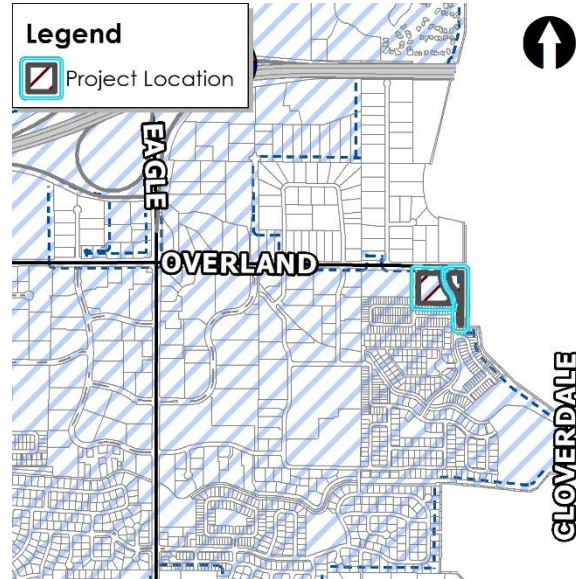


**STAFF REPORT**  
**COMMUNITY DEVELOPMENT DEPARTMENT**



DATE: 3/1/2022  
 TO: Mayor & City Council  
 FROM: Joseph Dodson, Associate Planner  
 208-884-5533  
 SUBJECT: FP-2022-0002  
 Meridian Movado Village

PROPERTY LOCATION:  
 The site is located on the south side of E. Overland Road between S. Eagle Road and S. Cloverdale Road, in a portion of the NW ¼ of the NE ¼ of Section 21, Township 3N., Range 1E.



**I. PROJECT DESCRIPTION**

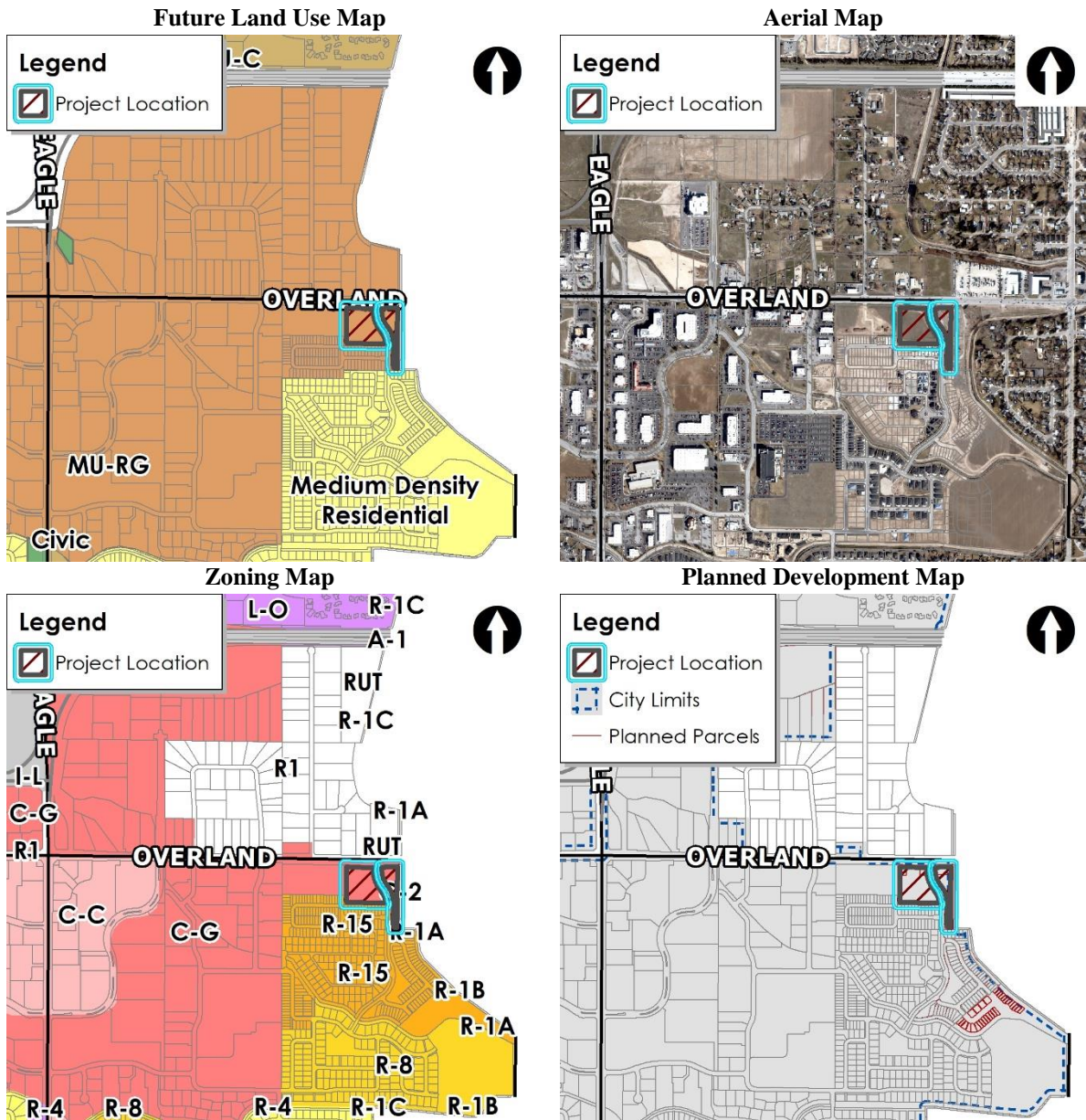
A final plat consisting of 5 building lots (3 commercial lots and 2 multi-family residential lots) on 6.8 acres of land in the C-G zoning district.

