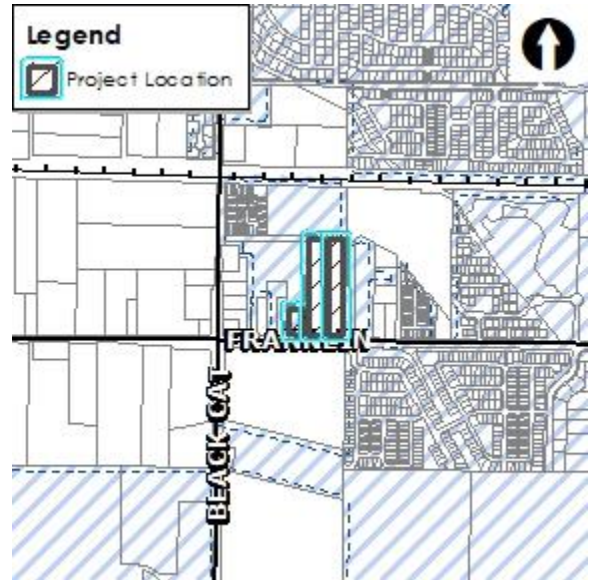


STAFF REPORT
COMMUNITY DEVELOPMENT DEPARTMENT



HEARING DATE: 4/2/2024
TO: Mayor & City Council
FROM: Sonya Allen, Associate Planner
208-884-5533
SUBJECT: Modern Craftsman at Franklin – FP
[FP-2023-0021](#)
LOCATION: Generally located on the north side of W. Franklin Rd., approximately 1/4 mile east of N. Black Cat Rd. in the SW 1/4 of Section 10, T.3N., R.1W.



I. PROJECT DESCRIPTION

Final plat consisting of 5 building lots and 3 common lots on 11.46 acres of land in the R-15 zoning district.

II. APPLICANT INFORMATION

A. Applicant:

Judy Schmidt, Bailey Engineering – 1119 E. State St., Ste. 210, Eagle, ID 83616

B. Owner

BPS Franklin Road, LLC – 1401 17th St., Ste. 700, Denver, CO 80202

C. Applicant Representative:

Same as Applicant

III. STAFF ANALYSIS

Staff has reviewed the proposed final plat for substantial compliance with the approved preliminary plat ([H-2022-0079](#)) as required by UDC 11-6B-3C.2. The preliminary plat included one (1) building lot and one other lot for future right-of-way dedication. Due to the addition of a common lot for the internal private streets as required with the preliminary plat, the number of building lots increased from one (1) to four (4) as the common lot essentially divided the property into separate building lots. Due to the nature of this change, Staff finds the proposed final plat to be in substantial compliance with the approved preliminary plat as required.

Private streets were tentatively approved with the preliminary plat. The Ada County Street Name Committee has approved the private street names within the development but street signs have not been installed. The proposed plat includes a common lot for the private street as required with the preliminary plat. **The Applicant should install the street signs and provide documentation of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof in order to obtain final approval of the internal private streets.**

