

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



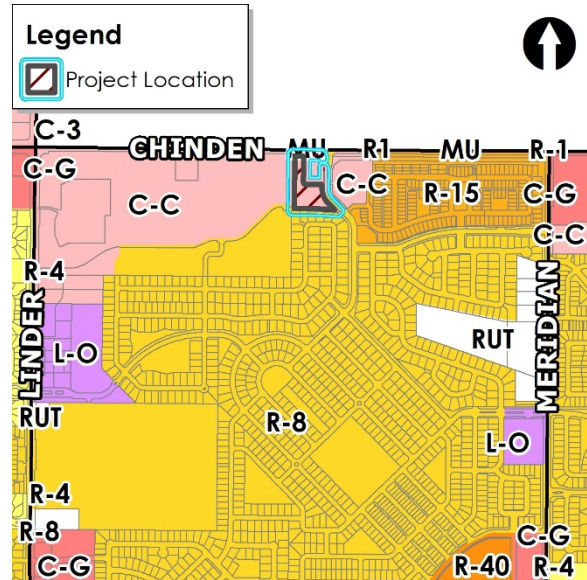
HEARING DATE: 08/25/2020

TO: Mayor & City Council

FROM: Joseph Dodson, Associate Planner
 208-884-5533

SUBJECT: H-2020-0082
 Paramount Point Short Plat

LOCATION: 6357 N. Fox Run Way, in the NW ¼ of the NE ¼ of Section 25, Township 4N., Range 1W.



I. PROJECT DESCRIPTION

Request to short plat 4 commercial building lots and 2 common lots on 3.88 acres of land in the C-C zoning district, by Brighton Development.

II. APPLICANT INFORMATION

A. Applicant:

Kody Daffer, Brighton Development – 2929 W. Navigator Drive, Meridian, ID 83642

B. Owner:

DWT Investments, LLC – 2929 W. Navigator Drive, Meridian, ID 83642

C. Representative:

Same as Applicant

III. NOTICING

	City Council Posting Date
Legal notice published in newspaper	8/7/2020
Radius notice mailed to property owners within 300 feet	8/4/2020

IV. STAFF ANALYSIS

The proposed short plat will create four (4) separate building lots and two (2) common lots for ownership purposes. The northern common lot is being created along Chinden Boulevard for the purpose of dedicating additional right-of-way to Idaho Transportation Department (ITD); the other is a common lot being used as a buffer lot to the existing residential properties abutting the subject site to the south. In addition, there are existing sidewalks and landscaping along both Chinden and N. Fox Run Way adjacent to the subject site.

The subject site obtained CZC and DES approval for an urgent care facility in 2019 and that building is proposed in the northwest corner of the site (A-2019-0365), on proposed Lot 2, Block 1. In addition, an additional CZC and DES were approved in 2020 for a new bank building located in the northeast corner of the site (A-2020-0078). The bank property is no longer a part of this property because a Property Boundary Adjustment (PBA) was completed to move existing property lines and place the bank on its own property. That PBA was approved in 2019 under A-2019-0364 in conjunction with the urgent care facility application and was recently filed with the county assessor. Compliance with the design standards, parking and landscaping were reviewed and approved with those applications. Future commercial building sites will be reviewed through the CZC and DES application process for code compliance and this includes cross-access for those proposed parcels that do not have street frontage. The short plat does depict future easements for this and said instrument numbers should be on the plat prior to obtaining City Engineer signature.

Submitted plans show that access to this site is proposed via driveway connections (see Exhibit VII.A); one connection is proposed to N. Fox Run Way to the east and the other driveway connection is shown near the south end of the site and connects to W. Plaza Shops Drive, a future east-west road that bisects this property as part of the Linder Village project from the west. This future road is already approved and the right-of-way is in the process of being dedicated outside of this process in conjunction with the Linder Village project approvals—the road dedications are currently in escrow according to the Applicant. Staff is recommending a condition of approval to ensure the road dedication is executed prior to receiving signature on this plat. ACHD has approved of the proposed driveway locations and the road dedication currently in process.

The submitted landscape plans show adequate parking lot landscaping in compliance with UDC requirements. However, the landscape plans do not depict the landscape buffers to Chinden, Fox Run Way, or the future Plaza Shops Drive. This should be corrected prior to receiving City Engineer signature.

Staff has reviewed the proposed short plat for substantial compliance with the criteria set forth in UDC 11-6B-5A.2 and deems the short plat to be in substantial compliance with said requirements.

