

COMMUNITY DEVELOPMENT DEPARTMENT REPORT



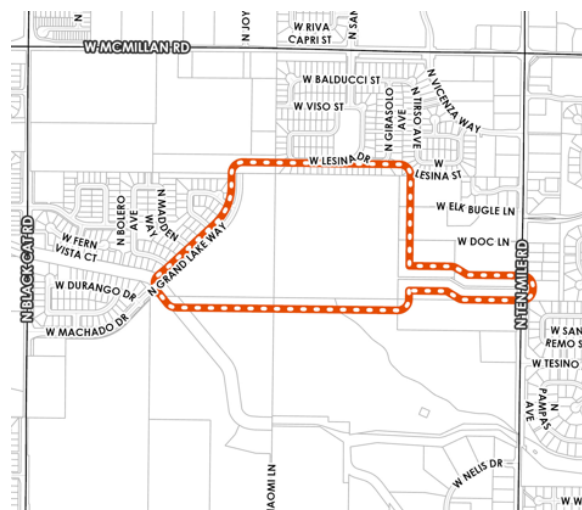
HEARING DATE: 10/1/2026

TO: Planning & Zoning Commission

FROM: Sonya Allen, Associate Planner
208-884-5533
sallen@meridiancity.org

APPLICANT: Corey Peacock, Civil Survey Consultants, Inc.

SUBJECT: WRRF Annexation and Rezone –AZ, RZ
H-2026-0046



LOCATION: Generally located 1/4 mile south of W. McMillan Rd. and west of N. Ten Mile Rd., in the north half of Section 34, T.4N., R.1W. (Parcel #S0434131300 & S0434244225)

I.

PROJECT OVERVIEW

A. Summary

Annexation of 40.96 acres of land with R-8 (5.44 acres), R-15 (10.81 acres), and I-L (24.71 acres) zoning districts; and Rezone of 20.31 acres from the C-G district to the I-L (16.47 acres), R-8 (1.07 acres), and R-15 (2.77 acres) zoning districts.

B. Issues/Waivers

None

C. Recommendation

Planning Division: Approval

Planning and Zoning Commission: Pending

D. Decision

City Council: Pending

E. Table of Contents

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COMMUNITY METRICS**Table 1: Land Use**

Description	Details	Map Ref.
Existing Land Use(s)	Vacant/undeveloped land	-
Proposed Land Use(s)	Single-family residential & possible expansion area for the wastewater resource recovery facility	-
Existing Zoning	RUT in Ada County & C-G	VII.A.2
Adopted FLUM Designation	Medium Density Residential on the northern 20+/- acres of the site & Civic on the southern 40+/- acres of the site; a City Park is designated in the vicinity of the west parcel.	VII.A.3
Proposed FLUM Designation	NA	

Table 2: Project Overview

Description	Details
History	H-2020-0017 (Quartet Northeast AZ, PP – Development Agreement Inst. #2020-146961)
Physical Features	The Creason Lateral/West Tap Sublateral crosses this site north/south.
Acreage	60.97 acres

Table 3: Process Facts

Description	Details
Preapplication Meeting date	7/7/2026
Neighborhood Meeting	5/5/2026

Table 4: Agency Comments

Agency / Element	Description / Issue	Reference
Ada County Highway District		Error! Reference source not found.
• Comments Received	No	-
• Commission Action Required	No	-
• Access	Local street access via N. Grand Lake Way, a collector street	-
• Traffic Level of Service	NA	-
• TIS submitted?	NA	

- III. Note: See section IV. City/Agency Comments & Conditions for comments received or see the public record. Paste the following link into your browser to access the public record:
<https://weblink.meridiancity.org/WebLink/browse.aspx?id=454679&dbid=0&repo=MeridianCity>

STAFF ANALYSIS

Comprehensive Plan and Unified Development Code (UDC)

A. History

The west parcel (#S0434244225) was annexed and included in the preliminary plat for Quartet Northeast Subdivision in 2020; the parcel has not been included in a final plat. The property is governed by a Development Agreement (DA) (Inst. #2020-146961).

The DA requires the agreement to be amended to include a conceptual development plan for the subject west parcel prior to any development occurring on the property. It also includes a provision requiring the rear and/or side of structures on lots with two (2) story structures that face the collector street (N. Grand Lake Way) incorporate certain design features.

A Noise and Odor Study was conducted by the City in April 2021 that determined residential uses are appropriate in the MDR designated area of the site.

B. General Overview

The subject 60.97-acre property is currently zoned C-G in the City (west parcel) and RUT in Ada County (east parcel). The northern portion of both parcels totaling approximately 20 acres is designated Medium Density Residential (MDR) and the southern portion of both parcels totaling approximately 40 acres is designated Civic on the City's Future Land Use Map (FLUM) in the Comprehensive Plan. There is a City Park designation on the west parcel.

The MDR designation allows for dwelling units at gross densities of three (3) to eight (8) dwelling units per acre.

The purpose of the Civic designation is to preserve and protect existing and planned municipal, state, and federal lands for area residents and visitors. This category includes public lands, law enforcement facilities, post offices, fire stations, cemeteries, public utility sites, public parks, public schools, and other government owned sites within the Area of City Impact.

The Park's Dept. is interested in a possible future park in this area for "rectangle" sports (i.e. soccer, football, lacrosse, rugby, etc.) and will work with Public Works on this in the future as their plans develop.

The subject property is currently agricultural land. Single-family residential properties at urban densities exist to the north and west, rural residential properties exist to the east – some of which are in the annexation & redevelopment process, agricultural land exists to the southwest and the City's Wastewater Resource Recovery Facility exists to the southeast.

The Applicant requests annexation of 40.96 acres of land with R-8 (5.44 acres), R-15 (10.81 acres), and I-L (24.71 acres) zoning districts; and rezone of 20.31 acres from the C-G district to the I-L (16.47 acres), R-8 (1.07 acres), and R-15 (2.77 acres) zoning districts. A legal description and exhibit map is included below in Sections VII.B & VII.C that depicts the boundary of the annexation area contiguous to City annexed land and the boundary of the rezone area.

A conceptual development plan and building elevations were submitted showing how the site is proposed to develop, included below in Sections VII.D and VII.E. The site plan depicts 121 single-family residential building lots on the northern 20.09-acre residential portion of the property and no development plan on the City owned land on the southern portion of the property.

A total of 31 residential lots are proposed on 6.52 acres of land in the R-8 district for a gross density of 4.75 units/acre; and a total of 90 residential lots are proposed on 13.57 acres of land in the R-15 district for a gross density of 6.63 units/acre. Overall, the gross density of the 20.09 acre residential area is six (6) dwelling units per acre, which is consistent with the desired density range of three (3) to eight (8) dwelling units per acre (gross) in the MDR designation.

The concept plan depicts an acceptable transition in lot sizes to the existing development to the north (Volterra Heights) and to the rural residential Low Density Residential designated land to the east. The 40-foot-wide lots proposed along the east boundary will abut common area approved in Blueberry Hills Subdivision.

Staff recommends a new DA is required for the residential portion of the site; the existing C-G zoned property will no longer be subject to the terms of the existing DA for Quartet Northeast Subdivision (Inst. #2020-146961). Future development is required to be generally consistent with

the proposed conceptual development plan and certain design features are required to be provided on elevations facing the collector street as required in the existing DA.

C. Comprehensive Plan Policies (*Staff analysis in italic text*)

- 3.07.00 – Encourage compatible uses and site design to minimize conflicts and maximize use of land. *The proposed residential uses should be compatible with adjacent existing residential uses to the west, north and east.*
- 3.06.02E – Discourage residential land uses in close proximity to the Wastewater Resource Recovery Facility, the Intermountain Gas Facility on Can-Ada Road, and other incompatible land uses. *The proposed residential uses are outside the area determined to be incompatible with the Wastewater Resource Recovery Facility to the south.*
- 4.10.01A – Plan for and allow land uses surrounding the Wastewater Resource Recovery Facility that reduce human exposure to odors. *The area proposed to be zoned I-L will provide a buffer and separation between the Wastewater Resource Recovery Facility and proposed residential uses.*
- 3.03.01D – Ensure that adequate water supply and pressure are available for fire protection in areas suitable for industrial and commercial uses. *Adequate water supply and pressure is available for fire protection to serve future residential uses on the property.*

D. Site Development and Use Analysis

1. Existing Structures/Site Improvements (*UDC 11-1*):
There are no existing structures on this property. Curb, gutter and a detached sidewalk exists along N. Grand Lake Way.
2. Proposed Use Analysis (*UDC 11-2*):
The proposed future single-family residential dwellings are principally permitted in the R-8 and R-15 zoning districts per UDC Table 11-2A-6 and 11-2A-7.
No specific uses are proposed in the I-L district; allowed uses are listed in UDC Table 11-2C-2.
3. Specific Use Standards (*UDC 11-4-3*)
There are no specific use standards that apply to the proposed use(s).
4. Dimensional Standards (*UDC 11-2*):
See UDC Tables 11-2A-6 and 11-2A-7 for the applicable dimensional standards for the R-8 and R-15 zoning districts; and UDC Table 11-2C-3 for the I-L zoned portion of the site.

E. Design Standards Analysis

1. Structure and Site Design Standards (*UDC 11-3A-19*):
All non-residential structures and site design is required to comply with the standards listed in UDC 11-3A-19 and the design standards in the Architectural Standards Manual.
Single-family detached structures are exempt from design standards.
2. Landscaping (*UDC 11-3B*):
Landscape buffers along streets

UDC Requirement	Proposed/Analysis
Collector street: 20-feet wide (N. Grand Lake Way)	None are proposed at this time. With development, street buffers will be required per UDC standards.

UDC Requirement	Proposed/Analysis
Local street: 10-feet wide	

Landscaping is required to be installed within the street buffer in accord with the standards in UDC 11-3B-7C.

Parking lot landscaping

Landscaping is required with development of the I-L zoned property within parking areas and along the perimeter of the site in parking areas per the standards in UDC 11-3B-8C.

Buffer to residential or nonindustrial uses

A 25' wide buffer is required to residential uses with development of the I-L district, as applicable. No buffer is required in the I-L district to non-industrial uses.

