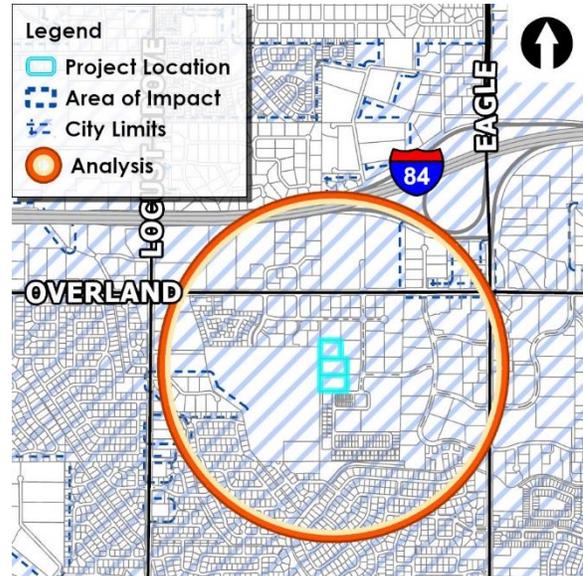


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 03/24/2026
TO: Mayor & City Council
FROM: Nick Napoli, Associate Planner
nnapoli@meridiancity.org
SUBJECT: Gramercy Townhomes Subdivision
FP-2025-0032
LOCATION: Located at 1873, 1925, and 2069 Wells Avenue in the NE ¼ of Section 20, T.3N., R1E.



I. PROJECT DESCRIPTION

Final Plat consisting of 82 buildable lots across 6.98 acres in the TN-R zoning district for the Gramercy Townhomes Subdivision. Alternative compliance is requested for the parking pad width in UDC 11-3C-6 and for fencing around common open space in UDC 11-3A-7. In addition, Private Streets are requested for six (6) internal drive aisles.

II. APPLICANT INFORMATION

- A. Applicant:
Mike Chidester – 2541 E. Gala Street, Meridian, ID 83642
- B. Owner:
Same as Applicant
- C. Representative:
Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat for the Gramercy Townhomes Subdivision (H-2025-0019) in accord with the requirements listed in UDC 11-6B-3C.2.

In order for the proposed final plat to be deemed in substantial compliance with the approved preliminary plat as set forth in UDC 11-6B-3C.2, the number of buildable lots cannot increase, and the amount of common area cannot decrease. Since there is no change in the number of buildable lots

and the amount of open space is the same, Staff deems the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

The proposed private streets (E. Traverse Lane, S. Starfish Lane, E. Ainsley Lane, E. Blue Horizon Lane, E. Foresight Lane, and S. Stadia Lane) complies with the standards for such in UDC 11-3F-4 and is tentatively approved with this application. Within two (2) years of the date of final plat approval, the Applicant or owner shall complete the tasks specified in UDC 11-3F-3B in order to obtain final approval.

Alternative compliance is also being requested to the parking pad width in UDC 11-3C-6 and for fencing around common open space in UDC 11-3A-7. The applicant is proposing a reduction of the parking pad width from twenty (20) feet to eighteen (18) feet to allow for adequate space to install landscaping between drive aisles to break up the concrete between properties. In addition, the applicant is requesting the fencing along the micro path running through the site be removed to allow for better visibility and a traditional neighborhood feel.

Staff finds the Applicant's Alternative Compliance provides an equal means of meeting the intent and purpose of the requirement as analyzed below in the required findings for Alternative Compliance:

1. Strict adherence or application of the requirements is not feasible; or

The Director finds that strict adherence or application of the requirements listed in UDC 11-3A-7 and UDC 11-3C-6 are not feasible due to the width and size of the proposed infill development. The intent is to provide a more traditional neighborhood feel and breakup the concrete for the driveway.

2. requirements; and

The Director finds the proposed alternative compliance provides an equal means for meeting the requirements by still providing adequate room for parking and allowing the micro path running north and south in the site to be more open and visible without the obstructing of fencing. The applicant proposes to provide enhanced landscaping along the micro path and in the planter islands separating the driveways between each unit.

