

STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



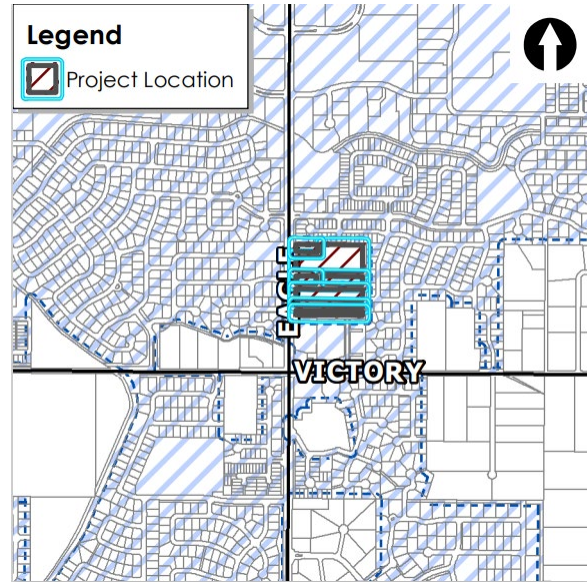
HEARING DATE: April 6, 2023
Continued from: January 19, February 2, and March 2, 2023

TO: Planning & Zoning Commission

FROM: Bill Parsons, Current Planning Supervisor
 208-884-5533

SUBJECT: H-2022-0066
 Artisan Victory Market – AZ, CUP, PP, PS

LOCATION: 2820, 2910, 2960, 2990 and 3020 S. Eagle Rd., in the SW 1/4 of Section 21, T.3N., R.1E. (Parcel #S1121336051; S1121336101; S1121336176; S1121336200; S1121336230; S1121336251; and S1121336276)



I. PROJECT DESCRIPTION

Annexation and Zoning (AZ) of approximately 14.47 acres of land with the R-15 (12.38 acres) and C-C (2.09 acres) zoning districts; Preliminary Plat (PP) consisting of 5 building lots (3 multi-family and 2 commercial) and 1 common lot on approximately 13.6 acres of land in the requested R-15 and C-C zones; and a Conditional Use Permit (CUP) for a multi-family development consisting of 131 units on 11.94 acres in the R-15 zoning district. Private streets (PS) are proposed for internal access within the development.

II. SUMMARY OF REPORT

A. Project Summary

Description	Details
Acreage	13.6-acres (14.47 AZ area)
Existing/Proposed Zoning	RUT in Ada County (existing); R-15 (12.38 acres) & C-C (2.09 acres) (proposed)
Future Land Use Designation	Mixed Use – Community (MU-C)
Existing Land Use(s)	Rural residential/agricultural
Proposed Land Use(s)	Multi-family residential & Commercial
Lots (# and type; bldg./common)	5 buildable lots and 1 common lot
Phasing Plan (# of phases)	1 phase – For occupancy purposes 6 phases are proposed for the multi-family project.

Description	Details
Number of Residential Units (type of units) and square footage of commercial uses	131 multi-family dwelling units; 2 commercial buildings totaling 18,100 square feet
Physical Features (waterways, hazards, flood plain, hillside)	NA
Neighborhood meeting date	7/28/22; March 21, 2023 the applicant held another neighborhood meeting based on the public comments received for this application.
History (previous approvals)	CPA-05-001

B. Community Metrics

Description	Details
Ada County Highway District	
<ul style="list-style-type: none"> Staff report (yes/no) Requires ACHD Commission Action (yes/no) 	<p>Yes</p> <p>No</p> <p>A Traffic Impact Study (TIS) was prepared by Kimley-Horn.</p>
Access (Arterial/Collectors/State Hwy/Local)(Existing and Proposed)	Main access for this development will be from S. Eagle Rd. ACHD has approved the connection as a temporary full access and reserves the right to restrict this access in the future; a local street network will be extended to provide additional access to and through the development. Internal circulation is being provide through a private street connection.
Traffic Level of Service	
Stub Street/Interconnectivity/Cross Access	3 local streets are stubbed to this property and will be extended with the plat; cross access via is required to the property to the south (Inglewood Place Subdivision).
Existing Road Network	S. Eagle Rd., arterial street, S. Titanium Ave. and E. Publisher St. about this site.
Existing Arterial Sidewalks / Buffers	There is an existing 7-foot wide attached sidewalk along S. Eagle Rd. All existing curb cuts to S. Eagle Rd. not being utilized by this development must be closed and improved with curb, gutter, and sidewalk.

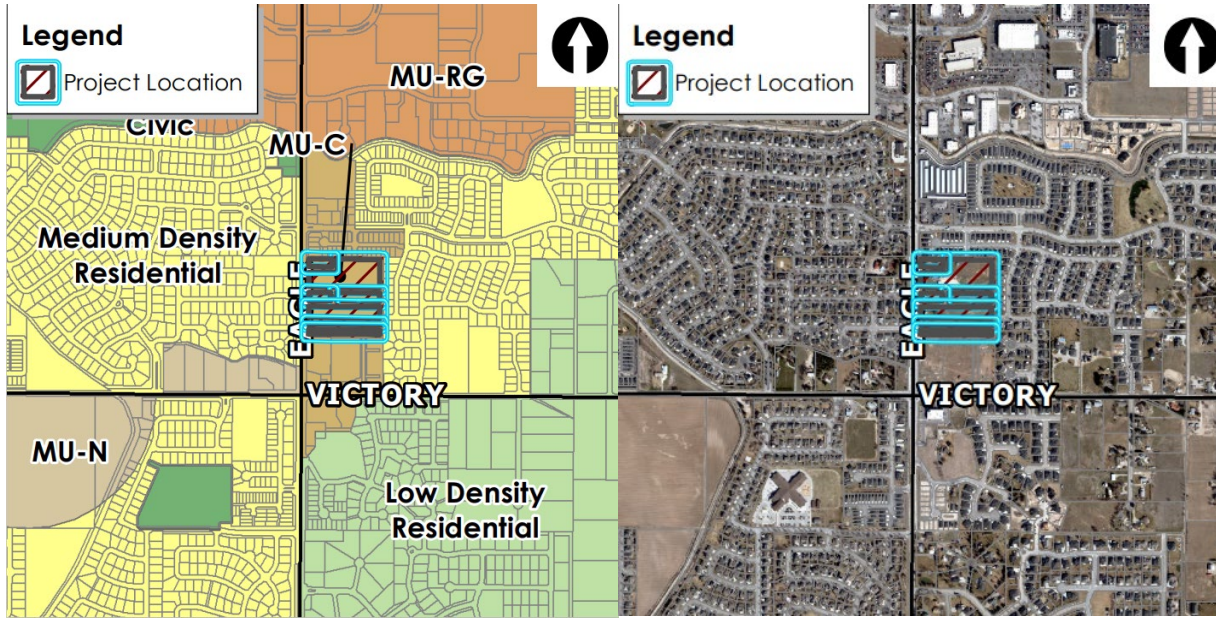
West Ada School District	<p>West Ada School District has experienced sustained growth in student enrollment during the last ten years. Based on current enrollment data specific to new development (within the last 5 years) in proximity to this proposed development, we estimate this development consisting of 138 multi-family units could house approximately 26 school aged children. Approval of this application will affect enrollments at the following schools in West Ada School District based on attendance areas for the 2022-23 school year. For your information, included in this data is the number of approved lots and multi-family units approved by this and other agencies.</p> <table border="1"> <thead> <tr> <th></th> <th>Enrollment</th> <th>Capacity</th> <th>Approved lots per attendance area</th> <th>Approved MF units per attendance area</th> <th>Projected Students from Approved Dev.</th> </tr> </thead> <tbody> <tr> <td>Pepper Ridge Elementary</td> <td>515</td> <td>675</td> <td>186</td> <td>756</td> <td>68</td> </tr> <tr> <td>Lewis & Clark Middle School</td> <td>885</td> <td>1000</td> <td>501</td> <td>2297</td> <td>71</td> </tr> <tr> <td>Mountain View High School</td> <td>2461</td> <td>2175</td> <td>2956</td> <td>408</td> <td>401</td> </tr> <tr> <td colspan="6"><u>School of Choice Options</u></td> </tr> <tr> <td>Christine Donnell Elementary–Arts</td> <td>474</td> <td>500</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> <tr> <td>Spalding Elementary - STEM</td> <td>678</td> <td>750</td> <td>N/A</td> <td>N/A</td> <td></td> </tr> </tbody> </table> <p>West Ada School District supports economic growth. Based on future enrollment forecasts, the capacity of the high school is projected to be operating above building capacity and full utilization of educational spaces upon the completion of the previously approved lots. Future developments will continue to have an impact on the district’s capacity.</p>						Enrollment	Capacity	Approved lots per attendance area	Approved MF units per attendance area	Projected Students from Approved Dev.	Pepper Ridge Elementary	515	675	186	756	68	Lewis & Clark Middle School	885	1000	501	2297	71	Mountain View High School	2461	2175	2956	408	401	<u>School of Choice Options</u>						Christine Donnell Elementary–Arts	474	500	N/A	N/A		Spalding Elementary - STEM	678	750	N/A	N/A	
	Enrollment	Capacity	Approved lots per attendance area	Approved MF units per attendance area	Projected Students from Approved Dev.																																										
Pepper Ridge Elementary	515	675	186	756	68																																										
Lewis & Clark Middle School	885	1000	501	2297	71																																										
Mountain View High School	2461	2175	2956	408	401																																										
<u>School of Choice Options</u>																																															
Christine Donnell Elementary–Arts	474	500	N/A	N/A																																											
Spalding Elementary - STEM	678	750	N/A	N/A																																											
<ul style="list-style-type: none"> Predicted # of students generated from proposed development Distance (elem, ms, hs) Capacity of schools # of Student Enrolled 																																															

Description	Details
Police Service	<i>No comments received</i>
• Distance to Police Station	
• Police Response Time	
• Calls for Service	
• Accessibility	
• Specialty/resource needs	
• Crimes	
• Crashes	
• Other	
Wastewater	
• Distance to Sewer Services	Directly adjacent
• Sewer Shed	
• Estimated Project Sewer ERU's	See application
• WRRF Declining Balance	5,780 MGD
• Project Consistent with WW Master Plan/Facility Plan	Yes
• Impacts/concerns	Additional 5,780 gpd committed to model. See Public Works site specific conditions
Water	
• Distance to Water Services	Directly adjacent
• Pressure Zone	
• Estimated Project Water ERU's	See application
• Water Quality Concerns	None
• Project Consistent with Water Master Plan	Yes
• Impacts/Concerns	See Public Works site specific conditions

C. Project Area Maps

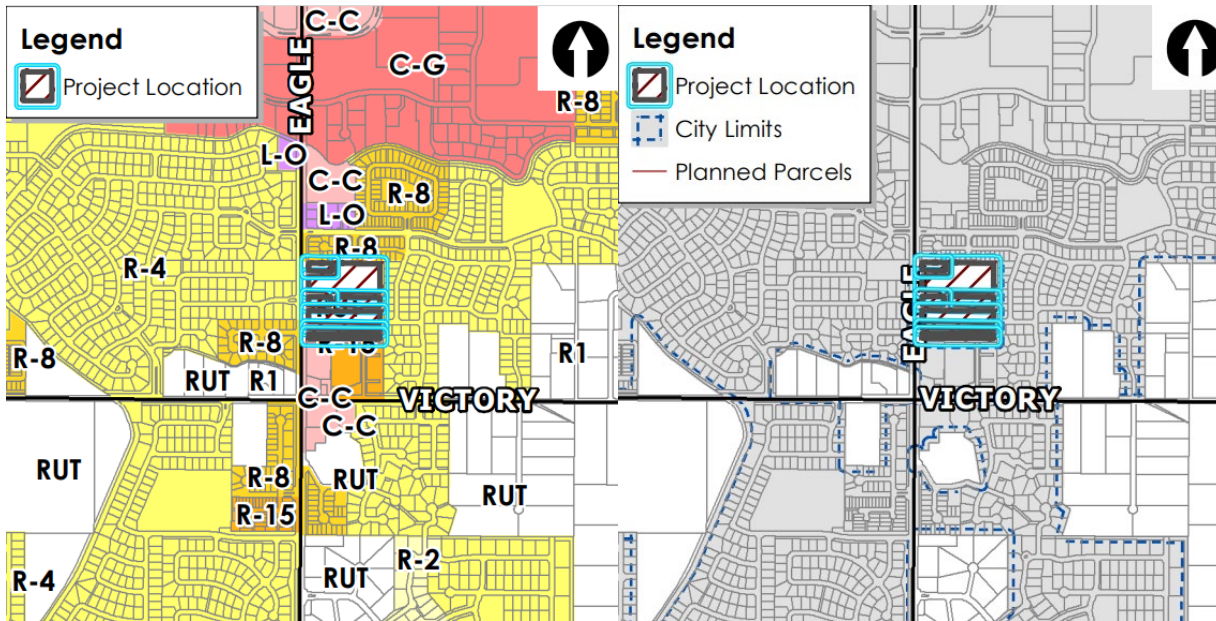
Future Land Use Map

Aerial Map



Zoning Map

Planned Development Map



A. Applicant:

Kindi Moosman, Horrocks Engineers, Inc. – 2775 W. Navigator Dr., Ste. 210, Meridian, ID 83642

B. Owners:

BPS Eagle Road, LLC – 1401 17th Street, Ste. 700, Denver, CO 80202

C. Representative:

Same as Applicant

III. NOTICING

	Planning & Zoning Posting Date	City Council Posting Date
Notification published in newspaper	2/15/2023	
Notification mailed to property owners within 300 feet	2/10/2023	
Applicant posted public hearing notice on site	2/17/2023	
Nextdoor posting	2/10/2023	

IV. COMPREHENSIVE PLAN ANALYSIS (*Comprehensive Plan*)

Land Use: The Future Land Use Map (FLUM) contained in the Comprehensive Plan designates this property as Mixed Use – Community (MU-C).