Tree preservation

Per UDC 11-3B-10, Mitigation shall be required for all existing trees four-inch caliper or greater that are removed from the site with equal replacement of the total calipers lost on site up to an amount of one hundred (100) percent replacement (Example: Two (2) ten-inch caliper trees removed may be mitigated with four 5-inch caliper trees, five (5) four-inch caliper trees, or seven (7) three-inch caliper trees).

Mitigation should be assessed prior to removal of any trees from the site, if applicable, and information should be included on the landscape plan submitted with a preliminary plat application that demonstrates compliance with the standards in UDC 11-3B-10C.5.

Storm integration

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.

Pathway landscaping

Landscaping is required to be provided along pathways within the site with development in accord with the standards in UDC 11-3B-12C.

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

Off-street parking is required with development in the I-L district per the standards listed in UDC 11-3C-6B.2 for all industrial districts – one (1) space is required for every 2,000 square feet of gross floor area. One (1) bicycle parking space is required to be provided for every 25 vehicle parking spaces or portion thereof.

4. Building Elevations (*Architectural Standards Manual*):

Photos were submitted demonstrating the quality of development proposed in the residential portion of the development for the proposed single-family detached dwellings and townhome dwellings as shown below in Section VII.E. The final design of the townhome structures is required to comply with the residential design standards in the Architectural Standards Manual (ASM).

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

All fencing is required to comply with the standards listed in UDC 11-3A-6 and 11-3A-7.

6. Parkways (*UDC 11-3A-17*):

All parkways are required to comply with the standards in UDC 11-3A-17E.

F. Transportation Analysis

1. Roadway Improvements (FYWP & CIP):

ACHD's planned improvements for this area are as follows:

- The Capital Improvement Plan (CIP) includes a future plan to widen N. Black Cat Rd. to five (5) lanes (2-thru lanes in each direction with center medians and turn pockets where appropriate). Project includes adding pedestrian and bike facilities on both sides of the roadway.
- The CIP includes a multi-lane roundabout with two (2) lanes for the northbound/southbound legs and one (1) lane for the eastbound/westbound legs is planned to be constructed at the McMillan Rd. and Black Cat Rd. intersection in 2028. Project includes pedestrian and bike facilities, pedestrian crossings on all legs.
- The CIP includes a future plan to widen W. McMillan Rd. to three (3) lanes (1-thru lane in each direction with center medians and turn pockets where appropriate). Project includes adding pedestrian and bike facilities on both sides of the roadway.

2. Access (*UDC 11-3A-3, UDC 11-3H-4*):

Access will be provided for the future residential development via a future local street from the collector street (W. Grand Lake Way) along the west side of the property; local street access will be provided for internal lot access within the future subdivision per the conceptual development plan. **The Applicant should be required to construct a complete street from the west to the east property boundary, including curb, gutter and sidewalk, with the future subdivision as Public Works has no plans to expand at this time. The street should align with W. Belltower Dr. planned in Blueberry Hills Subdivision to the east.**

A portion of the City-owned property should be reserved for a future well site with access provided to it.

3. Pedestrian Connectivity (*UDC 11-3A-5, UDC 11-3A-8, UDC 11-3A-17*):

A 5-foot-wide detached sidewalk exists along N. Grand Lake Way, the collector street along the west boundary of the site.

The Pathways Master Plan depicts a multi-use pathway along the east side of the West Tap Sublateral/Creason Lateral where it crosses this site. Because the lateral is proposed to be relocated, the Park's Dept. recommends a 10-foot-wide detached multi-use pathway/sidewalk is provided along the north side of the east/west local street proposed from N. Grand Lake Way with future development.

G. Services Analysis

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

The Creason Lateral/West Tap Sublateral bisects this site.

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

An underground pressurized irrigation system is required to be installed with development of the property as set forth in UDC 11-3A-15.

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

An adequate storm drainage system will be required with development 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.

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

A well lot exists on the southern portion of the rezone area that should be preserved with access provided to it.

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

Street lighting is required to be installed in accord with the city's adopted standards, specifications and ordinances if the development is approved.

The development will be required to connect to the City of Meridian water and sewer systems in accord with the standards in UDC 11-3A-21C if approved.

Adequate fire protection will be required if development is approved in accord with Fire Dept. standards.

CITY/AGENCY COMMENTS & CONDITIONS

A. Meridian Planning Division

IV.

If the proposed annexation and rezone is approved with the requirement of a DA, Staff recommends the following process: 1) the annexation and rezone ordinances shall be approved; 2) a property boundary adjustment (PBA) application shall be submitted to reconfigure the existing property lines in order to accomplish a land swap so that the northern portion of both properties can develop with residential uses as proposed and the southern portion can develop in the future with City infrastructure; 3) the DA shall be signed and approved by City Council after the PBA and property sale is finalized prior to submittal of a preliminary plat application.

1. A new Development Agreement (DA) is required as a provision of annexation and rezone of the residential portion of this property. The subject property will no longer be subject to the terms of the existing DA (Inst. #2020-146961).

A DA fee shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the date of City Council approval of the Findings of Fact, Conclusions of Law and Decision & Order for the Annexation and Rezone requests. The DA shall, at minimum, incorporate the following provisions:

- a. Future development of this site shall be generally consistent with the conceptual development plan and building elevation photos included in Section VII, Unified Development Code standards, the design standards in the Architectural Standards Manual, and the provisions contained herein.
- b. The rear and/or side of structures on lots that face N. Grand Lake Way, a collector street, shall incorporate articulation through changes in two (2) or more of the following: modulation (e.g. projections, recesses, step-backs, pop-outs), bays, banding, porches, balconies, material types, or other integrated architectural elements to break up monotonous wall planes and roof lines that are visible from the public street. Single-story structures are exempt from this requirement.
- c. The developer shall construct a complete street, including curb, gutter and sidewalk along both sides of the street, in accord with Ada County Highway District standards, with the first phase of development from N. Grand Lake Way to the east boundary of the property. The street should align with W. Belltower Dr. planned in Blueberry Hills Subdivision to the east. A 10-foot-wide detached sidewalk shall be constructed along the north side of the street for an on-street segment of the City's multi-use pathway system; minimum 5-

foot-wide landscape strips shall be provided on both sides of the pathway, landscaped per the standards in UDC 11-3B-12C. A minimum 5-foot-wide sidewalk shall be constructed along the south side of the street.

- d. A maximum of 121 residential dwelling units are allowed to develop on this site at a gross density of six (6) dwelling units per acre.

B. Meridian Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=455767&dbid=0&repo=MeridianCity&cr=1>

C. Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=458127&dbid=0&repo=MeridianCity>

D. Idaho Department of Environmental Quality (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=458127&dbid=0&repo=MeridianCity>

FINDINGS

v. A. Annexation and/or 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;
Staff finds the proposed R-8, R-15 and I-L zoning districts, conceptual development plan, proposed uses and residential density are consistent with the MDR and Civic FLUM designations. Therefore, staff finds the proposed map amendment complies with the applicable provisions of the comprehensive plan.
2. The map amendment complies with the regulations outlined for the proposed district, specifically the purpose statement;
Staff finds the proposed map amendment and conceptual development plan is consistent with the future land uses depicted on the Future Land Use Map for these properties. The residential portion of the property, including density, generally complies with the purpose statement of the residential districts in that it will provide a range of housing opportunities consistent with the Comprehensive Plan.
3. The map amendment shall not be materially detrimental to the public health, safety, and welfare;
Staff finds the proposed 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
Staff finds services are available to this development and the provision of such should not result in any adverse impacts, including to the school district.

5. The annexation (as applicable) is in the best interest of city.
Staff finds the proposed annexation is in the best interest of the City as it will expand the City's development area for City infrastructure and allow for residential development within the area deemed appropriate for such based on the Noise and Odor Study conducted by the City in 2021.

ACTION

A. Staff:

Staff recommends approval of the proposed annexation and rezone per the analysis in Section III and the Findings in Section V above.

VI.

B. Commission:

Pending

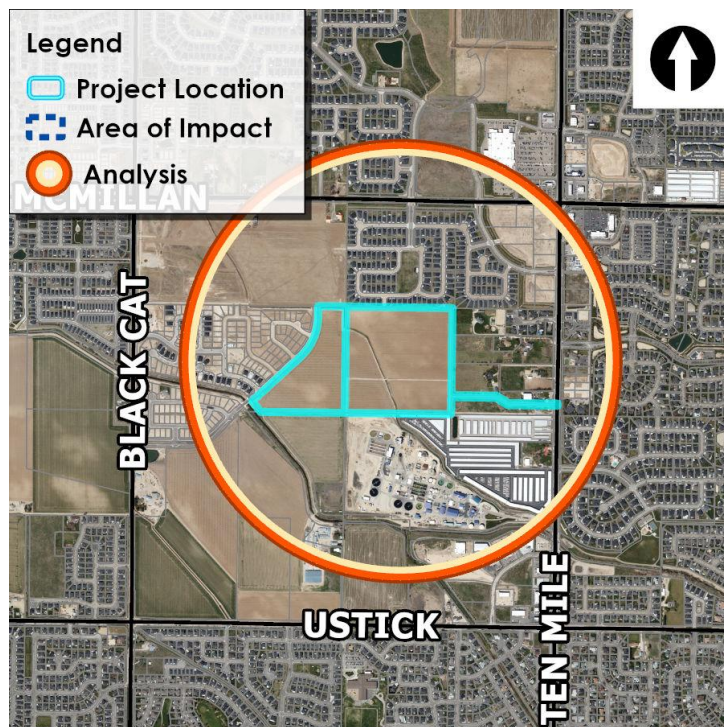
C. City Council:

Pending

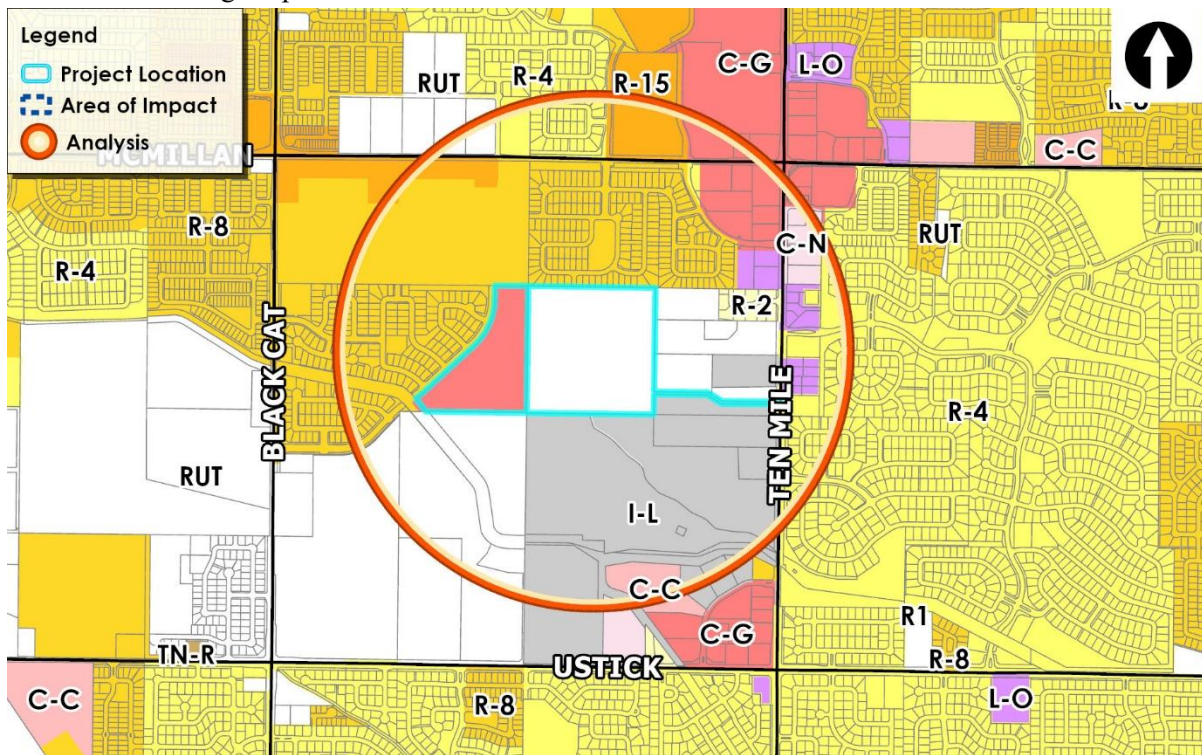
EXHIBITS

VII. A. Project Area Maps

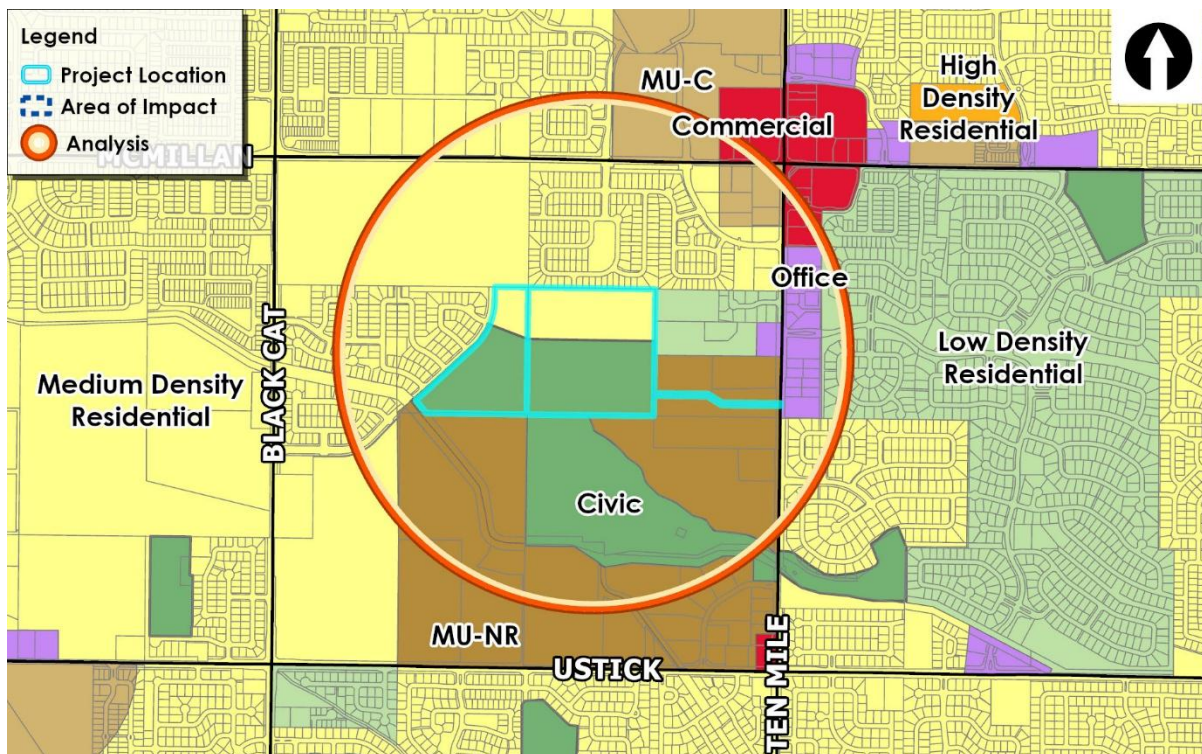
1. Aerial



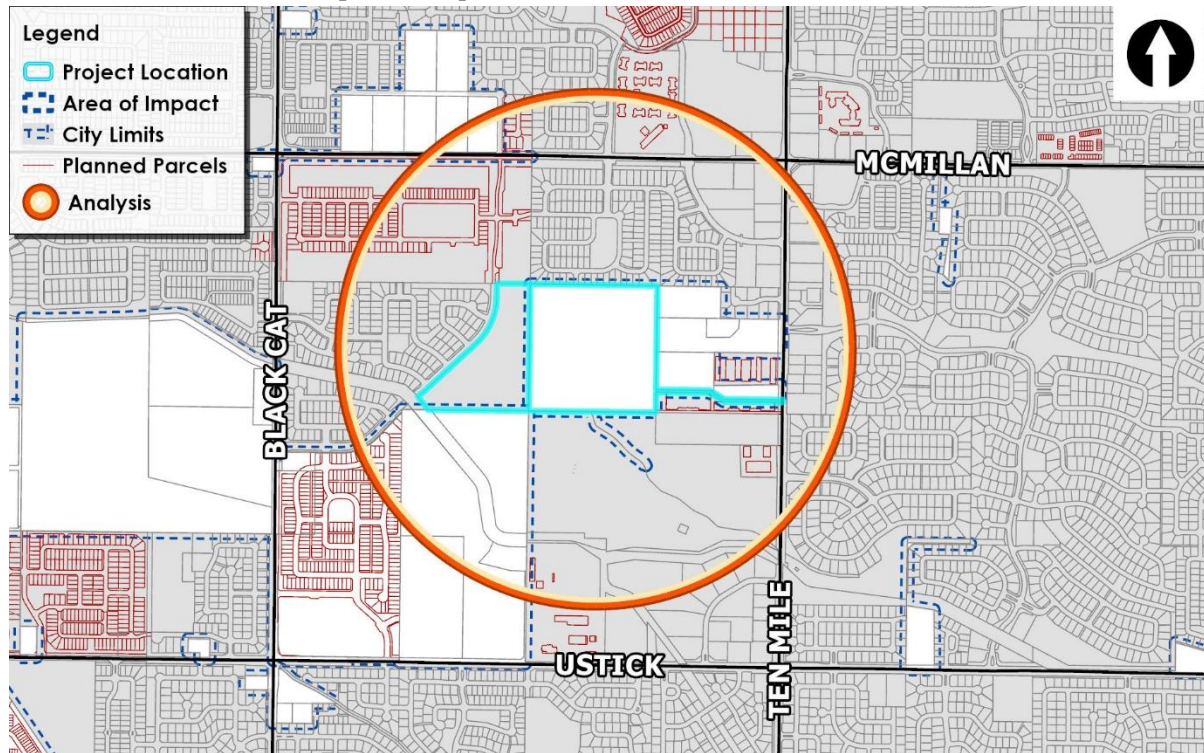
2. Zoning Map



3. Future Land Use



4. Planned Development Map



B. Annexation Legal Description & Exhibit Map

ANNEXATION DESCRIPTION

FOR THE

CITY OF MERIDIAN, IDAHO

A parcel located in the S 1/2 of the NE 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Commencing at a brass cap monument marking the southeasterly corner of said S 1/2 of the NE 1/4, from which an aluminum cap monument marking the northeasterly corner of said Section 34 bears N 0°52'50" E a distance of 2631.06 feet;

Thence N 0°52'50" E along the easterly boundary of said S 1/2 of the NE 1/4 a distance of 123.03 feet to the POINT OF BEGINNING;

Thence continuing N 0°52'50" E a distance of 25.00 feet to a point;

Thence leaving said easterly boundary N 89°18'22" W a distance of 612.16 feet to a point;

Thence N 58°37'30" W a distance of 174.28 feet to a point;

Thence N 89°10'51" W a distance of 561.75 feet to a point on the easterly boundary of the SW 1/4 of the NE 1/4 of said Section 34;

Thence N 0°48'05" E along said easterly boundary a distance of 1081.86 feet to a point marking the northeasterly corner of said SW 1/4 of the NE 1/4;

Thence N 89°06'25" W along the northerly boundary of said SW 1/4 of the NE 1/4 a distance of 1325.58 feet to a point marking the northwesterly corner of said SW 1/4 of the NE 1/4;

Thence S 0°43'38" W along the westerly boundary of said SW 1/4 of the NE 1/4 a distance of 1323.46 feet to a point marking the southwesterly corner of said SW 1/4 of the NE 1/4;

Thence S 89°16'49" E along the southerly boundary of said SW 1/4 of the NE 1/4 a distance of 1323.86 feet to a point marking the southeasterly corner of said SW 1/4 of the NE 1/4;

Thence N 0°48'05" E along the easterly boundary of said SW 1/4 of the NE 1/4 a distance of 212.59 feet to a point;

Thence leaving said easterly boundary S 89°10'51" E a distance of 554.91 feet to a point;

Thence S 58°37'30" E a distance of 174.31 feet to a point;

Thence S 89°18'22" E a distance of 618.94 feet to the POINT OF BEGINNING.