3. The alternative means will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

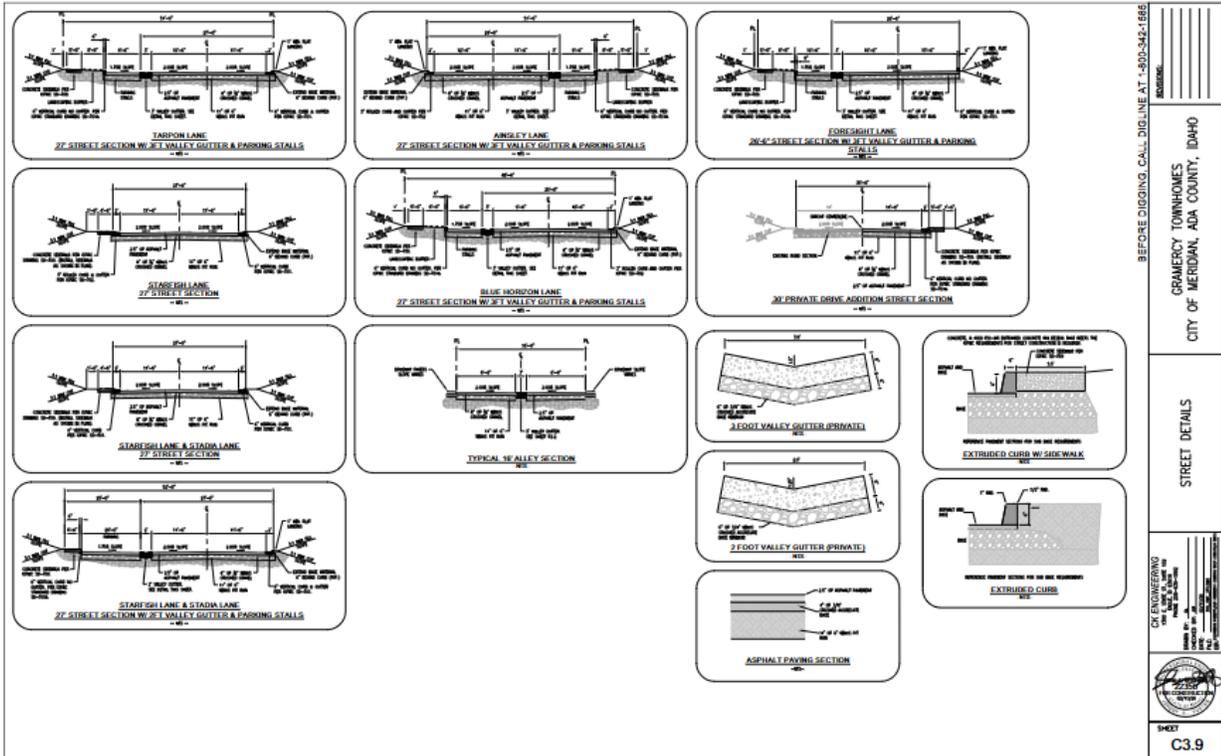
The Director finds the proposed alternative means of compliance to the standards listed above will not be materially detrimental to the public welfare or impair the intended uses and character of surrounding properties.