**II. SUMMARY OF REPORT**

A. Project Summary

Description	Details	Page
Acreage	6.8	
Future Land Use Designation	Mixed Use Regional	
Existing Land Use	Vacant	
Approved Land Use(s)	Multi-Family Residential and future Commercial	
Current Zoning	C-G	
Lots (# and type; bldg/common)	5 total lots – 3 commercial lots; 2 multi-family lots	
Physical Features (waterways, hazards, flood plain, hillside)	N/A	
History (previous approvals)	Part of Movado Estates AZ, PP, PS (H-2016-0112); Movado Greens/Silverstone Apartments MCU, MDA, PP, RZ (H-2017-0104); Silverstone Apartments MDA (H-2019-0099) & Silverstone Apartments MCU (H-2019-0014) that were withdrawn; DA Inst. #'s 2017-012608 & #2018-012456; <b>Movado Mixed-Use CUP, MDA (H-2020-0123).</b>	

B. Project Area Maps



III. APPLICANT INFORMATION

A. Applicant

Claire Smarda, Breckon Land Design – 6661 N. Glenwood Street, Garden City, ID 83714

B. Owner:

Kevin Raymes, Meridian Movado Village Investors, LP – 7761 W. Riverside Dr., Boise, ID 83714

- C. Representative:  
Same as Applicant

#### IV. STAFF ANALYSIS

The proposed final plat consists of 5 building lots, three (3) commercial lots and two (2) multi-family residential lots in the existing C-G zoning district. The number of lots are one (1) less than approved with the preliminary plat in 2016 and all required landscape buffers along Overland Road and Movado Way are existing and were installed with other phases of the Movado Estates Subdivision to the south.

Because the number of building lots has not increased and the proposed final plat complies with all conditions of approval from the latest Conditional Use Permit and Development Agreement Modification, staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required by UDC11-6B-3C.2. **This is the final area of land in the Movado Estates Subdivision (H-2016-0112) and Movado Greens Subdivision (H-2017-0104) to be platted.**

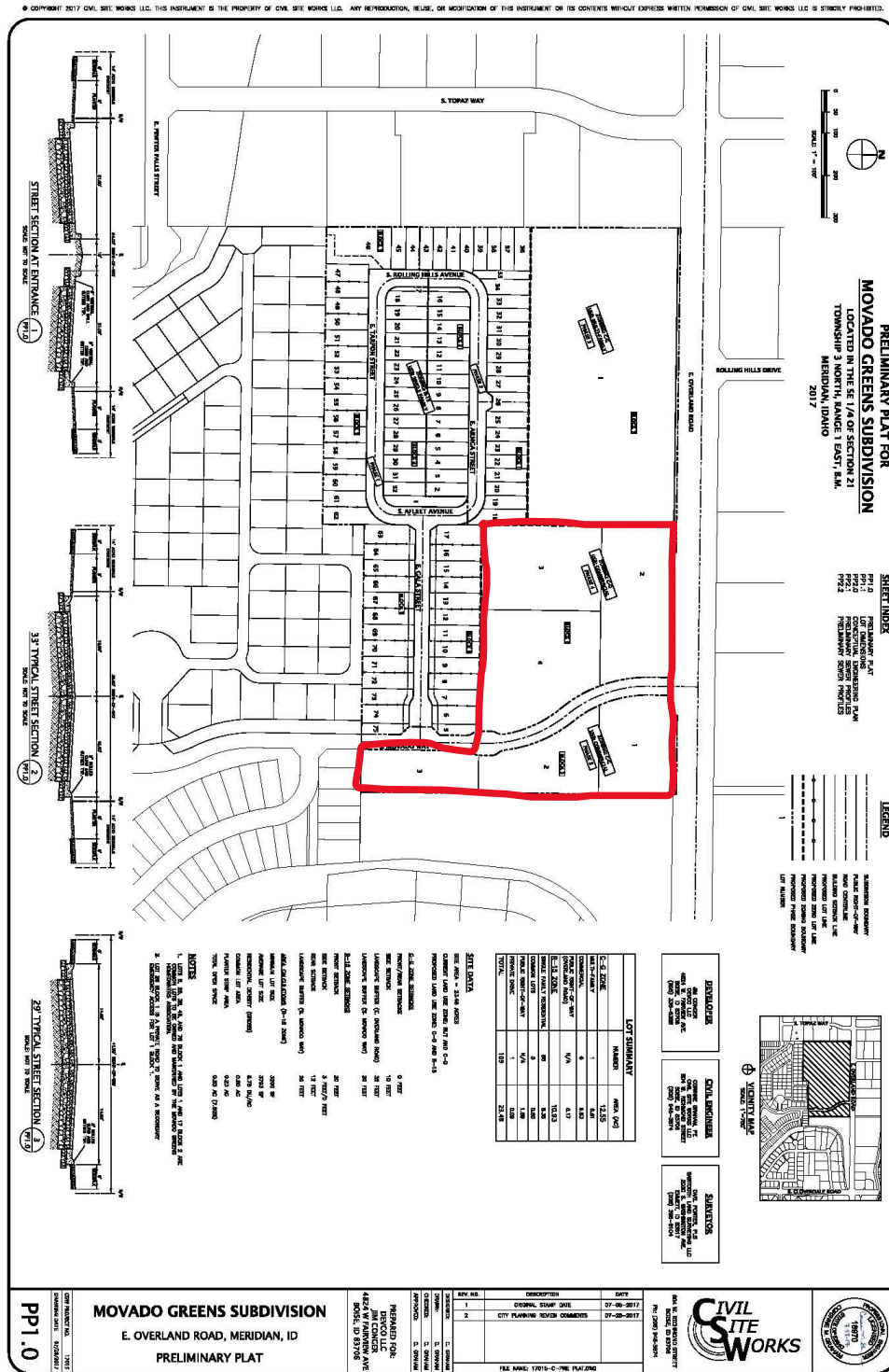
#### V. DECISION

- A. Staff:

