EXHIBIT A

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT

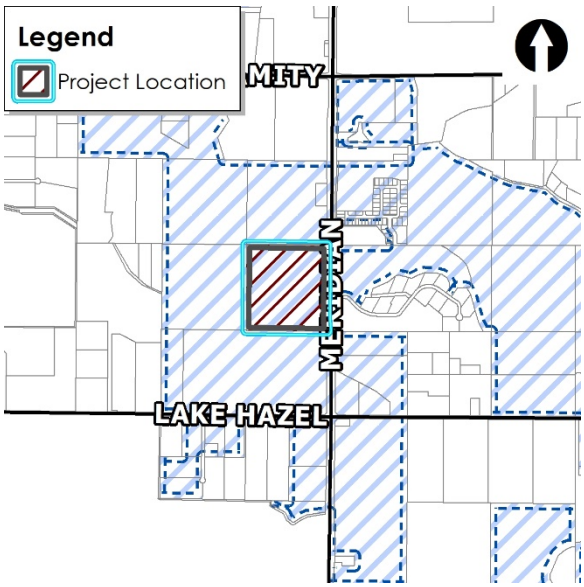
HEARING DATE: 9/14/2021

TO: Mayor & City Council

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

SUBJECT: H-2021-0036
Briar Ridge Subdivision

LOCATION: The site is located on the west side of Meridian Road between W. Lake Hazel Road and W. Amity Road, directly south of the mid-mile point, in the NE ¼ of the SE ¼ of Section 36, Township 3N., Range 1W.



I. PROJECT DESCRIPTION

- Rezone a total of 40.99 acres of land from the R-4 zoning district to the TN-R zoning district (Traditional Neighborhood Residential);
- Preliminary Plat consisting of 227 single-family residential building lots and 47 common lots on 38.86 acres of land; and
- Modification to the existing development agreement (Inst. #2016-007070), as required by the existing development agreement provisions, for the purpose of updating the development plan to redevelop the subject property consistent with the proposed preliminary plat.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details	Page
Acreage	RZ – 40.99; Plat – 38.86 acres	
Future Land Use Designation	Medium Density Residential (3-8 du/ac) and Medium-High Density Residential (8-12 du/ac)	
Existing Land Use(s)	Vacant land	
Proposed Land Use(s)	Detached and Attached Single-family Residential	
Lots (# and type; bldg./common)	227 single-family residential building lots; 47 common lots	
Phasing Plan (# of phases)	Proposed as three (3) phases	
Number of Residential Units	227 single-family units (123 detached; 104 attached townhomes)	
Density	Gross – 5.84 du/ac over entire project area.	
Open Space (acres, total	7.7 acres total; 4.52 acres of qualified open space	

Description	Details	Page
[%]/buffer/qualified)	(approximately 11.8%) per submitted open space exhibit.	
Amenity	At least four (4) qualifying site amenities – Children's play structure, picnic shelters throughout, multi-use pathway along Meridian Road (SH 69), and open space in excess of code requirements (large central pocket park).	
Physical Features (waterways, hazards, flood plain, hillside)	Mcbirney Lateral crosses the north half of the property. Applicant is proposing to pipe and reroute this lateral to be included in open space and incorporate a connection to the multi-use pathway along SH 69.	
Neighborhood meeting date; # of attendees:	December 8, 2020 – One (1) attendee; April 21, 2021 – No attendees	
History (previous approvals)	H-2015-0019 (South Meridian Annexation)	

B. Community Metrics

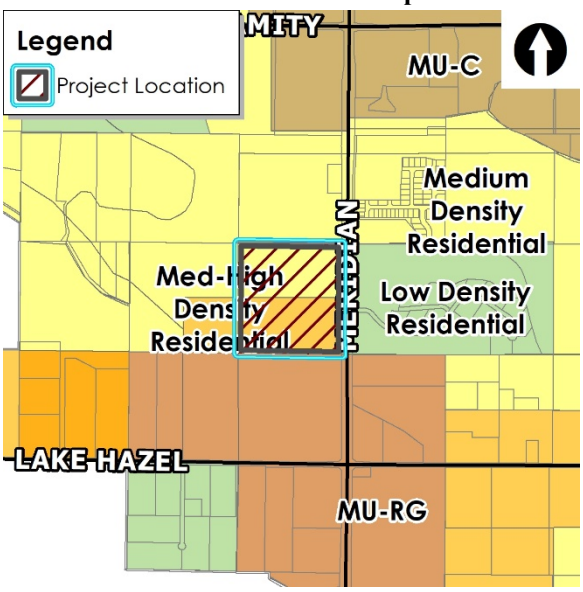
Description	Details	Page
Ada County Highway District		
• Staff report (yes/no)	~~Not at this time~~ Yes	
• Requires ACHD Commission Action (yes/no)	No	
• Traffic Impact Study (yes/no)	Yes – Both ITD and ACHD have reviewed the TIS.	
Access (Arterial/Collectors/State Hwy/Local) (Existing and Proposed)	Main access to the development is proposed via a new collector street at the mid-mile mark along the north property boundary, per the Master Street Map. Direct access to lots is via new local streets prosed within the site.	
Stub Street/Interconnectivity/Cross Access	Applicant is proposing two stub streets to the west and a relatively large segment of local street along the south boundary. Adjacent sites are not yet developed so future development would connect to these stub streets.	
Existing Road Network	No	
Existing Arterial Sidewalks / Buffers	No – Meridian Road/SH 69 frontage is not yet improved. Applicant is required to construct and vegetate the required buffer and include a detached, 10-foot wide multi-use pathway along the entire frontage; the Applicant has proposed compliance with these items in their development.	
Future Road Improvements (CIP/IFYWP)	• Amity Road is scheduled in the CIP to be widened to 5-lanes from Meridian Road (SH-69) to Locust Grove Road between 2036 and 2040. • Lake Hazel Road is listed in the CIP to 5-lanes from Meridian Road (SH-69) to Locust Grove Road between 2036 and 2040. • The intersection of Amity Road and Meridian Road (SH-69) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes east, and 7-lanes on the west leg, and signalized between 2031 and 2035. • The intersection of Lake Hazel Road and Meridian Road (SH-69) is listed in the CIP to be widened to 6-lanes on the north leg, 6-lanes on the south, 7-lanes on the east, and 7-lanes on the west leg and signalized between 2036 and 2040.	
Fire Service		
• Distance to Fire Station	3.6 miles from Fire Station #6 (Approximately 2 miles from proposed fire station #7 on Lake Hazel; **response time would then fall within the 5-minute response time area.**	
• Fire Response Time	Project currently does not reside within the Meridian Fire 5-minute response time goal area.	
• Resource Reliability	Fire Station #6 reliability is 87% (above the goal of 80%)	
• Risk Identification	Risk Factor 1 – Residential	
• Accessibility	• Proposed project meets all required road widths, and turnaround	

Description	Details	Page
	dimensions. • **Submitted phasing plan shall be strictly adhered to with regards to the timing of the secondary access to Meridian Road.**	
Police Service		
• Distance to Station	Approximately 4.5 miles from Meridian Police Department	
• Response Time	Approximately 3.5-minute response time to an emergency (Priority 3 call)	
• Call Data	Between 6/1/2019- 5/31/2021, the Meridian Police Department responded to 188 calls for service within a mile of the proposed development. The crime count on the calls for service was 4. See attached documents for details. Between 6/1/2019- 5/31/2021, the Meridian Police Department responded to 7 crashes within a mile of the proposed development. See attached documents for details.	
West Ada School District		
Estimated Additional School Aged Children	159 estimated children at full build out (.7 per SF dwelling, .1 per MF dwelling)	
• Distance (elem, ms, hs)	**1.6 miles to Mary McPherson Elementary** **3.8 miles to Victory Middle School** **7.2 miles to Meridian View High School**	
• Capacity of Schools	Mary McPherson Elementary – 675 students Victory Middle School – 1,000 students Meridian High School – 2,075 students	
• # of Students Enrolled	Mary McPherson Elementary – 461 students Victory Middle School – 976 students Meridian High School – 1,865 students	
School of Choice Options	Christine Donnell Elementary (Arts) – 6.8 miles away (505 enrolled w/capacity of 500) Spalding Elementary (STEM) – 8.9 miles away (677 enrolled w/capacity of 750)	
Wastewater		
• Distance to Sewer Services	N/A	
• Sewer Shed	South Black Cat Trunkshed	
• Estimated Project Sewer ERU's	See application	
• WRRF Declining Balance	14.16	
• Project Consistent with WW Master Plan/Facility Plan	Yes	
• Impacts/Concerns	• **Flow is committed** • **In greenfield projects sewer services should not pass through infiltration trenches, as currently designed there are multiple areas where this occurs.** • **Current plans show 8" sewer line going to-and-through to the west parcel. If to-and-through is desired, then line must be upsized to match Master Plan as this would be the main line feeding the surrounding sewer shed. If sewer does not go to-and-through, then an 8" line is acceptable.**	
Water		
• Distance to Services	900'	

Description	Details	Page
• Pressure Zone	5	
• Estimated Project Water ERU's	See application	
• Water Quality Concerns	None	
• Project Consistent with Water Master Plan	Yes	
• Impacts/Concerns	• Do not install water line down Meridian Rd. from Amity Rd. Instead extend 12" line along E. Quartz Rd from the Prevail Subdivision. • Applicant to donate well lot • A 12" main is required in W Quartz Creek St down to the subdivisions southeast corner; this will require upsizing several sections of main through the subdivision.	
COMPASS – Communities in Motion 2040 2.0 Review		
Housing w/in 1 mile	230	
Jobs w/in 1 mile	120	
• Ratio	0.5 – Indicates an employment need (ratio between 1-1.5 is considered a healthy job/housing ratio)	
Farmland Consumed?	Yes (936 acres of farmland w/in 1 mile of project)	
Nearest Bus Stop	3.3 miles	
Nearest Public School	1.2 miles	
Nearest Public Park	1.7 miles	
Nearest Grocery Store	3.7 miles (an Albertson's grocery store is under construction within 3 miles)	
Recommendations	See agency comment section for link to full document.	
Distance to nearest City Park (+ size)	1.7 miles to Discovery Park (76.88 acres in size but only phase 1 is constructed) to the southeast of the project.	

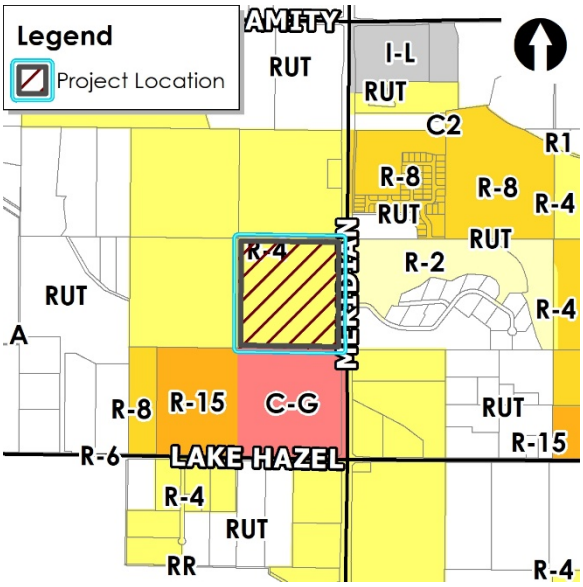
C. Project Area Maps

Future Land Use Map

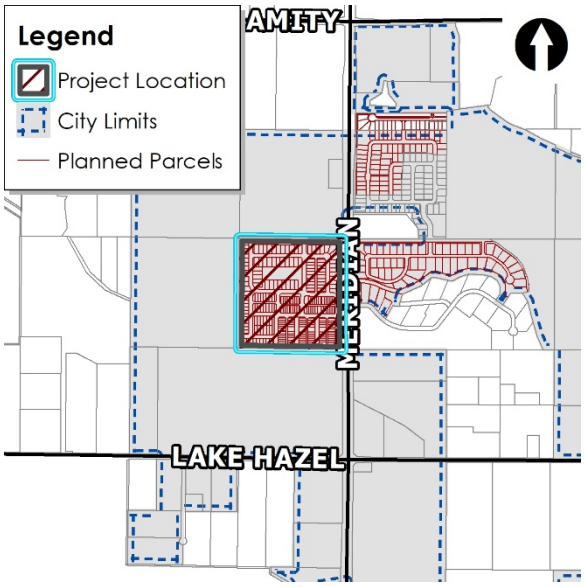


Aerial Map

Zoning Map



Planned Development Map



III. APPLICANT INFORMATION

A. Applicant:

Jane Suggs, Gem State Planning – 9840 W. Overland Road, Suite 120, Boise, ID 83709

B. Owner:

Endurance Holdings, LLC – 1977 E. Overland Road, Meridian, ID 83642

C. Representative:

Same as Applicant

IV. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Newspaper Notification	7/23/2021	8/27/2021
Radius notification mailed to properties within 500 feet	7/20/2021	8/25/2021
Site Posting	7/30/2021	8/31/2021
Nextdoor posting	7/20/2021	8/26/2021

V. STAFF ANALYSIS

A. Future Land Use Map Designation (*https://www.meridiancity.org/compplan*)

Medium Density Residential (MDR) – This designation allows for dwelling units at gross densities of three to eight dwelling units per acre. Density bonuses may be considered with the provision of additional public amenities such as a park, school, or land dedicated for public services.