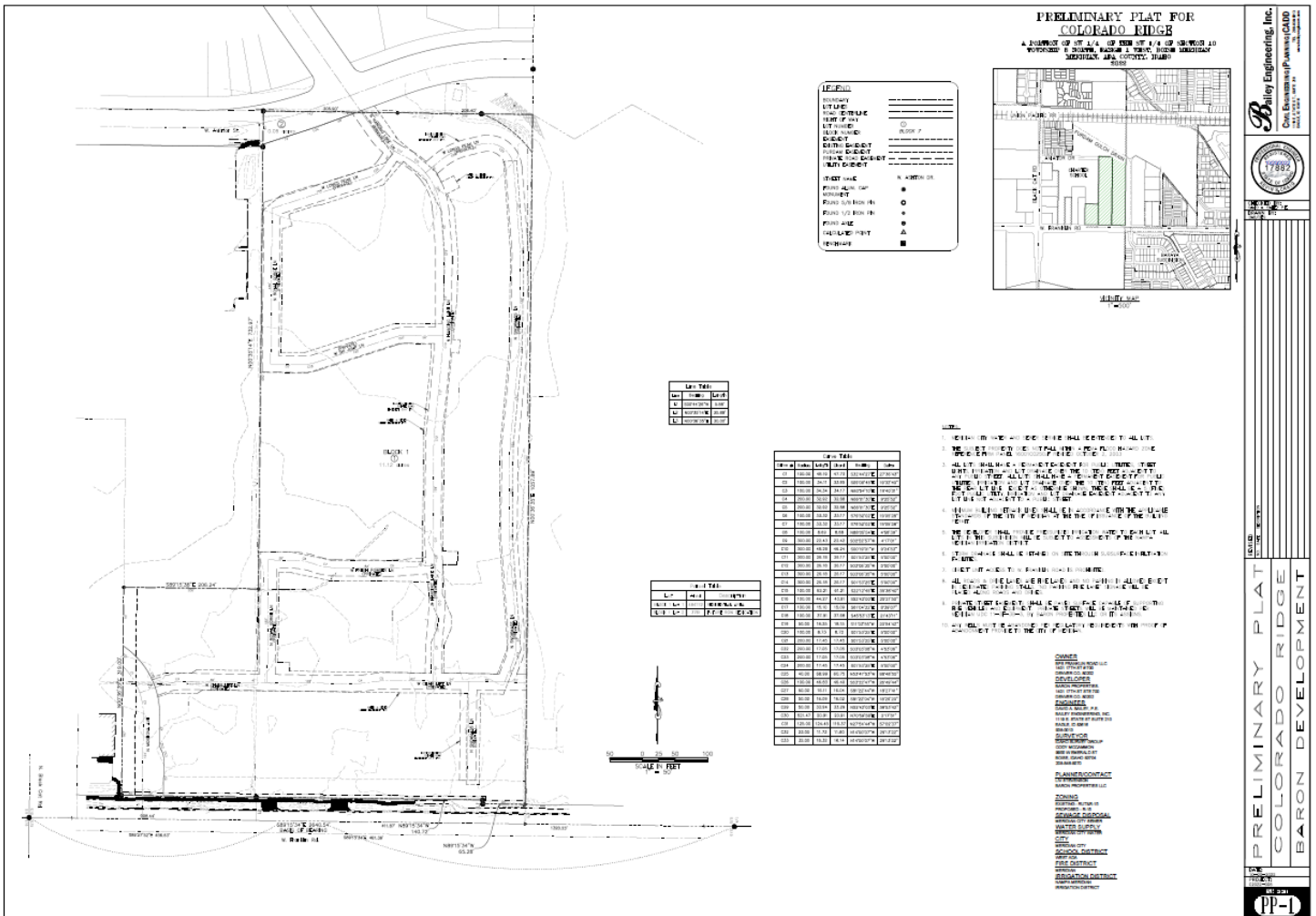
IV. DECISION

A. Staff:

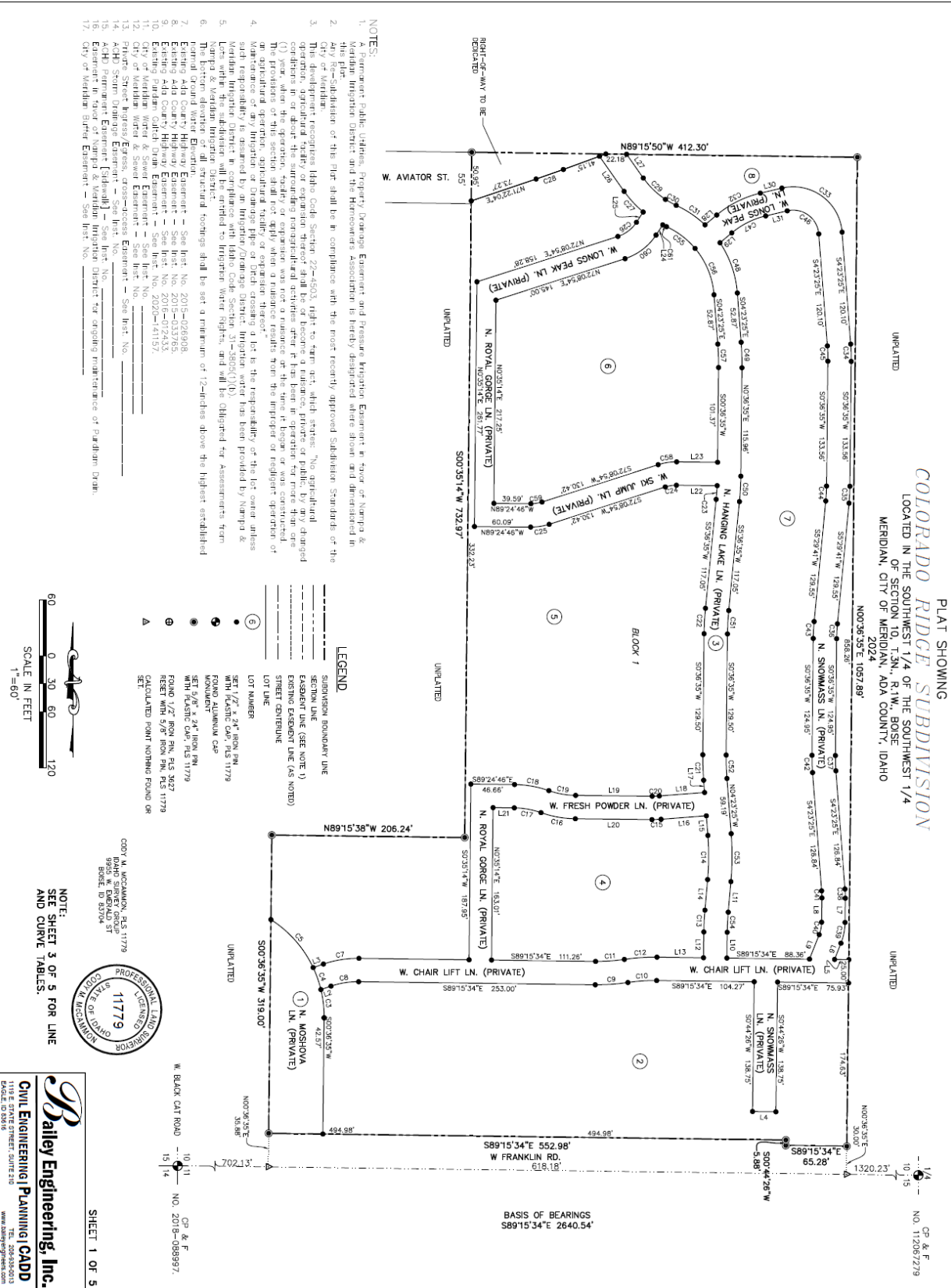
Staff recommends approval of the proposed final plat with the conditions of approval in Section VI of this report.