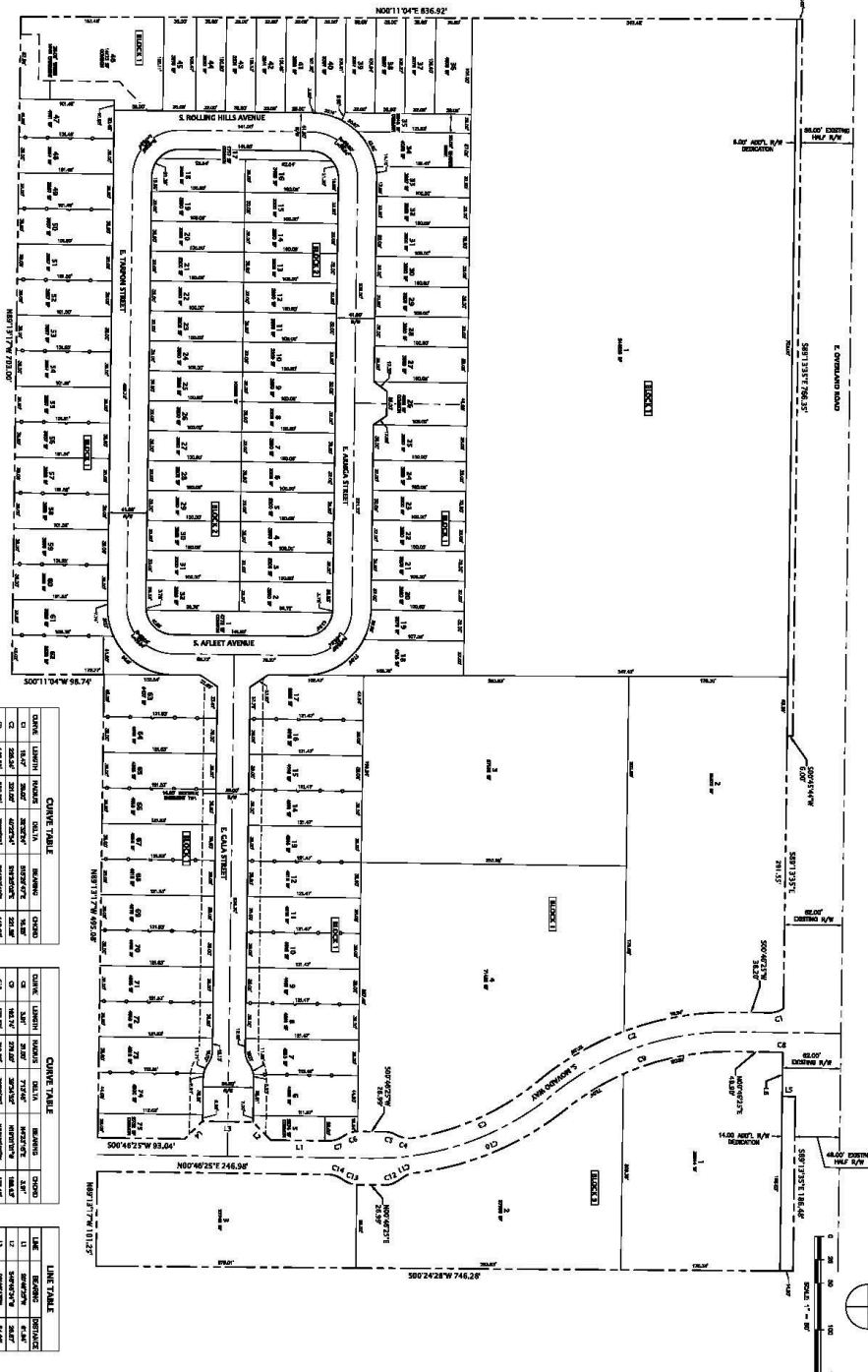
Staff recommends approval of the proposed final plat with the conditions of approval in Section VII of this report.