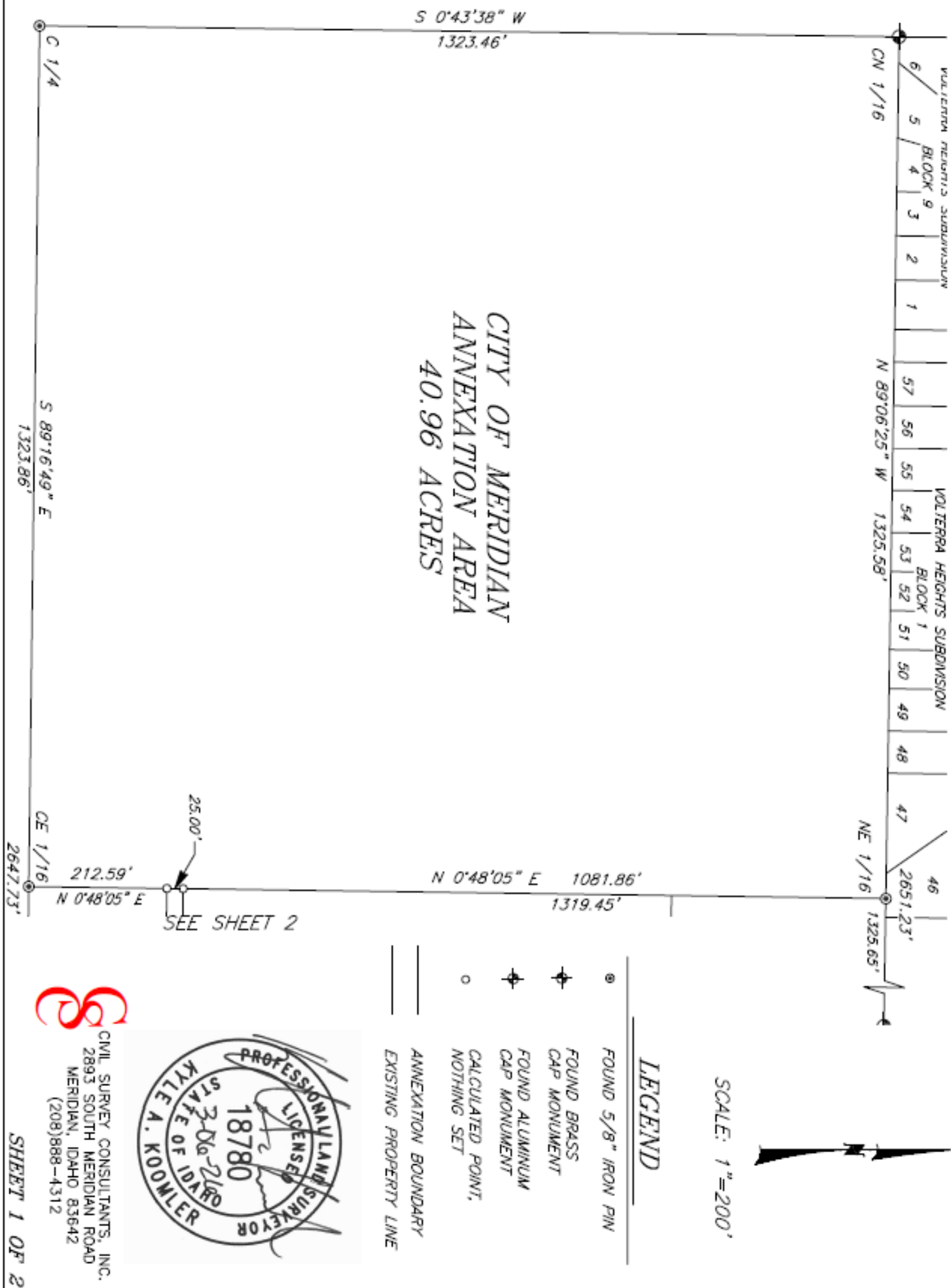
This parcel contains 40.96 acres and is subject to any easements existing or in use.

This description was prepared from record information, and no field survey was performed. Civil Survey Consultants, Inc., is not liable or responsible for any discrepancies that a field survey might disclose.

Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Inc.
March 6, 2026



SKETCH TO ACCOMPANY ANNEXATION DESCRIPTION FOR THE CITY OF MERIDIAN
 LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.



LEGEND

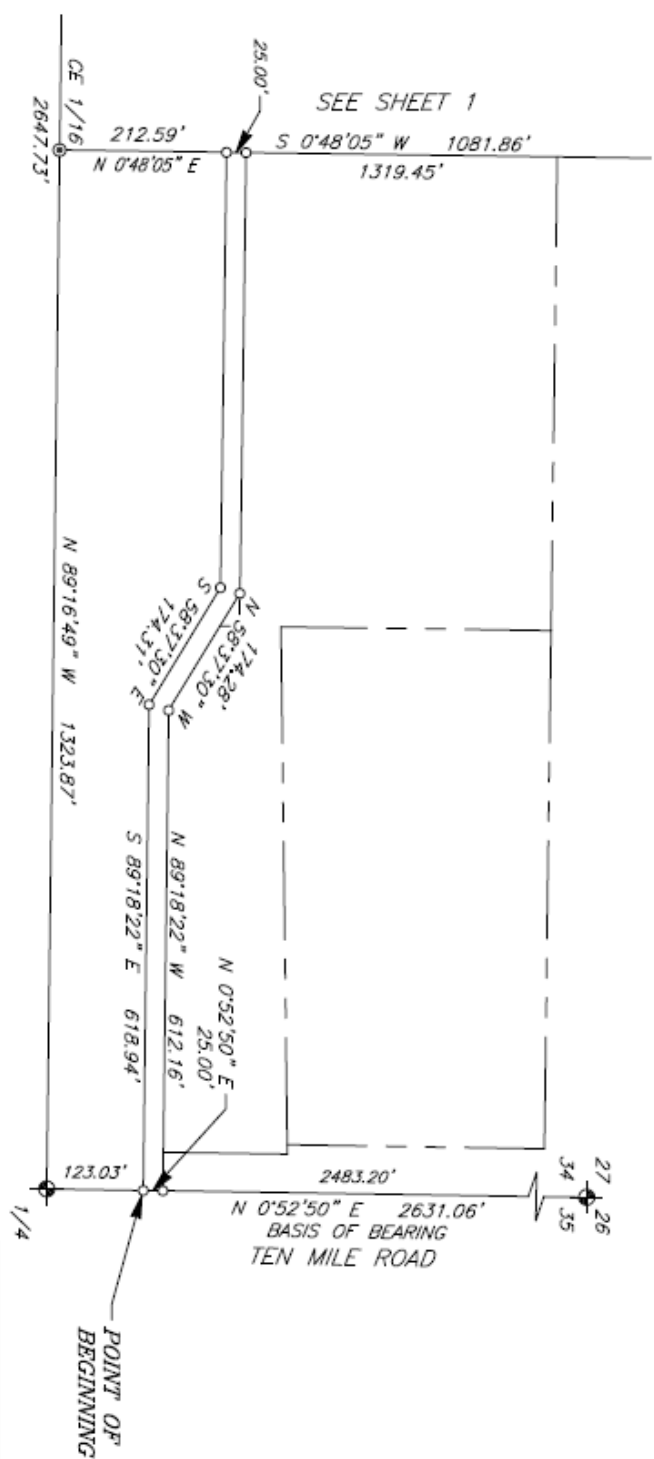
- FOUND 5/8" IRON PIN
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT, NOTHING SET
- ANNEXATION BOUNDARY
- EXISTING PROPERTY LINE



C
 CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
 (208)888-4312

SHEET 1 OF 2

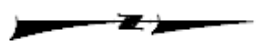
SKETCH TO ACCOMPANY ANNEXATION DESCRIPTION FOR THE CITY OF MERIDIAN
 LOCATED IN THE S 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 4 NORTH,
 RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO.



LEGEND

- FOUND 5/8" IRON PIN
- ⊕ FOUND BRASS CAP MONUMENT
- ⊕ FOUND ALUMINUM CAP MONUMENT
- CALCULATED POINT, NOTHING SET
- ANNEXATION BOUNDARY
- EXISTING PROPERTY LINE

SCALE: 1"=200'



CIVIL SURVEY CONSULTANTS, INC.
 2893 SOUTH MERIDIAN ROAD
 MERIDIAN, IDAHO 83642
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SHEET 2 OF 2

C. Rezone Legal Description & Exhibit Map

OVERALL REZONE AREA DESCRIPTION

FOR THE

CITY OF MERIDIAN, IDAHO

A parcel located in the S 1/2 of the NE 1/4 and in the SE 1/4 of the NW 1/4 of Section 34, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

BEGINNING at a 5/8 inch diameter iron pin marking the southeasterly corner of the SW 1/4 of the NE 1/4 (CE 1/16), from which a 5/8 inch diameter iron pin marking the southwesterly corner of said SW 1/4 of the NE 1/4 (C 1/4) bears N 89°16'46" W a distance of 1323.82 feet;

Thence N 89°16'46" W along the southerly boundary of said SW 1/4 of the NE 1/4 a distance of 1323.82 feet to a 5/8 inch diameter iron pin marking said southwesterly corner of said SW 1/4 of the NE 1/4 (C 1/4);

Thence N 89°16'14" W along the southerly boundary of said SE 1/4 of the NW 1/4 a distance of 1129.66 feet to a point on the centerline of Five Mile Drain;

Thence leaving said southerly boundary N 38°17'55" W along said centerline a distance of 122.04 feet to a point on an extension of the easterly right-of-way of N. Grand Lake Way;

Thence along said extension and said easterly right-of-way thereof the following described courses:

Thence N 51°02'05" E a distance of 148.04 feet to a point;

Thence a distance of 33.19 feet along the arc of a 531.50 foot radius curve left, said curve having a central angle of 3°34'42" and a long chord bearing N 49°14'44" E a distance of 33.19 feet to a point;

Thence N 47°27'23" E a distance of 695.27 feet to a point;

Thence a distance of 557.74 feet along the arc of a 681.50 foot radius curve left, said curve having a central angle of 46°53'29" and a long chord bearing N 24°00'39" E a distance of 542.31 feet to a point;