The purpose of the MU-C designation is to allocate areas where community-serving uses and dwellings are seamlessly integrated into the urban fabric. The intent is to integrate a variety of uses, including residential, and to avoid mainly single-use and strip commercial type buildings. Non-residential buildings in these areas have a tendency to be larger than in Mixed Use Neighborhood (MU-N) areas, but not as large as in Mixed Use Regional (MU-R) areas. Goods and services in these areas tend to be of the variety that people will mainly travel by car to, but also walk or bike to (up to three or four miles). Employment opportunities for those living in and around the neighborhood are encouraged. Developments are encouraged to be designed according to the conceptual MU-C plan depicted in Figure 3C.

Sample uses appropriate in MU-C areas include: All MU-N categories, community grocer, clothing stores, garden centers, hardware stores, restaurants, banks, drive-thru facilities, auto service station, and retail shops, and other appropriate community-serving uses. Sample zoning include: R-15, R-40, TN-R, TN-C, C-C, and L-O.

Proposed Development: The Applicant proposes to develop the site with two (2) land use types – small-scale commercial (includes retail, restaurants, drive-through pharmacy, etc.) and residential (i.e. multi-family residential). The site is designed for commercial uses along Eagle Road, an arterial street, with 131 multi-family residences for a gross density of 11 units per acre and a net density of 12.4 units per acre located to the north and east of the commercial pads. The site includes a mix of 1-bedroom duplex-style multi-family units, 2 and 3-bedroom bungalow-style multi-family units, and 2 and 3-bedroom townhome-style multi-family units with open space integrated throughout. The proposed development is generally consistent with the conceptual MU-C plan in the Comprehensive Plan.

In reviewing development applications, the following items will be considered in *all* Mixed-Use areas, per the Comprehensive Plan (pg. 3-13): (*Staff’s analysis in italics*)

- “A mixed-use project should include at least three types of land uses. Exceptions may be granted for smaller sites on a case-by-case basis. This land use is not intended for high-density residential development alone.”

The proposed 13.60-acre development includes two types of land uses – commercial and residential. The Inglewood Subdivision along the south boundary is also designated MU-C and the City has approved a restaurant w/ drive-through and a daycare on this site. Therefore, staff is supportive of the site developing with two land uses types as proposed. Since one of the buildings will be multi-tenant building, staff does anticipate other commercial uses developing on the property.

- “Where appropriate, higher density and/or multi-family residential development is encouraged for projects with the potential to serve as employment destination centers and when the project is adjacent to US 20/26, SH-55, SH-16 or SH-69.”

The proposed development includes 131 multi-family units at a gross density of 11 units per acre. The multi-family portion of the project is located along east side of Eagle Road. An employment destination center is not desired due to the size of the property; however, other neighborhood commercial uses could develop on the commercial lots which may encourage a walkable environment and provide additional services for the area.

- “Mixed Use areas are typically developed under a master or conceptual plan; during an annexation or rezone request, a development agreement will typically be required for developments with a Mixed-Use designation.”

A site plan was submitted with the annexation request, included in Section VII.B. A Development Agreement is required that binds future development to this plan.

- “In developments where multiple commercial and/or office buildings are proposed, the buildings should be arranged to create some form of common, usable area, such as a plaza or green space.”

The conceptual development plan does not depict common usable open space for the commercial portion of the development. Staff recommends that the Applicant re-orientate the buildings to create some form of common usable area between the commercial buildings and the common lot directly south of the clubhouse and pool. A decorative crosswalk should also be used to delineate the connectivity through the private street and continued through the commercial parking lot to the existing 7-foot sidewalk along Eagle Rd.

- “The site plan should depict a transitional use and/or landscaped buffering between commercial and existing low- or medium-density residential development.”

The applicant has oriented the commercial next to commercial uses approved with the Inglewood Subdivision to the south. As a transition to the existing residential on the north/east and south boundary, the applicant is proposing two-story townhomes on the south boundary adjacent to the larger assisted living facility and orienting single-story duplex and single detached units along the east and north boundaries.

- “Community-serving facilities such as hospitals, clinics, churches, schools, parks, daycares, civic buildings, or public safety facilities are expected in larger mixed-use developments.”

No such uses are specifically proposed in this development – the tenants of the commercial buildings are unknown at this time. From north to south, the larger MU-C area includes storage, an office park, single-family residential, two (2) planned daycares, assisted living, two coffee shops w/ drive-throughs, and a Rite Aid.

- “Supportive and proportional public and/or quasi-public spaces and places including but not limited to parks, plazas, outdoor gathering areas, open space, libraries, and schools are expected; outdoor seating areas at restaurants do not count.”

There are no public and/or quasi-public spaces or places proposed with this development. As noted above, the applicant should include a plaza area in the commercial area that ties in with the open space south of the clubhouse and pool. A decorative pedestrian crossing would also help integrate the two open spaces. A pedestrian connectivity should also be provided to the existing 7-foot sidewalk adjacent to Eagle Rd.

- “Mixed use areas should be centered around spaces that are well-designed public and quasi-public centers of activity. Spaces should be activated and incorporate permanent design elements and amenities that foster a wide variety of interests ranging from leisure to play. These areas should be thoughtfully integrated into the development and further placemaking opportunities considered.”

See analysis above.

- “All mixed-use projects should be directly accessible to neighborhoods within the section by both vehicles and pedestrians.”

The proposed commercial portion of the development is directly accessible to the multi-family residential portion of the development to the north/east, the single-family developments further to the north and east (Bancroft Square Sub. & Sutherland Farm Sub. No. 2) by both vehicles and pedestrians.

“Alleys and roadways should be used to transition from dissimilar land uses, and between residential densities and housing types.”

A landscape buffer is proposed between the proposed multi-family and existing single-family developments to the north/east and to the assisted living facility located to the south as a transition and buffer between uses. The buffers are between 15 and 20 feet respectively. Further, the applicant has intentionally placed the one-story duplex and single detached units along the north and east boundary to ensure compatibility.

- “Because of the parcel configuration within Old Town, development is not subject to the Mixed-Use standards listed herein.”

The subject property is not located in Old Town; therefore, this item is not applicable.

In reviewing development applications, the following items will be considered in MU-C areas, per the Comprehensive Plan (pgs. 3-16 thru 3-17):

- Development should generally comply with the general guidelines for development in all Mixed-Use areas.

Staff’s analysis on the proposed project’s compliance with these guidelines is included above.

- Residential uses should comprise a minimum of 20% of the development area at gross densities ranging from 6 to 15 units/acre. There is neither a minimum nor maximum imposed on non-retail commercial uses such as office, clean industry, or entertainment uses.

Residential uses are proposed over 87.8% (11.94 acres) of the development area at an overall gross density of 11 units/acre, consistent with the density desired in MU-C designated

areas.

- Retail commercial uses should comprise a maximum of 50% of the development area.

Retail/commercial uses are only proposed to comprise of 12.2% (1.66 acres) of the development area in accord with this policy.

Comprehensive Plan Policies: The following Comprehensive Plan Policies are applicable to this development:

- “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)

City water and sewer service is available and can be extended by the developer with development in accord with UDC 11-3A-21. Urban services are available to be provided upon development.

- “Encourage compatible uses and site design to minimize conflicts and maximize use of land.” (3.07.00)

The proposed retail/commercial uses should be compatible with the existing commercial to the south. The proposed multi-family development should be compatible with existing single-family residential uses to the north in Bancroft Square Subdivision, to the west in Sutherland Farm Subdivision No.1, and to the south in the Inglewood Place Senior Housing with the proposed separation in uses by fencing and landscape to minimize conflicts between higher and lower density residential.

- “Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability.” (3.06.02B)

The proposed development will provide housing in close proximity to goods, services and employment. This area of Meridian is predominately detached single-family dwelling units.

- “Require pedestrian circulation plans to ensure safety and convenient access across large commercial and mixed-use developments.” (3.07.02A)

The development plan depicts pedestrian pathways throughout the commercial and multi-family residential development. Staff recommends the applicant relocate the trash enclosure located on the north side of the parking lot east of the pool and install a 5-foot wide sidewalk to provide a more direct connection to the children play structure. Five-foot wide detached sidewalks are being extended as part of the local street network (Sutherland Farm, Bancroft Square, and Inglewood Place Senior Housing) for interconnectivity.

- “With new subdivision plats, require the design and construction of pathway connections, easy pedestrian and bicycle access to parks, safe routes to schools, and the incorporation of usable open space with quality amenities.” (2.02.01A)

Safe pathway connections should be provided from the proposed multi-family development to the commercial buildings. As noted above staff recommends the applicant provide a

decorative crossing. Usable open space and quality amenities are proposed with the multi-family development that exceed UDC standards (see analysis below).

- “Evaluate the feasibility of annexing existing county enclaves and discourage the creation of additional enclaves.” (3.03.03I)

This property is an enclave that abuts City annexed land to the north, south, east, and west.

Here is the applicant’s justification on how the project complies with some of the policies in the plan:

Section	Comprehensive Plan Goal and Project Compliance
2.01.01	Encourage diverse housing options suitable for various income levels, household sizes and lifestyle preferences.
	<i>Artisan Victory Market will include a mix of 1-bedroom duplex, 2-, & 3-bedroom bungalow-style multi-family units and 2- & 3-bedroom townhome-style multi-family units, providing diversity within the Project and also diversity from nearby single-family detached residences. Artisan Victory Market will offer a variety of amenities to cater to the different recreational hobbies of residents and to foster a sense of community.</i>
2.01.01E	Encourage the development of high-quality, dense residential and mixed-use areas near, in, and around Downtown near employment, large shopping centers, public open spaces and parks, and along major transportation corridors, as shown on the Future Land Use Map.
	<i>This project provides medium high-density residential units that complement and provide a transition between the commercial and employment areas to the south on Victory and to the north closer to I-84, and the single-family residences to the north and east. The area has been largely developed in compliance with the larger Mixed-Use Community area, and the mix of surrounding employment and retail uses will benefit from the addition of higher density residential homes.</i>
2.02.01A	With new subdivision plats, require the design and construction of pathways connections, easy pedestrian and bicycle access to parks, safe routes to schools and the incorporation of usable open space with quality amenities.
	<i>Artisan Victory Market is a connected community with pathways that connect the residential development to the north and east with the more intensive commercial and retail uses to the south. The project includes over 1.6 miles of internal pathways and sidewalks on public streets, and quality amenities including a clubhouse, fitness room, swimming pool and community garden.</i>
2.02.02C	Support infill development that does not negatively impact the abutting, existing development.
	<i>Artisan Victory Market has been designed to minimize impact on the surrounding neighborhoods with 1-story residences on the north and east boundaries.</i>
3.03.00	Direct and prioritize development in strategic areas and in accordance with corridor and special area plans.

	<i>As an infill site with all services readily available, Artisan Victory Market exemplifies the vision of the Mixed-Use Community designation by providing a well-designed, interconnected living and commercial space where people can live, work, shop, and raise a family all within the same community.</i>
3.06.02B	Encourage and support mixed-use areas that provide the benefits of being able to live, shop, dine, play, and work in close proximity, thereby reducing vehicle trips, and enhancing overall livability and sustainability
	<i>This mixed-use project fosters the mixed-use environment of the larger area by complementing the surrounding commercial, retail, and single-family detached residential uses. Planned and developed commercial and employment centers are within walking distance of the Site. Artisan Victory Market residents can shop, dine, plan and work in close proximity and reduce vehicle trips in the area. This Project will increase the overall livability and sustainability of the surrounding area by providing much needed housing that will help nearby businesses thrive with a permanent customer base.</i>
3.07.01A	Require all new development to create a site design compatible with surrounding uses through buffering, screening, transitional densities, and other best site design practices.
	<i>Smaller commercial and multi-family residential provides an appropriate transition between the C-C retail and commercial uses to the south and Eagle Road to the west, and the single-family residences to the east and north. The Site integrates higher density buildings along Eagle Road and the commercial areas to the south and provides single-level duplex and bungalow-style multi-family units along the north and east adjacent to the single-family homes. Fencing screens the project from surrounding developments.</i>
6.01.01H	Require pedestrian access connectors in all new development to link subdivisions together and promote neighborhood connectivity as part of a community pathway system.
	<i>With approximately 1.6 miles of internal pathways and detached sidewalks, Artisan Victory Market provides necessary connectivity between current and future developments and uses on all sides of the property.</i>

In summary, Staff believes the proposed development plan is generally consistent with the vision of the Comprehensive Plan for this area per the analysis above.