V. EXHIBITS

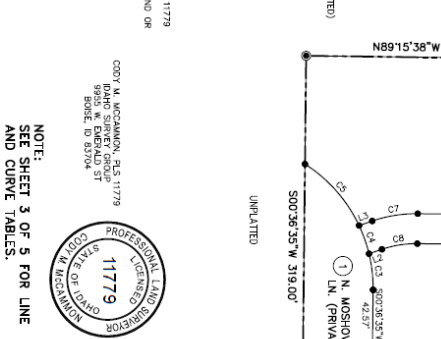
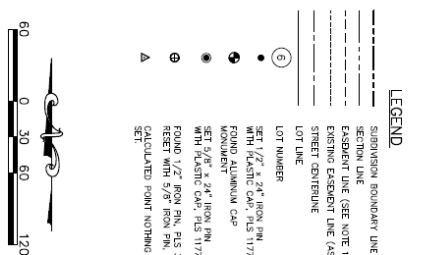
A. Preliminary Plat (date: 10/20/2022)



B. Final Plat



- NOTES:**
1. All improvements Public Utilities, Property, Drainage Easement and Pressure Infiltration Easement in favor of Nampa & Meridian Irrigation District and the Homeowners Association as hereby designated shall be shown and dimensioned in this plat.
 2. Any re-establisment of this plat shall be in compliance with the most recently approved Subdivision Standards of the City of Meridian.
 3. This development recipient Idaho Code Section 27-4503, right to farm act, which states: "No agricultural operation, agricultural facility or expansion thereof shall be or become a nuisance, private or public, by any changed conditions in or about the surrounding neighborhood activities after it has been in operation for more than one (1) year, when the operation, facility or expansion was not a nuisance at the time it began or was constructed." The developer/recipient shall be responsible for any agricultural operation, facility or expansion that is not a nuisance at the time it began or was constructed. The responsibility of any irrigation or drainage pipe or ditch crossing a lot is the responsibility of the lot owner unless such responsibility is assumed by an irrigation/drainage district. Irrigation water has been provided by Nampa & Meridian Irrigation District in compliance with Idaho Code Section 31-5804(1)(D).
 4. Use of water for agricultural purposes will be permitted to the extent of water rights, and will be obtained for assessments from the City of Meridian.
 5. The bottom elevation of all structural footings shall be set at a minimum of 12-inches above the highest established normal ground water elevation.
 6. Existing Ada County Highway Easement - See list No. 2016-0269928
 7. Existing Ada County Highway Easement - See list No. 2016-012433
 8. Existing Ada County Highway Easement - See list No. 2016-012433
 9. Existing Meridian Catch Drain Easement - See list No. 2021-41157
 10. Existing Meridian Wastewater Easement - See list No. 2021-41157
 11. City of Meridian Street Easement - See list No. 2021-41157
 12. Private Street Business Easement, easement - See list No. 2021-41157
 13. Private Street Business Easement, easement - See list No. 2021-41157
 14. ACHD Storm Drainage Easement (sidewalk) - See list No. 2021-41157
 15. Easement in favor of Nampa & Meridian Irrigation District for drainage maintenance of Purdum Drain - See list No. 2021-41157
 16. City of Meridian Street Easement - See list No. 2021-41157
 17. City of Meridian Street Easement - See list No. 2021-41157



PROFESSIONAL LAND SURVEYOR
IDAHO STATE BOARD OF SURVEYORS
11779
NOMINATED BY THE BOARD OF SURVEYORS
DATE: 10/20/2024

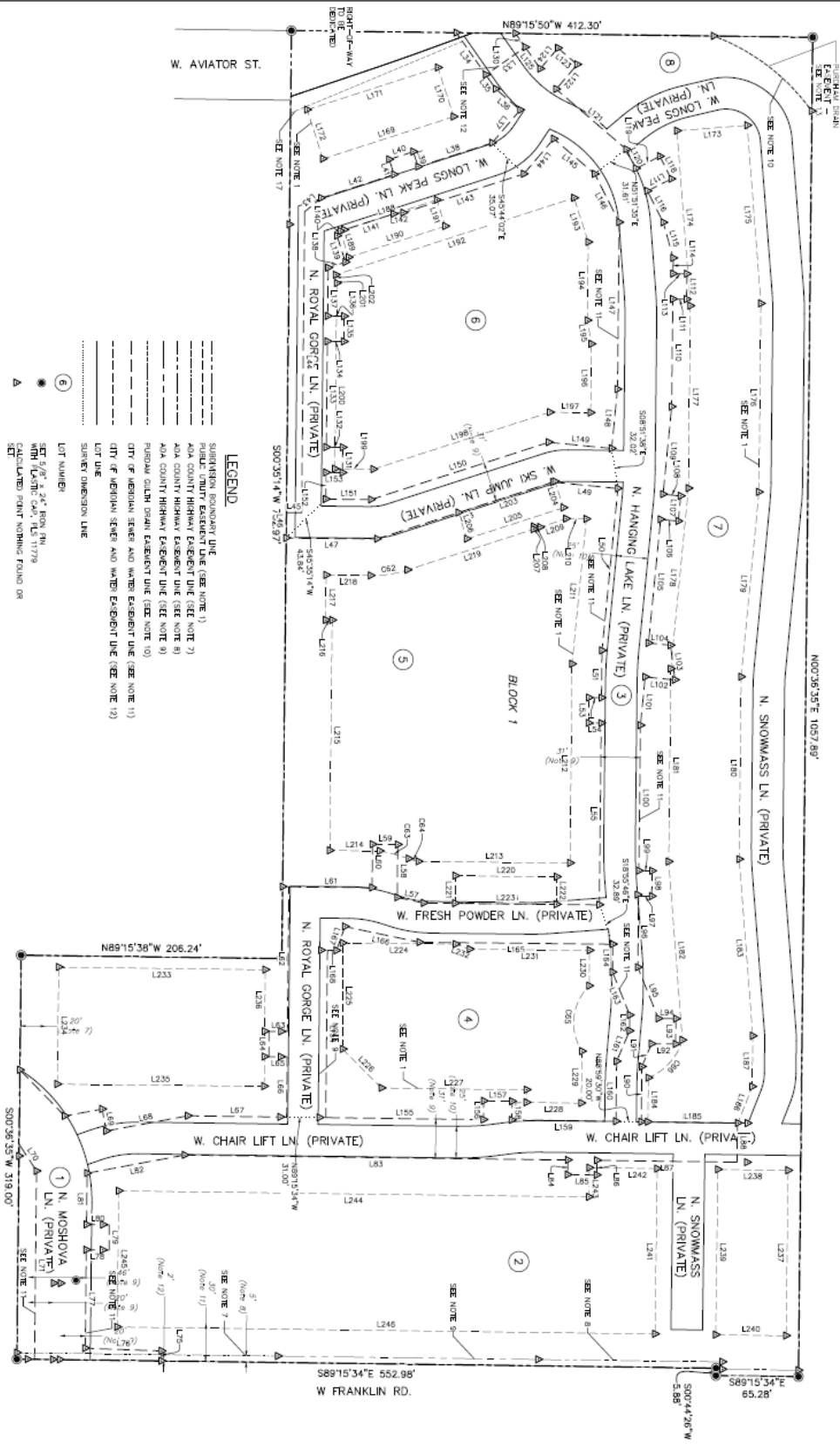
COPY: M. MCGRAW, R.S. 11779
BRAND: SHARP, ORANGE
9850 S. DORADO ST
MERIDIAN, ID 83436

