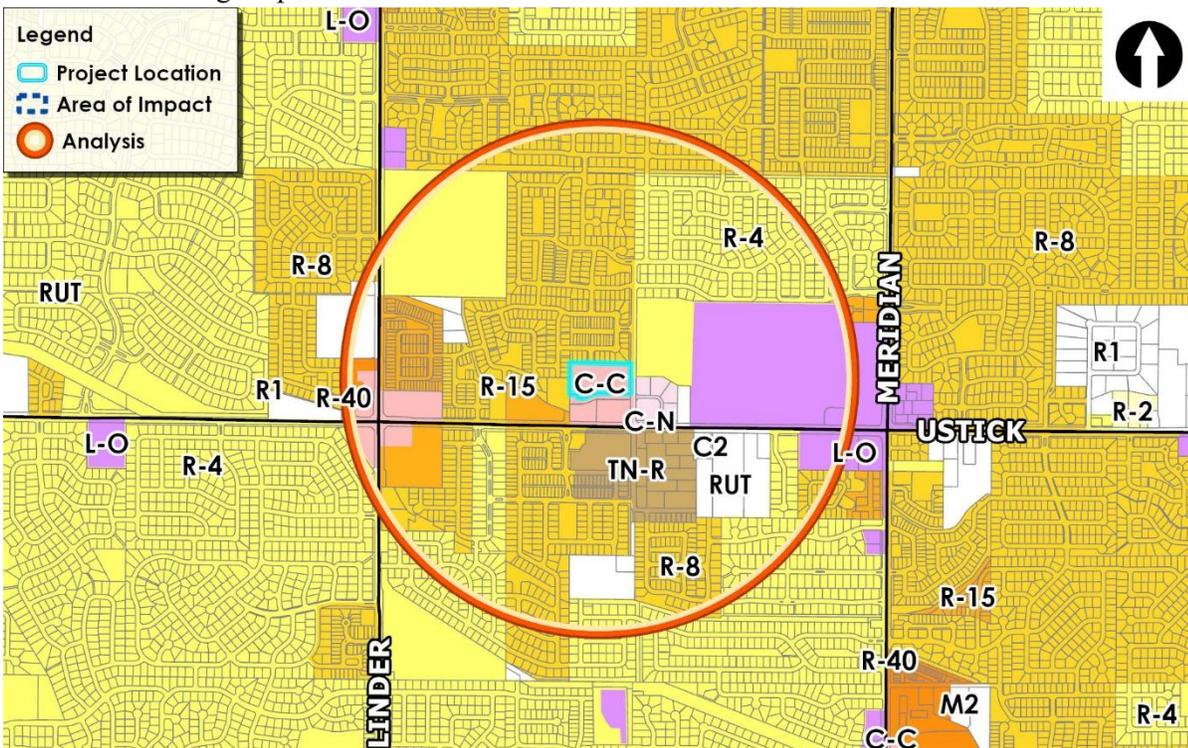
A. Project Area Maps

(link to [Project Overview](#))