V. UNIFIED DEVELOPMENT CODE ANALYSIS ([UDC](#))

A. Annexation:

The proposed annexation is for 14.47 acres of land with R-15 (12.38 acres) and C-C zoning (2.09 acres) districts. The proposed use of the property will include 18,100 square feet of commercial uses (tenants unknown) and 131 multi-family residential units on 13.60 acres in the C-C and R-15 districts. Parking for the multi-family development is discussed further in the report however the conceptual development plan does depict 55 parking stalls for the commercial lots. Based on the square footage of the proposed commercial development, the UDC only requires a minimum of 36 stalls.

A conceptual development plan was submitted, included in Section VII.B below that shows how the overall property is planned to develop. Based on the analysis above in Section IV, Staff is of

the opinion the proposed annexation, zoning and development plan is generally consistent with the Comprehensive Plan with the provisions noted in Section VIII as discussed herein.

A multi-family development requires approval of a Conditional Use Permit (CUP) in the R-15 zoning district, subject to the specific use standards for such listed in UDC [11-4-3-27](#).

Commercial/retail uses and drive-through uses are listed as a principally permitted uses in the C-C zoning district per UDC [Table 11-2B-2](#). **However, the proposed drive-through associated with the southern-most commercial building will require the approval of a CUP because of its proximity to the proposed and existing residential uses. Staff is supportive of a drive-through on this site however, the commercial area is more neighborhood serving and therefore the site should be restricted to only developing one drive-through on the property as proposed.**

The proposed uses and zoning districts are listed as appropriate uses and zoning in the Comprehensive Plan for the MU-C designated area.

The property is contiguous to City annexed land and is within the City's Area of City Impact boundary. A legal description and exhibit map of the overall annexation area is included in Section VII.A.

The City may require a development agreement (DA) in conjunction with an annexation pursuant to Idaho Code section 67-6511A. **To ensure future development is consistent with the Comprehensive Plan and with the development plan proposed with this application, Staff recommends a DA is required with this application, containing the provisions noted in Section VIII.A, as discussed herein.**

B. Preliminary Plat:

The proposed preliminary plat consists of 5 building lots (3 multi-family and 2 commercial) and 1 common lot on 13.60 acres of land in the R-15 and C-C zoning districts.

The proposed subdivision will develop in a single phase. However, for occupancy purposes, the applicant is proposing 6 phases for the multi-family portion of the development.

Existing Structures/Site Improvements:

There are existing homes and outbuildings that need to be removed with development of the property. Since the project is being phased staff anticipates the removal of the structures with the first phase.

Dimensional Standards:

Development of the proposed lots are required to comply with the dimensional standards listed in UDC Tables [11-2A-7](#) for the R-15 district and UDC Table [11-2B-3](#) for the C-C zoning district. The minimum lot size in the R-15 zone (no minimum lot size in the C-C zone) size is not pertinent to this development because the applicant is proposing multiple units on larger parcels. The CUP site plan doesn't depict any setbacks on the plan. Per the specific use standards, a minimum setback of 10 feet is required unless a greater setback is required by the UDC. In the applicant's narrative it states that the units along the north and south boundary have a 15-foot setback and the units along the east boundary have a 20-foot buffer which exceeds code requirements. Further, the applicant has provided all single-story units adjacent to the existing single-family homes therefore staff is supportive of the setbacks along these boundaries. For those units along Eagle Rd., the code requires a 25-foot landscape buffer in a common lot and those units adjacent to the buffer should be setback 10 feet from the interior edge of the buffer. The other units adjacent to Titanium and Publisher are required to have a 10-foot setback to living area. None of the garages are oriented towards the street. **NOTE: As discussed below the applicant has included the 15-foot setback areas along the south boundary in their qualified**

open space calculations. This area does not count towards qualified open space unless it is dimensioned a minimum of 20 feet (see analysis below).

Subdivision Design and Improvement Standards (UDC [11-6C-3](#)):

Development of the subdivision is required to comply with the subdivision design and improvement standards listed in UDC 11-6C-3. The project complies with these standards.

Access (UDC [11-3A-3](#))

A private street is proposed via S. Eagle Rd., an arterial street. No stub streets are required or proposed for this application. The site does have three (3) existing stub streets that are proposed to be extended with this development. This critical because most of the residential units and the commercial uses will take access from an internal private street. The extension of the local street connection will allow traffic to flow better through this site to the signalized intersection at Easy Jet and not rely solely on the Eagle Rd. access.

The units located on the east side of Titanium take access from shared driveways. Although not classified as common driveways, the applicant should provide at a minimum 20-foot driveways to ensure vehicles can access the designed garage spaces associated with those units. With the CZC application the applicant should demonstrate compliance with this requirement.

Cross-access/ingress-egress should be provided between all C-C zoned commercial lots in the subdivision and the Inglewood commercial uses to south via a note on the final plat.

A private street application ([A-2022-0165](#)) was submitted with this application for the internal private streets. Private streets are required to comply with the design and construction standards listed in UDC [11-3F-4](#). Staff has reviewed these standards and it appears the Applicant can comply with all standards except for the following:

- Private streets are required to connect to a local or collector street – connection to an arterial street is not allowed (11-3F-4A.2). *The private street is proposed to connect to S. Eagle Rd. and ACHD has approved this location. Council will need to grant the applicant request for the Eagle Rd. access. Staff is supportive the additional entrance because it aligns with E. Mackay Dr. on the west side of Eagle Rd. and provides better access to the commercial planned in the southwest corner of the development.*

Upon recommendation of the City Engineer and Fire Marshall, the Director may approve, or recommend approval of alternative design or construction standards through the alternative compliance process when the Applicant can demonstrate that the proposed overall design meets or exceeds the intent of the required standards of this article and shall not be detrimental to the public health, safety and welfare, per UDC 11-3F-4B.3.

As is, the private street connection to Eagle Rd. does not currently meet all of the required standards and cannot be approved; a request for alternative compliance may be submitted for consideration by the Director. Staff recommends the applicant submit the alternative compliance application 15 days prior to the City Council hearing. If the portion of the Eagle road access is not part of the private street, the applicant should depict the ingress/egress easement on the face of the plat to allow access to the platted private streets. Further, the plat should be revised to place the private street in a common lot rather than an easement.

Sidewalks (UDC [11-3A-17](#)):

A 7-foot attached sidewalk exists along Eagle Rd. and will remain as part of the development. Where there are existing driveways being closed, the applicant is required to install curb, gutter, sidewalk and landscaping per UDC standards. Five-foot detached sidewalks are proposed along the internal local streets. Internal sidewalks are dispersed throughout the multi-family development. Staff has concerns with the residential units on the east side of Titanium Ave,

specifically pedestrian safety. The residents on this side of the roadway will need to cross the street to gain access to the main amenities. **Staff recommends that the applicant coordinate with ACHD and include decorative crossings through this roadway and provide traffic calming at the Titanium and Publisher intersection.**

Landscaping (UDC [11-3B](#)):

Street buffers are required to be provided as follows: A minimum 25-foot wide buffer is required along S. Eagle Rd. and a minimum 10-foot wide buffer is required along the private street in the C-C zoning district (east side of the southern-most building), measured per the standards listed in UDC [11-3B-7C.1a](#). **Landscaping is required within the street buffer as set forth in UDC [11-3B-7C](#) (see updated standards).** Street buffers are required to be maintained by the property owner or business owners' association and should be depicted on the plat in a common lot or permanent dedicated buffer per UDC [11-3B-7C.2b](#).

Depict landscaping within common open space areas as set forth in UDC 11-3G-5B.3.

There are existing trees on the site to be removed or that require mitigation. **The landscape plan submitted with the final plat should include the detail mitigation plan in accord with UDC 11-3B-10.**

Storm Drainage (UDC [11-3A-18](#)):

An adequate storm drainage system is required in all developments in accord with the City's adopted standards, specifications and ordinances. Design and construction are required to follow Best Management Practices as adopted by the City. Stormwater integration is required in accord with the standards listed in UDC [11-3B-11C](#).

Pressure Irrigation (UDC [11-3A-15](#)):

Underground pressurized irrigation water is required to be provided in the subdivision as required in UDC 11-3A-15.

Utilities (UDC [11-3A-21](#)):

Utilities are required to be provided to the subdivision as required in UDC [11-3A-21](#). Street lights shall be installed in accord with the City's adopted standards, specifications and ordinances.

Waterways (UDC [11-3A-6](#)):

No major facilities traverse the site. Comment letters from the irrigation districts indicate they don't have any facilities on this property but the property does have a valid right. Per Idaho State Statutes, Title 42, local irrigation/drainage ditches that cross this property, in order to serve neighboring properties, must remain unobstructed and protected by an appropriate easement by the landowner, developer, and contractors.

Fencing (UDC [11-3A-6](#) and [11-3A-7](#)):

All fencing is required to comply with the standards listed in UDC 11-3A-7. The applicant has provided a master fence plan that depicts the fencing styles and locations for the development. A combination of 6-foot tall solid, 4-foot with 2 foot open-vision and 6-foot tall wrought iron fencing is proposed. **With final plat submittal, any fencing proposed along Publisher and Titanium should be installed 10 feet from the property line.**

C. Conditional Use Permit (CUP):

A Conditional Use Permit is requested for a multi-family residential development consisting of 131 dwelling units on 11.94 acres of land in the R-15 zoning district in accord with UDC [Table 11-2B-2](#). The proposed development will have (24) 2-story townhome units; (31) duplex units and (45) single detached units and clubhouse centrally located within the complex. The mix of

units consisting of 1- (62), 2- (53) and 3- (16) bedroom units ranging from 692 to 1,352 square feet in size.

Specific Use Standards (UDC 11-4-3-27):

The proposed use is subject to the following standards: *(Staff's analysis/comments in italic text)*

11-4-3-27: MULTI-FAMILY DEVELOPMENT:

Site Design:

1. Buildings shall provide a minimum setback of ten feet (10') unless a greater setback is otherwise required by this title and/or [title 10](#) of this Code. Building setbacks shall take into account windows, entrances, porches and patios, and how they impact adjacent properties. *The site plan included in Section VII.D depicts buildings a 20-foot buffer on the east and a 15-foot setback on the north and south.*
2. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street. ***The plans submitted with the Certificate of Zoning Compliance application should demonstrate compliance with this standard.***
3. A minimum of eighty (80) square feet of private, usable open space shall be provided for each unit. This requirement can be satisfied through porches, patios, decks, and/or enclosed yards. Landscaping, entryway and other access ways shall not count toward this requirement. In circumstances where strict adherence to such standard would create inconsistency with the purpose statements of this section, the Director may consider an alternative design proposal through the alternative compliance provisions as set forth in section [11-5B-5](#) of this title. *The Applicant's narrative states the average private open space for each unit is 353 sq. ft. Each duplex and detached single family unit include a patio and private yard ranging in size from 509 sq. ft. to 681. sq. ft. The townhome units each have 92 to 94 sq. ft. of private patio space. Staff finds each unit exceeds UDC requirements.*
4. For the purposes of this section, vehicular circulation areas, parking areas, and private usable open space shall not be considered common open space. *These areas were not included in the common open space calculations for the site (see OS-1 Exhibit below).*
5. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area. *The Applicant should comply with this requirement.*
6. The parking shall meet the requirements set forth in [chapter 3](#), "Regulations Applying to All Districts", of this title. *The parking ratio the applicant used to calculate parking for this development doesn't meet the current multi-family standards. However, this application was submitted prior to the adoption of the new ordinance so staff has analyzed the parking based on the previous standards. Based on the previous code the site was required to provide 191 total parking stalls with 90 of those being covered. Based on the parking calculations provided by the applicant, the residential portion of the development will have 236 spaces (in combination of carports, surface, driveways and garages) which exceeds code requirements. Further, on-street parking (approximately 50 spaces) will be available along Publisher and Titanium. The commercial portion of the development will have 55 parking spaces. **NOTE: The parking ratio for the commercial area could decrease with staff's recommendation for***

incorporating a 10-foot wide landscape buffer on the east boundary of the southern-most commercial lot and a plaza area.

7. Developments with twenty (20) units or more shall provide the following:
 - a. A property management office.
 - b. A maintenance storage area.
 - c. A central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access.
 - d. A directory and map of the development at an entrance or convenient location for those entering the development. (Ord. 18-1773, 4-24-2018)

The applicant's narrative states that they are providing the required items noted above. The location of the directory and map of the development should be depicted on the site plan submitted with the Certificate of Zoning Compliance application.

