

STAFF REPORT

COMMUNITY DEVELOPMENT DEPARTMENT



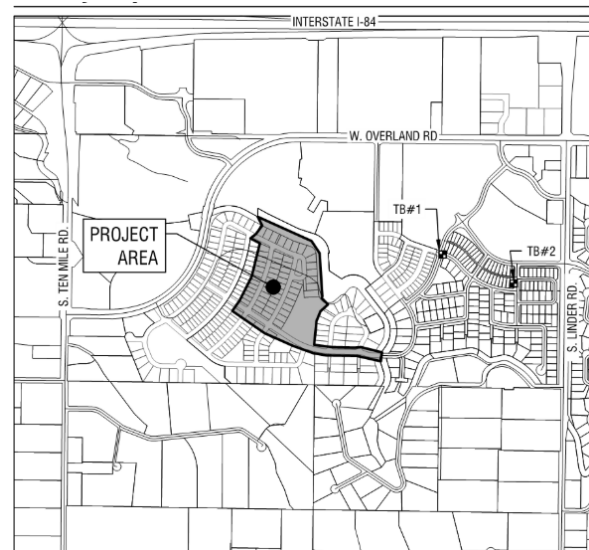
HEARING DATE: 10/14/2025

TO: Mayor & City Council

FROM: Sonya Allen, Associate Planner
208-884-5533

SUBJECT: FP-2025-0011
Southridge South No. 2

LOCATION: 2347 W. Overland Rd., in the north 1/2
of Section 23, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 61 single-family residential building lots and 16 common lots on 24.17 acres of land in the R-8 zoning district for the second phase of Southridge South Subdivision.

II. APPLICANT INFORMATION

A. Applicant:

Macy Lui, The Land Group, Inc. – 462 E. Shore Dr., Ste. 100, Eagle, ID 83616

B. Owner:

Challenger Development, Inc. – 1977 E. Overland Rd., Meridian, ID 83642

C. Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the preliminary plat and associated conditions of approval as required by UDC 11-6B-3C.2. The final plat includes a minor reconfiguration of Blocks 1 and 8 from the layout approved with the preliminary plat resulting in one (1) fewer buildable lot and a slight decrease of 4,595 sq. ft. in common open space area for this phase. Because the overall development provided 208,249 sq. ft. *more* than the minimum requirement, Staff approves the reduction and finds the proposed final plat is in substantial compliance with the approved preliminary plat as required.

Previous approvals applicable to this phase:

- The City Council approved a waiver to UDC 11-3A-6B to allow the Ridenbaugh Canal to remain open and not be piped with H-2020-0083.
- Alternative compliance (A-2025-0028) was approved by the Director to UDC 11-3B-12C.1 and 11-3B-12C.2 to *not* provide 5-foot-wide landscape strips with trees adjacent to the multi-use pathway along the Ridenbaugh Canal on Lot 41, Block 1 for Phases 1 and 2.
- A modification to preliminary plat condition #4e requiring the fencing type along the Ridenbaugh Canal to be changed from chain-link to black wrought iron was approved by City Council to allow black vinyl coated chain-link along the canal consistent with that in other phases of Southridge Subdivision (MFP-2025-0002).