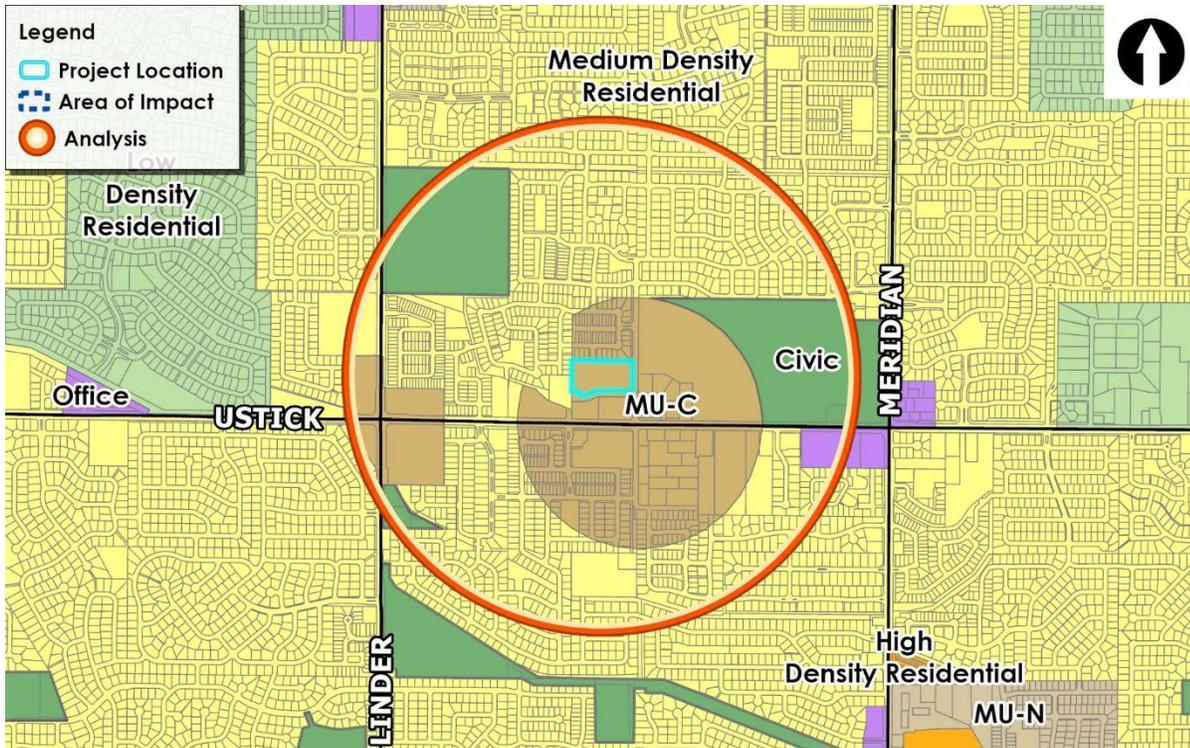
1. Aerial



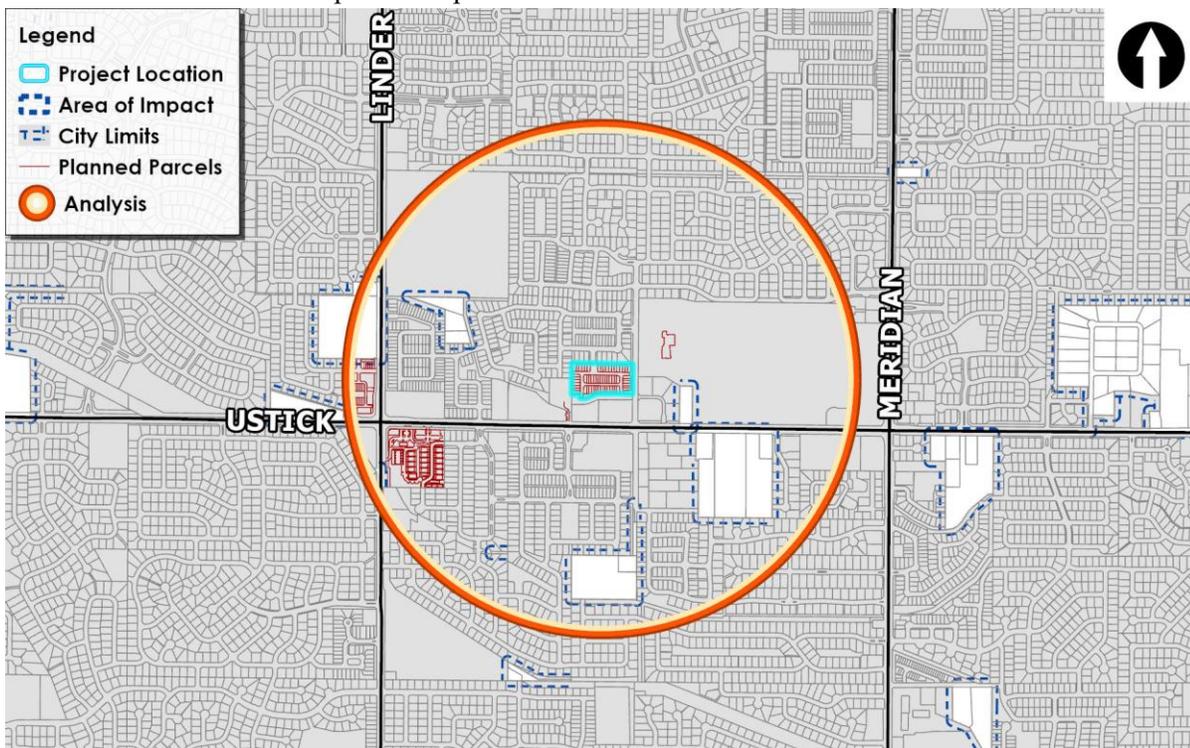
2. Zoning Map



3. Future Land Use



4. Planned Development Map



5. Map Notes

Nearby Recent Preliminary Plats (within last 5-years)							
--	--	--	--	--	--	--	--

H-2018-0060	H-2019-0094	H-2020-0081	H-2021-0027	H-2021-0040	H-2021-0071	H-2021-0102	H-2022-0026
-------------	-------------	-------------	-------------	-------------	-------------	-------------	-------------

H-2022-0086	H-2022-0093	H-2023-0021	H-2024-0017	H-2024-0036			
-------------	-------------	-------------	-------------	-------------	--	--	--

Nearby Recent Conditional Use Permits (within last 5-years)							
--	--	--	--	--	--	--	--

H-2019-0109	H-2020-0112	H-2021-0071	H-2021-0102	H-2022-0005	H-2024-0060	H-2024-0073	
-------------	-------------	-------------	-------------	-------------	-------------	-------------	--