Common Open Space Design Requirements (UDC [11-4-3-27C](#)):

The total baseline land area of all qualified common open space shall equal or exceed 10% of the gross land area for multi-family developments of 5 acres or more. *A minimum of 1.09 acres of common open is required to meet this standard.*

Common open space areas are also required to comply with the standards listed in UDC 11-4-3-27C.2, which state that open space areas must be integrated into the development as a priority and not for the use of land after all other elements of the development have been designed. These areas should have direct pedestrian access, be highly visible, comply with CPTED standards and support a range of leisure and play activities and uses – irregular shaped, disconnected or isolated open spaces do not meet the standard. Open space areas should be accessible and well connected throughout the development (i.e. centrally located, accessible by pathway and visually accessible along collector streets or as a terminal view from a street). Open space areas should promote the health and well-being of its residents and support active and passive uses for recreation, social gathering and relaxation to serve the development. *The proposed common open space meets these standards.*

All multi-family projects over 20 units are required to provide at least one (1) common grassy area of at least 5,000 s.f. in area that's integrated into the site design allowing for general activities by all ages, which may be included in the minimum required open space. The area shall increase proportionately as the number of units increase and shall be commensurate to the size of the development as determined by the decision-making body. *The Applicant proposes five (5) central common open space areas throughout the development in excess of this code requirement.*

In addition to the baseline open space requirement, a minimum area of outdoor common open space shall be provided as follows:

- a. One hundred fifty (150) square feet for each unit containing five hundred (500) or less square feet of living area. *All units contain more than 500 square feet (s.f.) of living area.*
- b. Two hundred fifty (250) square feet for each unit containing more than five hundred (500) square feet and up to one thousand two hundred (1,200) square feet of living area. *A total of 91 units contain between 500 and 1,200 s.f. of living area; therefore, a minimum of 22,750 s.f. (or 0.52 of an acre) of common open space is required.*

- c. Three hundred fifty (350) square feet for each unit containing more than one thousand two hundred (1,200) square feet of living area. *A total of 40 units contain more than 1,200 s.f.; therefore, a minimum of 14,000 s.f. (or 0.32 acre) of common open space is required.*

At a minimum, a total of 36,750 s.f. (or 0.84 of an acre) of qualified outdoor common open space is required to be provided per this standard. In order to meet the baseline requirement noted above and this standard, a total of 1.93 acres of qualified open space is required. The open space exhibit submitted with the application exceeds the minimum code requirement however, the applicant should remove the linear open space along the south boundary from the calculations as this area doesn't meet the minimum 20-foot dimensional standard noted below.

Common open space shall be not less than four hundred (400) square feet in area, and shall have a minimum length and width dimension of twenty feet (20'). *All of the red hatched areas depicted on the open space exhibit in Section VII.G meet this requirement.*

In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units. *The Applicant anticipates the multi-family development will be constructed in 6 phases for occupancy purposes.*

Unless otherwise approved through the conditional use process, common open space areas shall not be adjacent to collector or arterial streets unless separated from the street by a berm or constructed barrier at least four feet (4') in height, with breaks in the berm or barrier to allow for pedestrian access. (Ord. 09-1394, 3-3-2009, eff. retroactive to 2-4-2009) *None of the common open space areas are located adjacent to a collector or arterial street.*

Site Development Amenities:

1. All multi-family developments shall provide for quality of life, open space and recreation amenities to meet the particular needs of the residents as follows:
 - a. Quality of life:
 - (1) Clubhouse.
 - (2) Fitness facilities.
 - (3) Enclosed bike storage.
 - (4) Public art such as a statue.
 - (5) Dog park with waste station.
 - (6) Commercial outdoor kitchen.
 - (7) Fitness course.
 - (8) Enclosed storage.
 - b. Open space:
 - (1) Community garden.
 - (2) Ponds or water features.
 - (3) Plaza.
 - (4) Picnic area including tables, benches, landscaping and a structure for shade.

- c. Recreation:
 - (1) Pool.
 - (2) Walking trails.
 - (3) Children's play structures.
 - (4) Sports courts.
 - d. Multi-modal amenity standards:
 - (1) Bicycle repair station.
 - (2) Park and ride lot.
 - (3) Sheltered transit stop
 - (4) Charging stations for electric vehicles
2. The number of amenities shall depend on the size of multi-family development as follows:
 - a. For multi-family developments with less than twenty (20) units, two (2) amenities shall be provided from two (2) separate categories.
 - b. For multi-family development between twenty (20) and seventy-five (75) units, three (3) amenities shall be provided, with one from each category.
 - c. For multi-family development with seventy-five (75) units or more, four (4) amenities shall be provided, with at least one from each category.
 - d. For multi-family developments with more than one hundred (100) units, the decision-making body shall require additional amenities commensurate to the size of the proposed development.
 3. The decision-making body shall be authorized to consider other improvements in addition to those provided under this subsection D, provided that these improvements provide a similar level of amenity. (Ord. 05-1170, 8-30-2005, eff. 9-15-2005)

Proposed amenities include a clubhouse with a fitness facility, a swimming pool, an outdoor lounge area, dog park, internal walking trails, community garden and passive open space areas. Another amenity should be included in the development since the applicant is proposing over 100 units. Of the amenities included in the development, there isn't one listed from the multi-modal category above. Therefore, staff recommends that the applicant add one additional amenity from the multi-modal category above and include the amenity on the site plan submitted with the certificate of zoning compliance application.

E. Landscaping Requirements:

1. Development shall meet the minimum landscaping requirements in accord with [chapter 3](#), "Regulations Applying to All Districts", of this title.
2. All street facing elevations shall have landscaping along their foundation. The foundation landscaping shall meet the following minimum standards:
 - a. The landscaped area shall be at least three feet (3') wide.
 - b. For every three (3) linear feet of foundation, an evergreen shrub having a minimum mature height of twenty-four inches (24") shall be planted.

c. Ground cover plants shall be planted in the remainder of the landscaped area.

The landscape plan submitted with the Certificate of Zoning Compliance application should depict landscaping in accord with these standards.

F. Maintenance and Ownership Responsibilities: All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features. ***The Applicant shall comply with this requirement.***

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

Conceptual building elevations were submitted for the proposed residential and commercial structures, included in Section VII.G. The residential units are proposed to be 1- or 2-stories in height, and the clubhouse and commercial buildings are also proposed to be a single-story in height; building materials consist of a stucco in various colors, culture stone accents in various colors, horizontal lap siding, and asphalt shingle roofing. Both the residential and commercial uses complement each other as desired in the MU-C designated area. Staff is supportive of the design for the development as proposed. As noted below compliance with the ASM is required.

A Certificate of Zoning Compliance and Design Review application is required to be submitted for approval of the multi-family and commercial development to ensure compliance with UDC standards and development provisions associated with this application. Final design of all structures must comply with the design standards in the Architectural Standards Manual.

VI. DECISION

A. Staff:

Staff recommends approval of the requested annexation with the requirement of a development agreement, preliminary plat and conditional use permit with the provisions noted in Section VIII, per the Findings in Section IX. **The Director has approved the private street request.**

VII. EXHIBITS

A. Annexation Legal Descriptions & Exhibit Maps

Description for
Annexation
Artisan Victory Market Subdivision
September 22, 2022

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 2,700.16 feet, thence on the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road, South 00°00'26" East, 1,350.01 feet to the South 1/16 corner common to said Sections 20 and 21 and the **REAL POINT OF BEGINNING**;

thence on the north boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 21 coincident with the south boundary of Bancroft Square Subdivision as filed in Book 111 of Plats at Pages 16142 through 16144, records of Ada County, Idaho, South 89°22'03" East, 800.06 feet to the west boundary line of Sutherland Farm Subdivision No. 2 as filed in Book 89 of Plats at Pages 10242 through 10244, records of Ada County, Idaho;

thence on said west boundary line and the west boundary line of Sutherland Farm Subdivision No. 1 as filed in Book 86 of Plats at Pages 9806 through 9808, records of Ada County, Idaho, South 00°00'26" East, 786.42 feet to the Northeast corner of Inglewood Place Subdivision No. 1 as filed in Book 120 of Plats at Pages 18835 through 18837, records of Ada County, Idaho;

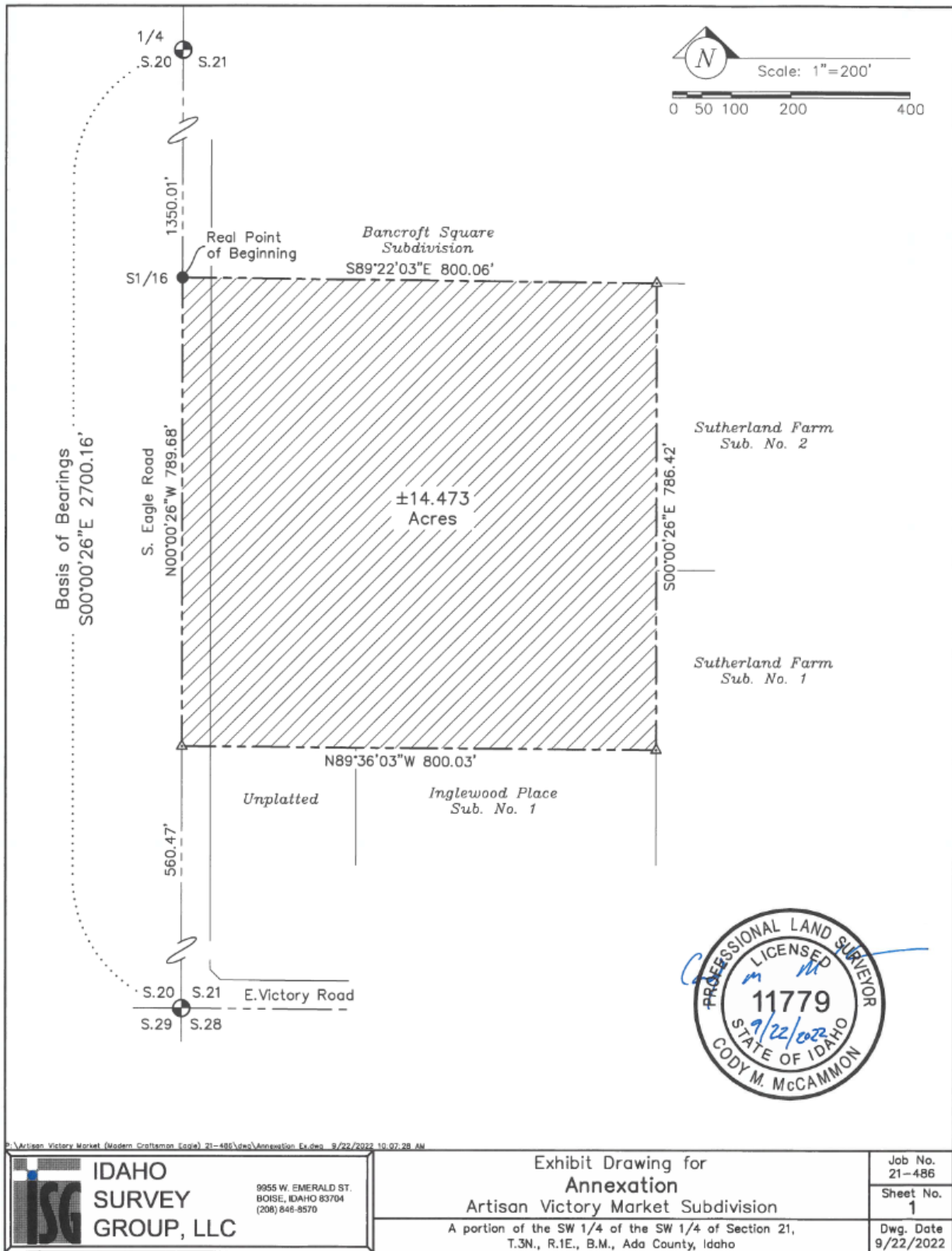
thence on the north boundary line of said Inglewood Place Subdivision No. 1 and the westerly extension thereof, North 89°36'03" West, 800.03 feet to the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road;

thence on said west boundary line, North 00°00'26" West, 789.68 feet to the **REAL POINT OF BEGINNING**.

Containing 14.473 acres, more or less.

End of Description.