IV. DECISION/ FINDINGS

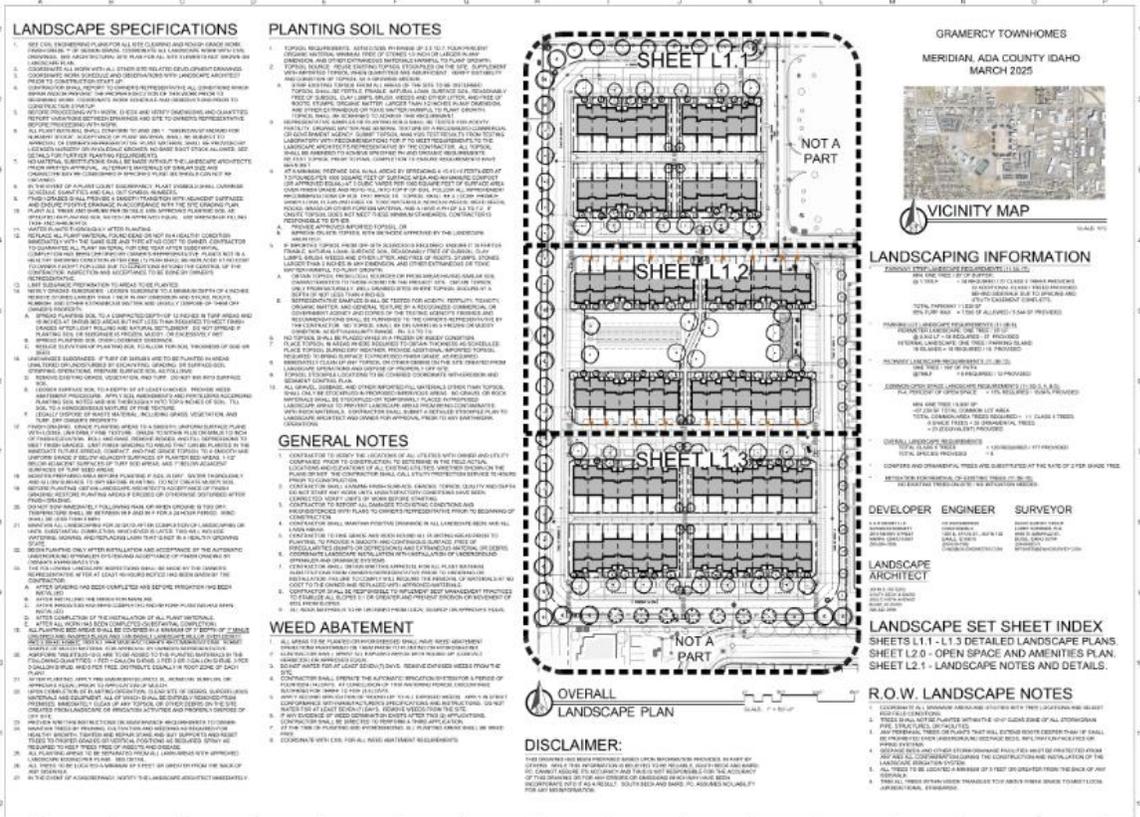
Staff recommends approval of the proposed final plat with the conditions noted in Section VI of this report.

- a. Private Streets

In consideration of the private street application the decision-making body shall make the following findings:



C. Landscape Plan (dated: 02/24/2026)

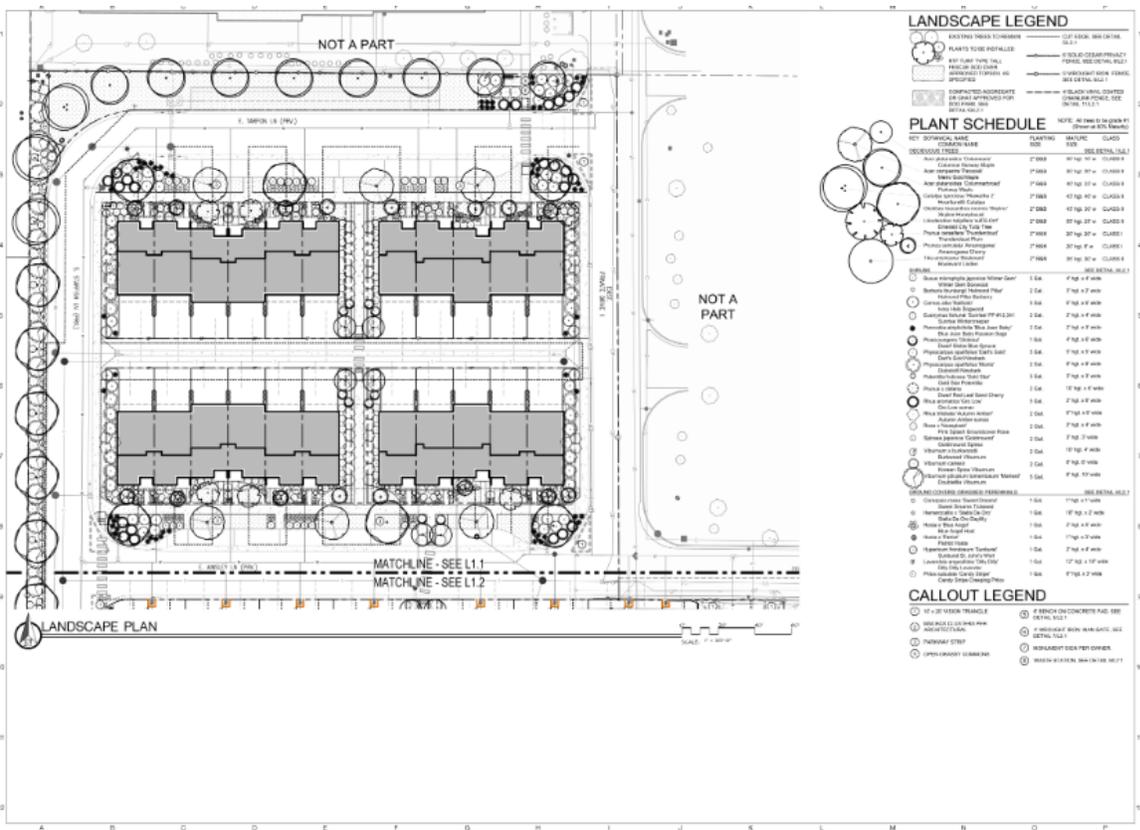


OVERALL LANDSCAPE PLAN
Gramercy Townhomes
Meridian, ID 83844

S. Wells AVE.

DATE: 03/04/2025
SCALE: AS SHOWN
PROJECT NUMBER: 24-114
SHEET: L1.0

CONSTRUCTION DOCUMENTS

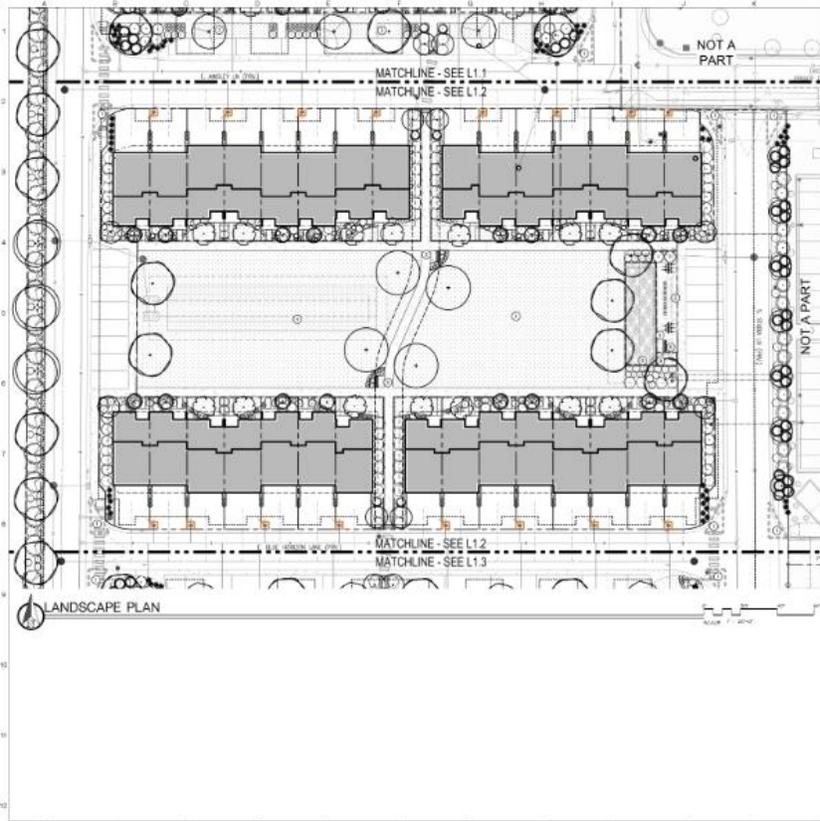


LANDSCAPE PLAN
Gramercy Townhomes
Meridian, ID 83844

S. Wells AVE.

DATE: 03/04/2025
SCALE: AS SHOWN
PROJECT NUMBER: 24-114
SHEET: L1.1

CONSTRUCTION DOCUMENTS



LANDSCAPE LEGEND

EXISTING TREES TO REMAIN

PLANTS TO BE REPLANTED

PLANT SCHEDULE

NOT BOTANICAL NAME	PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY
COMMON NAME	SIZE	SIZE	SIZE
SCISSOR GRASS	1" x 12"	1" x 12"	1" x 12"
...