Medium-High Density Residential (MHDR) – This designation allows for a mix of dwelling types including townhouses, condominiums, and apartments. Residential gross densities should range from eight to twelve dwelling units per acre. These areas are relatively compact within the context of larger neighborhoods and are typically located around or near mixed use commercial or employment areas to provide convenient access to services and jobs for residents. Developments need to incorporate high quality architectural design and materials and thoughtful site design to ensure quality of place and should also incorporate connectivity with adjacent uses and area pathways, attractive landscaping and a project identity.

The subject site is approximately 40 acres and was annexed into the City in 2015 with many other parcels in this area of the City under the "South Meridian Annexation." It is located on the south side of the mid-mile mark on the west side of Meridian Road between Lake Hazel and Amity Roads; it is directly west of Shafer View Drive and the recently approved Shafer View Terrace annexation and preliminary plat (H-2020-0117) located on the east side of Meridian Road.

*With two future land use designations bisecting the subject site, the Applicant may choose to use one or both designations. How each designation is utilized is largely up to the Applicant when more than one exists within a project site; this includes the proposed project density. Briar Ridge is proposed with 227 building lots on 38.86 acres at a gross density of 5.84 du/acre which falls in the middle of the allowable density in the MDR designation on the property. However, the requested TN-R zoning district requires a minimum **net** density of 6 du/acre. Staff has more analysis and recommendations below on this subject.*

The proposed development meets the required density allowed on the property for the more restrictive designation which shows Staff that the Applicant is not merely trying to develop the highest number of units possible. Theoretically, the Applicant could have proposed a project with twice the density and still been compliant with the allowable density due to the inclusion of the MHDR designation on the site. Despite proposing a project density consistent with MDR, the Applicant is aware of the existing commercial zoning to the south (also part of the South Meridian Annexation) and its future land use designation of Mixed-Use Regional which would likely incorporate higher intensity development, both commercial and residential. Thus, the Applicant proposed its higher density product in the southeast quadrant of the site by placing the alley-loaded townhomes in this area. In addition, to further assist with the future transition to the south and along Meridian Road, the Applicant is proposing a local street directly on the shared

property boundary between the alley loaded homes and the existing C-G property—Staff believes this site design offers flexibility and buffering from the proposed residential and future development to the south while transitioning to more traditional detached single-family as the project moves north.

Rezone:

When the subject property was annexed into the City of Meridian in 2015 it was zoned R-4 to help delineate that this property would be developed as residential. The Development Agreement that was created as part of this original annexation dictated that the City would have services available as soon as possible and the first Rezone application would be free of charge. This stipulation regarding a Rezone application was made because the annexation was City initiated and the property had no concept plan or specific development planned at the time of annexation; the City understood future development may not match the existing zoning and gave future applicants the opportunity to propose a different zoning with a new development plan.

The Applicant's request to rezone to the Traditional Neighborhood Residential (TN-R) zoning district is, in itself, consistent with the future land use designations because it is a residential district. More importantly, the overall site design proposed by the Applicant is consistent with the comprehensive plan and the future land use designations because of the transitional density proposed, the multiple housing types proposed, the inclusion of parkways throughout the entire development, and the extension of a collector street along the north boundary for future connectivity. Staff believes the request for a traditional neighborhood zoning district in this area of the City may lay the groundwork for future development to its south to also include traditional neighborhood design and make future developments more pedestrian focused and walkable.

Development Agreement Modification:

The same stipulation regarding the Rezone application applies to the first Development Agreement Modification (MDA) for this property. In fact, the existing DA requires that with any future redevelopment an MDA is required to be submitted. Therefore, the Applicant has submitted an MDA to satisfy this requirement and update the development plan, in order to develop the proposed subdivision. The DA will be tied to the submitted preliminary plat and be required to develop the property per the submitted plans and proposed housing types.

Staff finds the proposed project and the requested applications to be generally consistent with the future land use designations within this project site. Specific Comprehensive Plan policies are discussed and analyzed in the next section.

B. Comprehensive Plan Policies (*https://www.meridiancity.org/compplan*):

The applicable Comprehensive Plan policies are cited below with Staff analysis in italics.

"Avoid the concentration of any one housing type or lot size in any geographical area; provide for diverse housing types throughout the City" (2.01.01G). *The subject project is proposed with a site design that closely resembles traditional neighborhood design with short block lengths, street trees, pedestrian facilities throughout, and three housing types within this one project. Thus, the Applicant is requesting a rezone from the R-4 district to the TN-R zoning district to have zoning that fits the proposed housing types of detached single-family, alley loaded single-family, and attached single-family townhomes with parkways throughout the project. In addition, the proposed housing types will vary greatly from the Shafer View Estates' larger lots to the east and thus offering more housing diversity in this area of the city.*

"Preserve, protect, and provide open space for recreation, conservation, and aesthetics" (4.05.01F). *The Applicant is proposing open space in excess of code requirements with a large open space lot in the north half of the site and two relatively smaller linear open space areas in the south half of the project. In addition, the project is proposed with parkways and street trees throughout the entire site offering more open space that would be used for recreation and aesthetics. Further analysis on the proposed open space is below in Section V.L.*

"Promote area beautification and community identity through context sensitive building and site design principles, appropriate signage, and attractive landscaping." (5.01.02C). *The requested TN-R zoning district requires more than one housing type and streets that include parkways and street trees. With parkways, sidewalks are further removed from the public street making for safer pedestrian facilities and encouraging more pedestrian activity. Because of the desired project aesthetic by the Applicant and the requirements of the traditional neighborhood zoning district the proposed project is creating its own identity through site design and thoughtful landscaping and pedestrian elements.*

"Require pedestrian access in all new development to link subdivisions together and promote neighborhood connectivity." (2.02.01D). *Proposed project is not directly adjacent to any other development at this time. However, the Applicant is proposing parkways with detached sidewalks throughout the entire site and constructing a multi-use pathway segment along the entire Meridian Road frontage; both of these design elements would offer ample pedestrian connectivity within the site and to future development, specifically to the adjacent property to the south that is designated as Mixed-Use Regional on the future land use map.*

"Require proposed development within areas further away from urban services, existing utilities or requiring significant City utility upgrades, to demonstrate fiscal benefits, strategic fit with the Comprehensive Plan, contiguity with existing development, and appropriate mitigation for any impacts to existing City service users." (3.03.02F). *Because the extension of utility services will be fully financed by the Applicant, the specific concern of the City expending funds for utilities is minimal. However, there is evidence that developing this parcel does not constitute orderly development because of the longer extension of services needed to serve the project. Beyond utilities, urban services also include adjacent transportation facilities, employment opportunities, and commercial services like grocery stores, gas stations, and even general retail, office, and restaurant uses. Staff does not find that the Applicant has fully demonstrated this project has a strategic fit with the Comprehensive Plan.*

"Permit new development only where it can be adequately served by critical public facilities and urban services at the time of final approval, and in accord with any adopted levels of service for public facilities and services." (3.03.03F). *All of the essential urban services are relatively far removed from the project site despite other residential development being approved*

across Meridian Road to the east. For example, the closest gas station is more than 1.5 miles to the north with the next closest being nearly 3 miles away; the closest grocery store is almost 4 miles away. There is no existing commercial within 1.5 miles of this development which automatically requires that future residents would have to utilize their car to get to essential services. Approximately one mile to the east, at the intersection of Lake Hazel and Locust Grove, commercial zoning is approved but any actual construction timeline is unknown as this area has only been platted and no administrative applications have been submitted. In addition, C-G zoning is existing directly to the south of this project site which does allow for future commercial to nearby these proposed residences. ***Despite this development meeting a majority of the comprehensive plan policies and being proposed with an insightful and carefully considered site design, Staff does have concern on the timing of development for this project only in relation to nearby property development; as discussed above, the City has made commitments to servicing and developing this site through the original annexation in 2015 so Staff does not find any of these concerns to warrant a recommendation of denial.***

Staff finds this development to be generally consistent with the Comprehensive Plan, as discussed throughout the above sections and comprehensive plan policies.

C. Existing Structures/Site Improvements:

There are no existing structures on site beyond the existing Mcbirney Lateral that traverses the north third of the site. The historical use for the subject site is agricultural in nature.

D. Proposed Use Analysis:

The proposed uses within this project are all residential—detached single-family residential, alley-loaded detached single-family, and alley-loaded townhomes. All residential uses proposed are permitted uses within the requested TN-R zoning district per UDC Table 11-2D-2. The TN-R zoning district requires a minimum of two (2) housing types—the proposed housing types offer three (3) distinct housing types and complies with this zoning requirement.

The project is proposed to be constructed in three (3) phases according to the submitted phasing plan (Section VII.E). Phase 1 is shown to include the new collector street along the north boundary that connects to Meridian Road and is the main access to the development; two local streets are proposed from this new collector street into the site. Phase 1 therefore includes development along the north boundary and also along the east boundary adjacent to Meridian Road; it also includes a number of all three proposed residential housing types but only 30 total homes can be constructed prior to a secondary access being constructed. Per the phasing plan reviewed by Meridian Fire, phase 1 also includes a temporary secondary access to Meridian Road that runs along the east boundary and will eventually be a new local street for phase 2 development, the southeast quadrant of the site. Phase 2 shows almost all of the remaining townhomes and the new local street along the south boundary that would act as a buffer to the south property. Phase 3 is shown with the remaining homes (a majority being detached single-family) and the large open space lot in the north half of the site.

Staff supports the proposed phasing plan except for the proposal of the large open space lot being constructed with phase 3. Because the property is relatively removed from other development and open space, Staff finds this large open space lot (Lot 1, Block 3 on the submitted plat) should be part of phase 1 development when the first 70 homes are proposed to be constructed.

E. Dimensional Standards (*UDC 11-2*):

The requested zoning district of TN-R does not have a minimum lot size requirement but does require a minimum net density of six (6) du/acre. The submitted preliminary plat shows a

minimum lot size proposed of 2,082 square feet and an overall average lot size of 3,834 square feet. Because home placement on the building lot is not yet known at the time of preliminary plat submittal, setbacks cannot generally be reviewed at this time. However, per the submitted plat, the residential lots appear to meet all UDC dimensional standards for the TN-R zoning district; this includes compliance with the net density requirement. The Applicant did not provide a net density on the submitted plat but Staff can deduce that the net density is above 6 du/acre because the gross density is so close to that number. Once open space and right-of-way are removed, the net density will easily exceed the minimum requirement of the TN-R zoning district. The Applicant should include the net density calculation on the plat prior to the City Council meeting to show compliance. In addition, all subdivision developments are also required to comply with Subdivision Design and Improvement Standards (UDC 11-6C-3). *The proposed preliminary plat and submitted plans appear to meet all UDC requirements.*

Note: The alleys shown on the plat for the attached units in the southeast quadrant of the project do not meet ACHD policies for an alley because the units front on green space instead of a public road. Therefore, this alley must instead be constructed as a "minor urban local street" which is a minimum of 24 feet wide with curb and gutter and no parking is allowed on either side. Staff is recommending a condition of approval in line with ACHD's condition to ensure this street segment is revised and has coordinated with ACHD to not require sidewalks on these internal "alleys" because the project is proposed with detached sidewalk and parkways throughout the entire development. The Applicant should revise the width of these roads to meet ACHD policy—this may lead to a reduction in green space between these units.