Description for
C-C Zone
Artisan Victory Market Subdivision
March 17, 2023

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 2,700.16 feet, thence on the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road, South 00°00'26" East, 1,748.31 feet to the **REAL POINT OF BEGINNING**;

thence leaving said west boundary line, North 89°59'34" East, 189.33 feet;

thence South 00°00'26" East, 109.04 feet;

thence 77.62 feet on the arc of a curve to the left having a radius of 80.00 feet, a central angle of 55°35'33", and a long chord which bears South 27°48'13" East, 74.61 feet;

thence South 55°35'59" East, 69.73 feet;

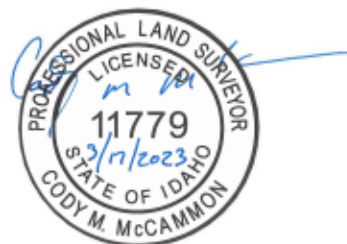
thence South 34°24'01" West, 10.11 feet;

thence 30.03 feet on the arc of a curve to the left having a radius of 50.00 feet, a central angle of 34°24'26", and a long chord which bears South 17°11'47" West, 29.58 feet;

thence South 00°00'26" East, 92.48 feet;

thence 25.78 feet on the arc of a curve to the right having a radius of 50.00 feet, a central angle of 29°32'34", and a long chord which bears South 14°45'51" West, 25.50 feet;

thence 26.14 feet on the arc of a reverse curve to the left having a radius of 50.00 feet, a central angle of 29°56'57", and a long chord which bears South 14°33'40" West, 25.84 feet;



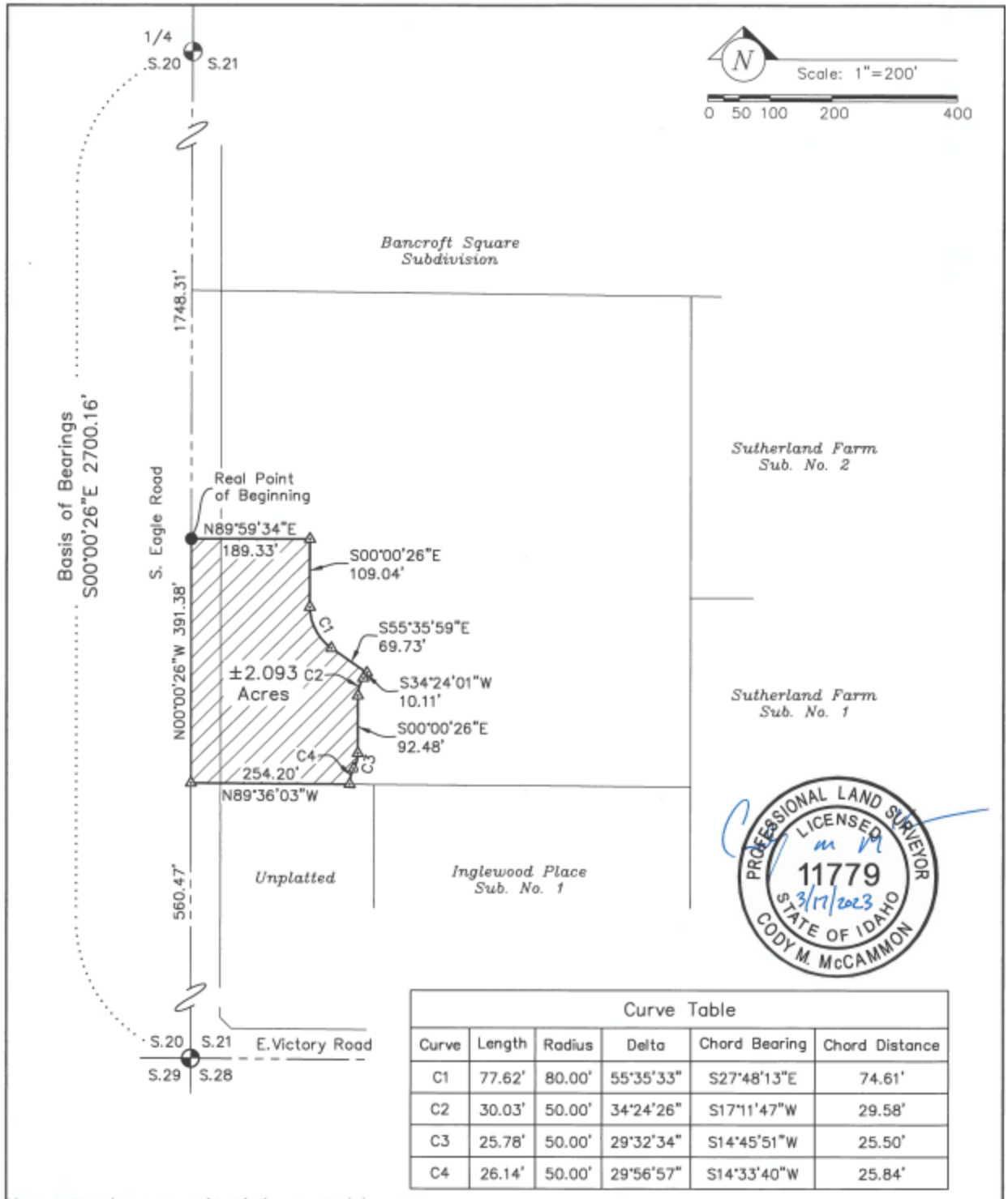
thence North 89°36'03" West, 254.20 feet to the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road;

thence on said west boundary line, North 00°00'26" West, 391.38 feet to the **REAL POINT OF BEGINNING.**

Containing 2.093 acres, more or less.

End of Description.





Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	77.62'	80.00'	55°35'33"	S27°48'13"E	74.61'
C2	30.03'	50.00'	34°24'26"	S17°11'47"W	29.58'
C3	25.78'	50.00'	29°32'34"	S14°45'51"W	25.50'
C4	26.14'	50.00'	29°56'57"	S14°33'40"W	25.84'

ISG
IDAHO SURVEY GROUP, LLC
 9955 W. EMERALD ST.
 BOISE, IDAHO 83704
 (208) 846-8570

Exhibit Drawing for
C-C Zone
 Artisan Victory Market Subdivision
 A portion of the SW 1/4 of the SW 1/4 of Section 21,
 T.3N., R.1E., B.M., Ada County, Idaho

Job No.
 21-486
 Sheet No.
 1
 Dwg. Date
 3/17/2023

Description for
R-15 Zone
Artisan Victory Market Subdivision
March 17, 2023

A portion of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 3 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows:

Commencing at the 1/4 corner common to said Sections 20 and 21, T.3N., R.1E., B.M., from which the Section corner common to Sections 20, 21, 28 and 29 T.3N., R.1E., B.M., bears South 00°00'26" East, 2,700.16 feet, thence on the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road, South 00°00'26" East, 1,350.01 feet to the South 1/16 corner common to said Sections 20 and 21 and the **REAL POINT OF BEGINNING**;

thence on the north boundary line of the Southwest 1/4 of the Southwest 1/4 of said Section 21 coincident with the south boundary of Bancroft Square Subdivision as filed in Book 111 of Plats at Pages 16142 through 16144, records of Ada County, Idaho, South 89°22'03" East, 800.06 feet to the west boundary line of Sutherland Farm Subdivision No. 2 as filed in Book 89 of Plats at Pages 10242 through 10244, records of Ada County, Idaho;

thence on said west boundary line and the west boundary line of Sutherland Farm Subdivision No. 1 as filed in Book 86 of Plats at Pages 9806 through 9808, records of Ada County, Idaho, South 00°00'26" East, 786.42 feet to the Northeast corner of Inglewood Place Subdivision No. 1 as filed in Book 120 of Plats at Pages 18835 through 18837, records of Ada County, Idaho;

thence on the north boundary line of said Inglewood Place Subdivision No. 1 and the westerly extension thereof, North 89°36'03" West, 545.83 feet;

thence leaving the westerly extension of said north boundary line, 26.14 feet on the arc of a curve to the right having a radius of 50.00 feet, a central angle of 29°56'57", and a long chord which bears North 14°33'40" East, 25.84 feet;

thence 25.78 feet on the arc of a reverse curve to the left having a radius of 50.00 feet, a central angle of 29°32'34", and a long chord which bears North 14°45'51" East, 25.50 feet;

thence North 00°00'26" West, 92.48 feet;



thence 30.03 feet on the arc of a curve to the right having a radius of 50.00 feet, a central angle of 34°24'26", and a long chord which bears North 17°11'47" East, 29.58 feet;

thence North 34°24'01" East, 10.11 feet;

thence North 55°35'59" West, 69.73 feet;

thence 77.62 feet on the arc of a curve to the right having a radius of 80.00 feet, a central angle of 55°35'33", and a long chord which bears North 27°48'13" West, 74.61 feet;

thence North 00°00'26" West, 109.04 feet;

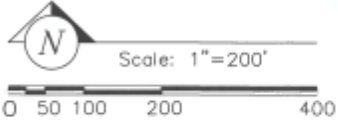
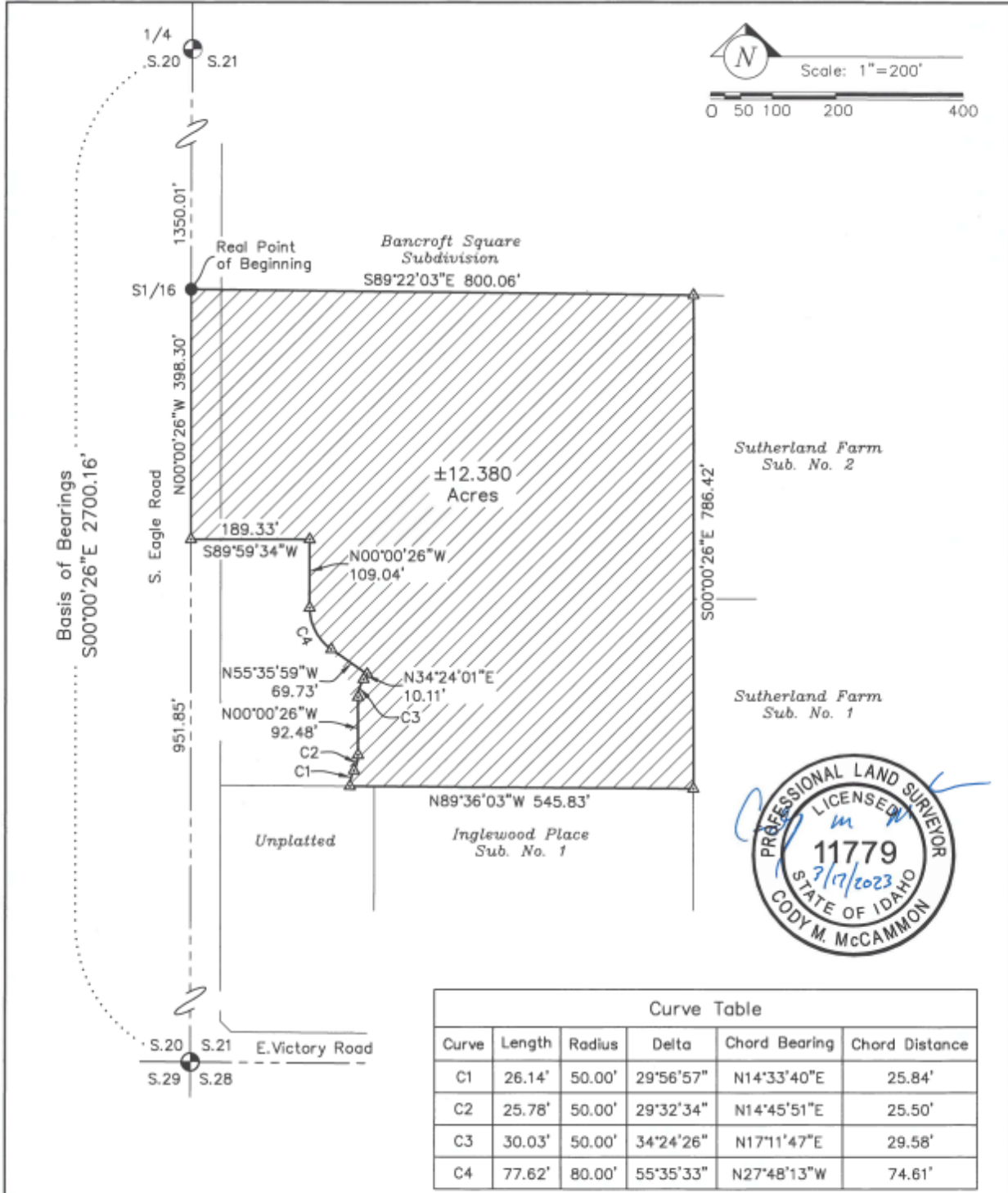
thence South 89°59'34" West, 189.33 feet to the west boundary line of said Section 21, coincident with the centerline of S. Eagle Road;

thence on said west boundary line, North 00°00'26" West, 398.30 feet to the **REAL POINT OF BEGINNING**.

Containing 12.380 acres, more or less.

End of Description.