CALLOUT LEGEND

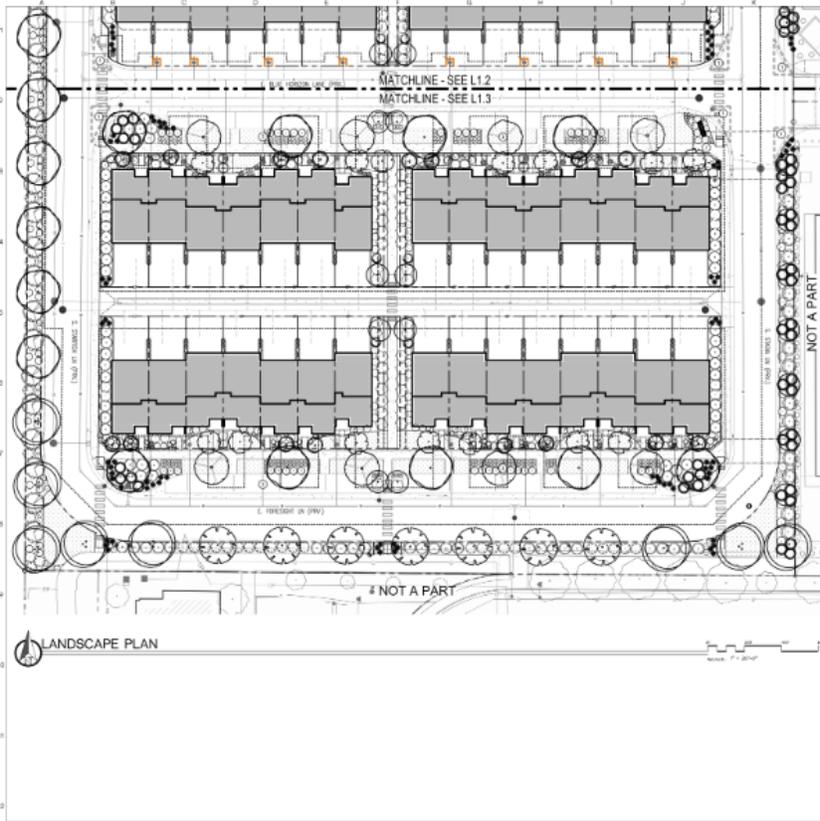
1" x 12" VIBRA-TREES

2" x 4" BRICK ON CONCRETE PAD

...

LANDSCAPE PLAN
Gramercy Townhomes
S. Wells Ave.
Meridian, ID 83644

OWNER BY: [Signature]
DESIGNED BY: [Signature]
PROJECT NUMBER: 24-174
SHEET: L1.2



LANDSCAPE LEGEND

EXISTING TREES TO REMAIN

PLANTS TO BE REPLANTED

PLANT SCHEDULE

NOT BOTANICAL NAME	PLANTING QUANTITY	PLANTING QUANTITY	PLANTING QUANTITY
COMMON NAME	SIZE	SIZE	SIZE
SCISSOR GRASS	1" x 12"	1" x 12"	1" x 12"
...