Thence N 0°33'54" E a distance of 136.30 feet to a point on the northerly boundary of said SE 1/4 of the NW 1/4;

Thence leaving said easterly right-of-way S 89°26'06" E along said northerly boundary a distance of 347.56 feet to an aluminum cap monument marking the northeasterly corner of said SE 1/4 of the NW 1/4 (CN 1/16), said point being the northwesterly corner of said S 1/2 of the NE 1/4;

Thence S 89°06'28" E along the northerly boundary of said S 1/2 of the NE 1/4 a distance of 1325.54 feet to a 5/8 inch diameter iron pin marking the northeasterly corner of the SW 1/4 of the NE 1/4 (NE 1/16);

Thence leaving said northerly boundary S 0°48'15" W along the easterly boundary of said SW 1/4 of the NE 1/4 a distance of 1081.82 feet to a point;

Thence leaving said easterly boundary S 89°10'41" E a distance of 561.74 feet to a point;

Thence S 58°37'20" E a distance of 174.28 feet to a point;

Thence S 89°18'12" E a distance of 612.22 feet to a point on the easterly boundary of said S 1/2 of the NE 1/4;

Thence S 0°52'45" W along said easterly boundary a distance of 25.00 feet to a point;

Thence leaving said easterly boundary N 89°18'12" W a distance of 618.99 feet to a point;

Thence N 58°37'20" W a distance of 174.31 feet to a point;

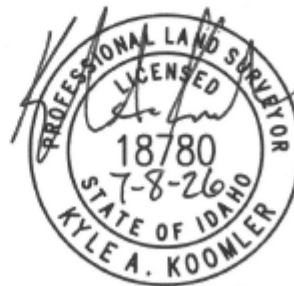
Thence N 89°10'41" W a distance of 554.91 feet to a point on said easterly boundary of the SW 1/4 of the NE 1/4;

Thence S 0°48'15" W along said easterly boundary a distance of 212.59 feet to the POINT OF BEGINNING.

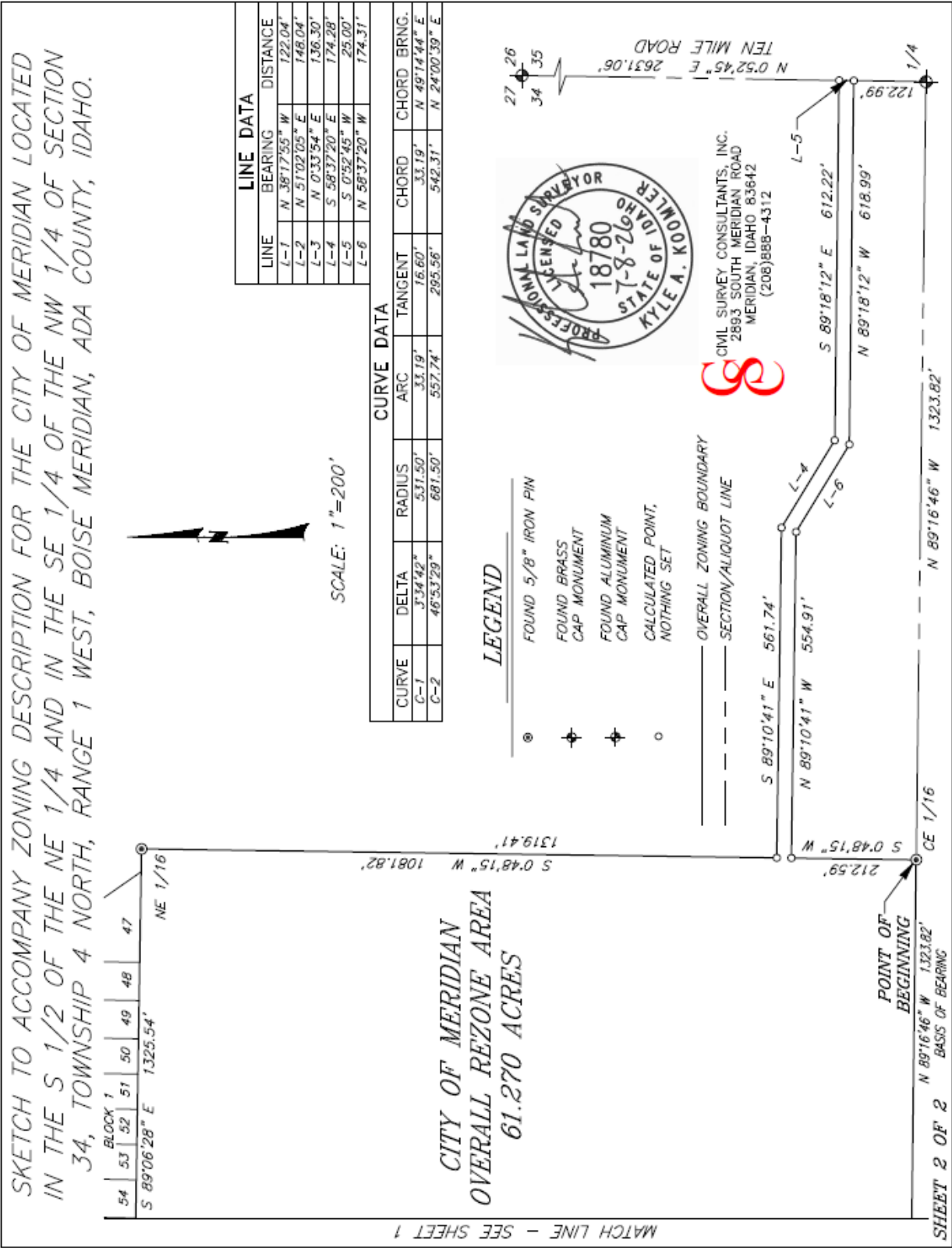
This parcel contains 61.270 acres and is subject to any easements existing or in use.

This description was prepared from record information, and no field survey was performed. Civil Survey Consultants, Inc., is not liable or responsible for any discrepancies that a field survey might disclose.

Prepared by: Kyle A. Koomler, PLS
Civil Survey Consultants, Inc.
July 8, 2026



CITY OF MERIDIAN
OVERALL REZONE AREA
61.270 ACRES





June 12, 2026
Project No.: 25-220

**Rezone to I-L
City of Meridian**

A parcel of land being a portion of the South 1/2 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at a 5/8-inch rebar marking the Center-East 1/16 corner of said Section 34, which bears N89°16'46"W a distance of 1,323.82 feet from a brass cap marking the East 1/4 corner of said Section 34, thence following the southerly line of the Southwest 1/4 of the Northeast 1/4, N89°16'46"W a distance of 1,323.82 feet to a 5/8-inch rebar marking the Center 1/4 corner of said Section 34; Thence leaving said southerly line and following the westerly line of said Southwest 1/4 of the Northeast 1/4, N00°43'47"E a distance of 801.27 feet; Thence leaving said westerly line, 105.13 feet along the arc of a curve to the left, said curve having a radius of 700.00 feet, a delta angle of 08°36'19", a chord bearing of S84°48'18"E and a chord distance of 105.03 feet; Thence S89°06'28"E a distance of 897.99 feet; Thence 86.89 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, a delta angle of 16°35'43", a chord bearing of S80°48'36"E and a chord distance of 86.59 feet; Thence 87.69 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 16°44'50", a chord bearing of S80°53'10"E and a chord distance of 87.38 feet; Thence S89°15'35"E a distance of 150.03 feet to the easterly line of said Southwest 1/4 of the Northeast 1/4; Thence following said easterly line, S00°48'15"W a distance of 527.23 feet to a 5/8-inch rebar; Thence leaving said easterly line, S89°10'41"E a distance of 561.74 feet to a 5/8-inch rebar; Thence S58°37'20"E a distance of 174.28 feet to a 5/8-inch rebar; Thence S89°18'12"E a distance of 612.22 feet to the easterly line of the Northeast 1/4; Thence following said easterly line, S00°52'45"W a distance of 25.00 feet; Thence leaving said easterly line N89°18'12"W a distance of 618.99 feet to a 5/8-inch rebar; Thence N58°37'20"W a distance of 174.31 feet to a 5/8-inch rebar; Thence N89°10'41"W a distance of 554.91 feet to the easterly line of the Southwest 1/4 of the Northeast 1/4; Thence following said easterly line, S00°48'15"W a distance of 212.59 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 24.706 acres, more or less.



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June 12, 2026
Project No.: 25-220

**Rezone to I-L
Quenzer Farms LLLP**

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Center-North 1/16 corner of said Section 34, which bears S89°26'06"E a distance of 2,647.62 feet from an aluminum cap marking the North 1/16 corner of said Section 34 and Section 33, thence following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°43'47"W a distance of 522.12 feet to the **POINT OF BEGINNING**.