Sutherland Farm
Sub. No. 2

Sutherland Farm
Sub. No. 1



Curve Table					
Curve	Length	Radius	Delta	Chord Bearing	Chord Distance
C1	26.14'	50.00'	29°56'57"	N14°33'40"E	25.84'
C2	25.78'	50.00'	29°32'34"	N14°45'51"E	25.50'
C3	30.03'	50.00'	34°24'26"	N17°11'47"E	29.58'
C4	77.62'	80.00'	55°35'33"	N27°48'13"W	74.61'

© Artisan Victory Market (Modern Craftsmen Code) 21-4863.dwg/315_Zone Ex.dwg 3/17/2023 10:51:17 AM

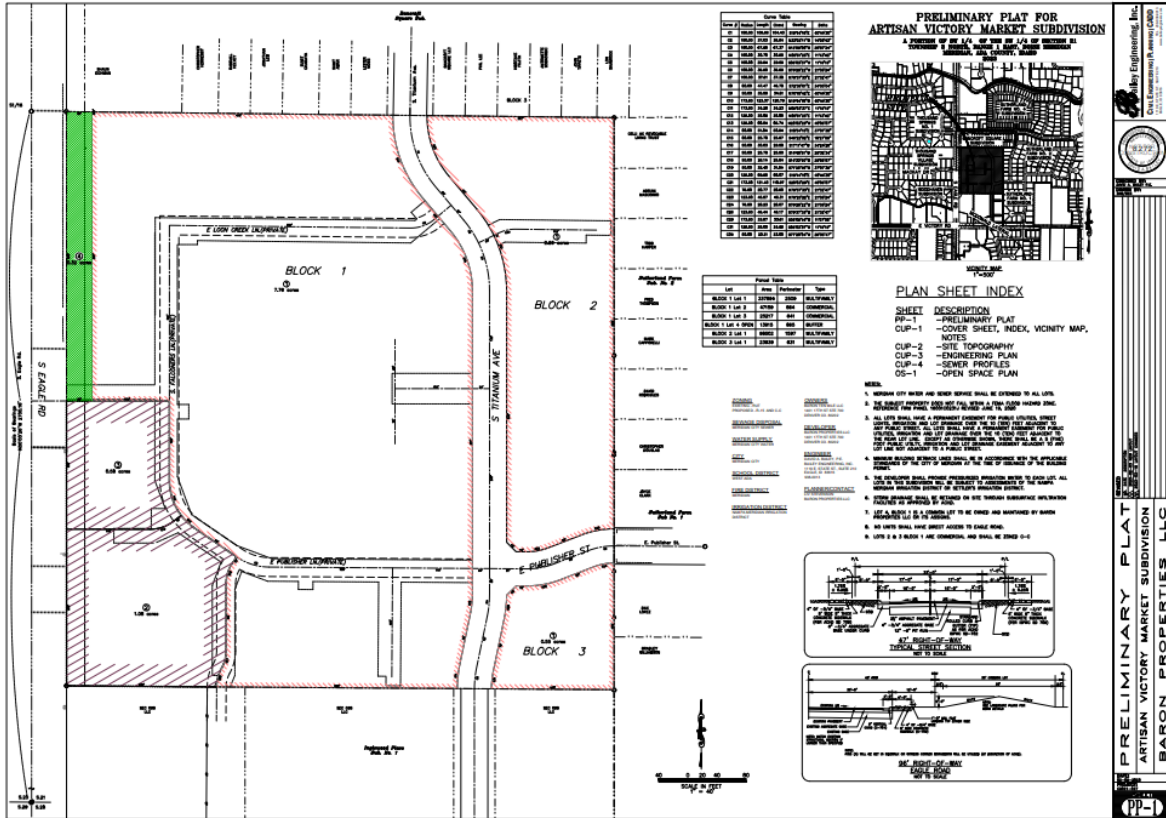
ISG IDAHO SURVEY GROUP, LLC
9255 W. EMERALD ST.
BOISE, IDAHO 83704
(208) 846-8570

Exhibit Drawing for
R-15 Zone
Artisan Victory Market Subdivision

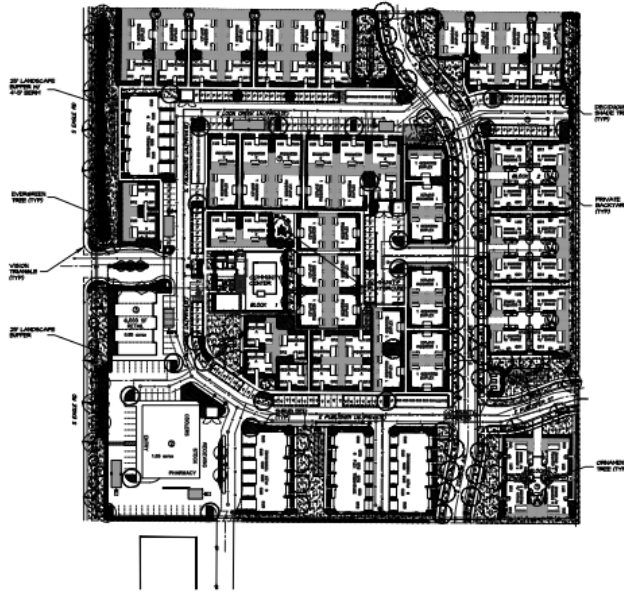
A portion of the SW 1/4 of the SW 1/4 of Section 21,
T.3N., R.1E., B.M., Ada County, Idaho

Job No. 21-486
Sheet No. 1
Dwg. Date 3/17/2023

B. Preliminary Plat (dated: 03/15/2023)



C. Landscape Plan & Fencing Plan (dated: 03/20/2023)



ARTISAN VICTORY MARKET
MERIDIAN, ID CUP LANDSCAPE PLAN

MARCH 20, 2023
SCALE 1" = 30'



DEVELOPER:
BARON PROPERTIES
1400 W 20th St
BOISE, ID 83725

JENSEN
LANDSCAPE ARCHITECTS
P.C.

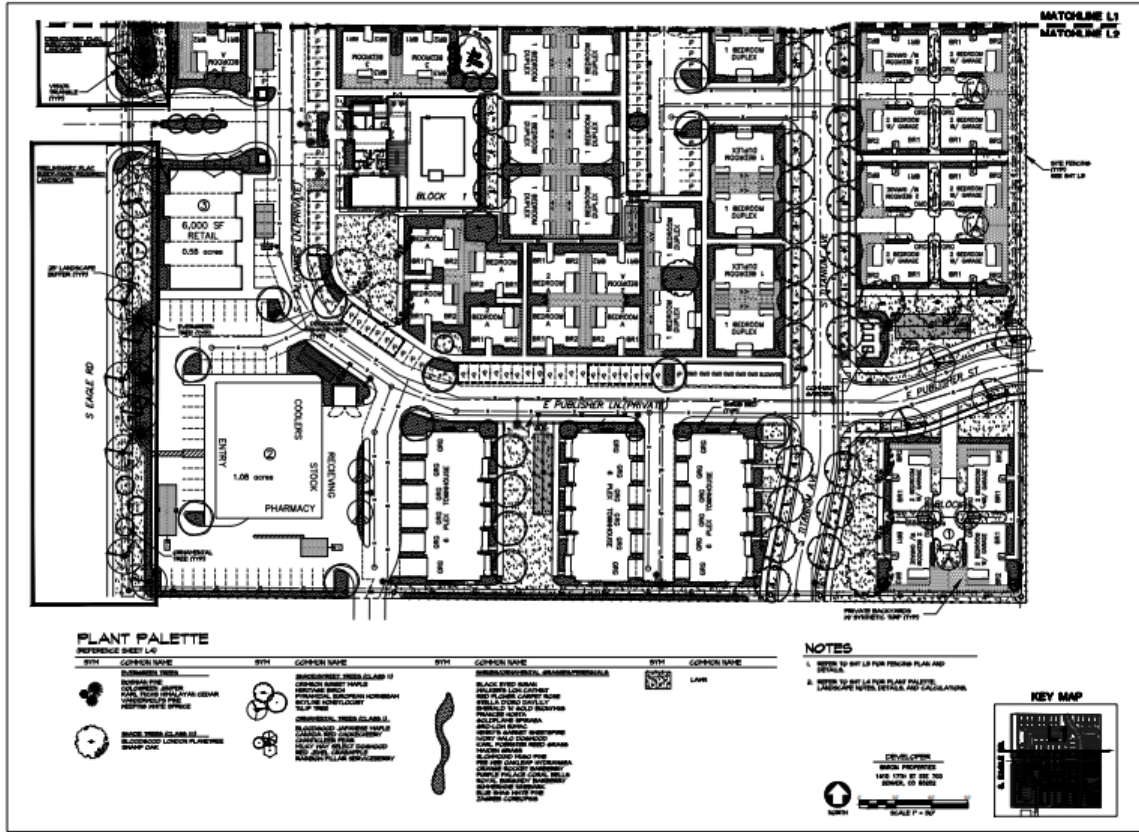
PLANT PALETTE

SYN	COPYRIGHT NAME	SYN	COPYRIGHT NAME	SYN	COPYRIGHT NAME	SYN	COPYRIGHT NAME
SYN001	SHRUBS	SYN002	SHRUBS	SYN003	SHRUBS	SYN004	SHRUBS
SYN005	SHRUBS	SYN006	SHRUBS	SYN007	SHRUBS	SYN008	SHRUBS
SYN009	SHRUBS	SYN010	SHRUBS	SYN011	SHRUBS	SYN012	SHRUBS
SYN013	SHRUBS	SYN014	SHRUBS	SYN015	SHRUBS	SYN016	SHRUBS
SYN017	SHRUBS	SYN018	SHRUBS	SYN019	SHRUBS	SYN020	SHRUBS
SYN021	SHRUBS	SYN022	SHRUBS	SYN023	SHRUBS	SYN024	SHRUBS
SYN025	SHRUBS	SYN026	SHRUBS	SYN027	SHRUBS	SYN028	SHRUBS
SYN029	SHRUBS	SYN030	SHRUBS	SYN031	SHRUBS	SYN032	SHRUBS
SYN033	SHRUBS	SYN034	SHRUBS	SYN035	SHRUBS	SYN036	SHRUBS
SYN037	SHRUBS	SYN038	SHRUBS	SYN039	SHRUBS	SYN040	SHRUBS
SYN041	SHRUBS	SYN042	SHRUBS	SYN043	SHRUBS	SYN044	SHRUBS
SYN045	SHRUBS	SYN046	SHRUBS	SYN047	SHRUBS	SYN048	SHRUBS
SYN049	SHRUBS	SYN050	SHRUBS	SYN051	SHRUBS	SYN052	SHRUBS
SYN053	SHRUBS	SYN054	SHRUBS	SYN055	SHRUBS	SYN056	SHRUBS
SYN057	SHRUBS	SYN058	SHRUBS	SYN059	SHRUBS	SYN060	SHRUBS
SYN061	SHRUBS	SYN062	SHRUBS	SYN063	SHRUBS	SYN064	SHRUBS
SYN065	SHRUBS	SYN066	SHRUBS	SYN067	SHRUBS	SYN068	SHRUBS
SYN069	SHRUBS	SYN070	SHRUBS	SYN071	SHRUBS	SYN072	SHRUBS
SYN073	SHRUBS	SYN074	SHRUBS	SYN075	SHRUBS	SYN076	SHRUBS
SYN077	SHRUBS	SYN078	SHRUBS	SYN079	SHRUBS	SYN080	SHRUBS
SYN081	SHRUBS	SYN082	SHRUBS	SYN083	SHRUBS	SYN084	SHRUBS
SYN085	SHRUBS	SYN086	SHRUBS	SYN087	SHRUBS	SYN088	SHRUBS
SYN089	SHRUBS	SYN090	SHRUBS	SYN091	SHRUBS	SYN092	SHRUBS
SYN093	SHRUBS	SYN094	SHRUBS	SYN095	SHRUBS	SYN096	SHRUBS
SYN097	SHRUBS	SYN098	SHRUBS	SYN099	SHRUBS	SYN100	SHRUBS
SYN101	SHRUBS	SYN102	SHRUBS	SYN103	SHRUBS	SYN104	SHRUBS
SYN105	SHRUBS	SYN106	SHRUBS	SYN107	SHRUBS	SYN108	SHRUBS
SYN109	SHRUBS	SYN110	SHRUBS	SYN111	SHRUBS	SYN112	SHRUBS
SYN113	SHRUBS	SYN114	SHRUBS	SYN115	SHRUBS	SYN116	SHRUBS
SYN117	SHRUBS	SYN118	SHRUBS	SYN119	SHRUBS	SYN120	SHRUBS
SYN121	SHRUBS	SYN122	SHRUBS	SYN123	SHRUBS	SYN124	SHRUBS
SYN125	SHRUBS	SYN126	SHRUBS	SYN127	SHRUBS	SYN128	SHRUBS
SYN129	SHRUBS	SYN130	SHRUBS	SYN131	SHRUBS	SYN132	SHRUBS
SYN133	SHRUBS	SYN134	SHRUBS	SYN135	SHRUBS	SYN136	SHRUBS
SYN137	SHRUBS	SYN138	SHRUBS	SYN139	SHRUBS	SYN140	SHRUBS
SYN141	SHRUBS	SYN142	SHRUBS	SYN143	SHRUBS	SYN144	SHRUBS
SYN145	SHRUBS	SYN146	SHRUBS	SYN147	SHRUBS	SYN148	SHRUBS
SYN149	SHRUBS	SYN150	SHRUBS	SYN151	SHRUBS	SYN152	SHRUBS
SYN153	SHRUBS	SYN154	SHRUBS	SYN155	SHRUBS	SYN156	SHRUBS
SYN157	SHRUBS	SYN158	SHRUBS	SYN159	SHRUBS	SYN160	SHRUBS
SYN161	SHRUBS	SYN162	SHRUBS	SYN163	SHRUBS	SYN164	SHRUBS
SYN165	SHRUBS	SYN166	SHRUBS	SYN167	SHRUBS	SYN168	SHRUBS
SYN169	SHRUBS	SYN170	SHRUBS	SYN171	SHRUBS	SYN172	SHRUBS
SYN173	SHRUBS	SYN174	SHRUBS	SYN175	SHRUBS	SYN176	SHRUBS
SYN177	SHRUBS	SYN178	SHRUBS	SYN179	SHRUBS	SYN180	SHRUBS
SYN181	SHRUBS	SYN182	SHRUBS	SYN183	SHRUBS	SYN184	SHRUBS
SYN185	SHRUBS	SYN186	SHRUBS	SYN187	SHRUBS	SYN188	SHRUBS
SYN189	SHRUBS	SYN190	SHRUBS	SYN191	SHRUBS	SYN192	SHRUBS
SYN193	SHRUBS	SYN194	SHRUBS	SYN195	SHRUBS	SYN196	SHRUBS
SYN197	SHRUBS	SYN198	SHRUBS	SYN199	SHRUBS	SYN200	SHRUBS