F. Building Elevations (*UDC 11-3A-19* | *Architectural Standards Manual*):

The Applicant submitted conceptual building elevations for the proposed residential dwellings. Note that detached single-family homes do not require Design Review approval therefore Staff does not review these for compliance with any standards. However, townhomes (an attached housing product) do require administrative design review (DES) approval prior to building permit submittal. With that future application submittal Staff will analyze the elevations for the attached townhomes against the Architectural Standards Manual; the DES application should be submitted with the first final plat application.

The submitted elevations depict single and two-story homes with two-car garages and varying home styles. The elevations depict differing field materials and designs utilizing lap siding with stone accents and varying roof profiles offering an overall array of potential homes.

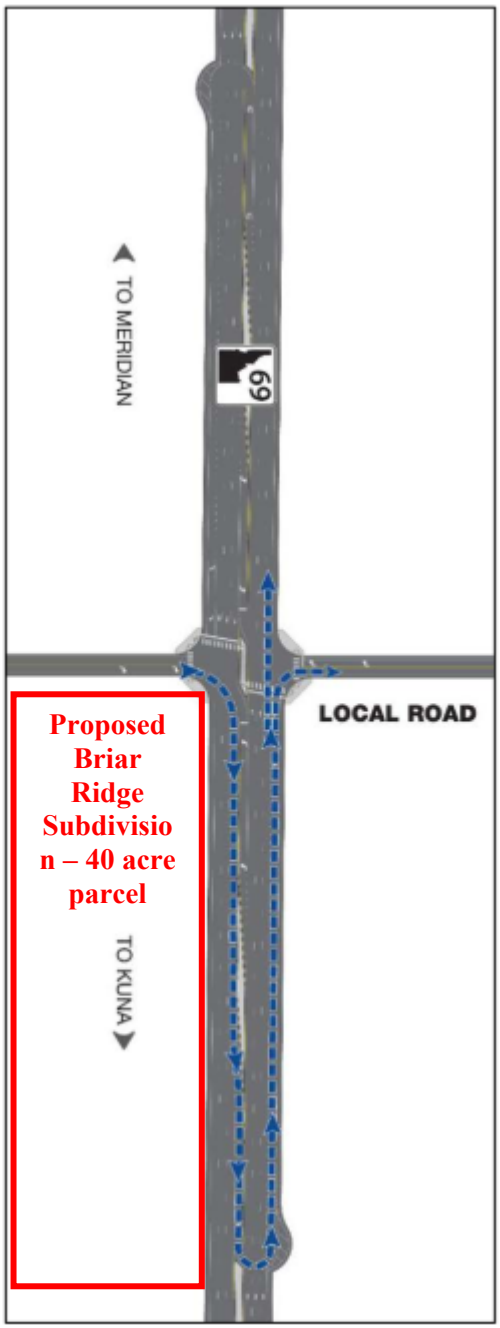
G. Access (*UDC 11-3A-3*, *11-3H-4*):

Access to Briar Ridge is proposed via construction of a new collector street (W. Quartz Creek Street) along the entire north property boundary that connects from the west boundary of the site to Meridian Road/SH 69 at the mid-mile point consistent with the construction of E. Quartz Creek Street on the east side of Meridian Road. The submitted preliminary plat shows W. Quartz Creek to be constructed with 30 feet of pavement within 55 feet of right-of-way and with 5-foot detached sidewalk along the southern edge for the length of this street segment. The remaining roads proposed within this development are local streets that are at least 33 feet wide with 5-foot detached sidewalk and 8-foot parkways creating a beautiful streetscape and identity for the entire project. The exception to this is S. Celestine Avenue in the southeast quadrant of the site that parallels Meridian Road and is proposed as a 28-foot wide street section because no homes take direct access to it and there are no building lots on its east side at all.

The Applicant is proposing to construct a secondary access to Meridian Road at the very southeast corner of the site as an emergency access for the Fire Department and potential future connectivity to Meridian Road should ITD determine that future development will allow a restricted access at this location. This access is part of a proposed local street that runs along approximately 2/3 of the southern boundary to act as both a buffer to future development to the south and a stub street to the southern property. In addition to the stub street along the south boundary, the submitted preliminary plat also shows two stubs to the western boundary for future connectivity.

ACHD has approved the proposed stub street locations and road network except for the proposed alleys between the townhome units that run north-south (facing east-west). Because these units front on green space instead of a public street, ACHD policy requires these alleys to be constructed as a "minor urban local street" which is a minimum of 24 feet wide with curb and gutter and no parking is allowed on either side, as noted above in Section V.G.

NOTE: Meridian Road/SH 69 is currently being studied by the Idaho Transportation Department (ITD) for corridor improvements from Overland Road south to Orchard Avenue in Kuna under the *Idaho 69 Corridor* (Story Map – *Idaho Highway 69 Corridor Plan*). **The mid-mile intersection at the northeast corner of the subject project is part of this study and is proposed to be designed with a reduced conflict U-turn (RCUT) intersection that eliminates left turns and thru-traffic from lower-volume roads. See exhibit to the right for an example of what the Quartz Creek/SH 69 intersection could look like.**



Reduced Conflict U-Turn Crossing

Despite proposing to construct a collector street that connects to SH 69, ITD does not find this as direct access because no buildable lot is proposed with direct lot access to the state highway. This, coupled with this corridor being part of a future project, requires the Applicant to enter into a cost share agreement for the road and intersection improvements in lieu of constructing any road improvements with this development at this time, per the ITD conditions report and their technical report (Section VIII.K).

The subject project is proposed with over 100 units so a Traffic Impact Study (TIS) was required. Due to the property requiring access to Meridian Road/SH 69, the Applicant was required to submit the TIS to both ACHD and ITD. Staff's summary of this report and analysis is below.

Traffic Impact Study Analysis:

The Applicant's traffic impact study has been analyzed by ACHD and ITD and specific conditions of approval are outlined in their staff reports (see exhibits in Section VIII). Despite

ACHD analyzing and discussing the TIS in their own report, Staff finds it necessary to highlight the main points of discussion and road improvement requirements, specifically those related to the main access points for the project.

~~Staff has not received the ACHD staff report. Following this report, Staff will include their analysis into this report. Staff is not concerned with the omission of this information because ITD has reviewed the TIS due to the project location adjacent to SH 69. So, Staff has provided information and analysis based on the ITD reports, as noted above.~~

According to the submitted TIS, this development is estimated to generate 1,994 vehicle trips per day; 184 trips per hour in the PM peak hour. The TIS analyzed the access point to the development via the new collector street as well as the two closest arterial intersections on Meridian Road, Amity & Meridian Road and Lake Hazel & Meridian Road intersections. The TIS found that each roadway segment in the study meets acceptable levels of service during peak hour traffic but notes the Amity & Meridian Road intersection does not. ACHD is not requiring any mitigation for this project because this intersection is under the jurisdiction of ITD, it is scheduled to be widened between 2031 & 2035, and the proposed site traffic would constitute less than 10% of the total traffic (3.8%) at the Amity & Meridian Road intersection.

As discussed above, ACHD has minimal jurisdiction on the off-site intersections and the proposed connection point to Meridian Road/SH 69. ACHD notes the Applicant is being recommended to participate in a proportional cost-share agreement for future highway road improvements. ***ACHD approves of all other accesses and the overall road layout of the development with noted conditions to meet road width policies, none of which change the project in any noticeable means.***

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

Off-street parking is required to be provided in accord with the standards listed in *UDC Table 11-3C-6* for single-family dwellings based on the number of bedrooms per unit. Staff will confirm compliance with these standards at the time of building permit submittal for each residence. However, all of the local streets are proposed as at least 33-foot wide street sections which accommodates on-street parking where no driveways exist. Furthermore, because of the proposed alley-loaded homes and inclusion of parkways, the entire length of streets adjacent to the alley-loaded products can be utilized for on-street parking.

The proposed site design within the traditional neighborhood districts allows for on-street parking in numbers not generally seen in common single-family developments. Staff appreciates this design for the area of the site that has the most density. The townhomes in this project are proposed with two car garages and include the required parking pad. To further help with parking concerns common to single-family development the Applicant has proposed four (4) small parking lots in the center of the townhome products to offer additional off-street parking.

However, because of the possibility of ample on-street parking in addition to the required off-street parking, the Applicant is not required to provide these other off-street parking areas. Each parking area is at least 5,100 square feet which ***could*** *provide for more usable open space and inclusion of an additional child focused amenity in this area of the site. Removing these parking areas would have no effect on the number of required off-street parking spaces which must be constructed on each building lot to satisfy code.*

I. Sidewalks (*UDC 11-3A-17*) & Pathways (UDC *11-3A-8*):

5-foot wide detached sidewalks and 8-foot parkway are proposed along all internal streets consistent with the requirements for the requested TN-R zoning district. The Applicant is also proposing detached sidewalk on the south side of the new collector street along the north

boundary as required by code for sidewalks adjacent to collector streets. The proposed sidewalks and parkways meet UDC 11-3A-17 standards and ACHD standards.

In addition to the internal sidewalks, the Applicant is required to construct a segment of 10-foot wide multi-use pathway along the Meridian Road frontage, per the Master Pathways Plan. The Applicant is showing this required pathway segment within a landscaped common lot, per code requirements. The Applicant is also proposing to continue the multi-use pathway into the site over top of the Mcbirney Lateral being piped and rerouted with this development. This extension of the multi-use pathway splits a group of alley-loaded detached homes, crosses two streets, and connects to the large open space lot in the center of the north half of the project. To help with pedestrian safety, the Applicant should provide striping or other traffic calming (i.e. bulb-outs) at the crossing points of this pathway.

J. Development Along State Highways (UDC 11-3H):

The full east boundary of the proposed project has frontage along Meridian Road/SH 69 which requires noise abatement per UDC 11-3H-4. The Applicant is proposing to construct a 4-foot berm with a 6-foot Rhino Rock wall on top of it to total at least 10 feet above SH 69 centerline height, as required by code. This wall, berm, landscaping, and required multi-use pathway is located within the required 35-foot wide common lot along the entire frontage and outside of the ITD right-of-way. The required wall should modulate along the highway frontage; the submitted landscape plans show compliance with this requirement.

UDC 11-3H-4B.3 also requires construction of a "street, generally paralleling the state highway, to provide future connectivity and access to all properties fronting the state highway…" The Applicant has shown compliance with this requirement by proposing to construct a portion of the mid-mile collector along the north boundary, a series of local streets connecting north-south through the site, and proposing to construct a portion of a local street along the southern boundary that acts as future access and a buffer between this project and future development to the south.

Other analysis regarding other access standards of this code section are analyzed above in Section F.

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

The required landscaping regulated by code within the proposed development are the following areas: that area within the proposed parkways (UDC 11-3A-17 and UDC 11-3B); the common open space lots, and; the required landscape buffer to Meridian Road. The submitted landscape plans show landscaping in these areas as proposed.

8-foot wide parkways are proposed throughout the site to comply with the zoning requirements of the TN-R zoning district. Parkways are required to be vegetated with an average of 1 tree per every 35 linear feet to be compliant. The submitted landscape plan appears to show compliance with this requirement but the calculations table does not note the linear feet of parkway and the required number of trees; the Applicant should correct this with the Final Plat submittals to ensure compliance with this requirement.