Thence following said easterly line, S00°43'47"W a distance of 801.27 feet to a 5/8-inch rebar marking the Center 1/4 corner of said Section 34;

Thence leaving said easterly line and following the southerly line of said Southeast 1/4 of the Northwest 1/4, N89°16'14"W a distance of 1,129.66 feet to the centerline of Five Mile Drain;

Thence leaving said southerly line and following said centerline, N38°17'55"W a distance of 122.04 feet;

Thence leaving said centerline, N51°02'05"E a distance of 65.00 feet to a 5/8-inch rebar on the easterly right-of-way line of N. Grand Lake Way;

Thence following said easterly right-of-way line the following four (4) courses:

1. N51°02'05"E a distance of 83.04 feet to a 5/8-inch rebar;
2. 33.19 feet along the arc of a curve to the left, said curve having a radius of 531.50 feet, a delta angle of 03°34'42", a chord bearing of N49°14'44"E and a chord distance of 33.19 feet to a 5/8-inch rebar;
3. N47°27'23"E a distance of 695.27 feet to a 5/8-inch rebar;
4. 302.63 feet along the arc of a curve to the left, said curve having a radius of 681.50 feet, a delta angle of 25°26'35", a chord bearing of N34°44'05"E and a chord distance of 300.15 feet;

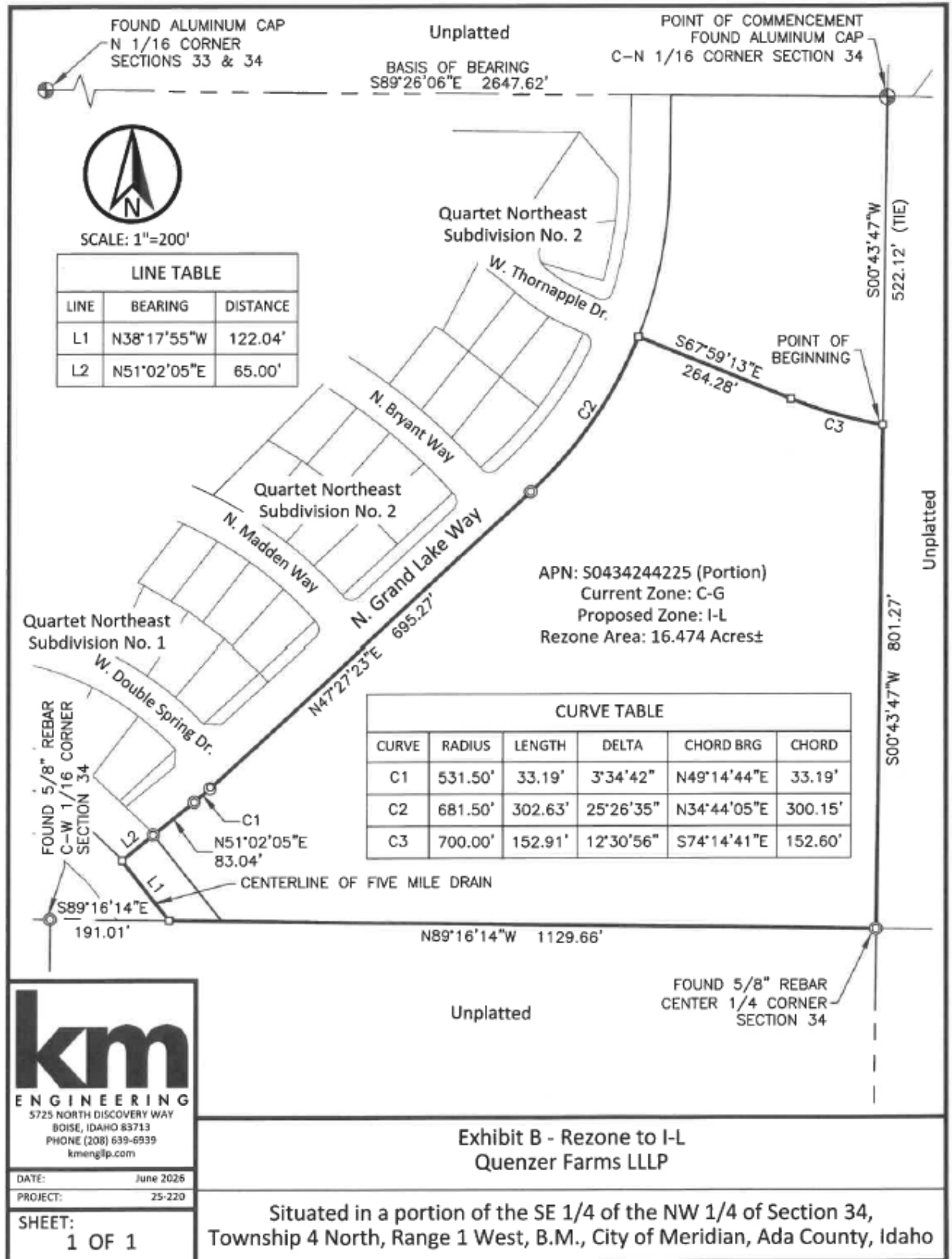
Thence leaving said easterly right-of-way line, S67°59'13"E a distance of 264.28 feet;

Thence 152.91 feet along the arc of a curve to the left, said curve having a radius of 700.00 feet, a delta angle of 12°30'56", a chord bearing of S74°14'41"E and a chord distance of 152.60 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 16.474 acres, more or less.



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June 12, 2026
Project No.: 25-220

**Rezone to R-8
City of Meridian**

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center-East 1/16 corner of said Section 34, which bears S89°16'46"E a distance of 1,323.82 feet from a 5/8-inch rebar marking the Center 1/4 corner of said Section 34, thence following the easterly line of said Southwest 1/4 of the Northeast 1/4, N00°48'15"E a distance of 764.82 feet to the **POINT OF BEGINNING**.

Thence leaving said easterly line, N89°15'35"W a distance of 134.05 feet;
Thence N00°53'32"E a distance of 416.46 feet;
Thence N89°06'28"W a distance of 717.00 feet;
Thence N00°53'32"E a distance of 8.50 feet;
Thence N89°06'28"W a distance of 247.25 feet;
Thence 30.11 feet along the arc of a curve to the left, said curve having a radius of 25.00 feet, a delta angle of 69°00'05", a chord bearing of S56°23'30"W and a chord distance of 28.32 feet;
Thence 27.82 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a delta angle of 31°52'41", a chord bearing of N73°10'07"W and a chord distance of 27.46 feet;
Thence N89°06'28"W a distance of 177.96 feet to the westerly line of said Southwest 1/4 of the Northeast 1/4;
Thence following said westerly line, N00°43'47"E a distance of 138.50 feet to an aluminum cap marking the Center-North 1/16 corner of said Section 34;
Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of the Northeast 1/4, S89°06'28"E a distance of 1,325.54 feet to a 5/8-inch rebar marking the Northeast 1/16 corner of said Section 34;
Thence leaving said westerly line and following said easterly line, S00°48'15"W a distance of 554.59 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 5.443 acres, more or less.



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June 12, 2026
Project No.: 25-220

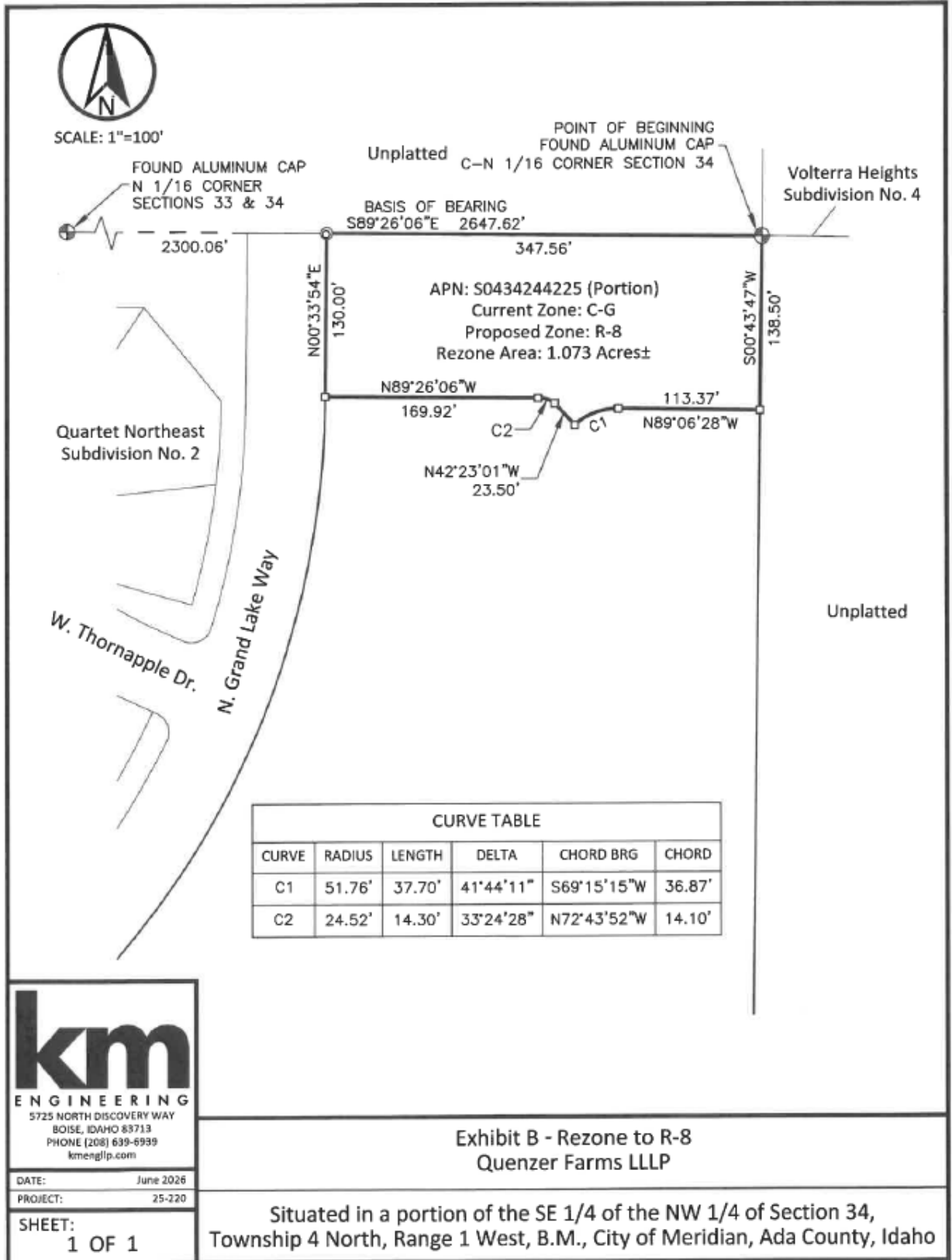
**Rezone to R-8
Quenzer Farms LLLP**

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

BEGINNING at an aluminum cap marking the Center-North 1/16 corner of said Section 34, which bears S89°26'06"E a distance of 2,647.62 feet from an aluminum cap marking the North 1/16 corner of said Section 34 and Section 33, thence following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°43'47"W a distance of 138.50 feet;
Thence leaving said easterly line, N89°06'28"W a distance of 113.37 feet;
Thence 37.70 feet along the arc of a curve to the left, said curve having a radius of 51.76 feet, a delta angle of 41°44'11", a chord bearing of S69°15'15"W and a chord distance of 36.87 feet;
Thence N42°23'01"W a distance of 23.50 feet;
Thence 14.30 feet along the arc of a curve to the left, said curve having a radius of 24.52 feet, a delta angle of 33°24'28", a chord bearing of N72°43'52"W and a chord distance of 14.10 feet;
Thence N89°26'06"W a distance of 169.92 feet to the easterly right-of-way line of N. Grand Lake Way;
Thence following said easterly right-of-way line, N00°33'54"E a distance of 130.00 feet to the northerly line of said Southeast 1/4 of the Northwest 1/4;
Thence leaving said easterly right-of-way line and following said northerly line, S89°26'06"E a distance of 347.56 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 1.073 acres, more or less.