# VI. EXHIBITS

## A. Approved Preliminary Plat (Movado Greens, 2017)



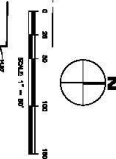




CURVE	LENGTH	MARKS	DELTA	BEARING	CHORD
C1	165.57	22.00	79.35	N089°10'00"W	165.57
C2	165.57	22.00	79.35	N089°10'00"W	165.57
C3	165.57	22.00	79.35	N089°10'00"W	165.57
C4	165.57	22.00	79.35	N089°10'00"W	165.57
C5	165.57	22.00	79.35	N089°10'00"W	165.57
C6	165.57	22.00	79.35	N089°10'00"W	165.57
C7	165.57	22.00	79.35	N089°10'00"W	165.57
C8	165.57	22.00	79.35	N089°10'00"W	165.57

CURVE	LENGTH	MARKS	DELTA	BEARING	CHORD
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C5	165.57	22.00	79.35	N089°10'00"W	165.57
C6	165.57	22.00	79.35	N089°10'00"W	165.57
C7	165.57	22.00	79.35	N089°10'00"W	165.57
C8	165.57	22.00	79.35	N089°10'00"W	165.57

LINE	BEARING	DISTANCE
L1	N089°10'00"W	165.57
L2	S000°00'00"E	165.57
L3	S089°10'00"E	165.57
L4	N089°10'00"E	165.57
L5	N000°00'00"E	165.57
L6	N089°10'00"E	165.57
L7	N089°10'00"E	165.57
L8	N089°10'00"E	165.57



**MOVADO GREENS SUBDIVISION**  
 E. OVERLAND ROAD, MERIDIAN, ID  
 LOT DIMENSIONS

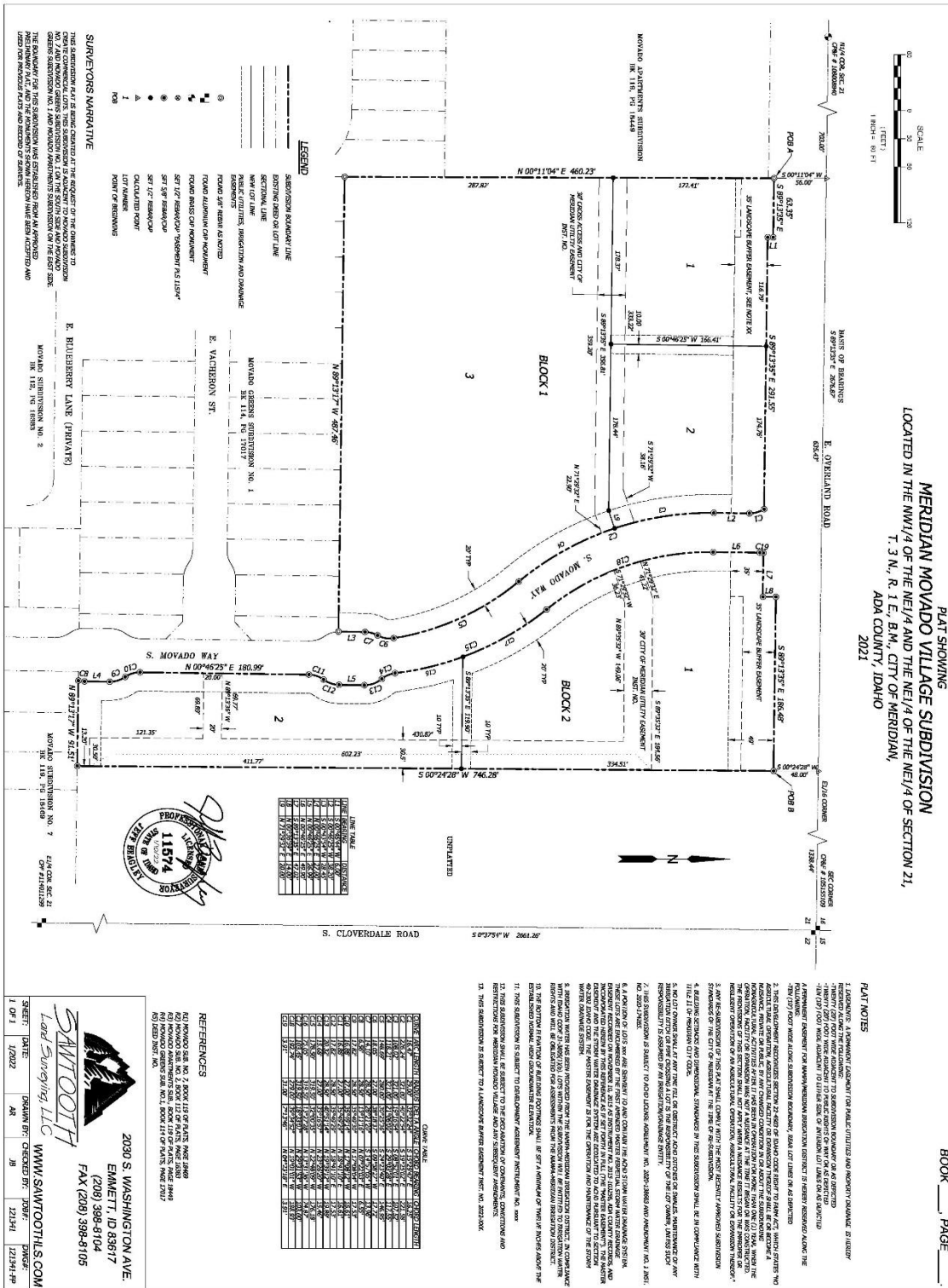
REV. NO.	DESCRIPTION	DATE
1	ORIGINAL DRAFT SHEET	11-09-09
2	CITY PLANNING REVIEW COMMENTS	05-09-10