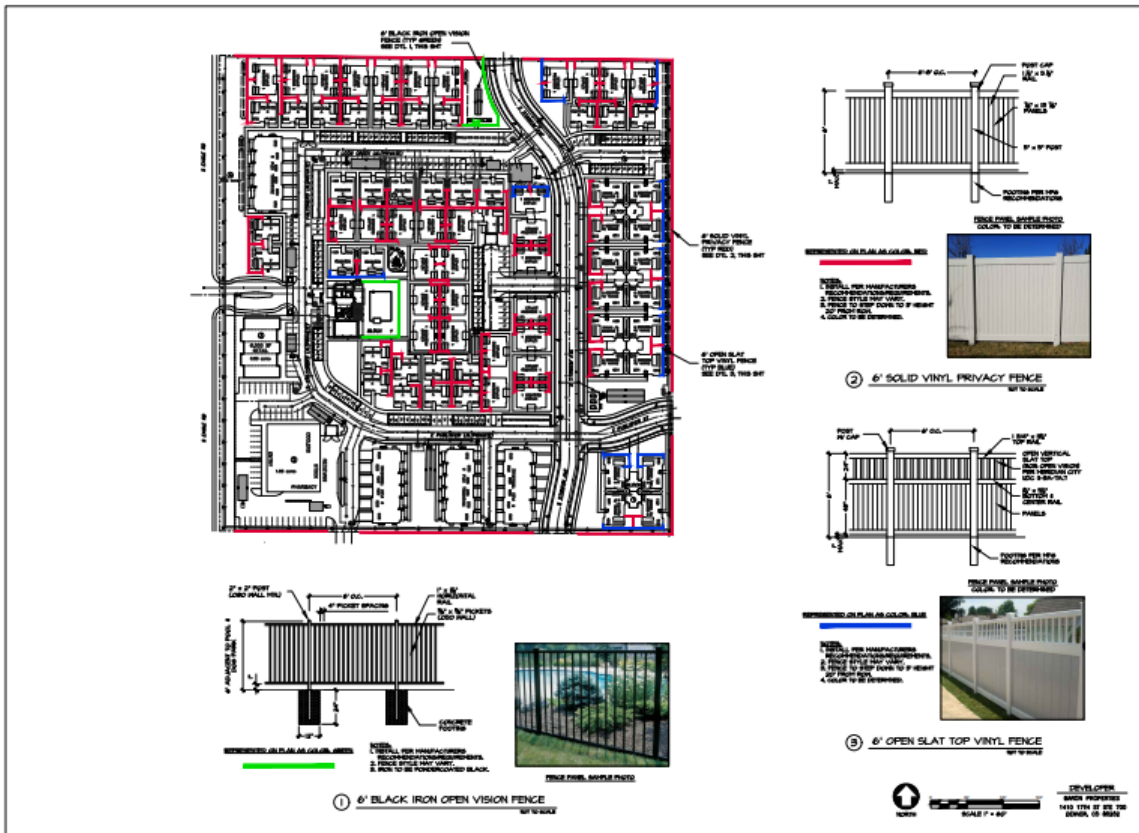
NOTES

- SEE SHEET L1 FOR FENCING PLAN AND DETAILS.
- SEE SHEET L1 FOR PLANT PALETTE.
- LANDSCAPE NOTES, DETAILS AND CALCULATIONS.

<p>ARTISAN VICTORY MARKET BARON DEVELOPMENT CUP LANDSCAPE PLAN</p>
<p>Job Number: 2182</p> <p>Drawn: [Name]</p> <p>Check: [Name]</p> <p>Date: [Date]</p> <p>Scale: AS SHOWN</p> <p>Sheet Title: LANDSCAPE PLAN</p> <p>Sheet Number: L1</p> <p>1 of 4 Sheets</p>



	Date: 11-20-21 Project: BARON DEVELOPMENT CUP LANDSCAPE PLAN Scale: AS SHOWN Job Number: 2108
	ARTISAN VICTORY MARKET BARON DEVELOPMENT CUP LANDSCAPE PLAN
	Drawn: Checked RCB RCB Scale: AS SHOWN Sheet Title: LANDSCAPE PLAN Sheet Number: L2 2 of 4 Sheets



	Date: 11-20-21 Project: BARON DEVELOPMENT CUP LANDSCAPE PLAN Scale: AS SHOWN Job Number: 2108
	ARTISAN VICTORY MARKET BARON DEVELOPMENT CUP LANDSCAPE PLAN
	Drawn: Checked RCB RCB Scale: AS SHOWN Sheet Title: LANDSCAPE FENCING Sheet Number: L3 3 of 4 Sheets

F. Site Amenity Exhibit for Multi-Family Development – CUP (dated: 2/6/23)

AMENITIES

- A – Clubhouse and Pool
- B – Dog Park
- C – Playground
- D – Community Gardens
- E – Open Space

A – Schematic Clubhouse and Pool



B – Dog Park



C – Playground



D – Community Gardens



G. Conceptual Building Elevations & Perspectives for Multi-Family Development



MODERN
- CRAFTSMAN

VICTORY MARKET

CLUBHOUSE

CONCEPT MATERIAL PALETTE

- 1. COLOR #1: INCREDIBLE WHITE
- 2. COLOR #2: NEUTRAL GREY
- 3. LAP SIDING: HICKORY
- 4. STONE: OAK LEAF STONE
- 5. ROOF: METALLIC/GRAVY (SINGLE) / SINGLE, COLOR BLACK
- 6. FACIA: URBAN DRIFT



BARON **HUMMEL**
ARCHITECTS



MODERN
- CRAFTSMAN

COMMERCIAL BUILDINGS
DRAFT CONCEPTS

CONCEPT MATERIAL PALETTE #1

- 1. COLOR #1: INCREDIBLE WHITE
- 2. COLOR #2: NEUTRAL GREY
- 3. LAP SIDING: HICKORY
- 4. STONE: OAK LEAF STONE
- 5. ROOF: METALLIC/GRAVY (SINGLE) / SINGLE, COLOR BLACK
- 6. FACIA: URBAN DRIFT



CONCEPT MATERIAL PALETTE #2

- 1. COLOR #1: ACCESSIBLE WHITE
- 2. COLOR #2: SEP TONE
- 3. LAP SIDING: HICKORY
- 4. STONE: OAK LEAF STONE
- 5. ROOF: METALLIC/GRAVY (SINGLE) / SINGLE, COLOR BLACK
- 6. FACIA: URBAN DRIFT



BARON **HUMMEL**
ARCHITECTS

FOR ILLUSTRATIVE PURPOSES ONLY

HIP ROOF



SINGLE SLOPE ROOF

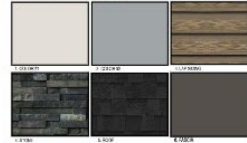


MODERN CRAFTSMAN

1 BED 1 BATH DUPLEX

CONCEPT PALETTE OPTION A

- 1. COLOR #1: MICHAEL WHEEL
- 2. COLOR #2: NE FARMER CHIST
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



CONCEPT PALETTE OPTION B

- 1. COLOR #1: ACES CORRAL BRICK
- 2. COLOR #2: OCE FARMER
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



CONCEPT PALETTE OPTION C

- 1. COLOR #1: GOSWAMI IVES
- 2. COLOR #2: LASCOTE GREY
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



BARON HUMMEL
ARCHITECTS ARCHITECTS

HIP ROOF



SINGLE SLOPE ROOF

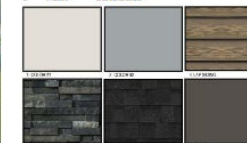


MODERN CRAFTSMAN

2 BED 2 BATH TYPE A

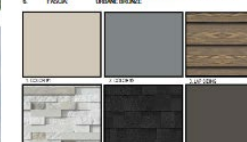
CONCEPT PALETTE OPTION A

- 1. COLOR #1: MICHAEL WHEEL
- 2. COLOR #2: NE FARMER CHIST
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



CONCEPT PALETTE OPTION B

- 1. COLOR #1: ACES CORRAL BRICK
- 2. COLOR #2: OCE FARMER
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



CONCEPT PALETTE OPTION C

- 1. COLOR #1: GOSWAMI IVES
- 2. COLOR #2: LASCOTE GREY
- 3. LAP SIDING: MICHAEL WHEEL
- 4. STONE: OCE FARMED STONE
- 5. ROOF: ARCHITECTURAL ASPHALT / SHINGLE, COLOR BLACK
- 6. FASCIA: BRONZE BRONZE



BARON HUMMEL
ARCHITECTS ARCHITECTS

HIP ROOF



SINGLE SLOPE ROOF

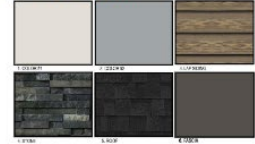


MODERN — CRAFTSMAN

2 BED 2 BATH GARAGE

CONCEPT 01 (LEFT) OPTION A

- 1. COLOR #1: INCREASIBLE WHITE
- 2. COLOR #2: BE WARM COFFEE
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



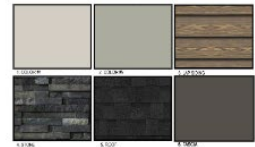
CONCEPT 01 (LEFT) OPTION B

- 1. COLOR #1: ACCESSIBLE BEIGE
- 2. COLOR #2: SOY TANK
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



CONCEPT 01 (LEFT) OPTION C

- 1. COLOR #1: CUSTOMER'S BEIGE
- 2. COLOR #2: SMOKE ONLY
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



BARON HUMMEL
PROPERTIES ARCHITECTS

HIP ROOF



SINGLE SLOPE ROOF

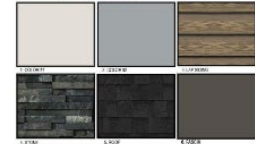


MODERN — CRAFTSMAN

3 BED 2 BATH

CONCEPT 01 (LEFT) OPTION A

- 1. COLOR #1: INCREASIBLE WHITE
- 2. COLOR #2: BE WARM COFFEE
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



CONCEPT 01 (LEFT) OPTION B

- 1. COLOR #1: ACCESSIBLE BEIGE
- 2. COLOR #2: SOY TANK
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



CONCEPT 01 (LEFT) OPTION C

- 1. COLOR #1: CUSTOMER'S BEIGE
- 2. COLOR #2: SMOKE ONLY
- 3. LAP SIDING: WOODLOOK
- 4. STONE: CALIFORNIA STONE
- 5. FLOOR: INTERLOCKING ASPHALT SHINGLE, COLOR: BLACK
- 6. FACIA: USHINE SHINGLES



BARON HUMMEL
PROPERTIES ARCHITECTS



MODERN - CRAFTSMAN

TOWNHOUSES - 6 PLEX

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: INCREDIBLE WHITE
2. COLOR #2: NEUTRAL GRAY
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: ACCESSIBLE BEIGE
2. COLOR #2: SOY FINISH
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: COUNTRY W.B.
2. COLOR #2: LUCKY GRAY
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

BARON PROPERTIES

HUMMEL ARCHITECTS



MODERN - CRAFTSMAN

VICTORY MARKET

ENTRY FEATURE

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: INCREDIBLE WHITE
2. COLOR #2: NEUTRAL GRAY
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: ACCESSIBLE BEIGE
2. COLOR #2: SOY FINISH
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

CONCRETE PALETTE (OPTIONAL)

1. COLOR #1: COUNTRY W.B.
2. COLOR #2: LUCKY GRAY
3. LAP FINISH: MODULAR LOCK
4. STONE: CALIFORNIA STONE
5. ROOF: ARCHITECTURAL ASPHALT SHINGLES, COLOR: BLACK
6. FINISH: BROWN DRIFTING

BARON PROPERTIES

HUMMEL ARCHITECTS

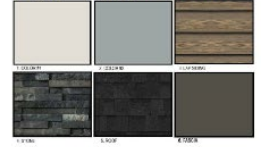


MODERN — CRAFTSMAN

GARAGE - STORAGE BUILDING

COMPONENT PALETTE (OPTIONS)

- 1. COLOR #1: BUCKINGHAM WHITE
- 2. COLOR #2: BE INSIDE ONLY
- 3. LAP SIDING: HICKORY LOCK
- 4. STONE: CUBA RED/STONE
- 5. FLOOR: REDUCED GRAIN ASPHALT / SPINGAL, COLOR: BLACK
- 6. FLOOR: BROWN / BROWN



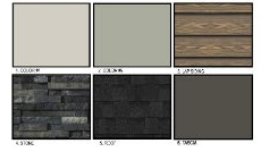
COMPONENT PALETTE (OPTIONS)

- 1. COLOR #1: BUCKINGHAM WHITE
- 2. COLOR #2: DIX TOWN
- 3. LAP SIDING: HICKORY LOCK
- 4. STONE: CUBA RED/STONE
- 5. FLOOR: REDUCED GRAIN ASPHALT / SPINGAL, COLOR: BLACK
- 6. FLOOR: BROWN / BROWN



COMPONENT PALETTE (OPTIONS)

- 1. COLOR #1: COLUMBIAN WALK
- 2. COLOR #2: BUCKINGHAM WHITE
- 3. LAP SIDING: HICKORY LOCK
- 4. STONE: CUBA RED/STONE
- 5. FLOOR: REDUCED GRAIN ASPHALT / SPINGAL, COLOR: BLACK
- 6. FLOOR: BROWN / BROWN



VIII. CITY/AGENCY COMMENTS & CONDITIONS

A. PLANNING DIVISION

1. A Development Agreement (DA) is required as a provision of annexation of this property. Prior to approval of the annexation ordinance, a DA shall be entered into between the City of Meridian, the property owner(s) at the time of annexation ordinance adoption, and the developer.