In addition, common open space is required to be landscaped with one (1) tree for every 8,000 square feet of open space. The submitted landscape plans show trees and vegetation that vastly exceeds the minimum UDC requirements for these areas.

The landscape buffer along Meridian Road is required to be 35' wide and contain the required multi-use pathway within it. The submitted landscape plans show compliance with these UDC requirements for the buffer width, number of trees, tree spacing/grouping, and additional vegetative ground cover; the submitted plat is consistent with the landscape plan and also shows at least a 35-foot wide common lot along Meridian Road.

The Applicant is also proposing a number of micro-pathways within common area with a majority of them proposed between groups of the attached townhome product in the southeast quadrant of the site. UDC 11-3B-12 requires that trees be placed on both sides of these pathways and the submitted landscape plan shows compliance.

L. Qualified Open Space and Amenities (*UDC 11-3G*):

Briar Ridge is proposed with a preliminary plat area of 38.86 acres requiring at least two (2) amenities and a minimum of 10% qualified open space (or 3.89 acres), per UDC 11-3G-3. The Applicant is continuing a segment of multi-use pathway along the Meridian Road frontage which qualifies as a required amenity. In addition to the pathway, the Applicant is proposing multiple shade structures and a playground in the development, exceeding the minimum number of amenities required. With Staff's recommended changes to the parking areas between the townhome units, an additional child focused amenity should be added to one of those areas to create closer access for any children in this part of the development. Staff does not recommend using a playground but instead utilize a different type of child amenity to offer an additional option for the entire development (i.e. climbing boulders or other playground climbing structures).

The Applicant's open space exhibit (Section VII.D) shows 7.7 acres of open space with 4.52 acres of qualified open space, exceeding the minimum required amount of 3.89 acres. However, the Applicant's qualified open space calculation does not include any of the parkways within the development which is qualifying open space. The Applicant does not need to use this area as qualified open space to meet the minimum 10% amount and parkways are required as part of the site design for the requested TN-R zoning district. So, Staff is not concerned the open space exhibit does not show this area. Therefore, the actual proposed qualified open space vastly exceeds the minimum amount required by code.

Overall, Staff supports the proposed open space but does have recommended revisions for the large open space lot (Lot 1, Block 3) in the north half of the development to make it more open and eliminate potential crime issues. ***First, Staff recommends shifting the block of homes on the south end of this open space lot (Lots 18-25, Block 3) to the east to have more room on the west end of this block. Secondly, Staff recommends moving at least two lots from the west boundary of this open space lot (Lots 13-17, Block 3) to the south boundary to front on W. Aventurine St. and match the home placement on the north side of this open space lot.*** *This appears to require a loss of three (3) lots based on dimensions but the Applicant may be able to recover the lost lots by incorporating additional townhome units as previously discussed. If the Applicant can make these revisions without losing 3 lots, Staff would also support that as the Applicant is well within the allowable density for this site.*

This change to the home layout around this open space lot creates a large and linear open space from east to west and more directly connects one of the stub streets on the west boundary to this open space. Which, in turn, has the added benefit of not having future headlights shining directly into the front of homes as would be the case with the current configuration.

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

All fencing is required to comply with the standards listed in UDC 11-3A-7. Fencing is proposed as shown on the landscape plan and appears to meet UDC standards as proposed except for the 6-foot closed vision fencing proposed adjacent to the large open space lot (Lot 1, Block 3) in the north half of the site and shown on the rear lot line of the homes surrounding this open space lot.

Per UDC 11-3A-7A.7b, when an open space lot is greater than 250 feet in length, an open vision or semiprivate fence shall be used. The closed vision fencing shown on the landscape plans does

not comply with this code section. The Applicant should revise the landscape plan at the time of the applicable final plat application. Staff's recommendation to make this open space lot more linear in nature does not remove the need for this fencing revision because the lot is deeper than 250 feet.

N. Waterways (UDC 11-3A-6):

The subject site contains a large section of the Mcbirney Lateral, an irrigation lateral maintained by Boise Project Board of Control (BPBC). The Applicant is proposing to both reroute and pipe this lateral to change the location of its easement and the subsequent encumbrances of said easement. The Applicant has worked with BPBC over the previous 2 years to perform necessary processes prior to submitting to the City of Meridian.

Piping this lateral will allow for more consistent and buildable area of the subject site, include additional linear open space for the development, and allow for easier maintenance by BPBC. Staff supports the piping of this irrigation lateral and the proposed plan complies with UDC 11-3A-6.

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

The Applicant is required to provide a pressurized irrigation system for the development in accord with 11-3A-15. Land Development will review pressurized irrigation plans in more detail when specific plans are submitted with future Final Plat applications.

VI. DECISION

A. Staff:

Staff recommends approval of the requested Rezone, Development Agreement Modification, and approval of the requested Preliminary Plat application per the Findings in Section IX of this staff report.

B. The Meridian Planning & Zoning Commission heard these items on August 12, 2021. At the public hearing, the Commission moved to recommend approval of the subject Rezone, Preliminary Plat, and Development Agreement Modification requests.

1. Summary of Commission public hearing:
   a. In favor: Jane Suggs, Applicant Representative.
   b. In opposition: None
   c. Commenting: Jane Suggs
   d. Written testimony: 3 pieces of testimony – discussing concerns with water usage and increase of traffic when compared to estate lots to the east.
   e. Staff presenting application: Joseph Dodson, Associate Planner
   f. Other Staff commenting on application: None
2. Key issue(s) of public testimony:
   a. Layout of the road along the southern boundary and its intent to be fully constructed or only partially – Applicant responded and stated it will offer future connectivity to the commercial zoned property to the south and is proposed as a half-plus-twelve width.
3. Key issue(s) of discussion by Commission:
   a. Is McBirney lateral being piped in its entirety on the property;
   b. What could be anticipated to be constructed around proposed development, in terms of both residential and commercial;
   c. Is any portion of the project a for rent product;
   d. School boundary for the high school being Meridian High instead of Mountain View – high likelihood boundary will change again by the time these homes were to be

occupied.

4. Commission change(s) to Staff recommendation:
   a. None
5. Outstanding issue(s) for City Council:
   a. None

C. The Meridian City Council heard these items on September 14, 2021. At the public hearing, the Council moved to approve the subject Rezone, Development Agreement Modification, and Preliminary Plat requests.
   1. Summary of the City Council public hearing:
      a. In favor: Jane Suggs, Applicant; James Percy, neighbor;
      b. In opposition: None
      c. Commenting: Jane Suggs; James Percy;
      d. Written testimony: None since Commission hearing.
      e. Staff presenting application: Joseph Dodson, Associate Planner
      f. Other Staff commenting on application: Pam Orr, Meridian Fire Department; Bill Nary, City Attorney
   2. Key issue(s) of public testimony:
      a. Mr. Percy owns property directly to the north and supports proposed development and development in this area – he understands the traffic concerns and intends to continue working with Briar Ridge and ITD to help with this future issue.
   3. Key issue(s) of discussion by City Council:
      a. Timing of adjacent road improvements to Meridian Road/SH 69, specifically the notable intersection of SH 69 and future W. Quartz Creek Street, the new collector street along the project north boundary;
      b. Clarification on any Staff concerns on timing of development and the noted commitments made by property being previously annexed;
      c. Are water and sewer readily available for the development;
      d. Design of open space and whether there was any consideration of dispersing the area more throughout the site;
      e. Overall traffic concerns of proposed development, specifically future residents crossing SH 69 to head north from Quartz Creek St.;
      f. Timing of development in correlation to development of Fire Station #7 to the southeast, per comment report from Deputy Fire Marshall Bongiorno – number of homes constructed should be limited until Station #7 is complete and operational;
      g. Ramifications of limiting number of Certificates of Occupancy versus number of building permits per construction timeline of Station #7
   4. City Council change(s) to Commission recommendation:
      a. Add a DA Provision to limit the number of building permits to Phase 1, per the phasing plan, until Fire Station #7 is complete and operational.

VII. EXHIBITS

A. Rezone Legal Descriptions and Exhibit Map

DESCRIPTION FOR
TN-R ZONE
BRIAR RIDGE SUBDIVISION

A parcel of land located in the Southeast 1/4 of the Northeast 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 36, T.3N., R.1W., B.M., City of Meridian, Ada County, Idaho being more particularly described as follows:

Commencing at the Southeast corner of Section 36 from which the East 1/4 corner of said Section 36 bears North 00°05'08" West, 2669.88 feet; thence North 00°05'08" West, 1334.94 feet to the South 1/16 corner of said Section 36 and the **REAL POINT OF BEGINNING**;

thence North 89°12'25" West, 1,322.74 feet to the Southeast 1/16 corner of said Section 36;

thence North 00°10'51" East, 1,331.37 feet to the Center-East 1/16 corner of Section 36;

thence on the West boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 36, North 00°34'27" East, 20.00 feet;

thence on a line parallel with and 20.00 feet North from the South boundary line of the Southeast 1/4 of the Northeast 1/4 of said Section 36, South 89°21'32" East, 1,317.53 feet to the centerline of State Highway No. 69, as shown on the right-of-way plans for Federal Aid Project No. STP-3782(101) on file in the office of the Idaho Transportation Department;

thence on said centerline the following two (2) courses and distances:

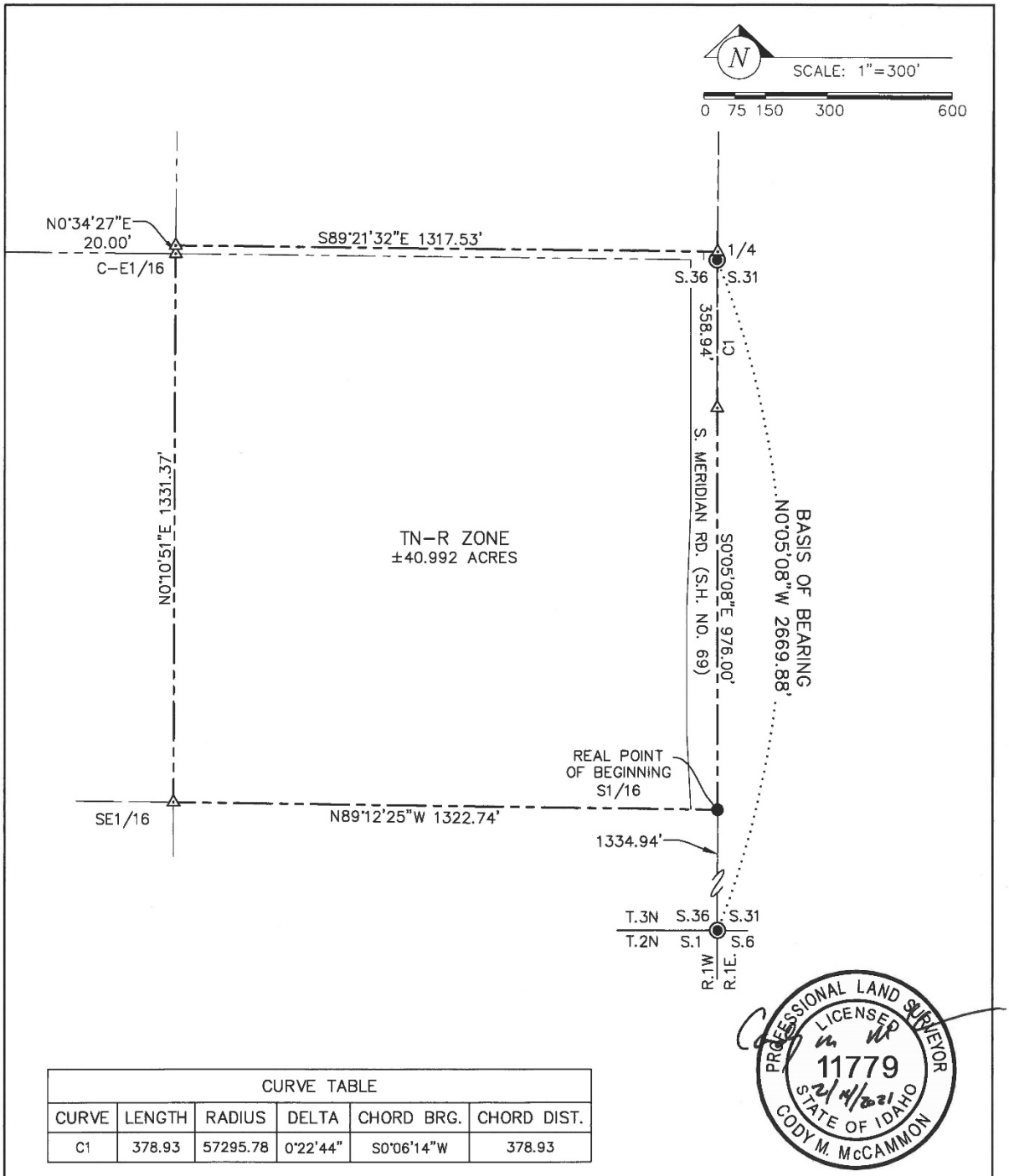
378.93 feet along the arc of a curve to the left having a radius of 57,295.78 feet, a central angle of 00°22'44" and a long chord which bears South 00°06'14" West, 378.93 feet;

South 00°05'08" East, 976.00 feet to the **REAL POINT OF BEGINNING**.