Bailey Engineering, Inc.
CIVIL ENGINEERING | PLANNING | CAD
11779 S. DORADO ST
MERIDIAN, ID 83436
WWW.BAILEYENGINEERING.COM

SHEET 1 OF 5

CP & F
NO. 2018-098997

COLORADO RIDGE SUBDIVISION



- LEGEND**
- SUBDIVISION BOUNDARY LINE
 - PUBLIC UTILITY EXISTENT LINE (SEE NOTE 1)
 - KAMA COUNTY HIGHWAY EXISTENT LINE (SEE NOTE 7)
 - KAMA COUNTY HIGHWAY EXISTENT LINE (SEE NOTE 8)
 - KAMA COUNTY HIGHWAY EXISTENT LINE (SEE NOTE 9)
 - PUDSMA CUL-DE-SAC EXISTENT LINE (SEE NOTE 10)
 - CITY OF MEDISON STREET AND WATER EXISTENT LINE (SEE NOTE 11)
 - CITY OF MEDISON STREET AND WATER EXISTENT LINE (SEE NOTE 12)
 - LOT LINE
 - SURVEY DIMENSION LINE
 - LOT NUMBER
 - MET 5/8" x 3/4" GALV. IRON NAIL (L100) GALV. L11779
 - ▲ CALCULATED POINT WORKING POINT OR SET



CODY M. MCCANNON, R.L.S. 11779
 LAND SURVEY GROUP
 965 W. DURAND ST.
 DENVER, CO 80202



NOTE:
 SHEET 1 OF 5 FOR NOTES
 SEE SHEET 3 OF 5 FOR LINE
 AND CURVE TABLES.

Bailey Engineering, Inc.
 CIVIL ENGINEERING | PLANNING | CADD
 1700 E. 70TH STREET, SUITE 210
 DENVER, CO 80231
 TEL: 303.886.0013
 WWW.BAILEYENGINEERING.COM

SHEET 2 OF 5

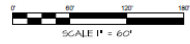
C. Landscape Plan (date: 2/27/24)



NOTES

1. REFER TO EACH INDIVIDUAL SHEET (L1-L4) FOR COMPLETE LANDSCAPE PLANTING PLANS.
2. REFER TO SHEET L5 FOR FERTILIZER PLAN AND DETAILS.
3. REFER TO SHEET L6 FOR PLANT SCHEDULE, LANDSCAPE NOTES, AND DETAILS.
4. REFER TO SHEET L7 FOR LANDSCAPE SPECIFICATION AND IRRIGATION (PERFORMANCE) SPECIFICATION.

DEVELOPER
 BARON PROPERTIES
 1410 17TH ST STE 700
 DENVER, CO 80202



| Issue | Description | Date |
|-------|---------------|---------|
| ISSUE | ISSUE | 1-3-23 |
| | PERM PLANING | 1-26-23 |
| | BASE PLANING | 2-11-23 |
| | CITY COMMENTS | 2-27-24 |



Site Planning
 Landscape Architecture
 1308 Tynall Lane, Ste 130
 Boler, MO 63706
 PH. (208) 343-7175
 www.jensenbelts.com