Currently, a fee of \$303.00 shall be paid by the Applicant to the Planning Division prior to commencement of the DA. The DA shall be signed by the property owner and returned to the Planning Division within six (6) months of the City Council granting the annexation. The DA shall, at minimum, incorporate the following provisions:

- a. Development of the subject property shall be generally consistent with the conceptual development plan, site plan, preliminary plat, conceptual phasing plan, landscape plan, open space and site amenity exhibits, and conceptual building elevations submitted with the application contained herein.
- b. The applicant shall include a plaza area in the commercial area that ties in with the open space south of the clubhouse and pool and provide a decorative pedestrian crossing to integrate the two open spaces. A pedestrian connectivity shall also be provided to the existing 7-foot sidewalk adjacent to Eagle Rd.
- c. The final plat shall be recorded prior to issuance of building permits for any structures within this development.
- d. **The site shall be restricted to only one drive-through on the property as proposed. A conditional use permit approval is required prior to commencement of the use.**

Preliminary Plat:

2. The final plat shall include the following revisions:
 - a. Include a note granting cross-access/ingress-egress easements between all commercial lots in the subdivision, Inglewood Subdivision to the south, and Eagle Road via a note on the final plat.
 - b. Depict all street landscape buffers in a common lot or on a permanent dedicated buffer easement, maintained by the property owner, homeowner's association or business owners' association as set forth in UDC [11-3B-7C.2a](#). *A minimum 25-foot wide buffer is required along S. Eagle Rd. per the standards listed in UDC [11-3B-7C.1](#).*
3. The landscape plan submitted with the final plat shall be revised as follows:
 - a. Landscaping is required within the street buffer as set forth in UDC [11-3B-7C](#). (*See updated standards.*)
 - b. Depict landscaping within common open space areas as set forth in UDC 11-3G-5B.3.
 - c. With final plat submittal, any fencing proposed along Publisher and Titanium shall be installed 10 feet from the property line.
4. Future development shall be consistent with the minimum dimensional standards listed in UDC Tables [11-2A-7](#) for the R-15 district and UDC Table [11-2B-3](#) for the C-C zoning district.
5. All waterways on this site shall be piped as set forth in UDC [11-3A-6B](#), unless otherwise waived by City Council.

6. The landscape plan submitted with the final plat shall include the detail mitigation plan in accord with UDC 11-3B-10.
7. All structures on the property shall be removed for the site with development of the subdivision.
8. Comply with all ACHD conditions of approval.
9. Comply with the private street standards in UDC 11-3F-4. The proposed private streets shall be in a common lot. If the private street is proposed to intersect Eagle Rd. apply for alternative compliance 15 days prior to the City Council hearing.
10. Staff has concerns with the residential units on the east side of Titanium Ave, specifically pedestrian safety. The residents on this side of the roadway will need to cross the street to gain access to the main amenities. **The applicant shall coordinate with ACHD and include decorative crossings through this roadway and provide traffic calming at the Titanium and Publisher intersection.**

Conditional Use Permit:

11. Compliance with the specific use standards listed in UDC [11-4-3-27](#): Multi-Family Development.
12. The site/landscape plans included in Section VII shall be revised as follows:
 - a. All shared driveways along the east side of Titanium shall be a minimum width of 20 feet and the garages stepped back as proposed to ensure vehicles can utilize the single car garages.
 - b. All on-site service areas, outdoor storage areas, waste storage, disposal facilities, and transformer and utility vaults shall be located in an area not visible from a public street, or shall be fully screened from view from a public street in accord with UDC [11-4-3-27B.2](#).
 - c. Depict the location of the property management office; maintenance storage area; central mailbox location, including provisions for parcel mail, that provide safe pedestrian and/or vehicular access; and a directory and map of the development at an entrance or convenient location for those entering the development in accord with UDC [11-4-3-27B.7](#).
 - d. Remove the 15-foot linear open space along the southern property boundary from the qualifying open space calculations. A new open space exhibit is required 15 days prior to City Council to ensure the development still complies with the multi-family common open space standards.
 - e. Depict landscaping along all the foundation of all street facing elevations in accord with the standards listed in UDC [11-4-3-27E](#).
 - f. Depict a minimum of 20 bicycle parking spaces per the standards listed in UDC 11-3C-6G; bicycle parking facilities shall comply with the standards listed in UDC [11-3C-5C](#). Bike racks should be provided in two central locations as proposed.
 - g. Depict a minimum of 236 parking spaces for the multifamily development as proposed.
 - h. Provide amenities for the development as shown in Exhibit VII.F. The applicant shall provide another amenity from the multi-modal category and provide a detail of the amenity with the CZC submittal.

- i. Minimum 7-foot wide sidewalks shall be provided where parking abuts sidewalks if wheel stops aren't proposed to prevent vehicle overhang in accord with UDC 11-3C-5B4; if 7-foot sidewalks are proposed, the length of the stall may be reduced to 17 feet.
 - j. The applicant shall relocate the trash enclosure located on the north side of the parking lot east of the pool and install a 5-foot wide sidewalk to provide a more direct connection to the children play structure.
13. No recreational vehicles, snowmobiles, boats or other personal recreation vehicles shall be stored on the site unless provided for in a separate, designated and screened area as set forth in UDC 11-4-3-27B.5.
 14. All multi-family developments shall record legally binding documents that state the maintenance and ownership responsibilities for the management of the development, including, but not limited to, structures, parking, common areas, and other development features as set forth in UDC [11-4-3-27F](#). **A recorded copy of the document shall be submitted prior to issuance of the first Certificate of Occupancy for the development.**
 15. In phased developments, common open space shall be provided in each phase of the development consistent with the requirements for the size and number of dwelling units in accord with UDC [11-4-3-27C.6](#).
 16. A Certificate of Zoning Compliance and Design Review application is required to be submitted for approval of the multi-family and commercial development to ensure compliance with UDC standards and development provisions associated with this application.

B. PUBLIC WORKS

Site Specific Conditions of Approval

1. Project must submit Phasing Memo with construction drawings per Land Development Notes associated with PREAPP-2021-0192. If project will be phased for occupancy, then separate Land Development record will need to be submitted for review of the public utilities with each phase.
2. A streetlight plan will be required for the development of this property.
3. Remove main for manhole B3 and B4. Run sewer service directly to building for apartment buildings.
4. Provide turn around area for manhole F1 (turn around approximately the same as fire truck).
5. Common Driveways with four or more lots need to have a private sewer line that will be the responsibility of the HOA. A manhole in the common driveway located at the property boundary is required with a lid that states Private.
6. Sewer easement width varies depending on sewer depth. Sewer 0-15 ft deep require a 20 ft easement, 16-20 ft a 30 ft easement, and 21-30 ft a 40 ft easement. Also see general note three under Public Works General Conditions of Approval for additional easement requirements.
7. When sewer and water easements are combined the width of the easement will vary depending on sewer depth. Sewer 0-20 ft deep require a 30 ft easement, 20-25 ft a 40 ft easement, and 25-30 ft a 45 ft easement.

8. For water and sewer in parallel, if sewer depth is greater than 15', locate water main 5 ft from edge of easement and center the sewer main between the water main and other edge of easement.
9. Ensure no permanent structures (trees, bushes, buildings, carports, trash receptacle walls, fences, infiltration trenches, light poles, etc.) are built within the utility easement.
10. Ensure no sewer services pass through infiltration trenches.
11. Avoid having the water meters in hardscape. First option would be to have them in landscaping where we can have at least 10 ft separation from the building and 10 ft easement (we are ok with extended pigtails). If there is no suitable landscaping to meet that requirement then place the meters as far from the building as possible and provide as close to 10 ft as possible.
12. Applicant to ensure that services up to the water meter have 20 ft easement. Carports and other permanent structures cannot be with in easement. The areas of concern are the units north of Loon Creek Ln and Publisher Ln.

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 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 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 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=281216&dbid=0&repo=MeridianCity&cr=1> Meets all Fire Dept. requirements and is across the street from Station #4.

D. POLICE DEPARTMENT

No comments have been received.

E. NAMPA & MERIDIAN IRRIGATION DISTRICT (NMID)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=282300&dbid=0&repo=MeridianCity&cr=1>

F. WEST ADA SCHOOL DISTRICT (WASD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=289314&dbid=0&repo=MeridianCity&cr=1>

G. BOISE PROJECT BOARD OF CONTROL

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=282195&dbid=0&repo=MeridianCity&cr=1>

H. DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=285810&dbid=0&repo=MeridianCity&cr=1>

I. PARK'S DEPARTMENT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=281205&dbid=0&repo=MeridianCity&cr=1>

J. COMMUNITY DEVELOPMENT SCHOOL IMPACT

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=286761&dbid=0&repo=MeridianCity>

K. ADA COUNTY DEVELOPMENT SERVICES

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=282820&dbid=0&repo=MeridianCity>

L. IDAHO TRANSPORTATION DEPARTMENT (ITD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=286497&dbid=0&repo=MeridianCity>

M. ADA COUNTY HIGHWAY DISTRICT (ACHD)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290332&dbid=0&repo=MeridianCity&cr=1>

N. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=290332&dbid=0&repo=MeridianCity&cr=1>

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;

Staff finds the proposed zoning map amendment to the R-15 and C-C zones and subsequent development is generally consistent with the Comprehensive Plan and the MU-C FLUM designation.

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

Staff finds the proposed map amendment will allow for the development of commercial uses which will assist in providing for the service needs of area residents; and residential uses which will contribute to the range of housing opportunities in the City consistent with the purpose statement of the commercial and residential districts in accord with the Comprehensive Plan.

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

Staff 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

Staff 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.

Staff finds the proposed annexation is in the best interest of the City.

B. Preliminary Plat:

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;

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

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

Staff finds that public services will be provided to 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, Staff 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;

Staff 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 VIII for more information.)

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

Staff 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.

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

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

C. Conditional Use Permit (UDC 11-5B-6E)

The Commission shall base its determination on the Conditional Use Permit requests upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

Staff finds that the subject property is large enough to accommodate the proposed uses and dimensional and development regulations of the C-C and R-15 zoning districts (see Analysis, Section V for more information).

2. That the proposed use will be harmonious with the Meridian Comprehensive Plan and in accord with the requirements of this Title.

Staff finds that the proposed uses are consistent with the future land use map designation of MU-C.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

Staff finds the proposed design of the development, construction, operation and maintenance should be compatible with the mix of other uses planned for this area and with the intended character of the area and that such uses will not adversely change the character of the area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

Staff finds that if the applicant complies with the conditions outlined in this report, the proposed use will not adversely affect other property in the area. The Commission and Council should weigh any public testimony provided to determine if the development will adversely affect other properties in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

Staff finds that essential public services are available to this property and that the use will be adequately served by these facilities.

D. Private Street (UDC 11-3F-5)

In order to approve the application, the Director shall find the following:

1. The design of the private street meets the requirements of this Article;

The Director finds the proposed design of the private streets does comply with all of the standards listed in UDC 11-3F-4., however the private street shall not connect to Eagle Road unless approved through the alternative compliance process.

2. Granting approval of the private street would not cause damage hazard, or nuisance, or other detriment to persons, property, or uses in the vicinity; and

Staff does not anticipate the proposed private streets would cause damage hazard or other detriment to persons, property or uses in the vicinity if the streets are designed and constructed in accord with the standards listed in UDC 11-3F-4B. The adjacent neighborhoods will still have access through the development via a local street network for a portion of the site.

3. The use and location of the private street shall not conflict with the comprehensive plan and/or the regional transportation plan.

The Director finds the use and location of the proposed private streets does not conflict with the regional transportation plan. A local street network is being provided with the development to provide connectivity with adjacent neighborhoods which is desired in the Comprehensive Plan.

4. The proposed residential development (if applicable) is a new or gated development.

This finding is not applicable as this a multi-family development and not a new or gated development.