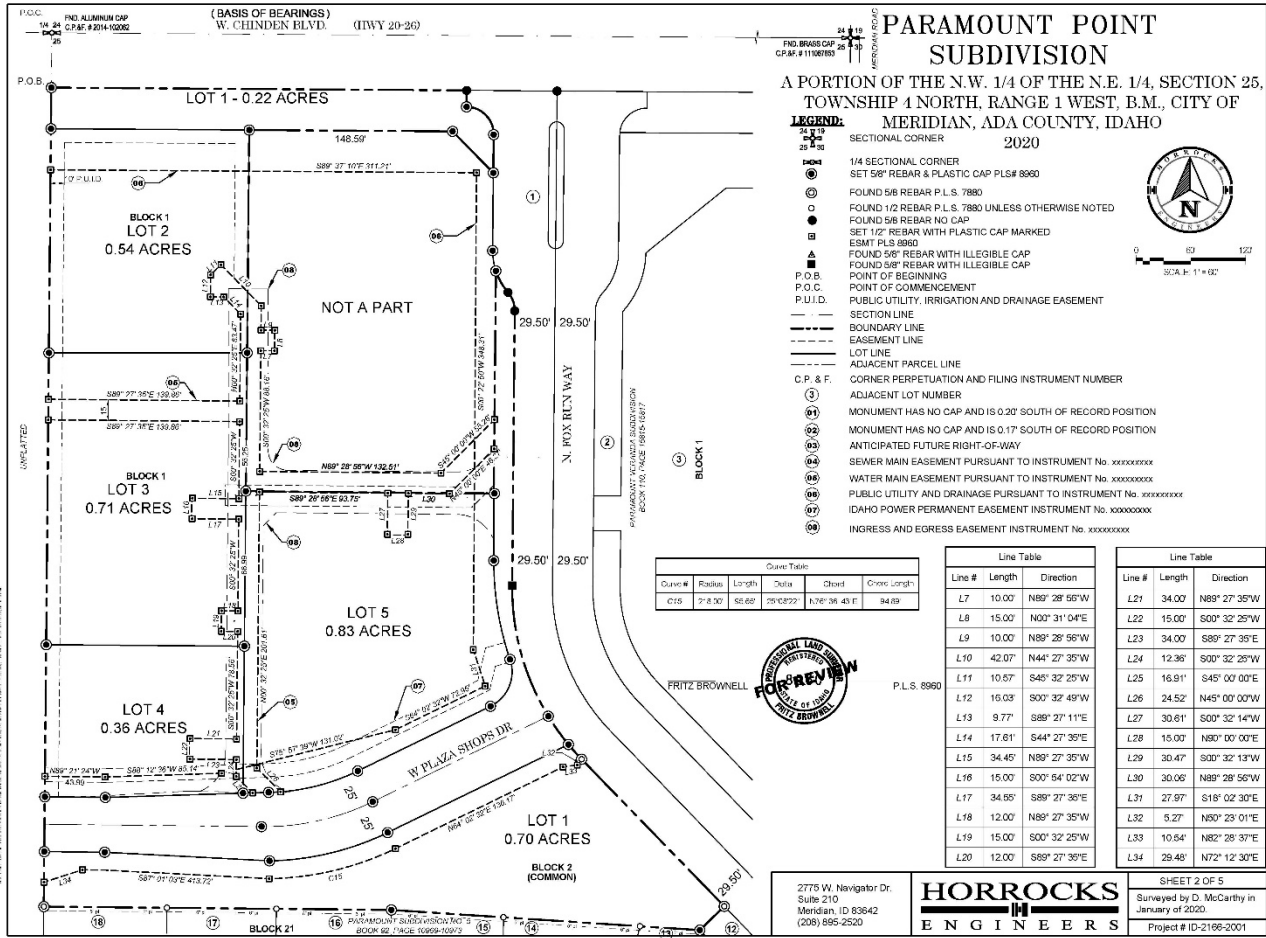
V. DECISION

Staff:

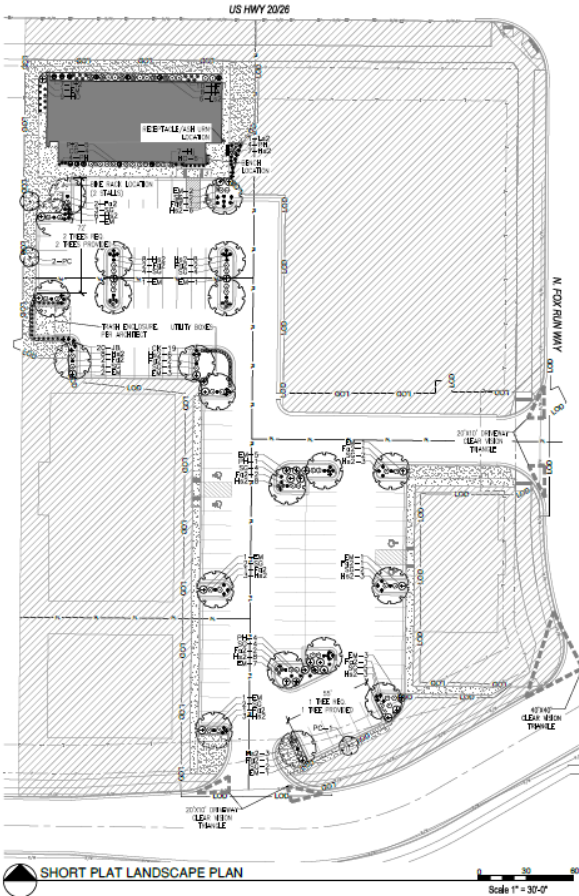
Staff recommends approval of the proposed short plat with the conditions noted in Section VII of this report and in accord with the findings in Section VIII.

VI. EXHIBITS

A. Short Plat (date: January 2020)



C. Landscape Plan



PLANT SCHEDULE					
SYMBOL	QTY	BOTANICAL / COMMON NAME	SIZE	NATURE SIDE HOW	CLASS
	21	Botanical / Common Name	2" GAL B&B	20'X30'	Class 1
	2	Botanical / Common Name	5'-8" B&B	10'X4'	
	3	Botanical / Common Name	2" GAL B&B	20'X15'	Class 1
	21	Botanical / Common Name	2" GAL	NATURE SIDE HOW	
	4	Botanical / Common Name	2" GAL	NATURE SIDE HOW	
	31	Botanical / Common Name	2" GAL	3'X3'	
	8	Botanical / Common Name	5" GAL	4'X4'	
	7	Botanical / Common Name	5" GAL	4'X4'	
	20	Botanical / Common Name	5'-8" B&B	12'X3'	
	7	Botanical / Common Name	2" GAL	3'X4'	
	44	Botanical / Common Name	2" GAL	3'X3'	
	21	Botanical / Common Name	2" GAL	NATURE SIDE HOW	
	15	Botanical / Common Name	1" GAL	1'X2'	
	22	Botanical / Common Name	1" GAL	1.5'X1.5'	
	15	Botanical / Common Name	1" GAL	1'X2'	
	21	Botanical / Common Name	2" GAL	NATURE SIDE HOW	
	15	Botanical / Common Name	1" GAL	4'X2'	
	15	Botanical / Common Name	1" GAL	4'X2'	
	5,259 SF	Botanical / Common Name			

LANDSCAPE MATERIALS

LANDSCAPE BOLLER (21-C) SEE DETAIL 2/A/1.1

6" BENCH SEE DETAIL 2/A/1.1

RECYCLED ASPH CURB SEE DETAIL 6/A/1.1

IRIG B&B SEE DETAIL 2/A/1.1

DEVELOPER

RVA DEVELOPMENT, LLC
2705 W. HANCOCK DR.
SUITE 200
MERRILL, IOWA 50554
PHONE: 208-615-1000

LANDSCAPE ARCHITECT

BAER DESIGN GROUP, LLC
1000 N. GAGE HOLLOW WAY
BOONE, IOWA 50024
CONTACT: JOHN REAMER
208-667-5883

LANDSCAPE LEGEND

UNDEVELOPED/FUTURE PAD SITE BY OTHER

LANDSCAPE REQUIREMENTS

Per Meridian City Code Title 11.000

ITEM	REQUIREMENT	PROVIDED
STREET TREES	N/A	
ADJACENT USE BUFFER	N/A	
RES. SUBDIVISION TREES	N/A	
COMMON OPEN SPACE	N/A	
COMMON LOT	N/A	
TREE MITIGATION	N/A	