**MODERN CRAFTSMAN
 FRANKLIN
 BARON DEVELOPMENT
 FINAL PLAT LANDSCAPE PLAN**

Job Number 2238

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Sheet Title
LANDSCAPE PLAN

Sheet Number
L0
 1 of 8 Sheets

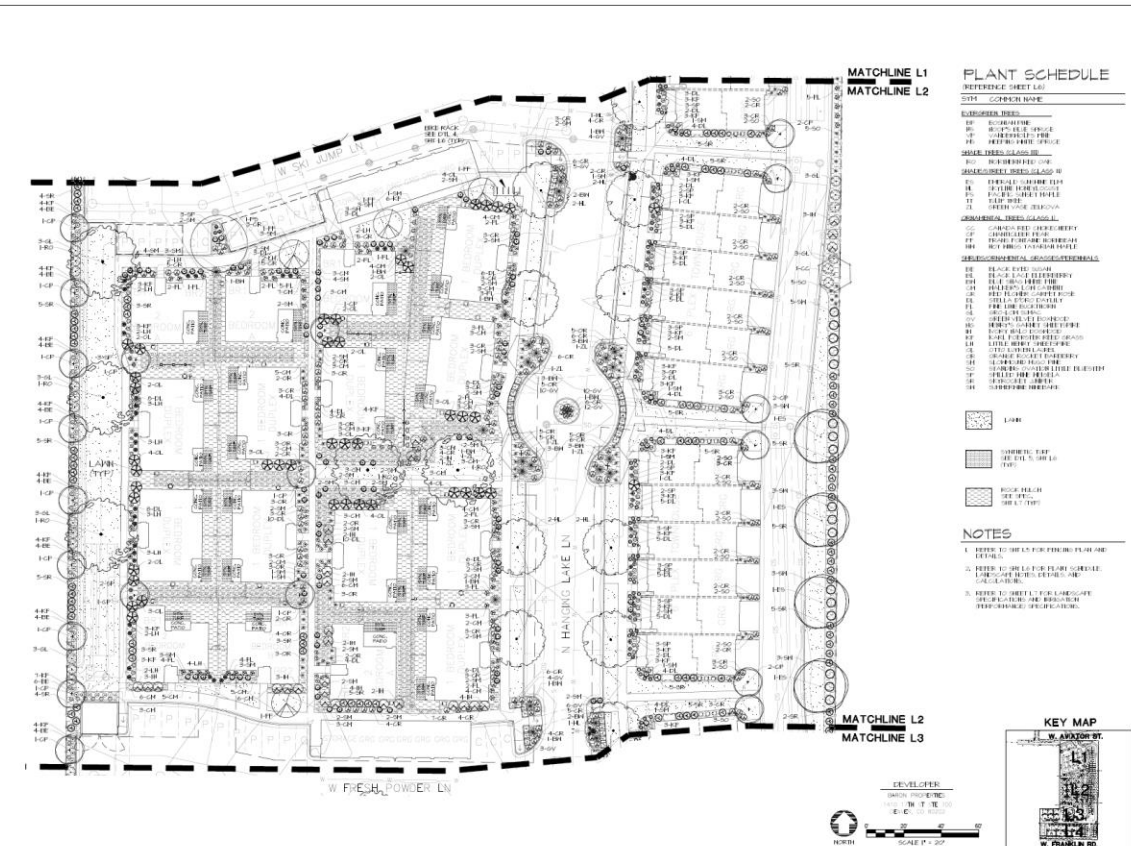


Job Number 2230

Client: JENSEN BELTS ASSOCIATES
 Designer: JENSEN BELTS ASSOCIATES
 Date: 08/14/2018

LANDSCAPE PLAN

Sheet Number
L1
 2 of 8 Sheets

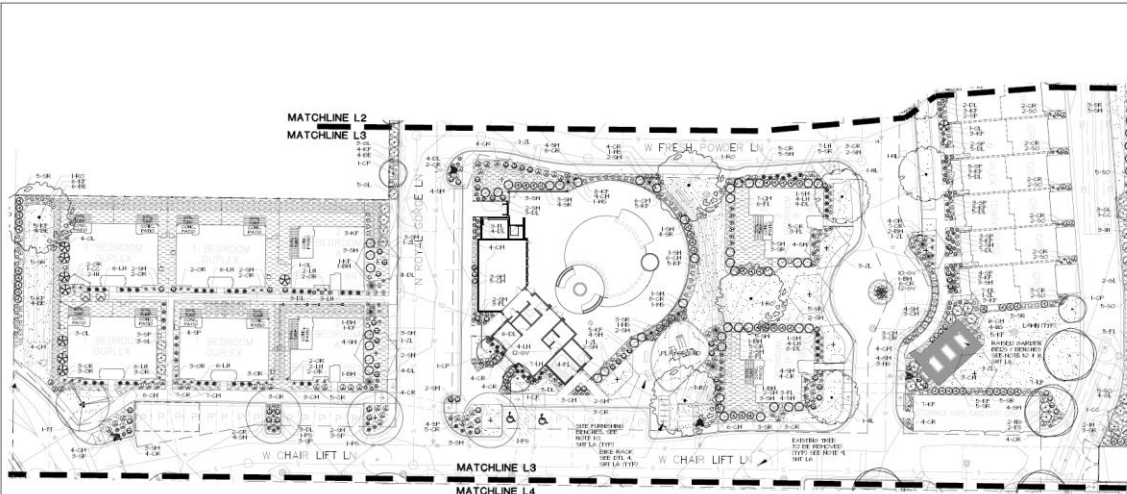


Job Number 2230

Client: JENSEN BELTS ASSOCIATES
 Designer: JENSEN BELTS ASSOCIATES
 Date: 08/14/2018

LANDSCAPE PLAN

Sheet Number
L2
 2 of 8 Sheets



PLANT SCHEDULE

REFERENCE SHEET L4

| SYS# | CODENAME | SYS# | CODENAME | SYS# | DESCRIPTION |
|------|-----------|------|-----------|------|-------------|
| 01 | LANDSCAPE | 02 | LANDSCAPE | 03 | LANDSCAPE |
| 04 | LANDSCAPE | 05 | LANDSCAPE | 06 | LANDSCAPE |
| 07 | LANDSCAPE | 08 | LANDSCAPE | 09 | LANDSCAPE |
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NOTES

1. REFER TO SHEET L4 FOR FINISH ELEVATIONS AND DETAILS.
2. REFER TO SHEET L4 FOR FINISH ELEVATIONS AND DETAILS.
3. REFER TO SHEET L4 FOR FINISH ELEVATIONS AND DETAILS.