B. Subject Site Photo



C. Service Accessibility Report

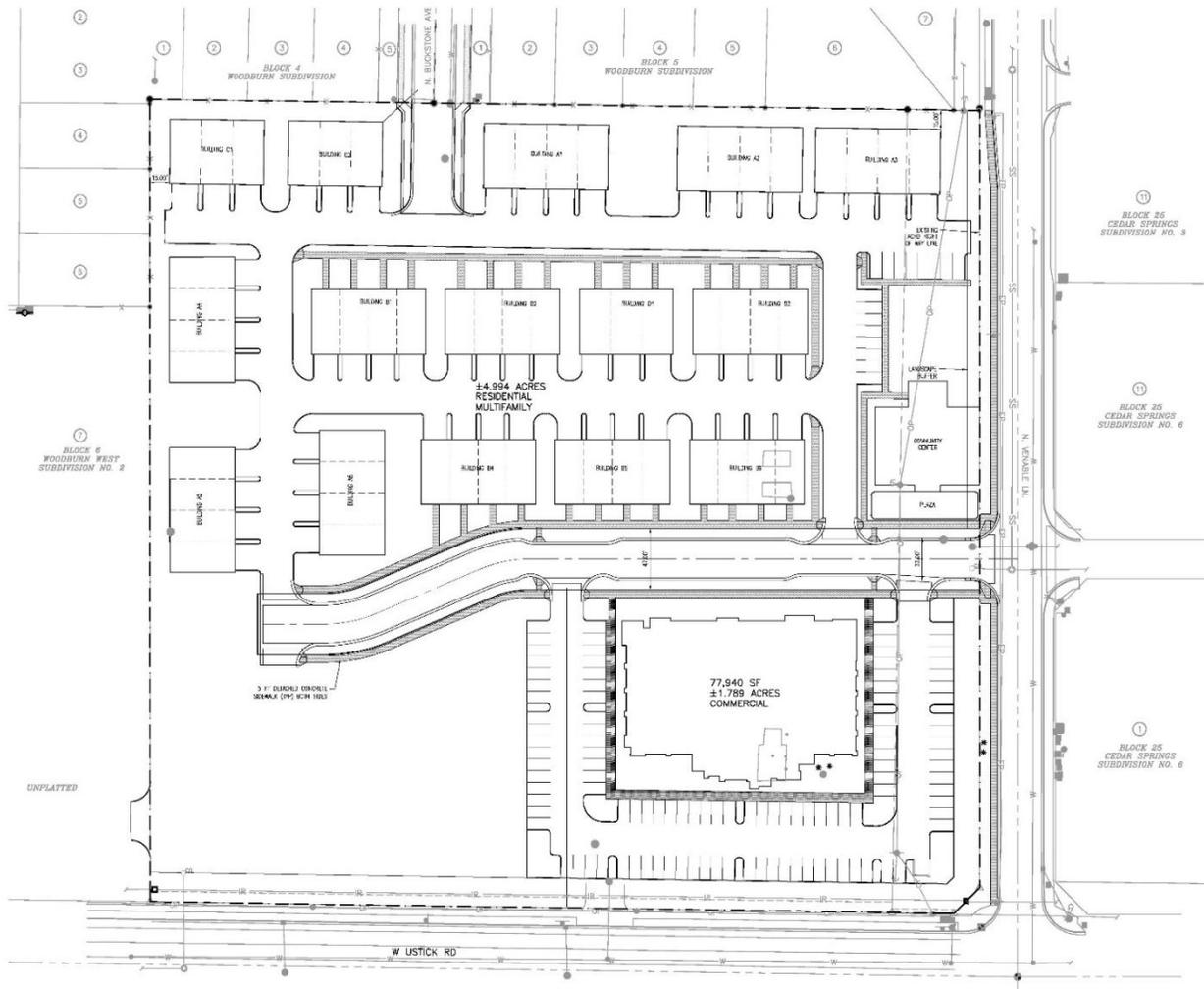
PARCEL R1931270100 SERVICE ACCESSIBILITY

Overall Score: 27	36th Percentile
--------------------------	------------------------

Criteria	Description	Indicator
Location	In City Limits	GREEN
Extension Sewer	Trunkshed mains < 500 ft. from parcel	GREEN
Floodplain	Either not within the 100 yr floodplain or > 2 acres	GREEN
Emergency Services Fire	Response time 5-9 min.	YELLOW
Emergency Services Police	Reporting District meets response time goals some of the time	YELLOW
Pathways	Within 1/4 mile of current pathways	GREEN
Transit	Not within 1/4 of current or future transit route	RED
Arterial Road Buildout Status	Ultimate configuration (# of lanes in master streets plan) matches existing (# of lanes)	GREEN
School Walking Proximity	Within 1/2 mile walking	GREEN
School Drivability	Either a High School or College within 2 miles OR a Middle or Elementary School within 1 mile driving (existing or future)	GREEN
Park Walkability	Either a Regional Park within 1 mile OR a Community Park within 1/2 mile OR a Neighborhood Park within 1/4 mile walking	GREEN

Report generated on 02-09-2026 by MERIDIAN\sallen

D. Existing Conceptual Development Plan & Building Elevations Included in Development Agreement Proposed to be Modified (dated: November 2021)





E. Proposed Conceptual Development Plan & Building Elevations Proposed to be Included in Amended Development Agreement





Paired Carriage Lane Accessed Homes



Paired Street Accessed Homes

F. Rezone Legal Description & Exhibit Map



IDAHO
SURVEY
GROUP

EXHIBIT A

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

**Driftwood Townhomes
TN-R Rezone
Boundary Description**

Project Number 25-018 October 7, 2025

A parcel of land situated in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the south quarter-section corner of Section 36, Township 4 North, Range 1 West, Boise Meridian;
Thence N00°27'20"E, 351.16 feet along the east line of the southeast quarter of the southwest quarter to the POINT OF BEGINNING:

Thence N89°32'54"W, 107.47 feet along the southerly boundary of Lot 1 of Block 1 of Driftwood Subdivision (Book 130 of Plats at Pages 21530 through 21534, records of Ada County, Idaho) and the easterly extension thereof;

Thence N00°25'08"E, 4.00 feet along the southerly boundary of Lot 1;

Thence N89°32'54"W, 57.05 feet along the southerly boundary of Lot 1;

Thence S00°25'08"W, 4.00 feet along the southerly boundary of Lot 1;

Thence N89°32'54"W, 209.59 feet along the southerly boundary of Lot 1;

Thence 52.76 feet on a curve to the left, having a radius of 130.50 feet, a central angle of 23°09'58", a chord bearing of S78°52'07"W, and a chord length of 52.41 feet, along the southerly boundary of Lot 1;

Thence S67°17'07"W, 86.11 feet along the southerly boundary of Lot 1;

Thence 28.10 feet on a curve to the right, having a radius of 69.50 feet, a central angle of 23°09'58", a chord bearing of S78°52'07"W, and a chord length of 27.91 feet, along the southerly boundary of Lot 1;

Thence N89°32'54"W, 9.50 feet along the southerly boundary of Lot 1;

Thence N00°25'08"E, 3.00 feet along the southerly boundary of Lot 1;

Thence N89°32'54"W, 40.00 feet along the southerly boundary of Lot 1;

Thence N00°25'08"E, 36.50 feet along the southerly boundary of Lot 1;





IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

Driftwood Townhomes TN-R Rezone Boundary Description continued...

Thence N89°32'54"W, 84.50 feet along the southerly boundary of Lot 1 to the southwest corner of Lot 1;

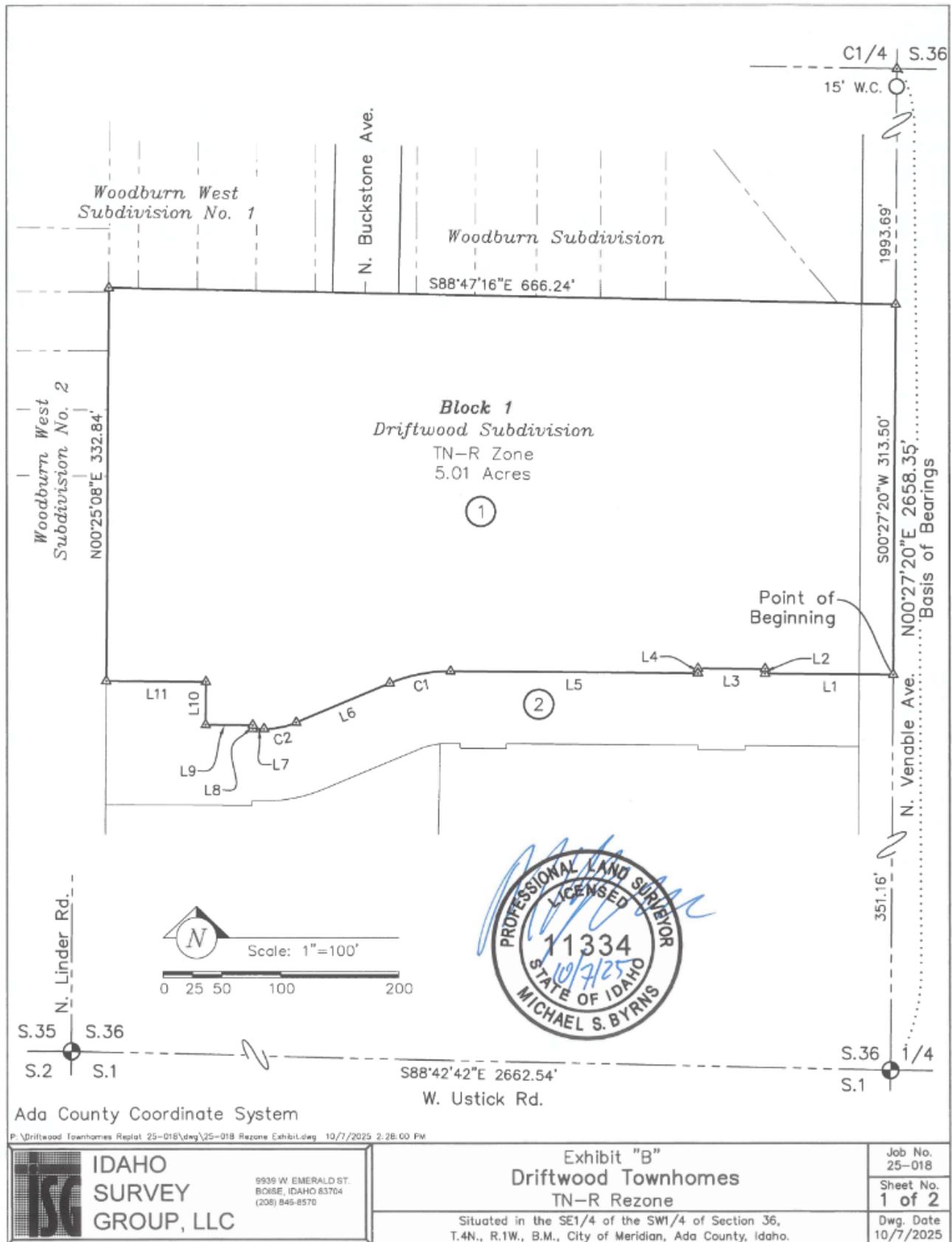
Thence N00°25'08"E, 332.84 feet along the west boundary of Lot 1 to the northwest corner of Lot 1;

Thence S88°47'16"E, 666.24 feet along the north boundary of Lot 1 and the easterly extension thereof to the east line of the southeast quarter of the southwest quarter;

Thence S00°27'20"W, 313.50 feet along the east line of the southeast quarter of the southwest quarter to the POINT OF BEGINNING.