City of Meridian
Paramount Urgent Care

City of Meridian
Short Plat Landscape Plan

Sheet No. **L1.0**

VII. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development (AZ-13-005; PP-13-008; Development Agreement Inst. #103137116 113083665, 2016-005060, 2017-003462 and H-2017-066043).
2. Prior to the receiving City Engineer's signature on this short plat, the Applicant shall obtain a Development Agreement Modification approval in order to be in compliance with the previous development agreements and subsequent modifications on this site.
3. Prior to the receiving City Engineer's signature on this short plat, the Applicant shall provide proof to the Planning Department that the right-of-way for W. Plaza Shops Drive has been dedicated to ACHD.
4. If the City Engineer's signature has not been obtained within two (2) years of the City Council's approval of the short plat, the short plat shall become null and void unless a time extension is obtained, per UDC 11-6B-7.
5. Prior to submittal for the City Engineer's signature, obtain the signatures of the Ada County Highway District and the Central District Health Department.
6. The short plat prepared by Horrocks Engineers prepared on January 2020 by Fritz Brownell, included in Section VII.A shall be revised as follows:
 - a. Include recorded sewer instrument number.
 - b. Include recorded water main instrument number.
 - c. Include recorded public utility and drainage instrument number.
 - d. Include recorded Idaho Power instrument number.
 - e. Include recorded ingress and egress instrument number.
 - f. Include recorded ACHD instrument number for W. Plaza Shops Drive.
7. The landscape plan prepared by Baer Design Group, dated May 19, 2020, included in Section VII.C shall be revised prior to receiving City Engineer signature on the plat as follows:
 - a. Depict the required landscape buffers along Chinden Boulevard (SH 20/26), N. Fox Run Way (a collector street), and future W. Plaza Shops Dr.
 - b. Show the existing landscaping within the street buffers to Chinden Boulevard and N. Fox Run Way.
 - c. Show the required landscaping along future W. Plaza Shops Drive within the required landscape buffer on Lots 4 and 5, Block 1, and on Lot 1, Block 2 in accord with UDC 11-3B-7C.
 - d. Depict the location of the required 10-foot multi-use pathway along Chinden (SH 20/26).
8. Prior to submittal for City Engineer signature, the applicant shall submit a public access easement for the multi-use pathway along Chinden Boulevard (SH 20/26). Submit easements to the Planning Division for Council approval and subsequent recordation. The easements shall be a minimum of 14' wide (10' pathway + 2' shoulder each side). Use standard City template for public access easement. Easement checklist must accompany all easement submittals. Coordinate with Kim Warren from the City of Meridian Parks Department.

9. Staff's failure to cite specific ordinance provisions or conditions from the previous approvals noted above does not relieve the Applicant of responsibility for compliance.

B. Public Works

Site Specific Conditions:

1. The width of sanitary sewer and water mainline easements shall be provided consistent with those detailed in General Condition #20 below without overlapping.

General Conditions:

2. 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.
3. 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.
4. 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.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. 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.

11. 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.
12. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
13. Developer shall coordinate mailbox locations with the Meridian Post Office.
14. All grading of the site shall be performed in conformance with MCC 11-1-4B.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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). 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.
20. 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-foot wide for a single utility, or 30-foot 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.
21. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
22. Any existing domestic well system within this project shall be removed from domestic service per City Ordinance Section 9-1-4 and 9 4 8 contact the City of Meridian Water Department at (208)888-5242 for inspections of disconnection of services. Wells may be used for non-

domestic purposes such as landscape irrigation if approved by Idaho Department of Water Resources.

23. 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.
24. 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.
25. 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.

VIII. REQUIRED FINDINGS FROM THE UNIFIED DEVELOPMENT CODE

In consideration of a short plat, the decision-making body shall make the following findings:

A. The plat is in conformance with the Comprehensive Plan and is consistent with the Unified Development Code;

The Comprehensive Plan designates the future land use of this property as Mixed Use Community and the current zoning district of the site is C-C. Staff finds the proposed short plat complies with the Comprehensive Plan and is being developed in accord with UDC standards for the existing zoning district.

B. Public services are available or can be made available and are adequate to accommodate the proposed development;

Staff finds that public services will be provided to this property and are adequate to serve the future commercial building sites.

C. The plat is in conformance with scheduled public improvements in accord with the City's capital improvements program;

Staff finds that the development will not require the expenditure of capital improvement funds. All required utilities were provided with the development of the property at the developer's expense.

D. There is public financial capability of supporting services for the proposed development;

Staff finds that the development will not require major expenditures for providing supporting services as services are already being provided to the immediate area.

E. The development will not be detrimental to the public health, safety or general welfare; and

Staff finds the proposed short plat to create new commercial building lots will not be detrimental to the public health, safety or general welfare.

F. The development preserves significant natural, scenic or historic features.

Staff is not aware of any significant natural, scenic or historic features associated with short platting this site.