Containing 40.992 acres, more or less.

End of Description.

PROFESSIONAL LAND SURVEYOR REGISTERED 11779 2/14/2021 STATE OF IDAHO CORY R. McCAMMON



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BRG.	CHORD DIST.
C1	378.93	57295.78	0°22'44"	S0°06'14"W	378.93

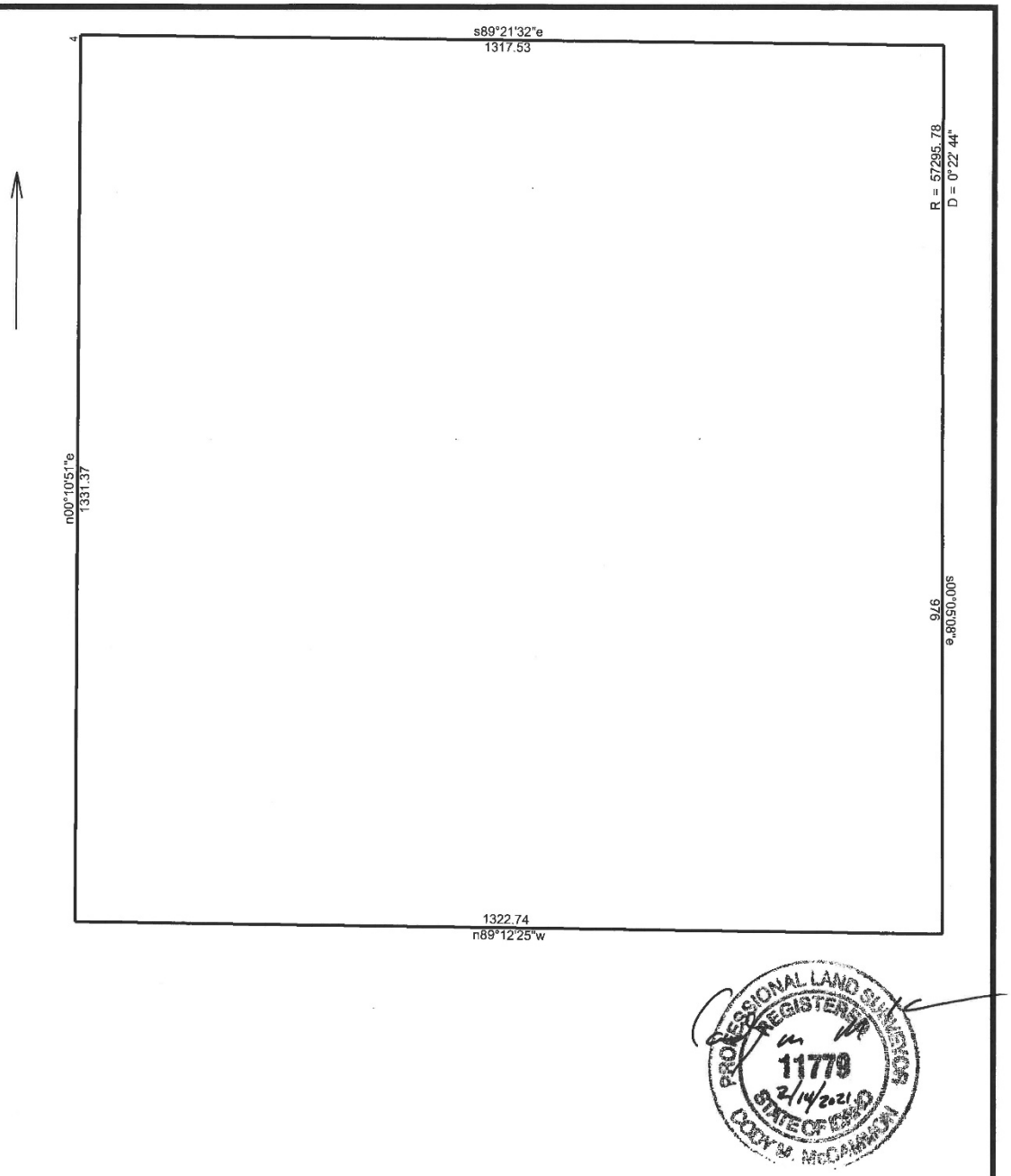
P:\Rock Contractors topo (Briar Ridge) 17-345\dwg\TN-R Rezone Desc.dwg 2/14/2021 12:10:23 PM

IDAHO SURVEY GROUP, LLC
1450 E. WATERTOWER ST.
SUITE 130
MERIDIAN, IDAHO 83642
(208) 846-8570

EXHIBIT DRAWING FOR
TN-R ZONE
BRIAR RIDGE SUBDIVISION

LOCATED IN THE SE 1/4 OF THE NE 1/4 AND THE NE 1/4 OF THE SE 1/4 OF SECTION 36, T.3N., R.1W., B.M., CITY OF MERIDIAN, ADA COUNTY, IDAHO

JOB NO. 17-345
SHEET NO. 1
DWG. DATE 2/14/2021



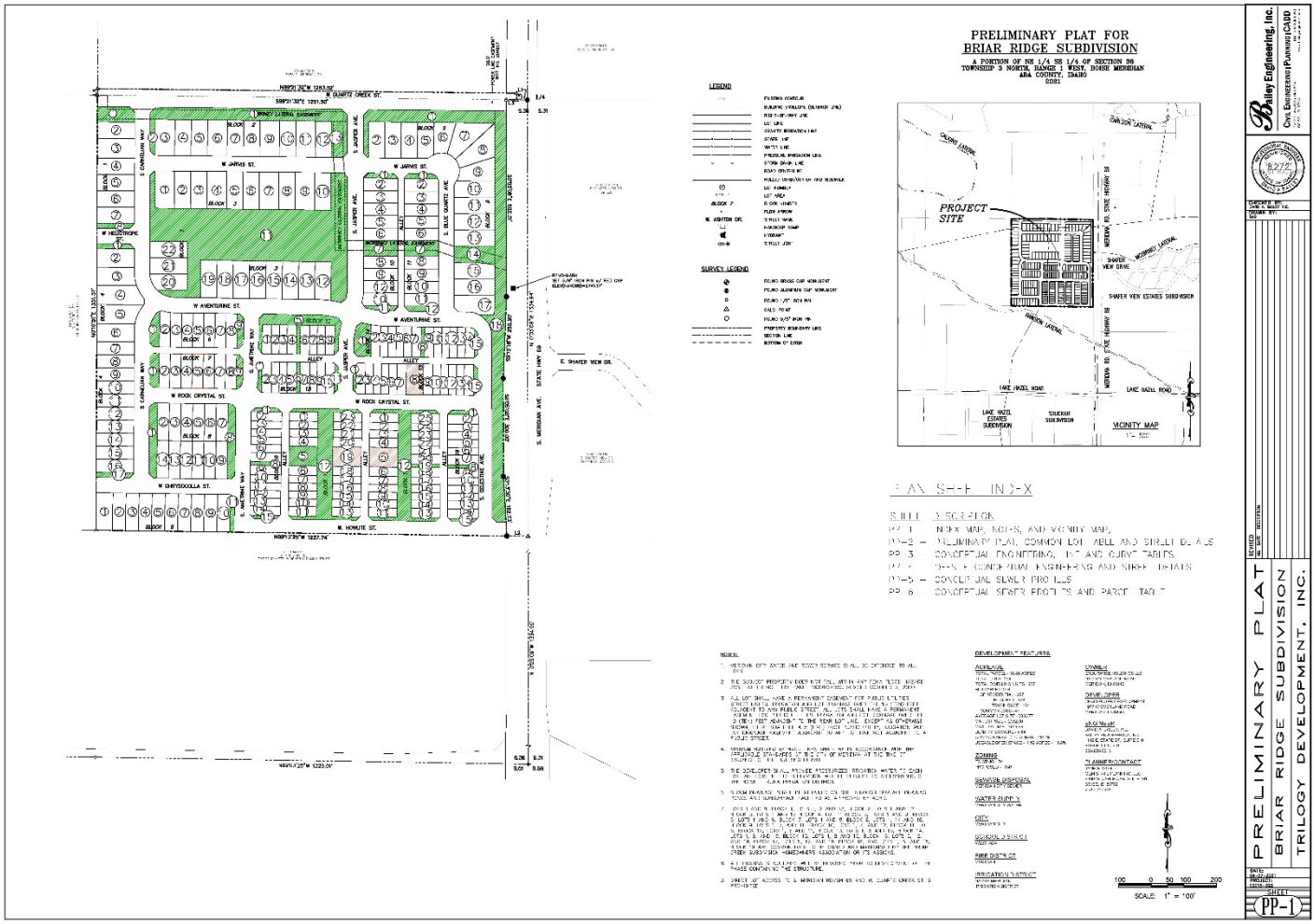
2/14/2021

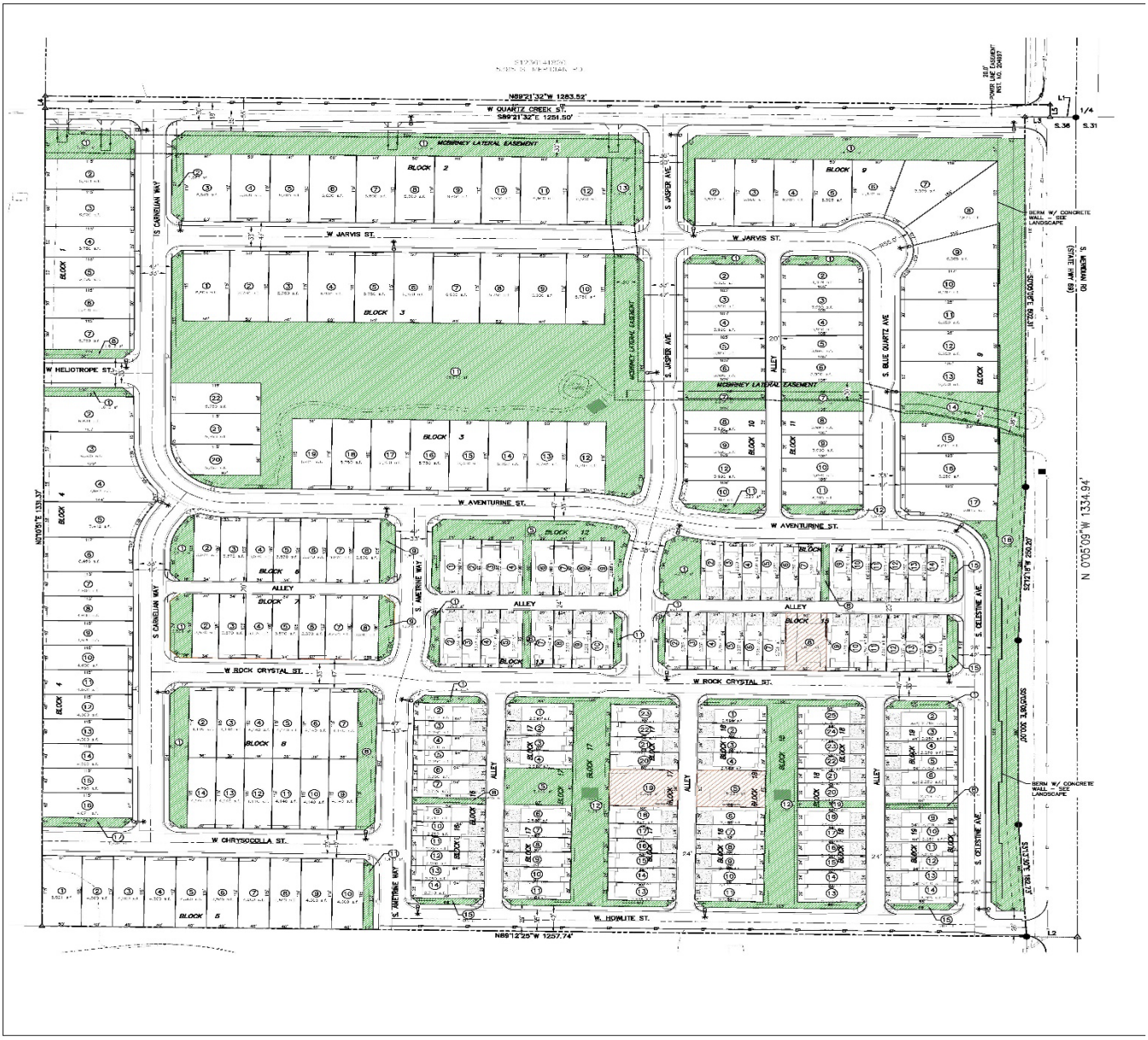
Scale: 1 inch= 200 feet | File: TN-R Zone.ndp