CALLOUT LEGEND

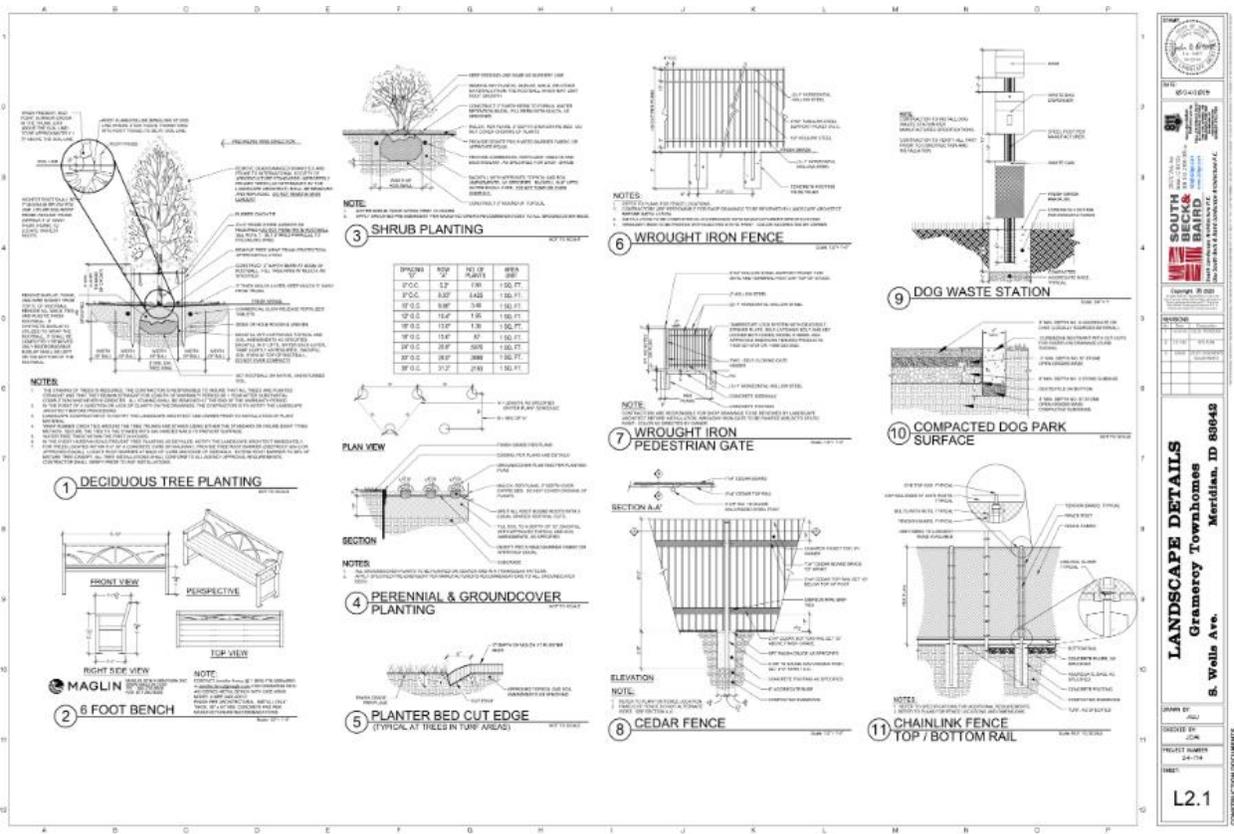
1" x 12" VIBRA-TREES

2" x 4" BRICK ON CONCRETE PAD

...

LANDSCAPE PLAN
Gramercy Townhomes
S. Wells Ave.
Meridian, ID 83644

OWNER BY: [Signature]
DESIGNED BY: [Signature]
PROJECT NUMBER: 24-174
SHEET: L1.3



VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

1. Applicant shall meet all terms of the approved annexation (H-2025-0019; AZ – DA Instrument #2025-073628); applications approved for this site.
2. The applicant shall obtain the City Engineer’s signature on the final plat within two (2) years of City Council’s approval of the Gramercy Townhomes on September 2nd, 2027, in accord with UDC 11-6B-7, in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer’s signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat prepared by Idaho Survey Group, dated 09/05/2025, included in Section V.B shall be revised as follows:
 - a. Change the name of E. Traverse Lane to E. Tarpon Lane as indicated in the Ada County street naming document.
 - b. Add a plat note referencing the three (3) foot easements encumbering the properties where a shared wall is not present (Lot 3, Lot 6, Lot 10, Lot 14, Lot 15, Lot 20, Lot 22, Lot 26, Lot 43, Lot 49, Lot 50, Lot 57, Lot 58, Lot 64, Lot 66, Lot 73, Lot 74, Lot 80, Lot 82, and Lot 89, Block 1)
 - c. Modify Note #14 to include the recorded CC&R number or other instrument number for the recorded covenants regarding maintenance of the private streets.