The above-described parcel contains 5.01 acres, more or less.





Line Table		
Line	Bearing	Length
L1	N89°32'54"W	107.47'
L2	N00°25'08"E	4.00'
L3	N89°32'54"W	57.05'
L4	S00°25'08"W	4.00'
L5	N89°32'54"W	209.59'
L6	S67°17'07"W	86.11'
L7	N89°32'54"W	9.50'
L8	N00°25'08"E	3.00'
L9	N89°32'54"W	40.00'
L10	N00°25'08"E	36.50'
L11	N89°32'54"W	84.50'

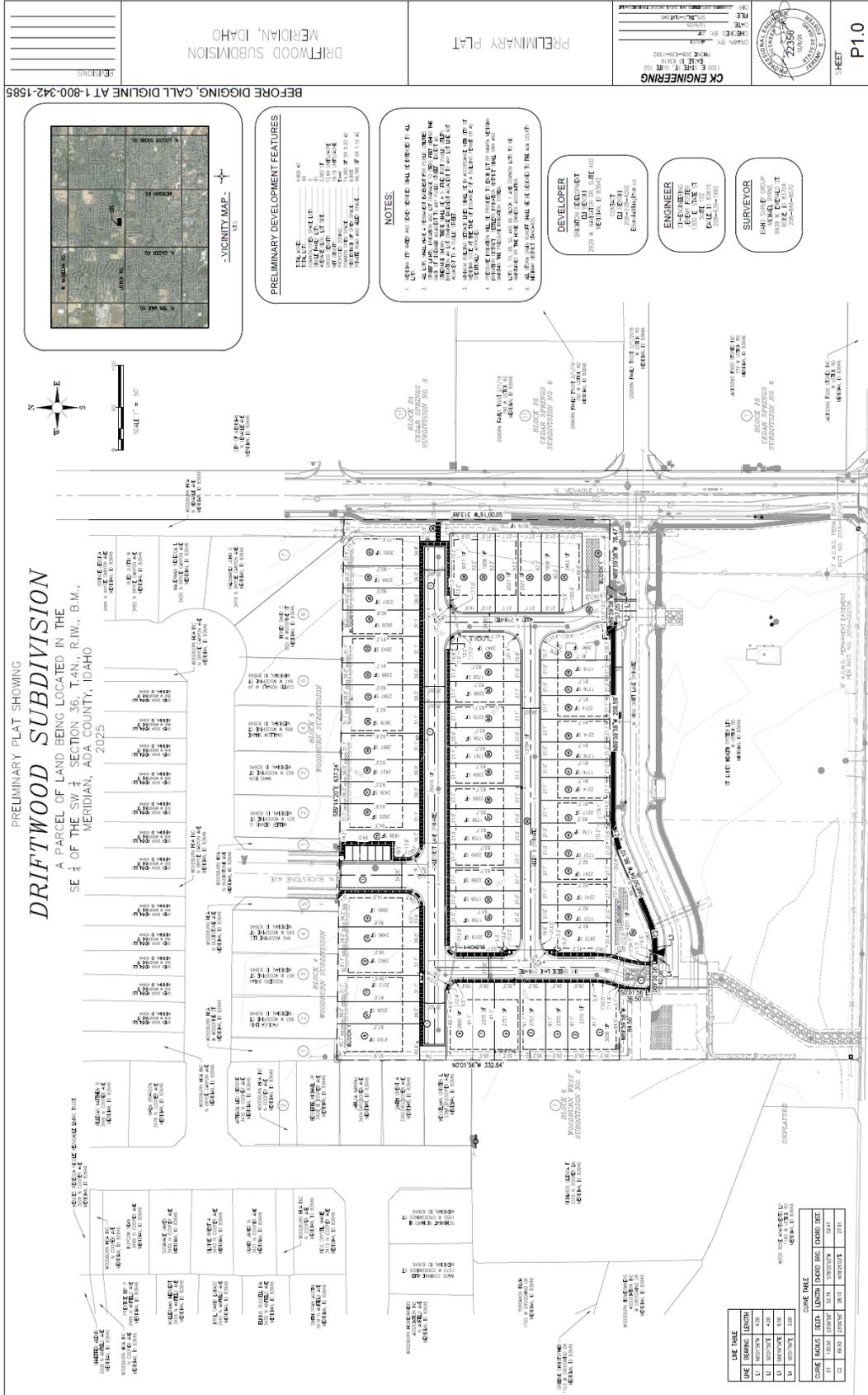
Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Length
C1	52.76'	130.50'	23°09'58"	S78°52'07"W	52.41'
C2	28.10'	69.50'	23°09'58"	S78°52'07"W	27.91'