FOR PREPARED FOR:  
 JIM CONNER  
 480 N. CENTRAL  
 BOISE, ID 83725

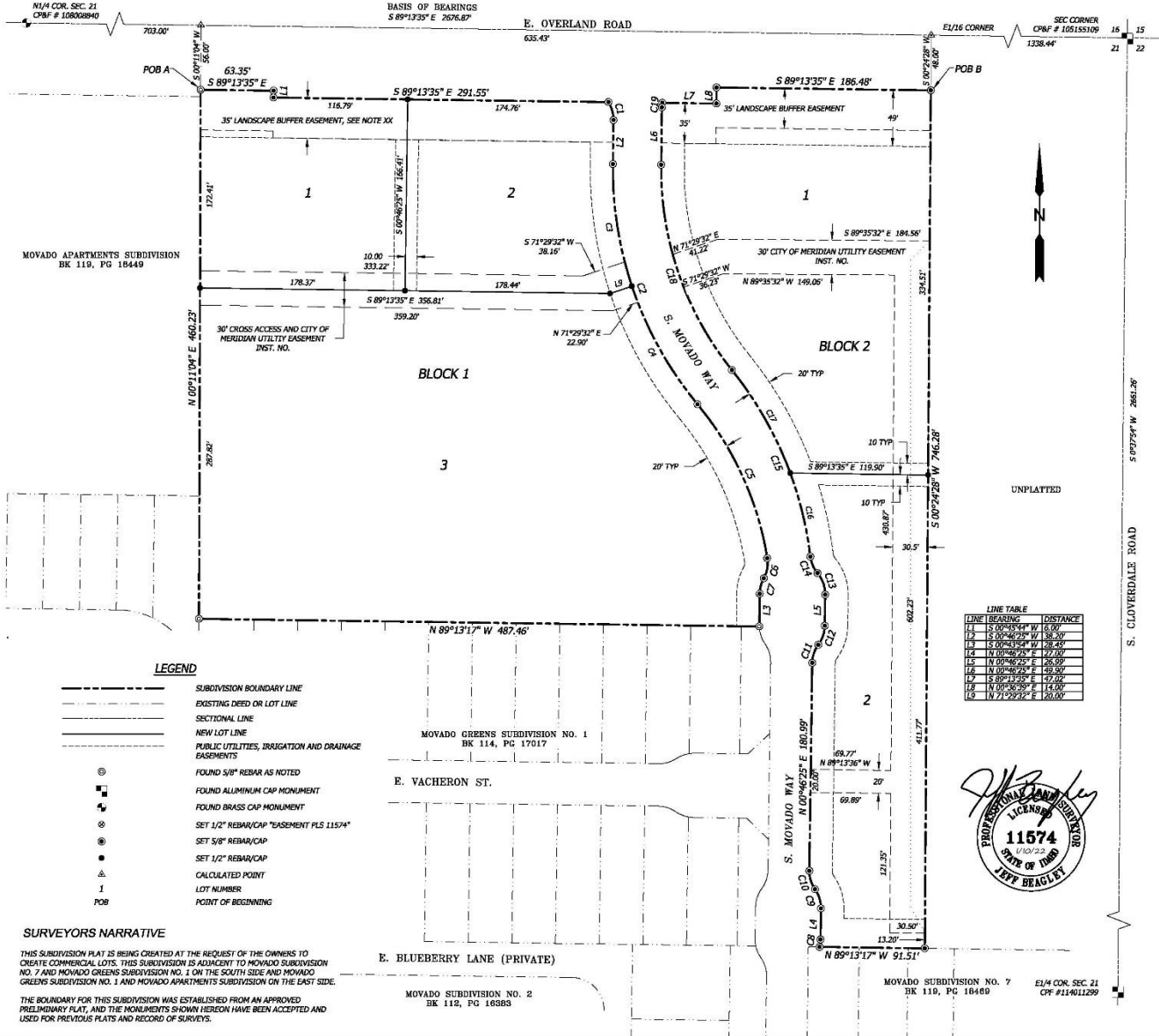
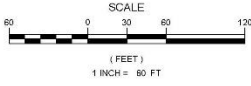


PP1.1

B. Final Plat (dated: January 10, 2022)



**PLAT SHOWING  
MERIDIAN MOVADO VILLAGE SUBDIVISION**  
LOCATED IN THE NW1/4 OF THE NE1/4 AND THE NE1/4 OF THE NE1/4 OF SECTION 21,  
T. 3 N., R. 1 E., B.M., CITY OF MERIDIAN,  
ADA COUNTY, IDAHO  
2021



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- EXISTING DEED OR LOT LINE
- SECTIONAL LINE
- NEW LOT LINE
- PUBLIC UTILITIES, IRRIGATION AND DRAINAGE EASEMENTS
- FOUND 5/8" REBAR AS NOTED
- FOUND ALUMINUM CAP MONUMENT
- FOUND BRASS CAP MONUMENT
- ⊙ SET 1/2" REBAR/CAP "EASEMENT PLS 11574"
- ⊙ SET 5/8" REBAR/CAP
- SET 1/2" REBAR/CAP
- △ CALCULATED POINT
- 1 LOT NUMBER
- POB POINT OF BEGINNING

**SURVEYORS NARRATIVE**

THIS SUBDIVISION PLAT IS BEING CREATED AT THE REQUEST OF THE OWNERS TO CREATE COMMERCIAL LOTS. THIS SUBDIVISION IS ADJACENT TO MOVADO SUBDIVISION NO. 7 AND MOVADO GREENS SUBDIVISION NO. 1 ON THE SOUTH SIDE AND MOVADO GREENS SUBDIVISION NO. 1 AND MOVADO APARTMENTS SUBDIVISION ON THE EAST SIDE.