- d. Add a plat note stating “This plat is subject to the terms and conditions of the development agreement recorded on November 6th, 2025 as instrument number 2025-073628.
 - e. Depict the traffic calming along Stadia Lane and Starfish Lane in the form of bulb-outs, speed bumps, or other approved methods.
A copy of the revised plat shall be submitted with the final plat for City Engineer signature.
5. The landscape plan prepared by The Land Group, dated 07/23/2025, included in Section V.C, shall be revised as follows:
 - a. All required landscape areas shall be at least 70% covered with vegetation at maturity, with mulch used under and around the plants in accord with UDC 11-3B-5N. *A copy of the revised landscape plan shall be submitted with the final plat for City Engineer signature.*
 - b. The crosswalk across E. Foresight Lane shall be distinguished from the drive aisle through either stamped concrete, brick, paver, or similar material.
6. Off-street parking is required to be provided for all residential units in accord with the standards listed in UDC Table 11-3C-6 based on the number of bedrooms per unit.
7. Submit documentation for final approval of the private streets as set forth in UDC 11-3F-3B: Obtain approval from ACHD street name committee for private street names; Install approved street sign that complies with the regulation of ACHD; Submit a written statement from a registered professional engineer stating that the street complies with ACHD structural standards and is constructed consistent with the City-approved set of construction plans; Provide a copy of the binding contract that establishes the party or parties responsible for repair and maintenance of the private streets.
8. Homes within the development shall be generally consistent with the building elevations referenced in the Development Agreement (Inst. #2025073628) and Design Review application (A-2025-0157).
9. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Matthew Peterson, at 208-887-1620 or Matthew.W.Peterson@usps.gov for more information.
10. Future development shall comply with the dimensional standards listed in UDC *Table 11-2D-6* for the TN-R zoning district.
11. Prior to City Engineers Signature on the plat, submit an easement to cover the 10-foot multi-use pathway running along the southern boundary of the site. This easement shall be 14 feet in width as required by the Park Department.
12. 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.
13. Staff’s failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

SITE SPECIFIC CONDITIONS:

GENERAL CONDITIONS:

1. Sanitary sewer service to this development is available via extension of existing mains adjacent to the development. The applicant shall install mains to and through this subdivision; applicant shall coordinate main size and routing with the Public Works Department, and execute standard forms of easements for any mains that are required to provide service.
2. Water service to this site is available via extension of existing mains adjacent to the development. The applicant shall be responsible to install water mains to and through this development, coordinate main size and routing with Public Works.
3. All improvements related to public life, safety and health shall be completed prior to occupancy of the structures. Where approved by the City Engineer, an owner may post a performance surety for such improvements in order to obtain City Engineer signature on the final plat as set forth in UDC 11-5C-3B.
4. Upon installation of the landscaping and prior to inspection by Planning Department staff, the applicant shall provide a written certificate of completion as set forth in UDC 11-3B-14A.
5. A letter of credit or cash surety in the amount of 110% will be required for all incomplete fencing, landscaping, amenities, pressurized irrigation, prior to signature on the final plat.
6. The City of Meridian requires that the owner post with the City a performance surety in the amount of 125% of the total construction cost for all incomplete sewer, water infrastructure prior to final plat signature. This surety will be verified by a line item cost estimate provided by the owner to the City. The applicant shall be required to enter into a Development Surety Agreement with the City of Meridian. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
7. The City of Meridian requires that the owner post to the City a warranty surety in the amount of 20% of the total construction cost for all completed sewer, and water infrastructure for a duration of two years. This surety amount will be verified by a line item final cost invoicing provided by the owner to the City. The surety can be posted in the form of an irrevocable letter of credit, cash deposit or bond. Applicant must file an application for surety, which can be found on the Community Development Department website. Please contact Land Development Service for more information at 887-2211.
8. In the event that an applicant and/or owner cannot complete non-life, non-safety and non-health improvements, prior to City Engineer signature on the final plat and/or prior to occupancy, a surety agreement may be approved as set forth in UDC 11-5C-3C.
9. Applicant shall be required to pay Public Works development plan review, and construction inspection fees, as determined during the plan review process, prior to the issuance of a plan approval letter.
10. It shall be the responsibility of the applicant to ensure that all development features comply with the Americans with Disabilities Act and the Fair Housing Act.