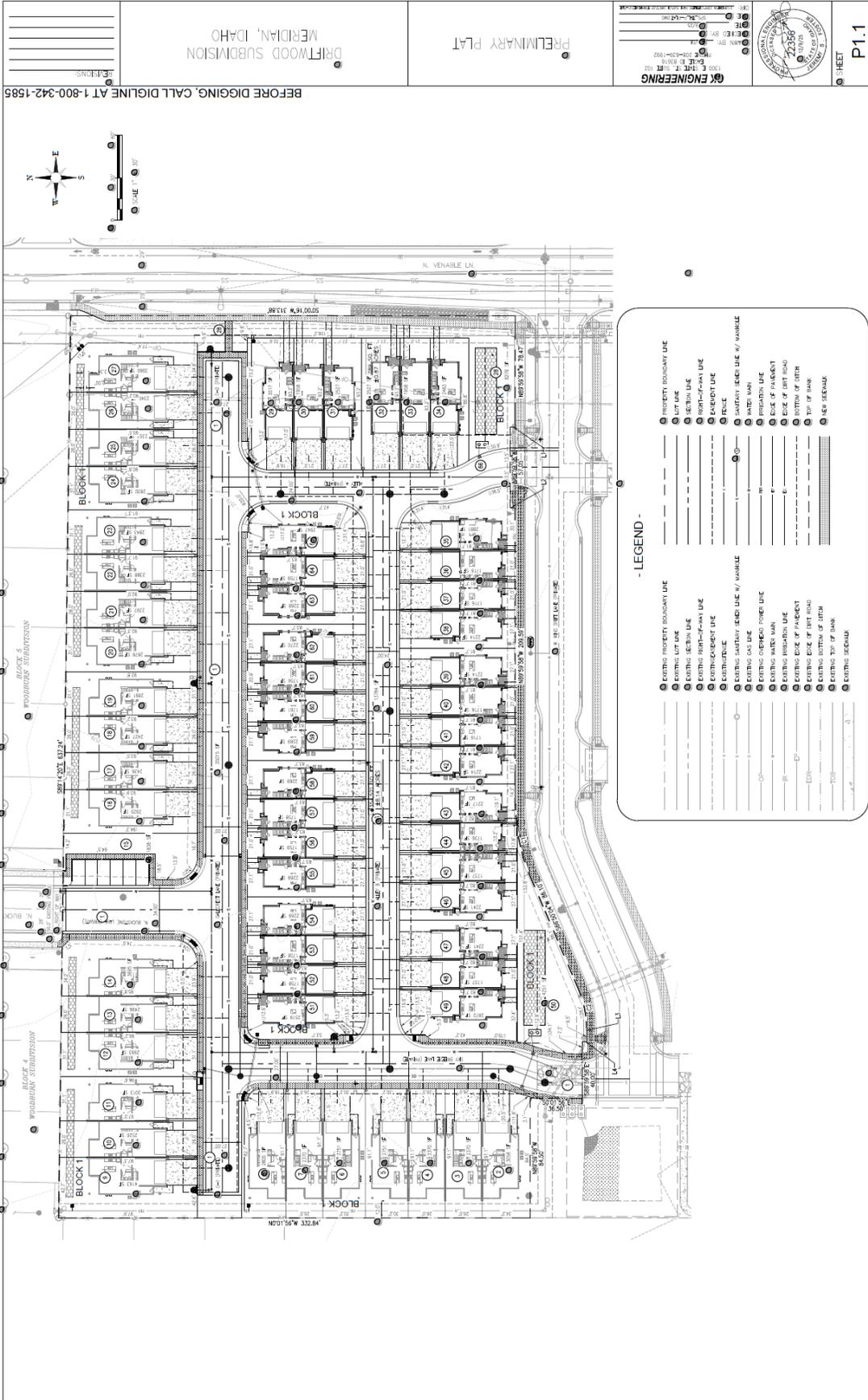


P:\Driftwood Townhomes Replat 25-018\dwg\25-018 Rezone Exhibit.dwg 10/7/2025 2:28:22 PM