June 12, 2026
Project No.: 25-220

**Rezone to R-15
City of Meridian**

A parcel of land being a portion of the Southwest 1/4 of the Northeast 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at a 5/8-inch rebar marking the Center-East 1/16 corner of said Section 34, which bears S89°16'46"E a distance of 1,323.82 feet from a 5/8-inch rebar marking the Center 1/4 corner of said Section 34, thence following the easterly line of said Southwest 1/4 of the Northeast 1/4, N00°48'15"E a distance of 764.82 feet;

Thence leaving said easterly line, N89°15'35"W a distance of 134.05 feet to the **POINT OF BEGINNING**.

Thence N89°15'35"W a distance of 15.98 feet;

Thence 87.69 feet along the arc of a curve to the right, said curve having a radius of 300.00 feet, a delta angle of 16°44'50", a chord bearing of N80°53'10"W and a chord distance of 87.38 feet;

Thence 86.89 feet along the arc of a curve to the left, said curve having a radius of 300.00 feet, a delta angle of 16°35'43", a chord bearing of N80°48'36"W and a chord distance of 86.59 feet;

Thence N89°06'28"W a distance of 897.99 feet;

Thence 105.13 feet along the arc of a curve to the right, said curve having a radius of 700.00 feet, a delta angle of 08°36'19", a chord bearing of N84°48'18"W and a chord distance of 105.03 feet to the westerly line of said Southwest 1/4 of the Northeast 1/4;

Thence following said westerly line, N00°43'47"E a distance of 383.62 feet;

Thence leaving said westerly line, S89°06'28"E a distance of 177.96 feet;

Thence 27.82 feet along the arc of a curve to the right, said curve having a radius of 50.00 feet, a delta angle of 31°52'41", a chord bearing of S73°10'07"E and a chord distance of 27.46 feet;

Thence 30.11 feet along the arc of a curve to the right, said curve having a radius of 25.00 feet, a delta angle of 69°00'05", a chord bearing of N56°23'30"E and a chord distance of 28.32 feet;

Thence S89°06'28"E a distance of 247.25 feet;

Thence S00°53'32"W a distance of 8.50 feet;

Thence S89°06'28"E a distance of 717.00 feet;

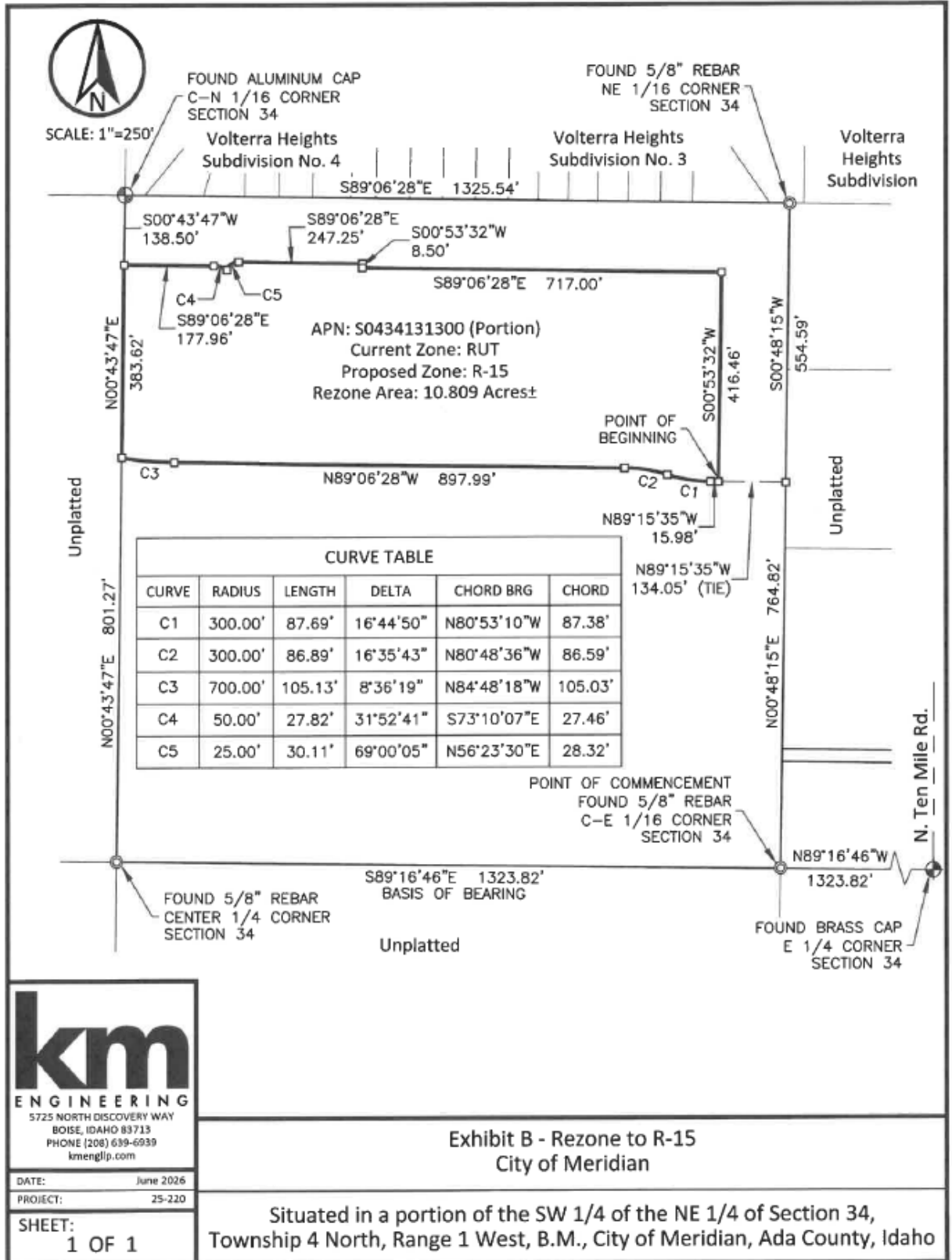
Thence S00°53'32"W a distance of 416.46 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 10.809 acres, more or less.



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P:\25-220\SURVEY\CAD\EXHIBITS\25-220 REZONE TO R-15 CITY OF MERIDIAN.DWG, AARON BALLARD, 6/12/2026, DWG TO PDF.PC3, ---





June 12, 2026
Project No.: 25-220

**Rezone to R-15
Quenzer Farms LLLP**

A parcel of land being a portion of the Southeast 1/4 of the Northwest 1/4 of Section 34, Township 4 North, Range 1 West, B.M., City of Meridian, Ada County, Idaho and being more particularly described as follows:

Commencing at an aluminum cap marking the Center-North 1/16 corner of said Section 34, which bears S89°26'06"E a distance of 2,647.62 feet from an aluminum cap marking the North 1/16 corner of said Section 34 and Section 33, thence following the easterly line of said Southeast 1/4 of the Northwest 1/4, S00°43'47"W a distance of 138.50 feet to the **POINT OF BEGINNING**.

Thence following said easterly line, S00°43'47"W a distance of 383.62 feet;

Thence leaving said easterly line, 152.91 feet along the arc of a curve to the right, said curve having a radius of 700.00 feet, a delta angle of 12°30'56", a chord bearing of N74°14'41"W and a chord distance of 152.60 feet;

Thence N67°59'13"W a distance of 264.28 feet to the easterly right-of-way line of N. Grand Lake Way;

Thence following said easterly right-of-way line the following two (2) courses:

1. 255.11 feet along the arc of a curve to the left, said curve having a radius of 681.50 feet, a delta angle of 21°26'54", a chord bearing of N11°17'21"E and a chord distance of 253.63 feet to a 5/8-inch rebar;
2. N00°33'54"E a distance of 6.30 feet;

Thence leaving said easterly right-of-way line, S89°26'06"E a distance of 169.92 feet;

Thence 14.30 feet along the arc of a curve to the right, said curve having a radius of 24.52 feet, a delta angle of 33°24'28", a chord bearing of S72°43'52"E and a chord distance of 14.10 feet;