11. Applicant shall be responsible for application and compliance with any Section 404 Permitting that may be required by the Army Corps of Engineers.
12. Developer shall coordinate mailbox locations with the Meridian Post Office.
13. All grading of the site shall be performed in conformance with MCC 11-1-4B.
14. Compaction test results shall be submitted to the Meridian Building Department for all building pads receiving engineered backfill, where footing would sit atop fill material.
15. The engineer shall be required to certify that the street centerline elevations are set a minimum of 3-feet above the highest established peak groundwater elevation. This is to ensure that the bottom elevation of the crawl spaces of homes is at least 1-foot above.
16. The applicants design engineer shall be responsible for inspection of all irrigation and/or drainage facility within this project that do not fall under the jurisdiction of an irrigation district or ACHD. The design engineer shall provide certification that the facilities have been installed in accordance with the approved design plans. This certification will be required before a certificate of occupancy is issued for any structures within the project.
17. At the completion of the project, the applicant shall be responsible to submit record drawings per the City of Meridian AutoCAD standards. These record drawings must be received and approved prior to the issuance of a certification of occupancy for any structures within the project.
18. Street light plan requirements are listed in section 6-7 of the Improvement Standards for Street Lighting (http://www.meridiacity.org/public_works.aspx?id=272). All street lights shall be installed at developer's expense. Final design shall be submitted as part of the development plan set for approval, which must include the location of any existing street lights. The contractor's work and materials shall conform to the ISPWC and the City of Meridian Supplemental Specifications to the ISPWC. Contact the City of Meridian Transportation and Utility Coordinator at 898-5500 for information on the locations of existing street lighting.
19. The applicant shall provide easement(s) for all public water/sewer mains outside of public right of way (include all water services and hydrants). The easement widths shall be 20-feet wide for a single utility, or 30-feet wide for two. The easements shall not be dedicated via the plat, but rather dedicated outside the plat process using the City of Meridian's standard forms. The easement shall be graphically depicted on the plat for reference purposes. Submit an executed easement (on the form available from Public Works), a legal description prepared by an Idaho Licensed Professional Land Surveyor, which must include the area of the easement (marked EXHIBIT A) and an 8 1/2" x 11" map with bearings and distances (marked EXHIBIT B) for review. Both exhibits must be sealed, signed and dated by a Professional Land Surveyor. DO NOT RECORD. Add a note to the plat referencing this document. All easements must be submitted, reviewed, and approved prior to signature of the final plat by the City Engineer.
20. Applicant shall be responsible for application and compliance with and NPDES permitting that may be required by the Environmental Protection Agency.
21. Any wells that will not continue to be used must be properly abandoned according to Idaho Well Construction Standards Rules administered by the Idaho Department of Water Resources. The Developer's Engineer shall provide a statement addressing whether there are any existing wells in the development, and if so, how they will continue to be used, or provide record of their abandonment.
22. Any existing septic systems within this project shall be removed from service per City Ordinance Section 9-1-4 and 9 4 8. Contact the Central District Health Department for abandonment procedures and inspections.
23. The City of Meridian requires that pressurized irrigation systems be supplied by a year-round source of water (UDC 11-3B-6.). The applicant should be required to use any existing surface or well water for the primary source. If a surface or well source is not available, a single-point connection to the culinary water system shall be required. If a single-point connection is utilized, the developer will be responsible for the payment of assessments for the common areas prior to development plan approval.
24. All irrigation ditches, canals, laterals, or drains, exclusive of natural waterways, intersecting, crossing or laying adjacent and contiguous to the area being subdivided shall be addressed per UDC 11-3A-6. In performing such work, the applicant shall comply with Idaho Code 42-1207 and any other applicable law or regulation.