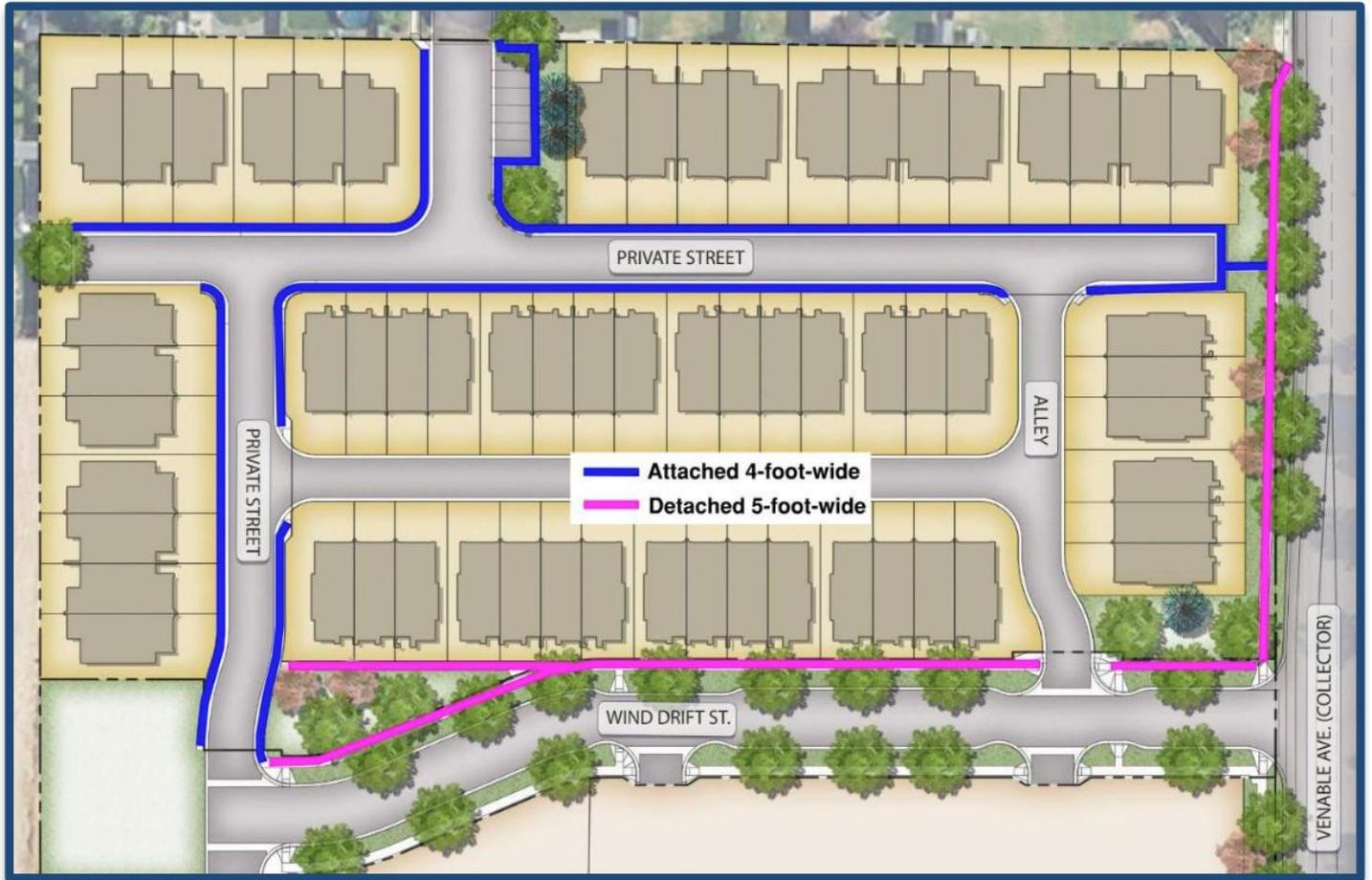
 IDAHO SURVEY GROUP, LLC <small>8935 W. EMERALD ST. BOISE, IDAHO 83704 (208) 845-8570</small>	Exhibit "B" Driftwood Townhomes TN-R Rezone	Job No. 25-018
	Situated in the SE1/4 of the SW1/4 of Section 36, T.4N., R.1W., B.M., City of Meridian, Ada County, Idaho.	Sheet No. 2 of 2 Dwg. Date 10/7/2025

G. Preliminary Plat (dated: 12/9/25)





I. Pedestrian Plan



Internal Pedestrian Access

J. Development Agreement Legal Description



IDAHO
SURVEY
GROUP

EXHIBIT A

9939 W Emerald St
Boise, ID 83704

Phone: (208) 846-8570

**Driftwood Townhomes
DA MOD Preliminary Plat
Boundary Description**

Project Number 25-018 November 4, 2025

Lot 1 of Block 1 of Driftwood Subdivision (Book 130 of Plats at Pages 21530 through 21534, records of Ada County, Idaho), situated in the southeast quarter of the southwest quarter of Section 36, Township 4 North, Range 1 West, Boise Meridian, City of Meridian, Ada County, Idaho, and being more particularly described as follows:

Commencing at the southwest corner of Section 36, Township 4 North, Range 1 West, Boise Meridian;

Thence S89°09'46"E, 1996.71 feet along the south line of Section 36;

Thence N00°01'56"W, 40.01 feet to the southwest corner of Driftwood Subdivision;

Thence continuing N00°01'56"W, 282.94 feet along the west boundary of Driftwood Subdivision to the southwest corner of Lot 1, the POINT OF BEGINNING:

Thence continuing N00°01'56"W, 332.84 feet along the west boundary of Lot 1 to the northwest corner of Lot 1;

Thence S89°14'20"E, 637.24 feet along the north boundary of Lot 1 to the northeast corner of Lot 1,

Thence S00°00'16"W, 313.88 feet along the east boundary of Lot 1 to the southeast corner of Lot 1;

Thence N89°59'58"W, 78.47 feet along the southerly boundary of Lot 1;

Thence N00°01'56"W, 4.00 feet along the southerly boundary of Lot 1;

Thence N89°59'58"W, 57.05 feet along the southerly boundary of Lot 1;

Thence S00°01'56"E, 4.00 feet along the southerly boundary of Lot 1;

Thence N89°59'58"W, 209.59 feet along the southerly boundary of Lot 1;