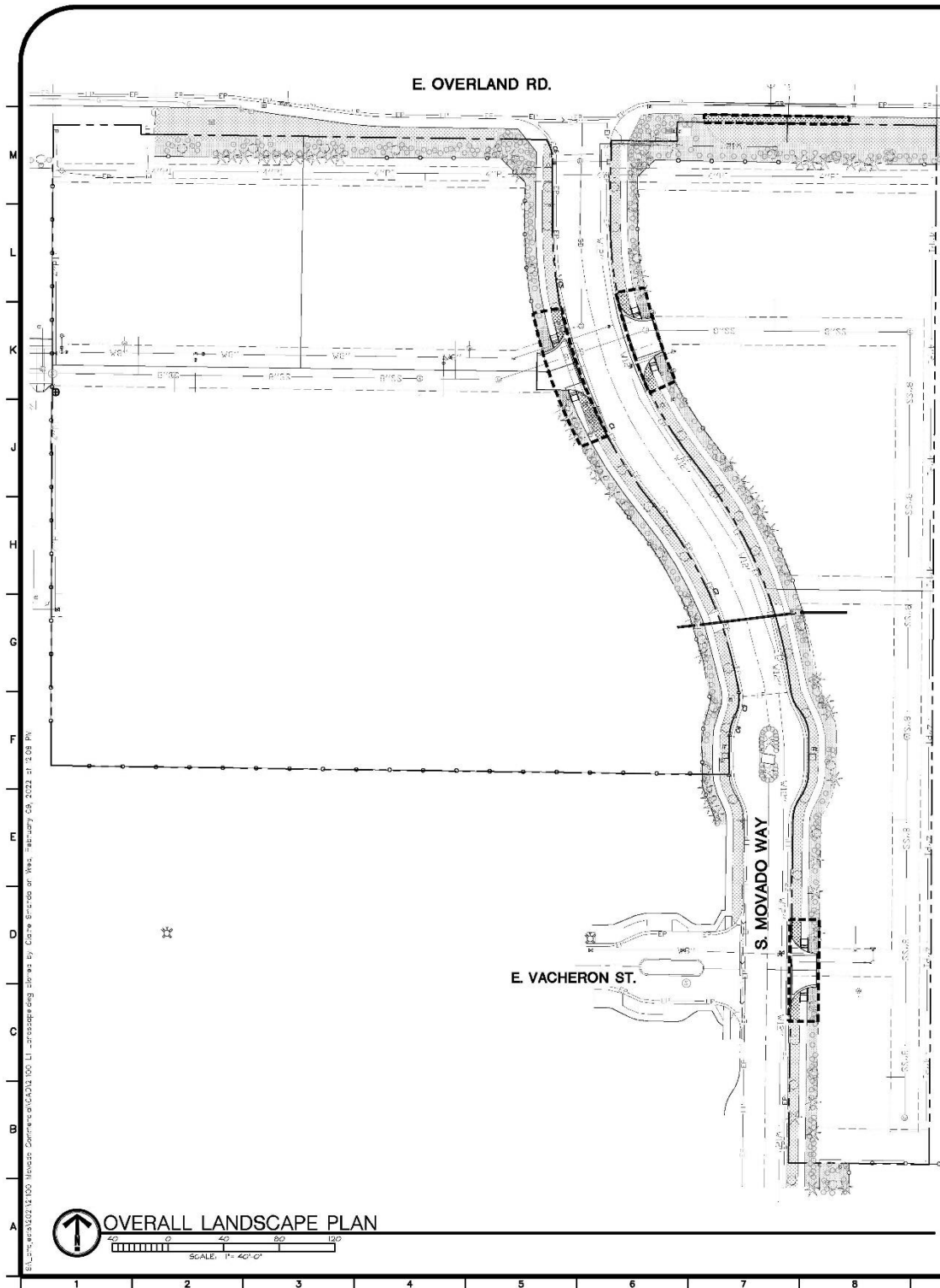
THE BOUNDARY FOR THIS SUBDIVISION WAS ESTABLISHED FROM AN APPROVED PRELIMINARY PLAT, AND THE MONUMENTS SHOWN HERON HAVE BEEN ACCEPTED AND USED FOR PREVIOUS PLATS AND RECORD OF SURVEYS.

LINE TABLE

LINE BEARING	DISTANCE
11	S 89°13'35" E 186.48'
12	S 89°13'35" E 186.48'
13	S 89°13'35" E 186.48'
14	S 89°13'35" E 186.48'
15	S 89°13'35" E 186.48'
16	S 89°13'35" E 186.48'
17	S 89°13'35" E 186.48'
18	S 89°13'35" E 186.48'
19	S 89°13'35" E 186.48'
20	S 89°13'35" E 186.48'