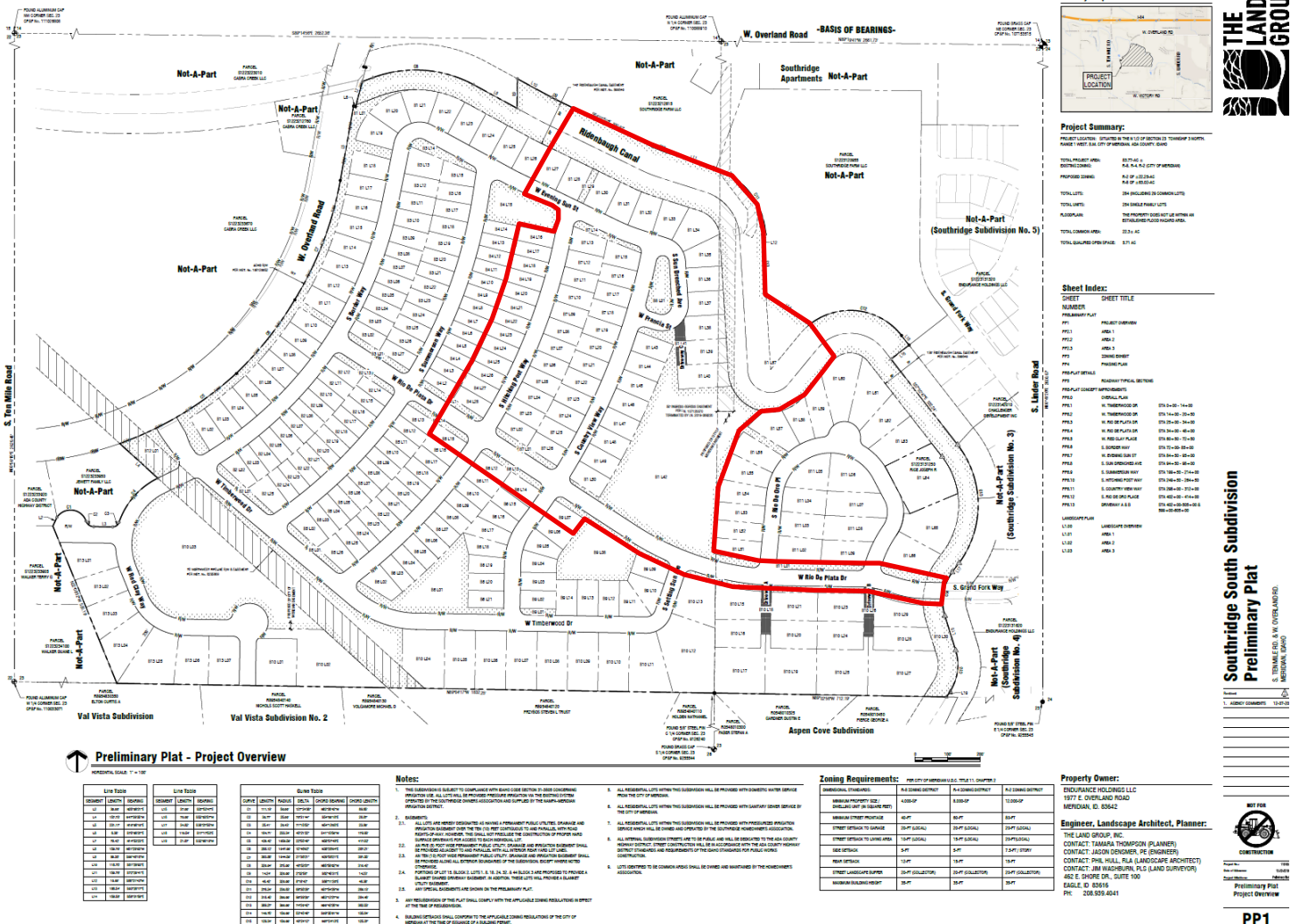
IV. DECISION

A. Staff:

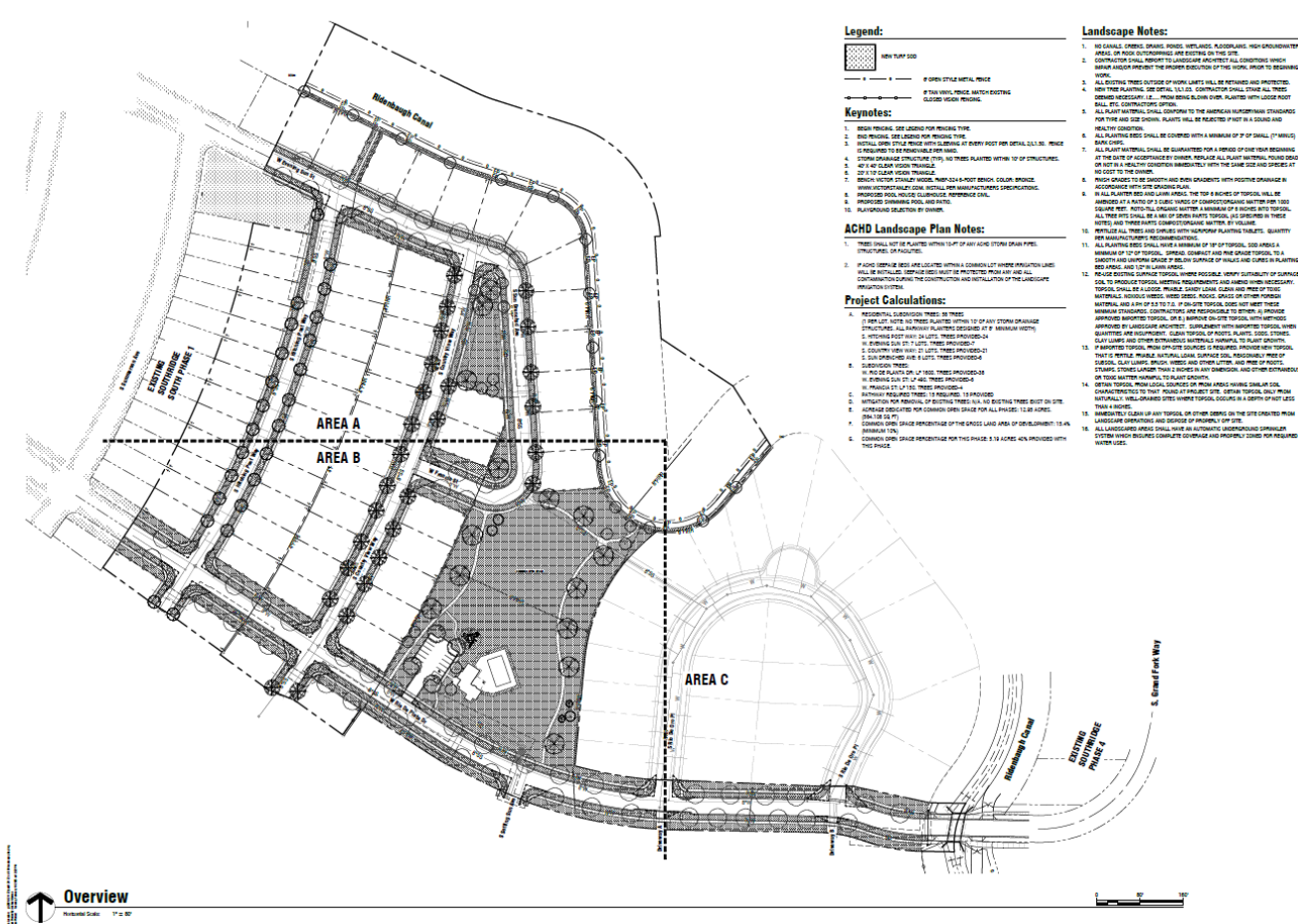
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

A. Preliminary Plat (date: 12/7/2020)



Overview



SOUTHRIDGE SOUTH PHASE 2 Challenger Development

Idaho
INTERVIEW



Landscape

L1.00

VI. CITY/AGENCY COMMENTS & CONDITIONS

A. Planning Division

Site Specific Conditions:

1. Applicant shall comply with all previous conditions of approval associated with this development [MDA-12-009, Development Agreement Inst. #[113077158](#) (Linder 109) – replaced #111102269; H-2020-0083 (RZ & PP)].
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of the City Engineer's signature on the first phase final plat in accord with UDC 11-6B-7 in order for the preliminary plat to remain valid; or, a time extension may be requested.
3. Prior to submittal for the City Engineer's signature, have the Certificate of Owners and the accompanying acknowledgement signed and notarized.
4. The final plat shown in Section V.B prepared by The Land Group, stamped on 7/28/2025 by James R. Washburn, shall be revised as follows:
 - a. Note #13: Include the recorded instrument number of the amended CC&R's.
 - b. Note #14: Include the recorded instrument number of the license agreement with ACHD.
 - c. Note #15: Include recorded instrument number of the ACHD permanent easement.
 - d. Under the References section, include the book and page number of the final plat for Southridge South Subdivision No. 1.
 - e. Sheet 1: Include the CP&F No. graphically depicted on the plat.
 - f. Sheet 3: Include the recorded instrument number of the City of Meridian Public Works easements graphically depicted on the plat.
 - g. Sheet 4: Include the instrument number of the ACHD storm drainage easement graphically depicted on the plat.

A copy of the revised plat shall be submitted with the final plat signature application.

5. The landscape plan shown in Section V.C, prepared by The Land Group, dated 2/18/25, shall be revised as follows:
 - a. Depict landscaping along the pathway on Lot 42, Block 1 in accord with the standards listed in UDC [11-3B-12C](#), which requires a *mix* of trees (minimum of 1 per 100 linear feet of pathway), shrubs, lawn, and/or other vegetative groundcover per preliminary plat condition #4b.
 - b. Depict landscaping in common open space areas in accord with UDC 11-3G-5B.3, which requires a *variety* of trees, shrubs, lawn or other vegetative groundcover.
 - c. Correct Project Calculations table as follows:
 - i. Residential Subdivision/Subdivision Trees – a minimum of one tree is required per 35 linear feet of parkway as set forth in UDC [11-3B-7C](#), excluding 26 feet for curb cuts to each residential lot – the requirement is *not* one per lot as stated; revise accordingly.
 - ii. Pathway Required Trees: Include linear feet of pathway on Lot 42, Block 1 (a minimum of one tree is required per 100 linear feet).

- iii. Include the required vs. provided number of trees in common open space areas that demonstrates compliance with UDC 11-3G-5B.3 (a minimum of one tree per 5,000 square feet is required).

A copy of the revised landscape plan shall be submitted with the final plat signature application.

6. Prior to the issuance of any new building permit, the property shall be subdivided in accordance with the UDC.
7. All development shall comply with the dimensional standards for the R-8 zoning district listed in UDC Table 11-2A-6.
8. A 14-foot-wide public pedestrian easement for the multi-use pathway shall be submitted to the Planning Division in accord with the Park's Department requirements per the Pathways Master Plan for the pathway along the Ridenbaugh Canal. A copy of said easement shall be submitted to the Planning Division prior to submittal of the final plat for City Engineer signature.
9. A Certificate of Zoning Compliance and Design Review application is required to be submitted to the Planning Division for the clubhouse and swimming pool facility and approved prior to submittal of building permit applications for this facility. The design of the clubhouse shall comply with the design standards listed in the Architectural Standards Manual.
10. All homes constructed in this development shall be consistent with the design review approval (A-2025-0090), in accord with the Development Agreement (Inst. #113077158 – MDA-12-009).
11. Prior to signature of the final plat by the City Engineer, the applicant shall provide a letter from the United States Postal Service stating that the applicant has received approval for the location of mailboxes. Contact the Meridian Postmaster, Sue Prescott, at 887-1620 for more information.
12. Staff's failure to cite specific ordinance provisions or conditions from the preliminary plat and/or development agreement does not relieve the Applicant of responsibility for compliance.

B. Public Works

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=414209&dbid=0&repo=MeridianCity>

C. Boise Project Board of Control

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=415167&dbid=0&repo=MeridianCity>

D. Idaho Transportation Department

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=414279&dbid=0&repo=MeridianCity>

E. Department of Environmental Quality

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=415270&dbid=0&repo=MeridianCity>