Thence 52.76 feet on a curve to the left, having a radius of 130.50 feet, a central angle of 23°09'58", a chord bearing of S78°25'03"W, and a chord length of 52.41 feet, along the southerly boundary of Lot 1;

Thence S66°50'04"W, 86.11 feet along the southerly boundary of Lot 1;

Thence 28.10 feet on a curve to the right, having a radius of 69.50 feet, a central angle of 23°09'58", a chord

Page 1 of 2





IDAHO
SURVEY
GROUP

9939 W Emerald St
Boise, ID 83704
Phone: (208) 846-8570

Driftwood Townhomes DA MOD Preliminary Plat Boundary Description continued...

bearing of $S78^{\circ}25'03''W$, and a chord length of 27.91 feet, along the southerly boundary of Lot 1;

Thence $N89^{\circ}59'58''W$, 9.50 feet along the southerly boundary of Lot 1;

Thence $N00^{\circ}01'56''W$, 3.00 feet along the southerly boundary of Lot 1;

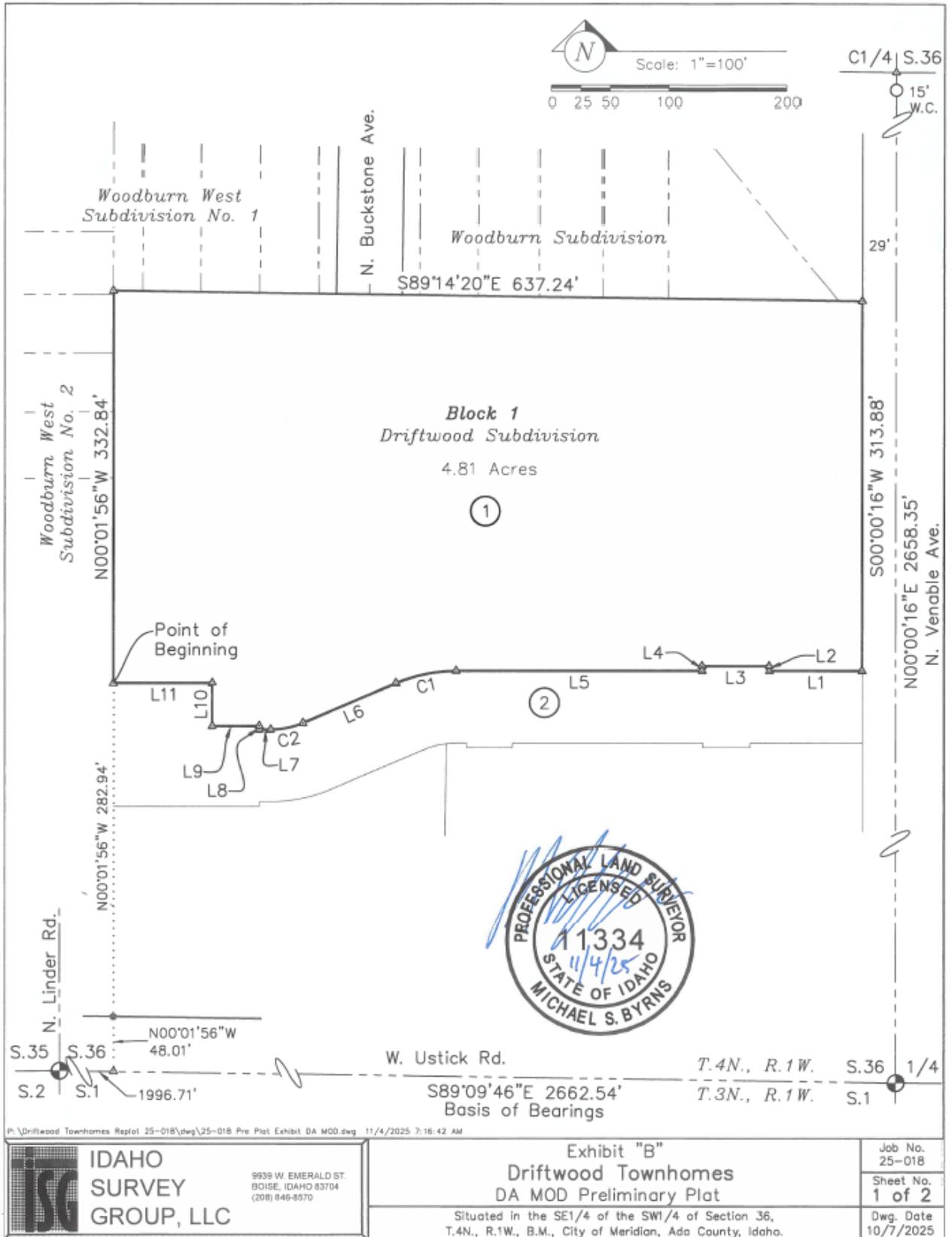
Thence $N89^{\circ}59'58''W$, 40.00 feet along the southerly boundary of Lot 1;

Thence $N00^{\circ}01'56''W$, 36.50 feet along the southerly boundary of Lot 1;

Thence $N89^{\circ}59'58''W$, 84.50 feet along the southerly boundary of Lot 1 to the POINT OF BEGINNING.

The above-described parcel contains 4.81 acres, more or less.





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

(link to [Community Metrics](#))

A. One-Mile Radius Existing Condition Notes

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

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

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

B. 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.