Tract 1: 40.9917 Acres, Closure: s09.3235w 0.04 ft. (1/126409), Perimeter=5347 ft.

01 e128.13 n522.92
02 n89.1225w 1322.74
03 n00.1051e 1331.37
04 n00.3427e 20
05 s89.2132e 1317.53
06 Lt, r=57295.78, delta=000.2244, chord=s00.0614w 378.89
07 s00.0508e 976

B. Preliminary Plat (dated: ~~4/7/2021~~ 9/3/2021)



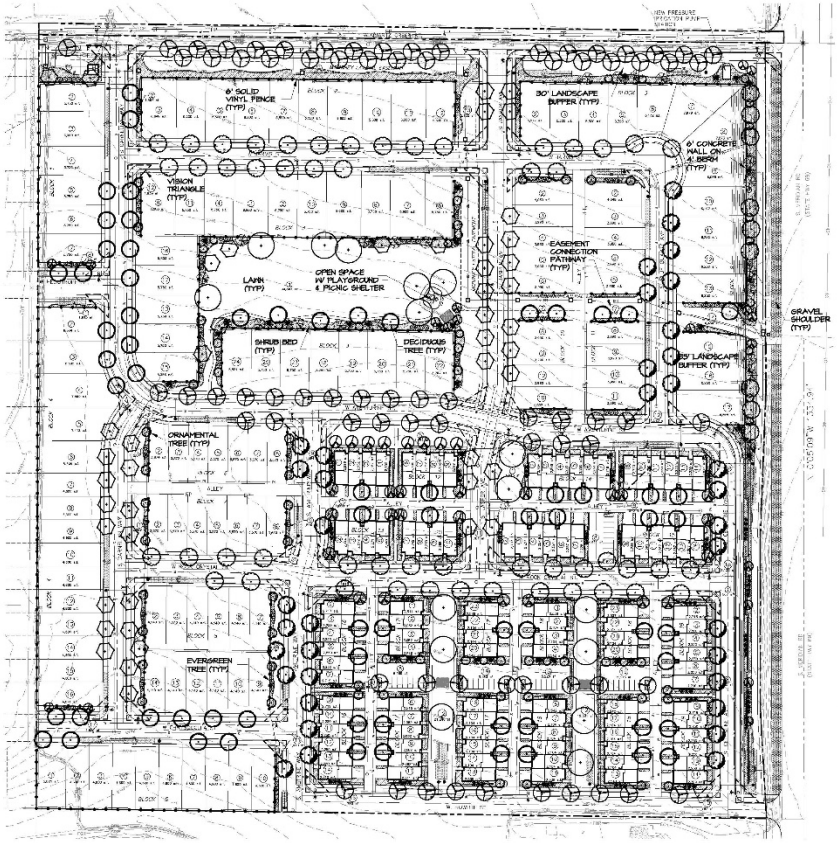

W QUARTZ CREEK ST.
N89°21'32"W 1263.52'
S89°21'32"E 1251.50'
MCKINNEY LATERAL EASEMENT
W JARVIS ST.
S JASPER AVE.
S BLUE QUARTZ AVE
S CARNELIAN WAY
W HELIOTROPE ST.
W AVENTURINE ST.
S AMETHYST WAY
S CELESTINE AVE.
W ROCK CRYSTAL ST.
W CHRYSOCOLLA ST.
W. HOWLITE ST.
ALLEY
BERM W/ CONCRETE WALL - SEE LANDSCAPE
S. KENDALL RD (STATE HWY 69)
N 0°05'09"W 1334.94'
N89°12'25"W 1257.74'

C. Landscape Plans (date: 3/10/2021)

BRIAR RIDGE SUBDIVISION

MERIDIAN, IDAHO

PRELIMINARY PLAT LANDSCAPE PLAN



PLANT PALETTE

SYM	COMMON NAME	BOTANICAL NAME	SIZE
	EVERGREEN TREES		
	HOOPS BLUE SPRUCE	PICEA PUNGENS 'HOOPSII'	6-8' HT B&B
	KARL ROSE CEDAR	CEDRUS DEODARA 'KARL ROSE'	6-8' HT B&B
	COLORADO JUNIPER	JUNIPERUS SCOPULORUM 'COLORADENSIS'	6-8' HT B&B
	VANDERWOLF'S PINE	PINUS FLEXILIS 'VANDERWOLF'S'	6-8' HT B&B
	NORWAY SPRUCE	PICEA ABIES 'FEMINA'	6-8' HT B&B
	SHADE TREES (CLASS III)		
	LONDON PLANETREE	PLATANUS x ACERIFOLIA 'BLOODGOOD'	2" CAL B&B
	SWAMP OAK	QUERCUS BICOLOR	2" CAL B&B
	SHADE/STREET TREES (CLASS II)		
	JACKMON CLEMATIS	ACER TRUNCATUM x A. PLATANOIDES 'LAKESIDE'	2" CAL B&B
	COMMON HACKBERRY	CELTIS OCCIDENTALIS	2" CAL B&B
	SKYLINE HONEYLOCUST	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	2" CAL B&B
	LITTLE LEAF LINDEN	TILIA CORDATA	2" CAL B&B
	AMERICAN SWEETGUM	LIQUIDAMBAR STYRACIFLUA	2" CAL B&B
	CLIPPER TREE	LIRIODENDRON TULIPIFERA	2" CAL B&B
	ORNAMENTAL TREES (CLASS I)		
	CANADA RED CHERRY	PRUNUS VIRGINIANA 'CANADA RED'	6-8' HT, MULTI-STEM
	CRABAPPLE 'CARDINAL'	MALUS 'CARDINAL'	2" CAL B&B
	GIANT ALLEGHENY SERVICEBERRY	AMELANCHIER LAMARCKII	2" CAL B&B
	JAPANESE MAPLE	ACER PALMATUM 'BLOODGOOD'	6-8' HT, MULTI-STEM
	ROYAL RAINDROPS CRABAPPLE	MALUS x 'JELEIKA'	2" CAL B&B
	SARGENT'S CRABAPPLE	MALUS SARGENTII	2" CAL B&B
	SHRUBS/ORNAMENTAL GRASSES/PERENNIALS		
	ARIZONA SUN GAILLARDIA	GAILLARDIA x 'ARIZONA SUN'	1 GAL
	BLACK EYED SUSAN	RUDBECKIA FULGIDA 'GOLDSTRUM'	1 GAL
	BLUE GRAMMA GRASS	BOUTELOUA GRACILIS 'BLONDE AMBITION'	1 GAL
	BLUE OAT GRASS	HELICTOTRICHON SEMPERVIRENS	1 GAL
	BLUE KNIPHOFIA	KNIPHOFIA 'CORAL SUNRISE'	3 GAL
	BOWLES GOLD LADIES	LYSIMACHIA NUMMULARIA	1 GAL
	RED FLOWER CARPET ROSE	ROSA 'FLOWER CARPET' - NOAEST	2 GAL
	DAN'S GOLD NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DAN'S GOLD'	3 GAL
	STELLA DE ORO DAYLILY	HEMEROCALLIS 'STELLA D'ORO'	1 GAL
	PINELINE BROOM-ONLY	GENISTA PILOSA 'VANCOUVER GOLD'	5 GAL
	BOWLES GRAY FEATHER	DIANTHUS GRACILIS 'BOWLES'	1 GAL
	BOTTLE BRUSH	CALLISTEMON RIGIDUS	3 GAL
	RED HOT POKER	KNIPHOFIA UVARIA 'FLAMENCO'	1 GAL
	HUGHES RED TRIFOLIUM	TRIFOLIUM REPENS 'HUGHES RED'	1 GAL
	IVORY HALO DOGWOOD	CORNUS ALBA 'BUDDY MELLO'	3 GAL
	KARL FOERSTER'S REED GRASS	CALAMAGROSTIS ARUNDINACEA 'KARL'	1 GAL
	LITTLE DEVIL NINEBARK	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	3 GAL
	MUNSTEAD ENGLISH LAVENDER	LAVANDULA ANGUSTIFOLIA 'MUNSTEAD BLUE'	1 GAL
	IVORY TOWER YUCCA	YUCCA FILAMENTOSA 'IVORY TOWER'	3 GAL
	MOUNTAIN FLAME ICE PLANT	DELOSPERMA x 'MAHOOD'	1 GAL
	MAIDEN GRASS	MISCANTHUS SINENSIS 'GRACILLIMUS'	1 GAL
	RED YUCCA	HESPERALOE PARVIFLORA 'PERTA'	3 GAL
	SKY HIGH JUNIPER	JUNIPERUS SCOPULORUM 'SKYHIGH'	6-8' HT B&B
	SUMMERWINE NINEBARK	PHYSOCARPUS OPULIFOLIUS 'SEWARD'	5 GAL

LAWN — 6' VINYL FENCE ALONG PROPERTY LINES & SIDE YARDS (TYP) — 6' T.I. MODULATED CONCRETE NOISE ABATEMENT WALL ALONG MERIDIAN RD. & BRIAR RD (TYP)

NOTES

1. ALL LANDSCAPE SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF MERIDIAN ORDINANCE REQUIREMENTS.
2. ALL PLANTING AREAS TO BE MULCHED WITH AN APPROVED UNDERGROUND IRRIGATION SYSTEM.
3. TREES SHALL NOT BE PLANTED WITHIN PRESCRIBED CLEAR ZONE OF ALL ACHD STORM DRAIN PIPE STRUCTURES, OR SIMILAR. SEEPAGE BEDS MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION RESULTING FROM THE CONSTRUCTION AND MAINTENANCE OF THE LANDSCAPE IRRIGATION SYSTEM. ALL SHRUBS PLANTED OVER OR ADJACENT TO SEEPAGE BEDS TO HAVE A MATURE BALL SIZE THAT DOES NOT EXCEED 18" IN DIAMETER. NO LANDSCAPE TO BE PLACED OVER DRAINAGE SWALE SAND WINDOWS.
4. NO TREES SHALL IMPEDE THE ACHD VISION TRIANGLES. ALL TREES SHALL BE PRUNED TO CONFORM TO ACHD STANDARDS OVER 8' HIGH AT MATURITY. ALL SIGHT DISTANCE VISION TRIANGLES OR ACHD ROW AS TREES MATURE, THE OWNER SHALL BE RESPONSIBLE FOR PRUNING TREE CANOPIES TO MEET ACHD REQUIREMENTS FOR MAINTAINING CLEAR VISIBILITY WITHIN ACHD STREET AND DRIVEWAY VISION TRIANGLES. TREES SHALL BE PLANTED NO CLOSER THAN 50' FROM INTERSECTION STOP SIGNS.
5. LANDSCAPE AND TREES IN FRONT OF BUILT NO LOTS ON INTERIOR STREETS TO BE COMPLETED DURING CONSTRUCTION OF THESE LOTS. TREES LOCATED THAT MAY BE ALTERED TO ACCOMMODATE DRIVEWAYS AND UTILITIES, UNDERGROUND UTILITIES AND PATHWAYS OR WATER METERS OR UTILITY LINES.
6. PLANT LIST IS REPRESENTATIVE AND SUBJECT TO ADDITIONS AND/OR SUBSTITUTIONS OF SIMILAR SPECIES THAT ARE SUBJECT TO CITY CONSTRUCTION PRE-APPROVAL. PLANTING TO TO REMAIN AND GUARANTEED MAY DEVIATE DUE TO DURING FINAL LANDSCAPE PLAN DESIGN. BUILDER AND HOMEBUILDERS TO BE REMOVED FROM ROAD BALL AS MUCH AS POSSIBLE AT LEAST HALFWAY DOWN THE BALL OF THE TREE. ALL WIRE ROPES TO BE COMPLETELY REMOVED FROM TREES.
7. THE ACHD SIGHT DISTANCE TRIANGLES SHALL NOT BE SATISFIED BY ACHD.