C. Landscape Plan (dated: January 12, 2022)





MERIDIAN MOVADO VILLAGE  
4225 EAST OVERLAND ROAD  
MERIDIAN, IDAHO 83642  
LANDSCAPE PLAN



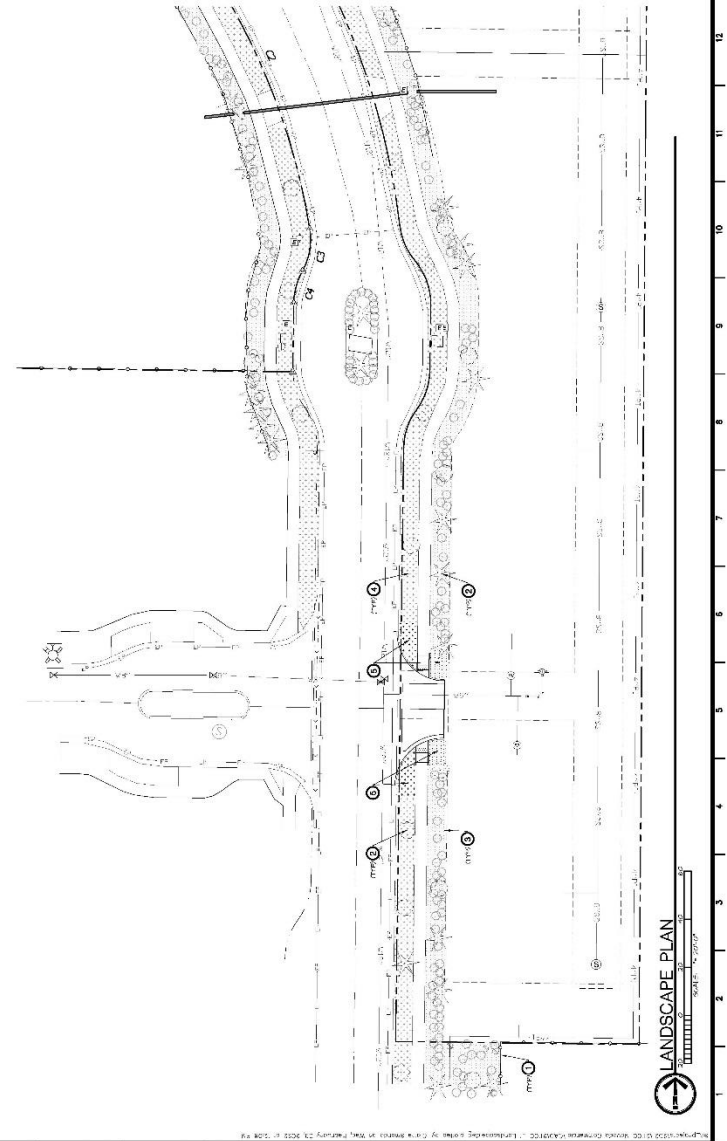
PROJECT NO.	2006-009
OWNER	311
DATE	06/11/07
SCALE	AS SHOWN
DATE	06/11/07
PROJECT NAME	MERIDIAN MOVADO VILLAGE LANDSCAPE PLAN

### LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- EXISTING PLANTS TO REMOVE
- NEW PLANTING
- PROPOSED PLANTING
- PROPOSED PLANTING TO REMAIN
- PROPOSED PLANTING TO REMOVE
- PROPOSED PLANTING TO BE REPLACED
- PROPOSED PLANTING TO BE REPLACED WITH DIFFERENT SPECIES
- PROPOSED PLANTING TO BE REPLACED WITH SAME SPECIES
- PROPOSED PLANTING TO BE REPLACED WITH DIFFERENT SIZE
- PROPOSED PLANTING TO BE REPLACED WITH SAME SIZE

### CALLOUT LEGEND

- PLANT TO BE PLANTED
- PLANT TO BE REMOVED
- PLANT TO BE REPLACED
- PLANT TO BE REPLACED WITH DIFFERENT SPECIES
- PLANT TO BE REPLACED WITH SAME SPECIES
- PLANT TO BE REPLACED WITH DIFFERENT SIZE
- PLANT TO BE REPLACED WITH SAME SIZE



### LANDSCAPE PLAN

MERIDIAN MOVADO VILLAGE  
4225 EAST OVERLAND ROAD  
MERIDIAN, IDAHO 83642  
LANDSCAPE PLAN



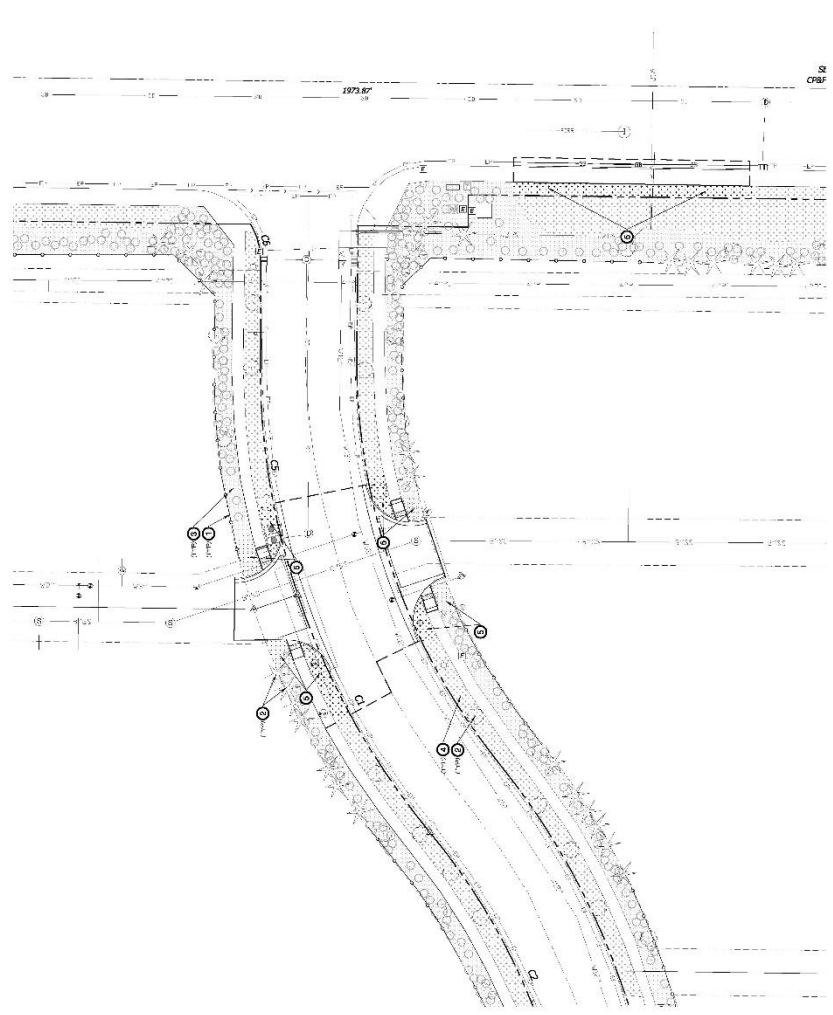
PROJECT NO. 17020000000000000000  
SHEET NO. L13  
DATE 01/27/2018