KEY MAP



Project: Description: Date: 10-20-18
 1000 S. Main St. Suite 100
 Denver, CO 80202
 (303) 733-1234
 www.jensensbelts.com

JENSEN BELTS ASSOCIATES

1000 S. Main St. Suite 100
 Denver, CO 80202
 (303) 733-1234
 www.jensensbelts.com

**MODERN CRAFTSMAN
FRANKLIN
BARON DEVELOPMENT
FINAL PLAT LANDSCAPE PLAN**

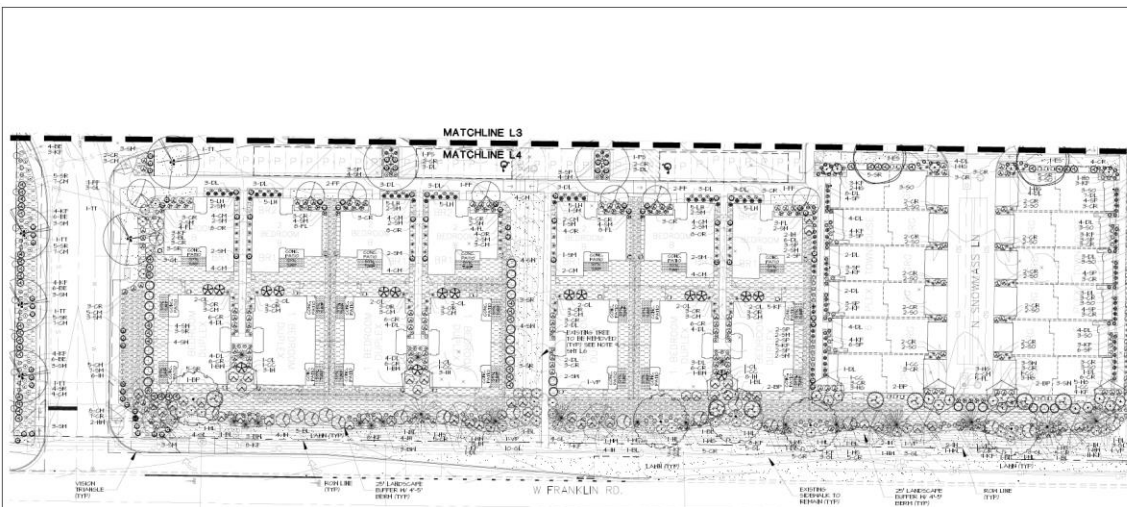
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Sheet Title:
LANDSCAPE PLAN

Sheet Number:
L3

3 of 8 Sheets



PLANT SCHEDULE

REFERENCE SHEET L3

| SYS# | CODENAME | SYS# | CODENAME | SYS# | DESCRIPTION |
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| 100 | LANDSCAPE | 101 | LANDSCAPE | 102 | LANDSCAPE |

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3. REFER TO SHEET L3 FOR FINISH ELEVATIONS AND DETAILS.

KEY MAP



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**MODERN CRAFTSMAN
FRANKLIN
BARON DEVELOPMENT
FINAL PLAT LANDSCAPE PLAN**

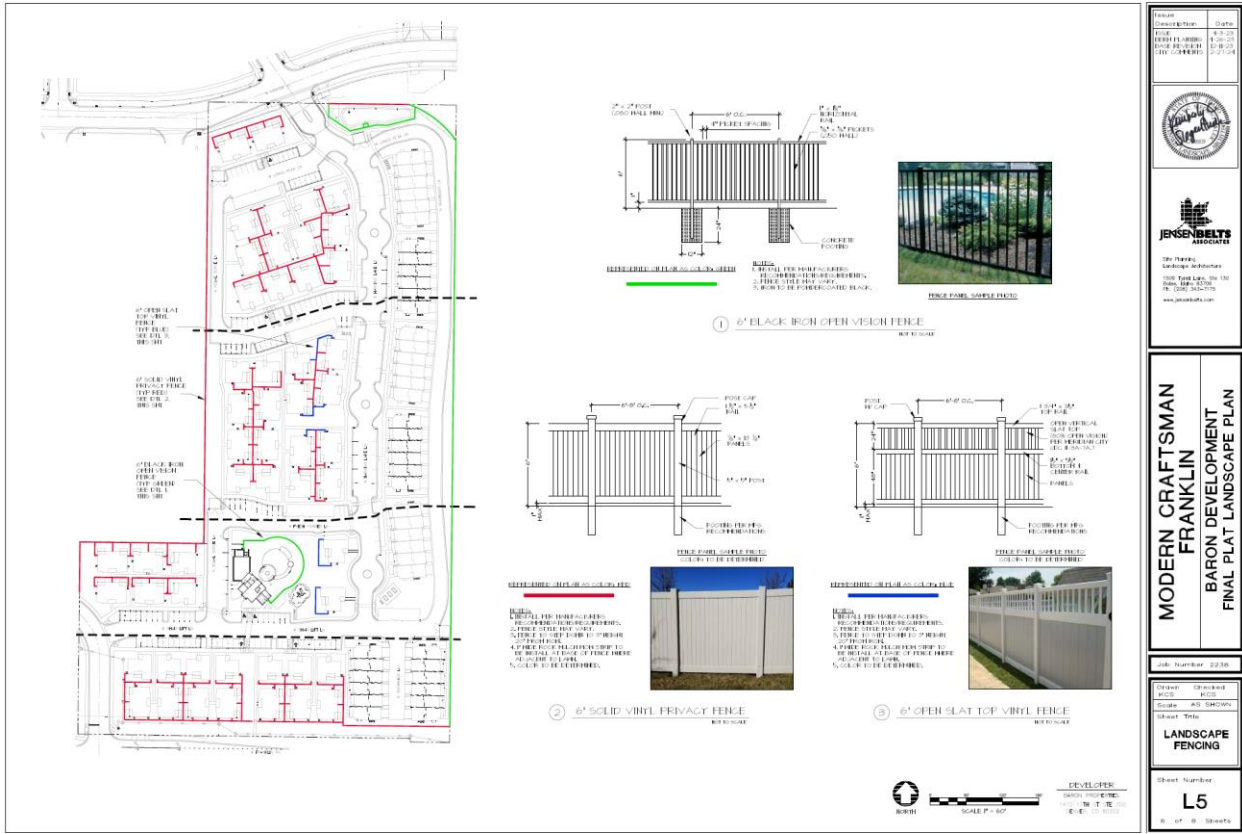
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LANDSCAPE PLAN