DEVELOPMENT DATA

TOTAL AREA	35.27 ACRES
SINGLE FAMILY RESIDENTIAL	227
SINGLE FAMILY DETACHED	23
SINGLE FAMILY TOWNHOUSE	104
COMMON AREA LOTS	47
TOTAL LOTS	274
COMMON AREA	7.70 ACRES (22.0%)
ACTIVE OPEN SPACE	1.39 ACRES (1.0%)
EXISTING ZONING	RUT
PROPOSED ZONING	TN-R

LANDSCAPE CALCULATIONS

LOCATION	BUFFER WIDTH	LENGTH	REQUIRED	PROVIDED
W. BRIAR RD. (ACHD)	30'	1557.35 ±	33 TREES	54 TREES
S. MERIDIAN RD.	30'	1962.35 ±	36 TREES	60 TREES
INTERNAL PARK, COMMON AREA, AND STREET TREES		240,092 SF / 2,000 = (COMMON AREA)	31 TREES	548 TREES
TOTAL NUMBER OF TREES			102 TREES	663 TREES

OWNERS	DEVELOPER	PLANNER/CONTACT
BENJOHANES HOLDINGS LLC 1977 W. OVERLAND RD. MERIDIAN, IDAHO 83642	CHALLENGER DEVELOPMENT 1977 W. OVERLAND RD. MERIDIAN, IDAHO 83642	JANE SUGGS CFM STAFF PLANNING, LLC 9840 W. OVERLAND RD., STE. 170 BOISE, IDAHO 83709 (208) 602-1674

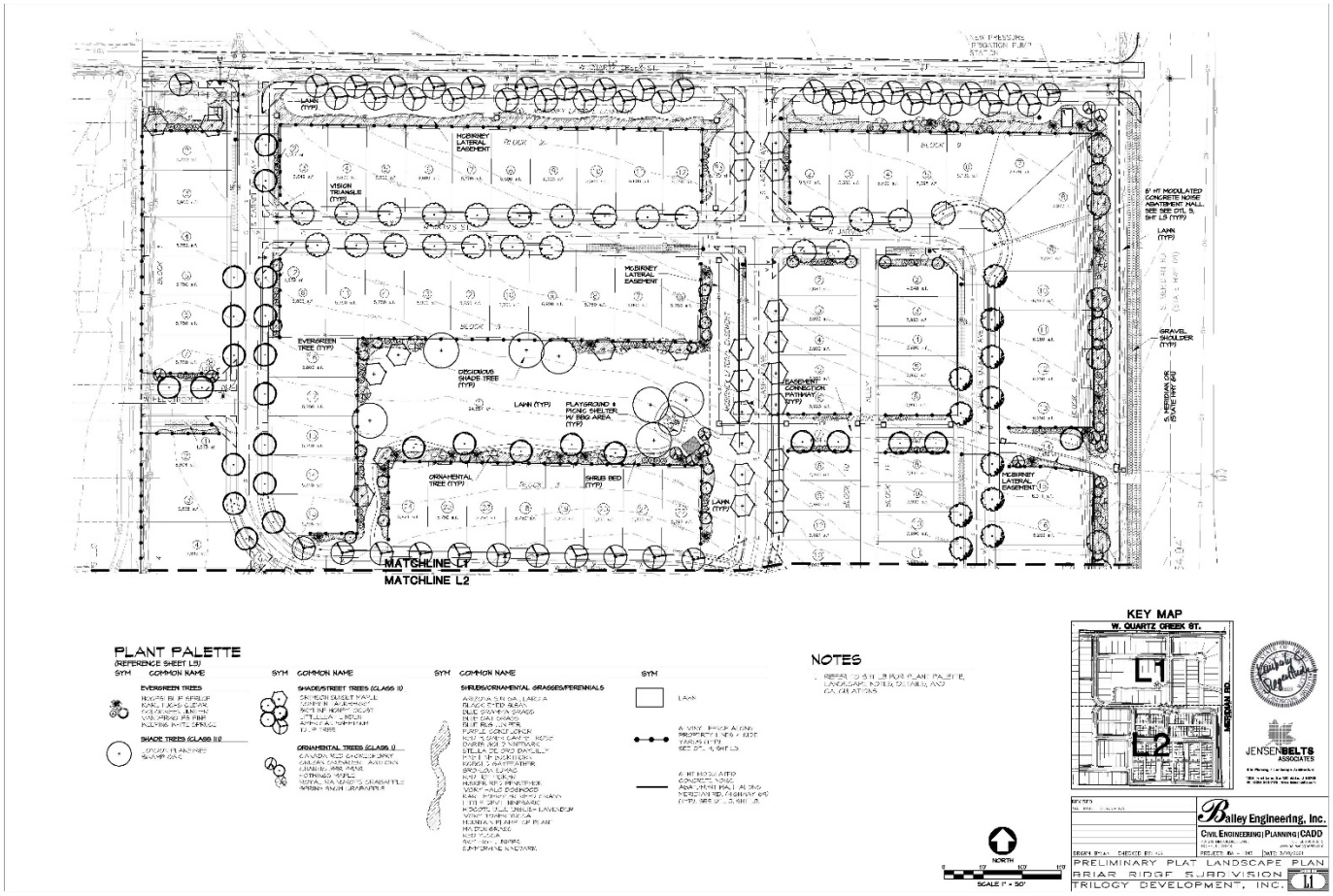
BRIAR RIDGE SUBDIVISION

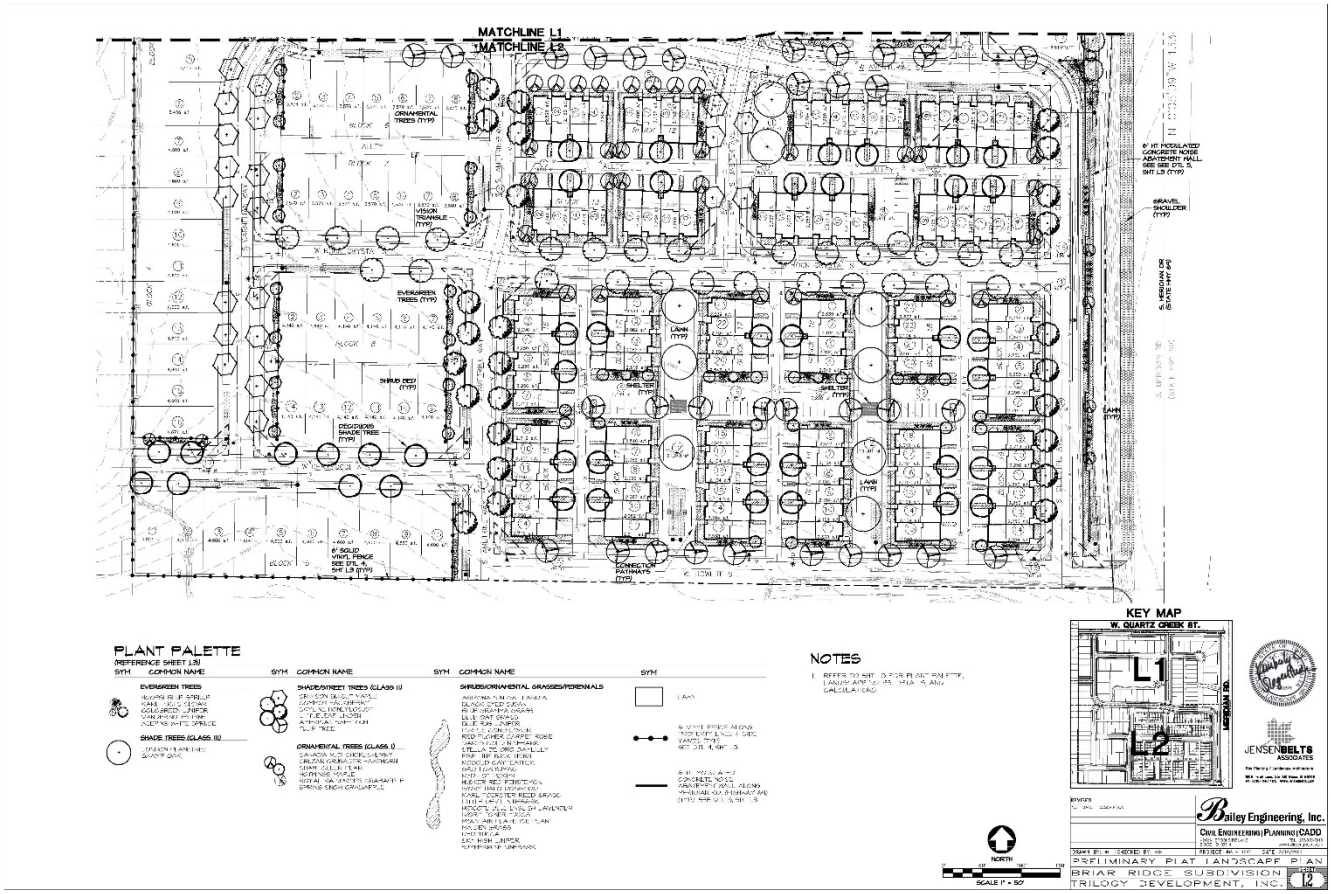
MERIDIAN, IDAHO — PRELIMINARY PLAT LANDSCAPE PLAN

MARCH 10, 2021

NORTH — 0 30' 180' 360' — SCALE 1" = 60'

JENSEN BELTS ASSOCIATES


MATCHLINE L1
MATCHLINE L2
PLANT PALETTE
NOTES
KEY MAP
W. QUARTZ CREEK ST.
JENSEN BELTS ASSOCIATES
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
PRELIMINARY PLAT LANDSCAPE PLAN
BRIAR RIDGE SUBDIVISION
TRILOGY DEVELOPMENT, INC.
L1


MATCHLINE L1
MATCHLINE L2
ORNAMENTAL TREES (TYP)
VISION TRIANGLE (TYP)
EVERGREEN TREES (TYP)
SHRUB BED (TYP)
DECIDUOUS SHADE TREE (TYP)
6' SOLID VINYL FENCE SEE DTL. 4, SHT L3 (TYP)
CONNECTION PATHWAYS (TYP)
SHELTER (TYP)
LAWN (TYP)
6' HT MODULATED CONCRETE NOISE ABATEMENT WALL SEE SEE DTL. 5, SHT L3 (TYP)
GRAVEL SHOULDER (TYP)
PLANT PALETTE
NOTES
KEY MAP
W. QUARTZ CREEK ST.
L1
L2
NORTH
SCALE 1" = 50'
Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CADD
JENSEN BELTS ASSOCIATES
PRELIMINARY PLAT LANDSCAPE PLAN
BRIAR RIDGE SUBDIVISION
TRILOGY DEVELOPMENT, INC.