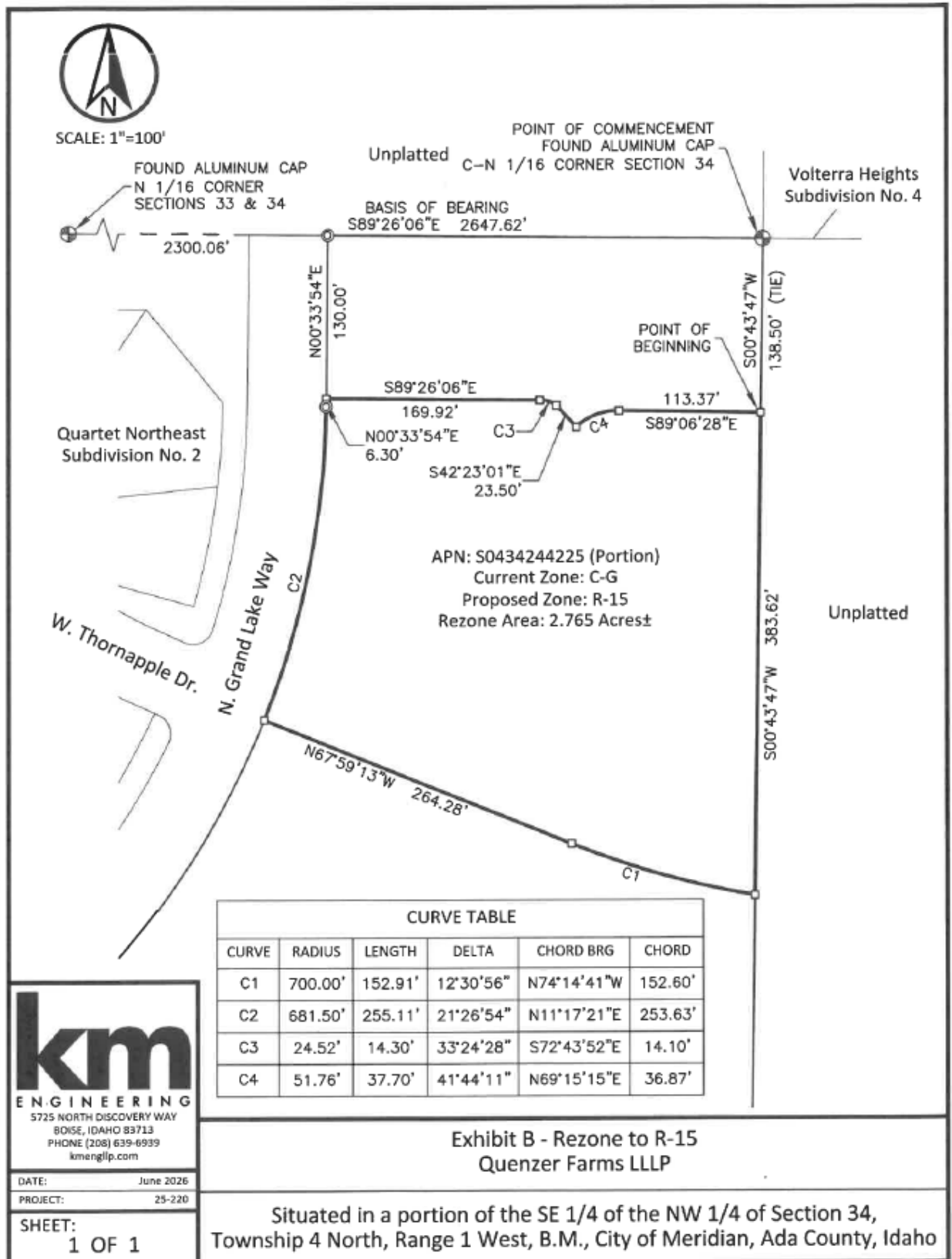
Thence S42°23'01"E a distance of 23.50 feet;

Thence 37.70 feet along the arc of a curve to the right, said curve having a radius of 51.76 feet, a delta angle of 41°44'11", a chord bearing of N69°15'15"E and a chord distance of 36.87 feet;

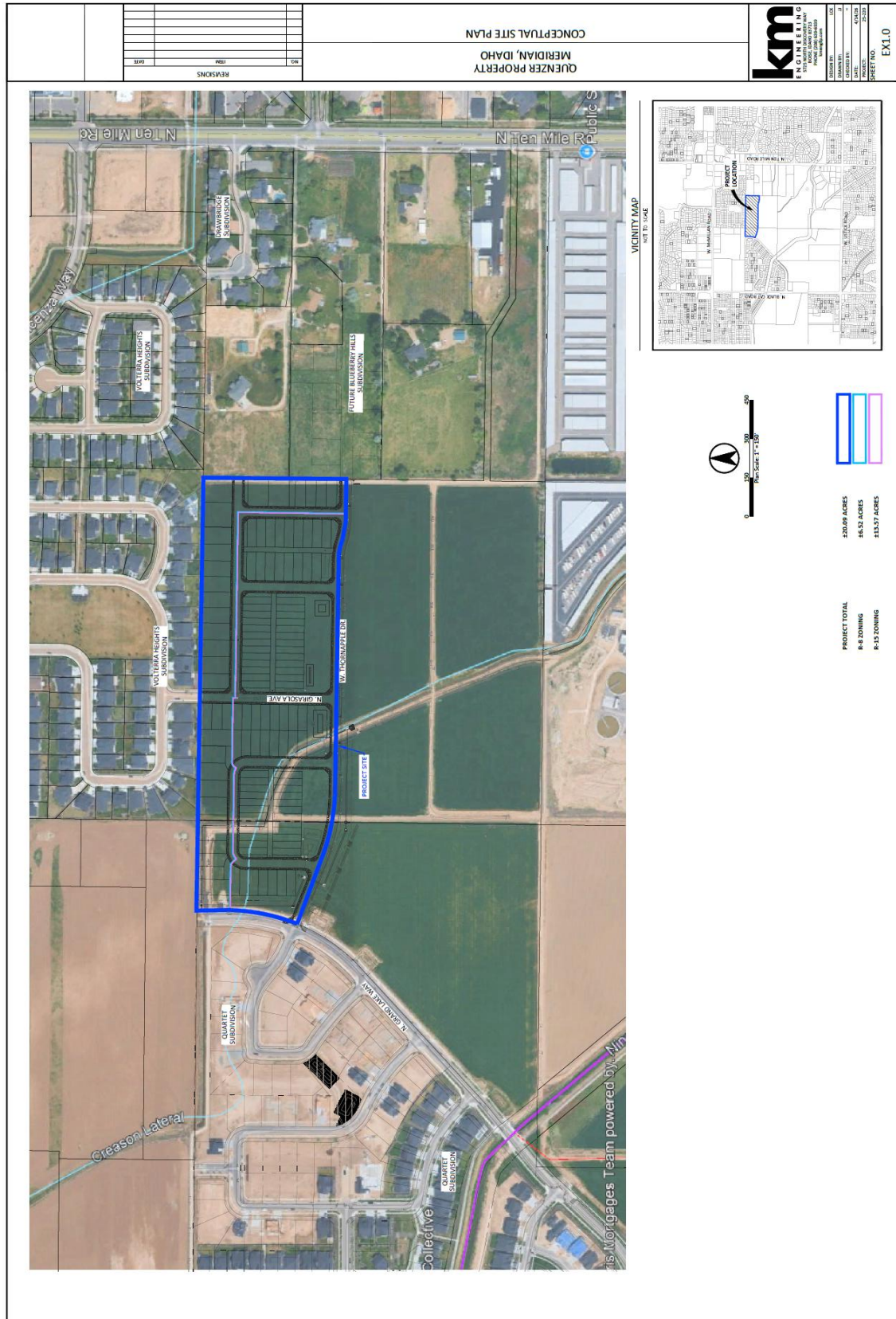
Thence S89°06'28"E a distance of 113.37 feet to the **POINT OF BEGINNING**.

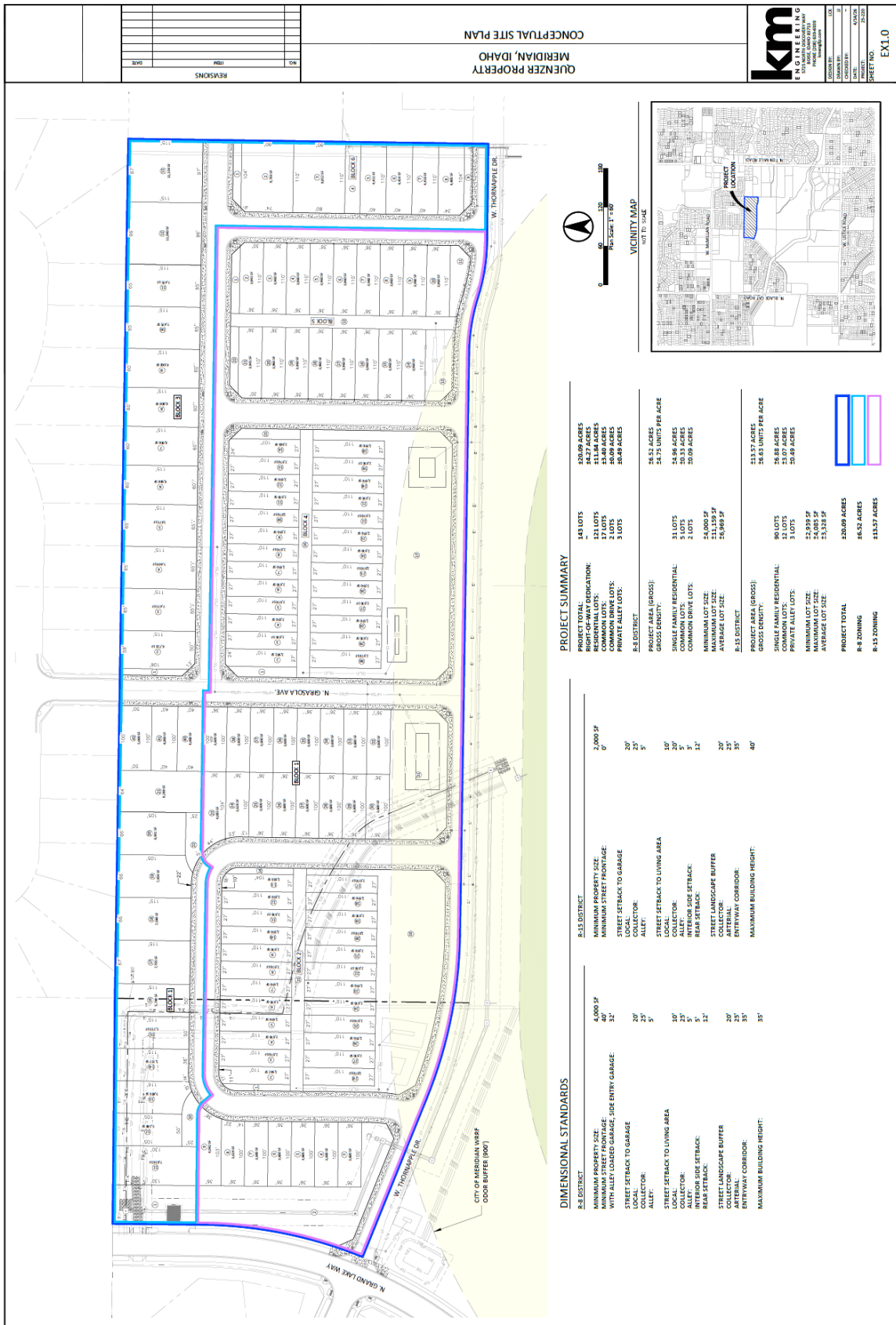
Said parcel contains a total of 2.765 acres, more or less.





D. Conceptual Development Plan with Requested Zoning Changes





E. Conceptual Building Elevations

SINGLE-LEVEL



TWO-LEVEL



NARROW PLANS



TOWNHOMES