Sheet Number:
L4

8 of 8 Sheets



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| Project Description | Date |
| FINAL DEVELOPMENT | 6-20-20 |
| REVISED DEVELOPMENT | 6-20-20 |
| REVISED DEVELOPMENT | 5-21-24 |

JENSEN BELTS ASSOCIATES
 100 Park Lane, Ste. 100
 North Platte, NE 68901
 www.jensenbelts.com

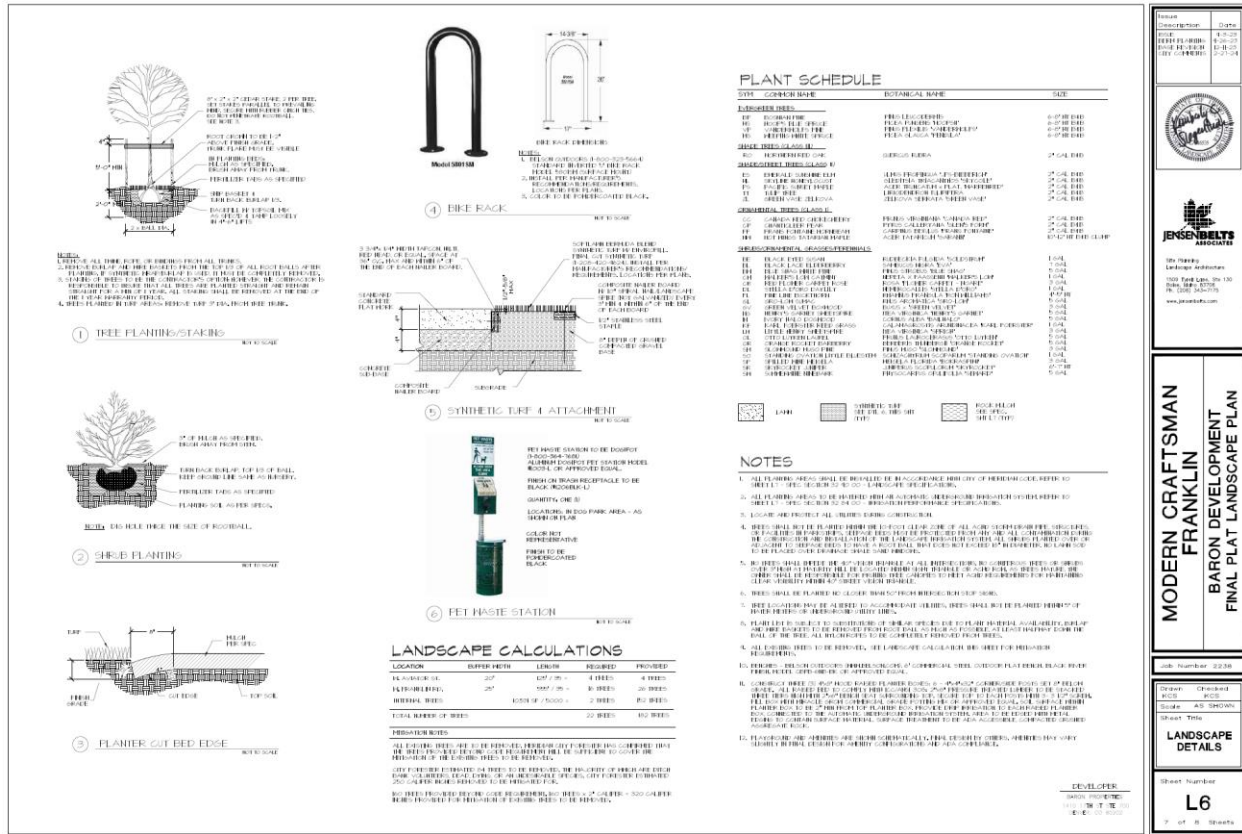
MODERN CRAFTSMAN FRANKLIN BARON DEVELOPMENT FINAL PLAT LANDSCAPE PLAN

Job Number: 2238

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 Sheet Title: LANDSCAPE FENCING

Sheet Number: **L5**

of 10 Sheets



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|---------------------|---------|
| Project Description | Date |
| FINAL DEVELOPMENT | 6-20-20 |
| REVISED DEVELOPMENT | 6-20-20 |
| REVISED DEVELOPMENT | 5-21-24 |

JENSEN BELTS ASSOCIATES
 100 Park Lane, Ste. 100
 North Platte, NE 68901
 www.jensenbelts.com