LANDSCAPE LEGEND

- EXISTING PLANTS TO REMAIN
- NEW PLANTS TO BE INSTALLED
- EXISTING UTILITY LINES
- PROPOSED UTILITY LINES
- VERTICAL CURBING LOCATION
- EXISTING AND PROPOSED DRIVEWAYS
- EXISTING AND PROPOSED SIDEWALKS
- EXISTING AND PROPOSED BIKEWAYS
- EXISTING AND PROPOSED PATHWAYS
- EXISTING AND PROPOSED DRIVEWAYS
- EXISTING AND PROPOSED SIDEWALKS
- EXISTING AND PROPOSED BIKEWAYS
- EXISTING AND PROPOSED PATHWAYS

CALLOUT LEGEND

- 1. PLANT CALLOUT
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- 100. PLANT CALLOUT



LANDSCAPE PLAN  
SCALE: 1/8" = 1'-0"

## VII. PLANNING AND PUBLIC WORKS COMMENTS & CONDITIONS

1. The Applicant is to meet all terms of the approved annexation and preliminary plats (H-2016-0112, H-2017-0104), conditional use permit (H-2020-0123), and amended development agreement (Instrument #2021-102395) for this development.
2. The Applicant has until June 3, 2023, two years from the date of signature on the most recently signed final plat phase (Movado No. 9), to obtain the City Engineer's signature on this final plat or apply for a time extension in accord with UDC 11-6B-7.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. Prior to signature on the final plat by the City Engineer, the final plat prepared by Sawtooth Land Surveying, LLC (Exhibit B), dated January 10, 2022, shall be revised as follows:
  - a. Note #8: Include encumbered lots within this subdivision.
  - b. Note #11: Include the latest DA instrument number for these properties (2021-102395).
  - c. Note #13: Include recorded instrument number.
  - d. Add a note addressing any shared parking and/or access between the commercial and multi-family lots. Provide a copy of the recorded shared parking/access agreement with the Planning Division at the time of Certificate of Zoning Compliance application submittal.
  - e. Add a note addressing cross-access to the Boise parcel to the east (S1121110200), as required by the Development Agreement. Visually showing the location of this cross-access would also be a benefit.
5. The landscape plan prepared by Breckon Land Design (Exhibit C), dated January 12, 2022, is approved as shown. All buffer landscaping has been installed and shall remain protected during construction.
6. The applicant shall comply with the submitted elevations within the approved Conditional Use Permit (H-2020-0123).
7. All fencing shall be installed in accordance with UDC 11-3A-7 and the vinyl fencing along Overland Road shall be removed as proposed at the public hearing for Movado Mixed-Use (H-2020-0123).
8. Stormwater integration facilities shall comply with the standards listed in UDC 11-3B-11C.
9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster for more information.
10. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat does not relieve the applicant of responsibility for compliance.
11. Prior to the issuance of any building permit Certificate of Occupancy, the final plat shall be recorded.
12. Prior to the issuance of any building permit, Applicant shall obtain applicable Certificate of Zoning Compliance and Administrative Design Review approvals for any commercial or multi-family building.
13. Sewer main cannot pass through infiltration trenches, a 10-foot separation between the structures should be maintained. A gap in the infiltration trench to accommodate the sewer main is an acceptable layout.

14. A minimum 20-foot-wide easement is required for all sewer outside of right-of-way which must be free from all encroachment including but not limited to other easements, buildings, carports, overhangs, infiltration trenches, light poles, fences, trees, shrubs, etc. The sewer main along the eastern edge of the subdivision does not currently comply with this requirement.
15. A 14-foot-wide access road is required to cover all manholes if the area remains unpaved.
16. Along the eastern boundary of the subdivision a single 8'' water main should be connected from Movado Way through the two buildings; fire hydrants and water meters can be installed from that 8'' main.
17. The proposed water main near the proposed infiltration trench shall be a solid piece of pipe with no joints.
18. Streetlights are required along Overland frontage. A streetlight plan must be submitted and approved prior to final plat signature, and installation of streetlights must be completed prior to any type of occupancy.
19. If the required fire flow is greater than 1500 gallons per minute, contact Public Works Department for modeling.

## **VII. GENERAL REQUIREMENTS**

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service. Minimum cover over sewer mains is three feet, if cover from top of pipe to sub-grade is less than three feet than alternate materials shall be used in conformance of City of Meridian Public Works Departments Standard Specifications.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration



of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.

8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.
11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting ([http://www.meridiancity.org/public\\_works.aspx?id=272](http://www.meridiancity.org/public_works.aspx?id=272)). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be

sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.

20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 9-1-28.C.1). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.