D. Open Space Exhibit (dated: 4/7/2021)

E. <u>Revised</u> Phasing Plan

F. Conceptual Building Elevations

4556

4520

4192

141

163

10006

6027
6019

6063
6059

G. Water Markup – Public Works

VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. Within six (6) months of the City Council granting the subject modification, the owner shall sign and obtain Council approval of the amended development agreement that includes an updated development plan per the submitted preliminary plat, as shown in Section VII.B; the amended DA shall include the following provisions:

   a. Future development of this site shall be substantially consistent with the approved plat, landscape plan, open space exhibit, and conceptual building elevations included in Section VII and the provisions contained herein.

   b. The submitted phasing plan shall be strictly adhered to and include a secondary access to Meridian Road/SH 69 with the first phase of development. ~~and shall be revised as follows: the large open space lot (Lot 1, Block 3) shall be constructed with phase 1 development.~~

   c. The Applicant shall extend the water main from E. Quartz Creek Street on the east side of Meridian Road/SH 69 and not extend water down SH 69 from E. Amity Road.

   d. W. Quartz Creek Street (the new collector street along the north boundary), the required multi-use pathway, and the required collector and arterial landscape buffers adjacent to W. Quartz Creek and S. Meridian Road/SH 69 shall be constructed and vegetated with the first phase of development, in accord with the revised phasing plan.

   e. The elevations/facades of 2-story structures that face S. Meridian Road, an entryway corridor, and W. Quartz Creek Street, a collector street, shall incorporate articulation through changes in two 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 subject public street. Single-story structures are exempt from this requirement.

   f. Building permits shall only be submitted for Phase 1, per the revised phasing plan in Exhibit VII.E; building permits for subsequent phases shall not be submitted until Meridian Fire Station No. 7 is complete and operational.

2. The preliminary plat included in Section VII.B, dated ~~April 7, 2021~~ September 3, 2021, ~~shall be revised as follows prior to the City Council hearing:~~ is approved as submitted.

   ~~a. Revise the plat to reorient~~ remove ~~building lots (Lots 13-17~~16 & 17, ~~Block 3 and Lots 18-25, Block 3) on the west and south side of the large open space lot (Lot 1, Block 3) to~~ open up this central open space lot for visibility and access ~~mirror the layout on the north side of this lot to only have lots on the south side of the open space lot fronting on W. Aventurine Street, per the analysis in Section V.L.~~

   ~~b. Revise the proposed alleys between the townhome lots in Block 17 & Block 18 to be minor urban local streets constructed at a minimum of 24 feet wide with curb and gutter, no sidewalks, and no parking on either side, per ACHD requirements.~~

   ~~c. Add striping or other traffic calming measures (i.e. bulb-outs) where the proposed multi-use pathway crosses local streets within the development; coordinate with Meridian Fire and ACHD as necessary.~~

~~d. Add a plat note stating that direct lot access to S. Meridian Road/SH 69 and W. Quartz Creek Street is prohibited.~~

3. The landscape plan included in Section VII.C, dated March 10, 2021, shall be revised as follows prior to ~~the City Council hearing~~ Final Plat submittal:
   a. Revise the landscape plan to match the revised plat ~~revisions noted in VIII.A2 above~~.
   b. Show striping or other traffic calming measures (i.e. bulb-outs) where the proposed multi-use pathway crosses local streets within the development; coordinate with Meridian Fire and ACHD as necessary.
   c. Prior to Final Plat submittal, add two (2) new lines of calculations in the landscape calculations table to show the linear feet of parkways and linear feet of pathways and include the required number of trees and proposed number of trees in accord with UDC 11-3B-7C.
   d. Any landscaping within the ITD right-of-way shall be landscaped in accord with UDC 11-3B-7C.5.
4. With the Final Plat submittal submit a revised open space exhibit showing the changes to the preliminary plat layout and change in open space area.
5. Future development shall be consistent with the minimum dimensional standards listed in UDC 11-2D-3 and UDC 11-2D-6 for the TN-R zoning district.
6. Off-street parking is required to be provided in accord with the standards listed in UDC Table 11-3C-6 for single-family dwellings based on the number of bedrooms per unit.
7. The Applicant shall comply with all ACHD conditions of approval.
8. Provide a pressurized irrigation system consistent with the standards as set forth in UDC 11-3A-15, UDC 11-3B-6 and MCC 9-1-28.
9. Prior to the first Final Plat submittal, the Applicant shall obtain Administrative Design Review (DES) approval for the townhomes in this development.
10. Prior to signature on a final plat, the applicant shall submit a public access easement for the multi-use pathway segment along Meridian Road to the Planning Division for approval by City Council and subsequent recordation. The easement shall be a minimum of 14' in width (10' pathway and 2' shoulder on each side).
11. Upon completion of the landscape installation, a written Certificate of Completion shall be submitted to the Planning Division verifying all landscape improvements are in substantial compliance with the approved landscape plan as set forth in UDC 11-3B-14.
12. The preliminary plat approval shall become null and void if the applicant fails to either: 1) obtain the City Engineer signature on a final plat within two years of the date of the approved findings; or 2) obtain approval of a time extension as set forth in UDC 11-6B-7.

B. PUBLIC WORKS

1. Site Specific Conditions of Approval

1.1 A 12'' water main is required to be extended from the Northwest corner of the subdivision to the Southeast corner. To do so, the water main in W Quartz Creek, part of S Jasper Ave, part of W Jarvis St, S Blue Quartz Ave, S Celestine Ave, and W Howlite St will need to be increased to 12'' pipe.

1.2 A 12'' water main extension to the South property line is required near the corner of S Ametrine Way and W Holite St.

1.3 Two water main extensions to the North property line are required, one near the corner of W Quartz Creek St and S Carnelian Way and the other near the corner of S Jasper Ave and W Quartz Creek St.

1.4 A 12'' water main extension to Meridian Rd is required near the corner of S Celestine Ave and W Howlite St.

1.5 A well lot is to be donated to the City from this development.

1.6 Do not install sewer services through infiltration trenches.

1.7 The geotechnical investigative report prepared by SITE Consulting LLC indicates some very specific construction considerations. The applicant shall be responsible for the adherence of these recommendations. Due to the existence of bedrock in the area, the project engineer shall show the bedrock depth and location on all applicable profile views.

1.8 A streetlight plan is required to be submitted with the Final Plat application.

1.9 A future streetlight installation agreement is required for a total of five Type 1 streetlights on Meridian Road.

2. General Conditions of Approval

2.1 Applicant shall coordinate water and sewer main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service outside of a public right-of-way. 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.

2.2 Per Meridian City Code (MCC), the applicant shall be responsible to install sewer and water mains to and through this development. Applicant may be eligible for a reimbursement agreement for infrastructure enhancement per MCC 8-6-5.

2.3 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 81/2" 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 development plan approval.

2.4 The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (MCC 12-13-8.3). 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 prior to receiving development plan approval.

2.5 All existing structures that are required to be removed shall be prior to signature on the final plat by the City Engineer. Any structures that are allowed to remain shall be subject to evaluation and possible reassignment of street addressing to be in compliance with MCC.

2.6 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.

2.7 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.

2.8 Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact Central District Health for abandonment procedures and inspections (208)375-5211.

2.9 Street signs are to be in place, sanitary sewer and water system shall be approved and activated, road base approved by the Ada County Highway District and the Final Plat for this subdivision shall be recorded, prior to applying for building permits.

2.10 A letter of credit or cash surety in the amount of 110% will be required for all uncompleted fencing, landscaping, amenities, etc., prior to signature on the final plat.

2.11 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.

2.12 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.

2.13 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.

2.14 Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.

2.15 Developer shall coordinate mailbox locations with the Meridian Post Office.

2.16 All grading of the site shall be performed in conformance with MCC 11-12-3H.

2.17 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.

2.18 The design 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.

2.19 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.

2.20 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.

2.21 A street light plan will need to be included in the civil construction plans. Street light plan requirements are listed in section 6-5 of the Improvement Standards for Street Lighting. A copy of the standards can be found at *http://www.meridiancity.org/public_works.aspx?id=272*.

2.22 The City of Meridian requires that the owner post to the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water and reuse 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 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.

2.23 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, water and reuse infrastructure for duration of two years. This surety will be verified by a line item cost estimate 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.

C. FIRE DEPARTMENT

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=234733&dbid=0&repo=MeridianCity

D. SCHOOL IMPACT TABLE

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=234722&dbid=0&repo=MeridianCity

E. BOISE PROJECT BOARD OF CONTROL (BPBC)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=234547&dbid=0&repo=MeridianCity

F. COMMUNITY PLANNING ASSOCIATION OF SOUTHWEST IDAHO (COMPASS)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=232901&dbid=0&repo=MeridianCity

G. MERIDIAN POLICE DEPARTMENT (MPD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=231945&dbid=0&repo=MeridianCity

H. PARKS DEPARTMENT - PATHWAYS

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=234524&dbid=0&repo=MeridianC

ity

I. WEST ADA SCHOOL DISTRICT (WASD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=234296&dbid=0&repo=MeridianCity

J. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=231836&dbid=0&repo=MeridianCity

K. IDAHO TRANSPORTATION DEPARTMENT (ITD)

Technical Report - https://weblink.meridiancity.org/WebLink/DocView.aspx?id=233231&dbid=0&repo=MeridianCity

Conditions Report - https://weblink.meridiancity.org/WebLink/DocView.aspx?id=233230&dbid=0&repo=MeridianCity

L. ADA COUNTY HIGHWAY DISTRICT (ACHD)

https://weblink.meridiancity.org/WebLink/DocView.aspx?id=235554&dbid=0&repo=MeridianCity

IX. FINDINGS

A. Annexation and/or Rezone (UDC 11-5B-3E)

Required Findings: 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;**

   City Council finds the proposed zoning map amendment to Rezone the property from the R-4 zoning district to the TN-R zoning district with the proposed preliminary plat and site design is consistent with the Comprehensive Plan, if all conditions of approval are met.

2. **The map amendment complies with the regulations outlined for the proposed districts, specifically the purpose statement;**

   City Council finds the proposed zoning map amendment and the request for the development complies with the regulations outlined in the requested TN-R zoning district and is consistent with the purpose statement of the requested zone and traditional neighborhood zoning districts in general.

3. **The map amendment shall not be materially detrimental to the public health, safety, and welfare;**

   City Council finds the proposed zoning map amendment should not be 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

City Council finds the proposed zoning map amendment will not result in an adverse impact on the delivery of services by any political subdivision providing public services within the City.

5. **The annexation (as applicable) is in the best interest of city.**

   Subject site is already annexed so City Council finds this finding nonapplicable.

B. Preliminary Plat Findings:

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;**

   City Council finds that the proposed plat is in substantial compliance with the adopted Comprehensive Plan in regard to land use, density, transportation, and pedestrian connectivity. (Please see Comprehensive Plan Policies in, Section V of this report for more information.)

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

   City Council finds that public services will be provided to the subject property with development. (See Section VIII of the Staff Report for more details from public service providers.)

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

   Because City water and sewer and any other utilities will be provided by the development at their own cost, City Council finds that the subdivision will not require the expenditure of capital improvement funds.

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

   City Council finds there is public financial capability of supporting services for the proposed development based upon comments from the public service providers (i.e., Police, Fire, ACHD, etc.). (See Section VII for more information.)

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

   City Council is not aware of any health, safety, or environmental problems associated with the platting of this property. ACHD considers road safety issues in their analysis and has offered their support of the proposed development with the proposed road layout in mind.

6. **The development preserves significant natural, scenic or historic features.**

   City Council is unaware of any significant natural, scenic or historic features that exist on this site that require preserving.