MODERN CRAFTSMAN FRANKLIN BARON DEVELOPMENT FINAL PLAT LANDSCAPE PLAN

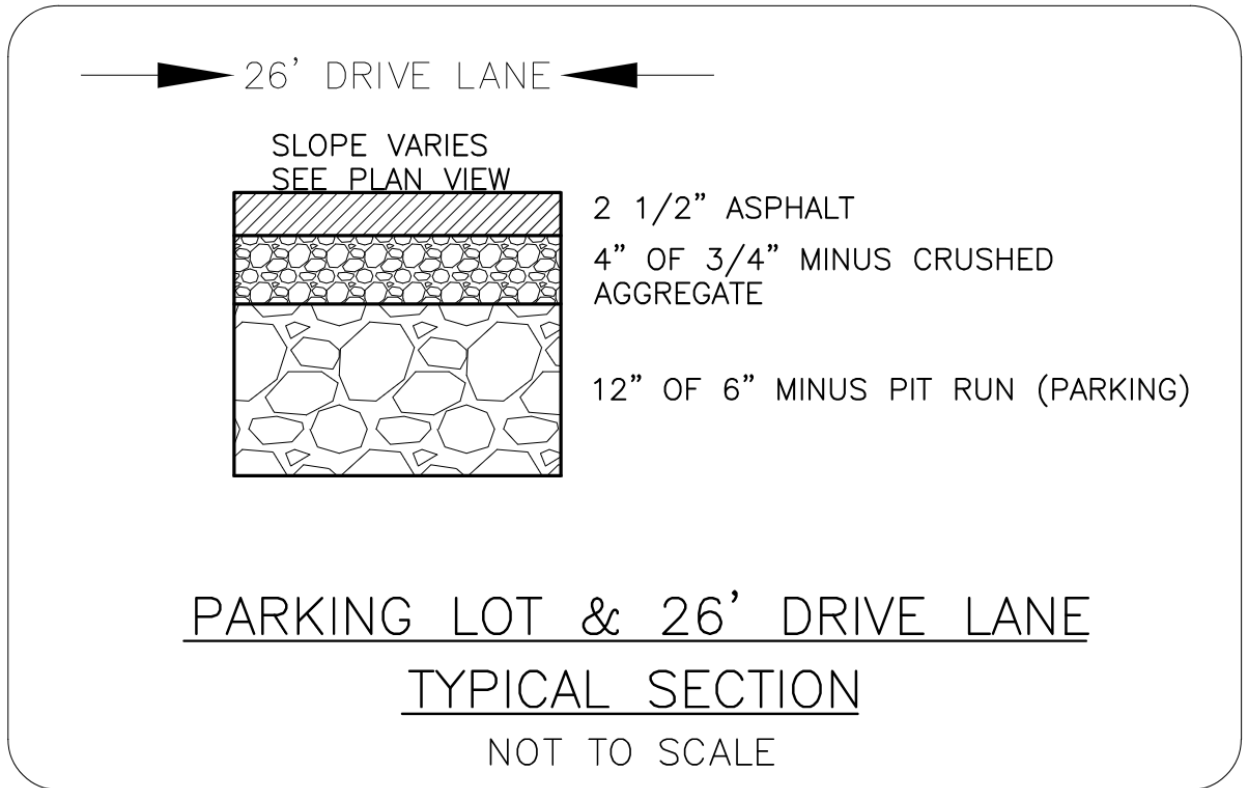
Job Number: 2238

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 Sheet Title: LANDSCAPE DETAILS

Sheet Number: **L6**

of 10 Sheets

D. Private Street Cross-Section



E.

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 ([H-2022-0079](#), DA Inst. #[2023-045433](#)).
2. The applicant shall obtain the City Engineer's signature on the final plat within two (2) years of City Council's approval of the preliminary plat (by May 23, 2025), 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 Bailey Engineering, Inc., stamped by Cody M. McCammon, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Notes #11-15 and 17: Include the recorded instrument numbers of the noted easements.
 - b. Widen the sidewalk to 6-feet along W. Aviator St. in accord with preliminary plat condition #2.1d and Street Section C in the TMISAP, unless an alternative street section is approved by ACHD.
 - c. Remove "N. Moshova Ln. (Private)" from the plat as it's not an approved private street and should not be named. Include a note for ownership and maintenance purposes that defines the use of the lot as a drive aisle.
 - d. The Professional Land Surveyor's stamp shall be signed and dated.
 - e. Graphically depict and label the easement on Sheet 2 that's referenced in Note #13 for the private street ingress/egress and cross-access easement.
 - f. A cross-access/ingress-egress easement shall be granted to the property to the west at 4610 W. Franklin Rd. (Parcel #S1210336377) for access to the drive aisle via W. Franklin Rd. located along the west property line per preliminary plat condition #2.5.
5. The landscape plan shown in Section V.C, prepared by Jensen Belts Associates, dated 2/27/24, shall be revised prior to signature on the final plat by the City Engineer, as follows:
 - a. Widen the sidewalk to 6-feet along W. Aviator St. in accord with preliminary plat condition #2.1d and Street Section C in the TMISAP, unless an alternative street section is approved by ACHD.
 - b. The rock mulch area within the 25-foot wide street buffer along W. Franklin Rd. shall be at least 70% covered with vegetation at maturity with mulch used under and around the plants as set forth in UDC 11-3B-5N.
 - c. The berm within the street buffer along Franklin Rd. shall have no less than a 4:1 slope; include a detail of the berm that demonstrates compliance with this standard.
6. Future development shall comply with the minimum dimensional standards for the R-15 zoning district listed in UDC [Table 11-2A-7](#).
7. The private streets within the development shall be constructed in accord with the standards listed in UDC [11-3F-4](#) and the exhibit in Section V.D.

8. If Aviator St. hasn't been constructed with Aviator Subdivision, ACHD is requiring the on-site and an off-site portion to be constructed with this subdivision. The street shall be designed consistent with Street Section C (major collector street) in the Ten Mile Interchange Specific Area Plan, unless an alternative street section is approved by ACHD (see pgs. 3-20, 3-22 and 3-23).
9. The Applicant shall install the private street signs and submit documentation to the City of a binding contract that establishes the party or parties responsible for the repair and maintenance of the private street, including regulations for the funding thereof in order to obtain final approval of the internal private streets in accord with UDC [11-3F-3B.4](#).
10. 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=314636&dbid=0&repo=MeridianCity>

C. DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ)

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314808&dbid=0&repo=MeridianCity>

D. IDAHO DEPARTMENT OF ENVIRONMENTAL QUALITY

<https://weblink.meridiancity.org/WebLink/DocView.aspx?id=314673&dbid=0&repo=MeridianCity>